



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: March 2, 2022

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

You are receiving this notice because development has been proposed in your neighborhood. The proposal requires a public hearing by the Milwaukie Planning Commission and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. The proposal and information on how to respond to this notice are described below.

The Milwaukie Planning Commission will hold a public hearing on the proposal at a meeting beginning at 6:30 p.m. on Tuesday, March 22, 2022. Due to the ongoing COVID-19 pandemic, this meeting will be conducted online via Zoom. Information about how to access the virtual meeting can be found here: <https://www.milwaukieoregon.gov/bc-pc/planning-commission-92>. The meeting can also be viewed on the City's YouTube channel or Comcast Cable channel 30 within the city limits.

File Number(s):	R-2021-004, VR-2021-019
Location:	10586 and 10610 SE Home Ave Tax Lot ID 1S2E30CD10100 and 1S2E31BA00700 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Replat 16 underlying subdivision lots (from the Minthorn Addition, platted in 1890) and reconfigure the subject properties to create eight lots. Variances requested to lot width and lot area standards for Lots 1 & 4. Three lots to contain existing houses; the other five lots will be vacant and developable. Extend Harrison Street from the east, with full street improvements in front of Lots 5-8; extend a fire access drive west between Lots 2 & 3 and connect to Home Avenue.
Applicant/Primary Contact Person:	Victoria Rystadt (Mark Dane, applicant's representative) Ph. 503-332-7167; Email markdaneplanning@gmail.com
Owner(s):	Stephan Tripp, 10586 SE Home Ave, Milwaukie, OR 97222 Alec Shah, 10610 SE Home Ave, Milwaukie, OR 97222
Staff contact:	Brett Kever, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 Ph. 503-786-7657; Email kelverb@milwaukieoregon.gov
Neighborhood District Association(s):	Hector Campbell NDA, contact Corinn deTorres at 971-350-9675

Applicable Criteria:	<ul style="list-style-type: none">• Milwaukie Municipal Code (MMC) Title 12 Streets, Sidewalks, and Public Places• MMC Title 13 Public Services• MMC Title 17 Land Division, including:<ul style="list-style-type: none">○ Chapter 17.12 Application Procedure & Approval Criteria○ Chapter 17.16 Application Requirements and Procedures○ Chapter 17.20 Preliminary Plat○ Chapter 17.28 Design Standards○ Chapter 17.32 Improvements• MMC Section 19.301 Low Density Residential Zones (incl. R-5)• MMC Chapter 19.500 Supplementary Development Regulations• MMC Section 19.607 Off-Street Parking Standards for Residential Areas• MMC Chapter 19.700 Public Facility Improvements• MMC Section 19.911 Variances• MMC Section 19.1006 Type III Review• MMC Chapter 19.1200 Solar Access Protection <p>Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>
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To learn more about a proposal: Call the staff contact assigned to the proposal or visit the project webpage at www.milwaukieoregon.gov/planning/r-2021-004. The staff report on the proposal will also be available for public viewing on **Tuesday, March 15, 2022**, at the meeting website noted above.

Copies of information in the file, as well as copies of applicable City ordinances and the Comprehensive Plan, can be obtained for a reasonable fee by reaching out to the staff contact listed above.

To comment on a proposal: You are invited to participate in this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments during the virtual meeting. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant's testimony. Testimony and comments at this meeting must be directed towards the criteria identified. If you submit a written comment or make a comment during the meeting, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

The **Neighborhood District Association(s)** listed on the first page of this notice may take a position on the proposal and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

To appeal a decision: Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must either submit written comments to the staff contact before the hearing date or participate in the hearing itself. Any issue that is intended to provide a basis for appeal must be raised in writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

Notice of Public Hearing—File #R-2021-004
Victoria Rystadt, 10586 & 10610 SE Home Ave
Planning Commission hearing date: March 22, 2022

*The **City of Milwaukie** is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.*

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:

THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY
FORWARDED TO THE PURCHASER.



SITES

Site Map
10586 and 10610 SE Home Ave
(Tax IDs: 1S2E30CD10100 and 1S2E31BA00700)
File #R-2021-004

Legend

-  R-2021-004 sites
-  300-ft public notice boundary
-  Properties receiving notice
-  Other tax lots

