

CITY OF MILWAUKIE

NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: April 7, 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 proposed development requires notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. A summary of the proposal and information on how to respond to this notice are described below.

The City will consider written comments on the proposal prior to issuing a decision.

To ensure that your comments are considered in the decision, please submit written comments to the staff contact listed below before 5:00 p.m. on Thursday, April 21, 2022. After that date, there is no guarantee that comments will be incorporated into the decision.

The decision may be issued as early as 15 days from the date of this public notice.

Please include the land use file number for reference.

File Number(s):	MLP-2022-001
Location:	4215 SE King Rd Tax Lot ID 1S2E30CC05301 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Two-lot partition to separate the existing law office on the southern portion of property from a newly developable parcel to the north. Future development of multifamily housing is planned for the northern parcel. No special overlays or designations.
Applicant/Primary Contact Person:	Nile Hagen (applicant) Ryan O'Brien (applicant's representative) 1862 NE Estate Drive, Hillsboro, OR 97124 503-780-4061, ryanobrien1@frontier.com
Owner(s):	Shears & Callahan LLC P.O. Box 22677, Portland, OR 97269
Staff contact:	Brett Kelter, AICP, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 503-786-7657, keltverb@milwaukieoregon.gov
Neighborhood District Association(s):	Lewelling NDA, contact Rebecca Stavenjord at 503-810-7873. 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, & Public Places• MMC Title 17 Land Division, including:<ul style="list-style-type: none">○ MMC Chapter 17.12 Application Procedure & Approval Criteria○ MMC Chapter 17.16 Application Requirements & Procedures○ MMC Chapter 17.20 Preliminary Plat○ MMC Chapter 17.28 Design Standards○ MMC Chapter 17.32 Improvements• MMC Section 19.302 Medium & High Density Residential Zones (incl. R-3)• MMC Chapter 19.600 Off-Street Parking & Loading• MMC Chapter 19.700 Public Facility Improvements• MMC Section 19.1005 Type II Review <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: Contact the staff contact assigned to the proposal or visit the project webpage at www.milwaukieoregon.gov/planning/mlp-2022-001. Copies of this information can be obtained for a reasonable fee. Copies of applicable city ordinances and the Comprehensive Plan are also available for review.

To comment on a proposal: You are invited to submit comments in writing before the City issues a decision. Comments should be addressed to the staff contact listed above and be directed toward the applicable criteria. If you submit a written comment, you will be sent a copy of the decision. All written comments become part of the permanent record. City staff can discuss this proposal in person or via telephone. However, the City will consider only written comments when issuing the decision on this proposal.

Neighborhood District Association(s): The Neighborhood District Associations (NDAs), listed on the first page of this notice, may take a position on this proposal. The application materials have been referred to each NDA Chairperson and Land Use Committee members. The proposal may be discussed at an open meeting of either NDA. Please contact the people listed as the neighborhood contacts to determine the status of each NDA’s review and position on this proposal.

Decision: The Planning Manager will consider any comments received and issue a decision to approve the proposal, approve the proposal with conditions, or deny the proposal. The earliest the decision would be issued is 15 days from the date of this public notice. The decision may be issued after that date depending upon the amount of comments received and complexity of the proposal.

A copy of the decision will be mailed only to persons that submit written comments prior to the issuance of a decision.

To appeal the decision: The Planning Manager’s decision may be appealed by any party that is aggrieved or adversely impacted by the decision, or that believes an error was made regarding the evaluation of the approval standards and criteria for the proposal. Appeals are heard by the Planning Commission and must be filed within 15 days of the issuance of a decision. Notice of an appeal hearing will be sent to all parties that received this notice.

Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

After an appeal hearing, the Planning Commission’s decision may be appealed to the Oregon Land Use Board of Appeals (LUBA), 550 Capitol St SE, Suite 235, Salem, OR 97301 (503-373-1265). Any issue that is intended to provide a basis for appeal to LUBA must be raised prior to the issuance of the Planning Manager’s decision or prior to the conclusion of the Planning Commission’s appeal hearing. 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 LUBA.

Enclosures:





- Location map

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.



Site Map
4215 SE King Rd
(Tax ID 1S2E30CC05301)
File #MLP-2022-001

Legend

-  MLP-2022-00 site
-  300-ft public notice boundary
-  Properties receiving notice
-  Other Milwaukie tax lots

