



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: August 3, 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, August 23, 2022, at Milwaukie City Hall, 10722 SE Main Street. Due to the ongoing COVID-19 pandemic, this meeting will be conducted both in person and online via Zoom. Information about how to access the virtual meeting can be found here: <https://www.milwaukieoregon.gov/bc-pc/planning-commission-102>. The meeting can also be viewed on the City's YouTube channel or Comcast Cable channel 30 within the city limits.

File Number(s):	NR-2022-001; WG-2022-001; VR-2022-006; DR-2022-001
Location:	11211 SE McLoughlin Blvd (Milwaukie Bay Park) Tax Lot ID 11E35AD 00900, 01000, and 01001; 11E35AA 02200, 02300, 02400, 02500, 02600, 02700, 02800, 04700, 04800, 04900, and 05000 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	The proposal is Phase 3 of Milwaukie Bay Park improvements, including: new restroom, interactive water feature, playground, picnic area, pathways, plantings, and a gathering space. The site is in the Willamette Greenway Overlay, has mapped natural resources, and is in the Downtown Open Space zone. The proposal requires Willamette Greenway review, Natural Resources review, and Downtown Design review for a restroom building.
Applicant/Primary Contact Person:	Heather Koch, NCPRD 7300 SE Harmony Rd, Milwaukie Tel. 971-337-6867; Email hkoch@ncprd.com
Owner(s):	City of Milwaukie
Staff contact:	Vera Kolas, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 503-786-7653, koliasv@milwaukieoregon.gov
Neighborhood District Association(s):	Historic Milwaukie NDA, contact Val Hubbard at 503-475-6030 Island Station NDA, contact Charles Bird at 503-318-5065

Applicable Criteria:	<ul style="list-style-type: none">• Milwaukie Municipal Code (MMC) MMC 19.304: Downtown zones including OS• MMC 19.401: Willamette Greenway• MMC 19.402: Natural Resources• MMC 19.504: Site Design• MMC 19.508: Downtown Building and Site Design Standards• MMC 19.600: Parking• MMC 19.700: Public Facility Improvements• MMC 19.911: Variances• MMC 19.1006 Type III Review• MMC 18: Flood Hazard Regulations• MMC 12: Streets, Sidewalks, and Public Places <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 <http://www.milwaukieoregon.gov/planning/nr-2022-001>. The staff report on the proposal will also be available for public viewing on **Tuesday, August 16, 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 in person at or during the hearing. 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 hearing must be directed towards the criteria identified. If you submit a written comment or testify at the hearing, 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** 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.

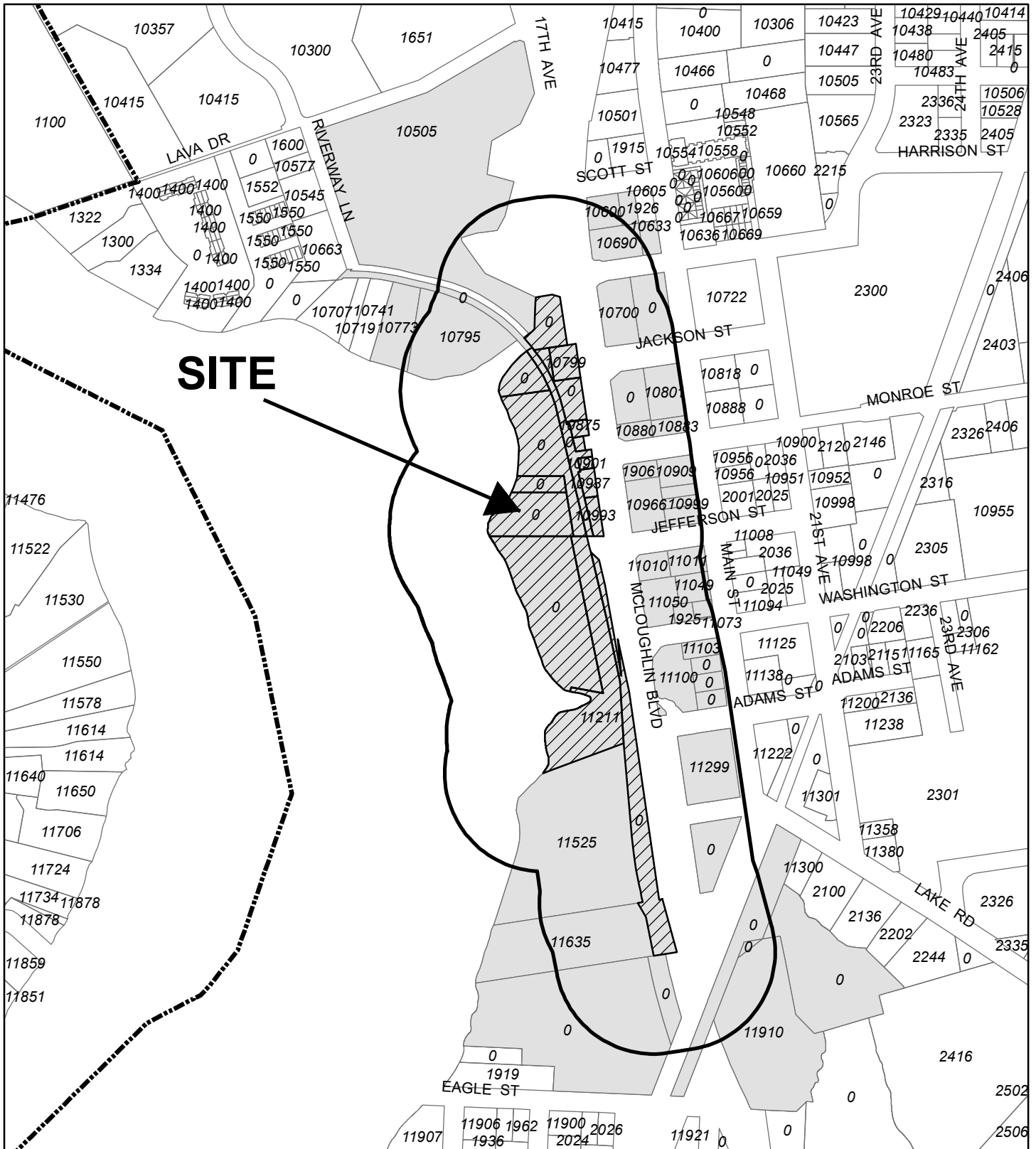
To appeal a decision: Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign in, and make a verbal comment. 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 #NR-2022-001
11211 SE McLoughlin Blvd (Milwaukie Bay Park)
Planning Commission hearing date: August 23, 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.

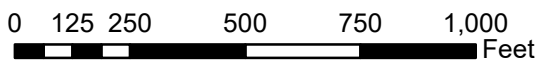


SITE






Site Map

**11211 SE McLoughlin Blvd (Milwaukie Bay Park)
 (11E35AD 00900, 01000, and 01001; 11E35AA 02200, 02300,
 02400, 02500, 02600, 02700, 02800, 04700, 04800,
 04900, and 05000)**

File# NR-2022-001



Legend

-  NR-2022-001 site
-  300-ft buffer
-  Properties receiving notice
-  Tax Lots
-  City Limit