



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):	VR-2022-005
Location:	2433 SE Dove St Tax Lot ID 2S1E01BB06700 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Variances to lot coverage and rear-yard setback to officialize an existing detached carport structure that did not originally acquire permits and is already nonconforming with respect to lot coverage. Other existing nonconforming coverage elements are being removed to bring the lot coverage percentage closer to conformance. Request to adjust the rear yard setback from 20 ft to 5 ft—the subject property is a corner lot with primary vehicle access from the street-side frontage, which makes the rear property line function more like an interior side boundary.
Applicant/Primary Contact Person:	Kristina & Kevin Smith Ph. 503-791-0123; Email kbuddydog@aol.com
Owner(s):	(same as above)
Staff contact:	Brett Kelter, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 Ph. 503-786-7657; Email kelperb@milwaukieoregon.gov
Neighborhood District Association(s):	Island Station NDA, contact Charles Bird at 503-318-5065

Applicable Criteria:	<ul style="list-style-type: none">• Milwaukie Municipal Code (MMC) Section 19.301 Moderate Density Residential Zone (R-MD)• MMC Section 19.502 Accessory Structures• MMC Section 19.911 Variances• MMC Section 19.1006 Type III Review Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .
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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/vr-2022-005. 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.

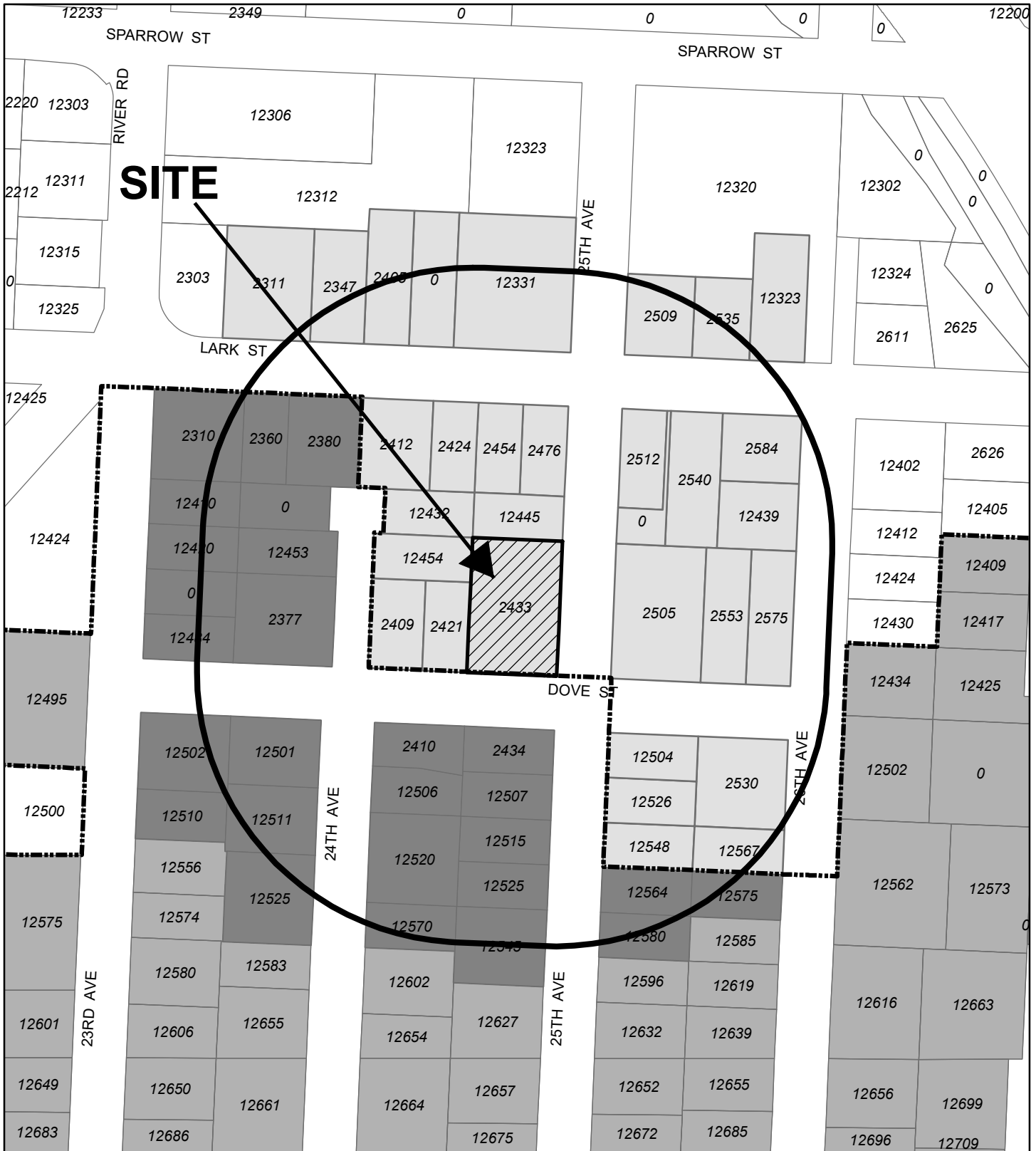
To comment on a proposal: You are invited to participate in this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments in person at or during the meeting. If you want to present verbal 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 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(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 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 present testimony. 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).








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.

<p style="text-align: center;">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.</p>
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Site Map
2433 SE Dove St
(Tax ID 2S1E01BB06700)
File #VR-2022-005

Legend

-  City Limit
-  300-ft public notice boundary
-  VR-2022-005 site
-  Milwaukie properties receiving notice
-  Other Milwaukie tax lots
-  Unincorporated properties receiving notice
-  Other unincorporated tax lots

