



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: August 24, 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, September 13, 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-103>. 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-2022-007
Location:	9696 SE Omark Dr Tax Lot ID 1S1E25CB00200 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Demolish an existing warehouse building (49,000 sq ft) and construct a new cold-storage warehouse (53,000 sq ft) in its place, with cold loading dock and reconfigured office space. The new building will exceed the 45-ft height limit by 11 ft (to 56 ft) and requires a variance. There are no special overlays or designations for this site.
Applicant/Primary Contact Person:	Kevin Watkins (Fisher Construction) Ph. 971-563-3109; Email kdw@fishercgi.com
Owner(s):	Greg Carlston (for Alpine Foods) 2400 SE Mailwell Dr, 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):	Not applicable (North Milwaukie Industrial Area—no active NDA)

Applicable Criteria:	<ul style="list-style-type: none">• Milwaukie Municipal Code (MMC) Chapter 12.16 Access Management• MMC Section 19.312 North Milwaukie Innovation Area, North Milwaukie Employment zone (NME)• MMC Section 19.600 Off-Street Parking & Loading• MMC Chapter 19.700 Public Facility Improvements• 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-2022-007. The staff report on the proposal will also be available for public viewing on **Tuesday, September 6, 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.

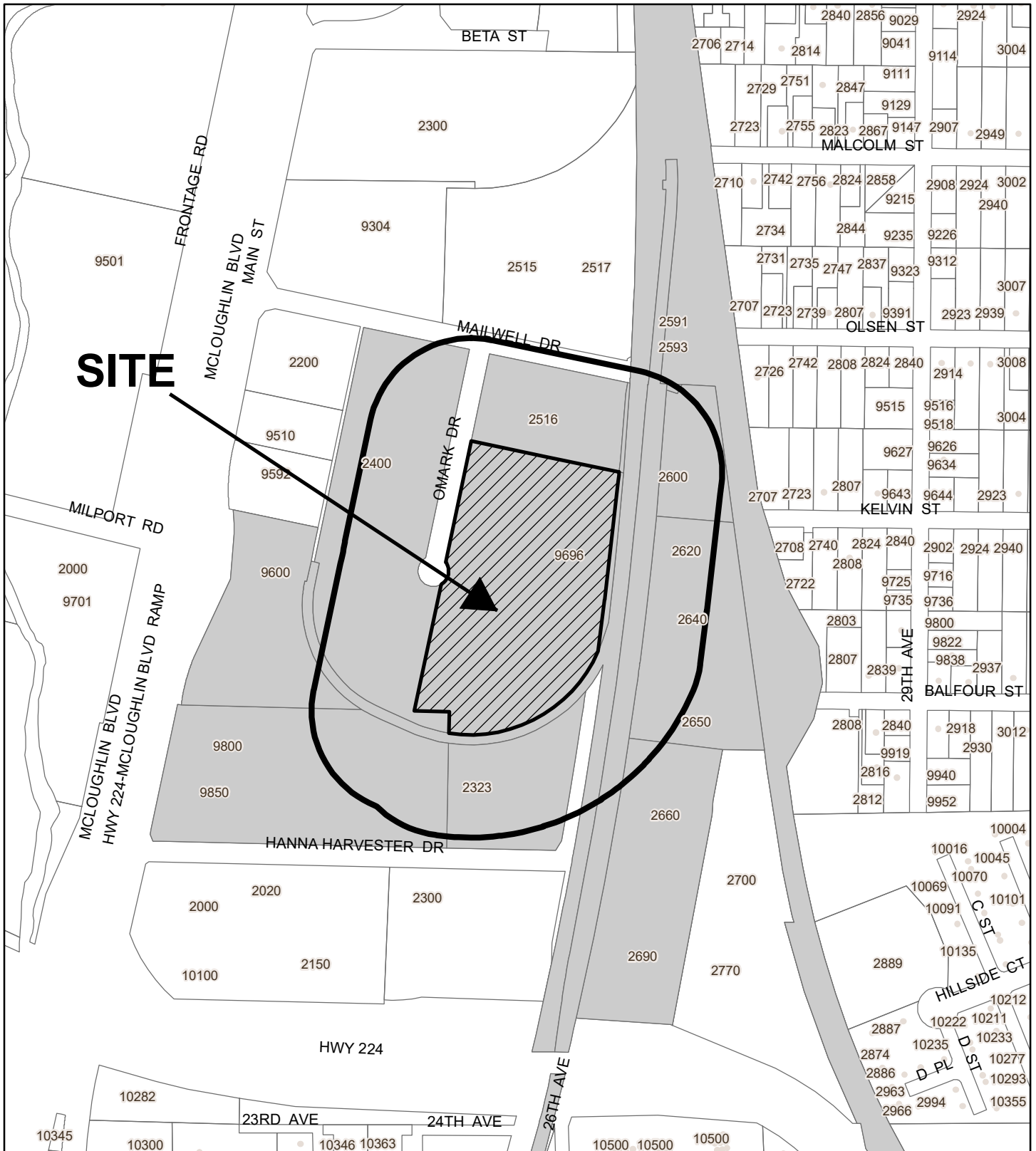
To comment on a proposal: You are invited to participate in this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments in person at or during the meeting. If you want to present verbal 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. (Not applicable – no active NDA for the North Milwaukie Industrial Area.)~~

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.

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
9696 SE Omark Dr
(Tax ID 1S1E25CB00200)
File #VR-2022-007

Legend

-  VR-2022-007 site
-  300-ft public notice boundary
-  Properties receiving notice

