



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: October 19, 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. This project requires a public hearing by the Milwaukie Planning Commission and notice to the proponent, the project applicant; and all property owners, residents, and neighborhood district associations of the subject property. The proposal and information on how to respond to this notice is available on the City's website.

The Milwaukie Planning Commission will hold a public hearing at ~~6:30 p.m. on Tuesday, November 8, 2022~~, at Milwaukie City Hall. Due to the ongoing COVID-19 pandemic, this meeting will be held virtually. Information about how to access the virtual meeting is available at <https://www.milwaukieoregon.gov> or by viewing the City's YouTube channel.

viewed on

File Number(s):	
Location:	00; 1S1E25BB02000 dated on the last page of this notice.
Applicant:	proposing a warehouse addition at 2149 and 2107 SE and is requesting a variance to the design standards in MMC 2.7. The proposal is also subject to development review per MMC 19.906 because over 1,000 sq ft of new construction is being added in the North Milwaukie Innovation Area.
Primary Contact Person:	Rick Canfield Alpha Stone Works rick@alphastoneworks.com 503-653-7884
Owner(s):	C7 HOLDINGS LLC
Staff contact:	Ryan Dyar, Assistant Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7661, dyarr@milwaukieoregon.gov
Neighborhood District Association(s):	None. North Milwaukie Innovation Area (Tacoma Station Area Mixed-Use Zone)

**PUBLIC HEARING RESCHEDULED.
TENTATIVE DATE: DECEMBER 13, 2022.
NEW NOTICE WILL BE SENT.**

Applicable Criteria:	<ul style="list-style-type: none">• Milwaukie Municipal Code (MMC) Section 19.312, Tacoma-Station Mixed-Use Area (MUTSA) Zone [North Milwaukie Innovation Area]• MMC Chapter 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 <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 proposal page at www.milwaukieoregon.gov/planning/vr-2022-009. The staff report on the proposal is available for public viewing on **Tuesday, November 1, 2022**, at the following locations:

- Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Road (open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 10660 SE 21st Ave (call 503-786-7580 for hours)
- City Hall, 10722 SE Main St (open weekdays 8:00 a.m. to 5:00 p.m.)
- City website, <http://www.milwaukieoregon.gov>

Copies of information in the file are available at the City website, www.milwaukieoregon.gov, and the Comprehensive Planning Department. Ordinances

To comment on a proposal: Comments in writing before the meeting date. Contact the staff contact listed above, or you may present verbal testimony, either pro, con, or in support of the applicant's testimony. Testimony and comments will be sent a copy of the decision or recommendation. All written comments will be in the permanent record.

Any decision may be appealed to City Council by a person with standing. In order to appeal a decision, 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).

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.