



# 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](mailto: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, November 8, 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-107>. The meeting can also be viewed on the City's YouTube channel or Comcast Cable channel 30 within the city limits.**

<b>File Number(s):</b>	VR-2022-009; DEV-2022-003
<b>Location:</b>	2107, 2149, 2171 SE Moores St 1S1E25BB01800; 1S1E25BB01900; 1S1E25BB02000 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	The applicant is proposing a warehouse addition at 2149 and 2107 SE Moores St and is requesting a variance to the design standards in MMC 19.312.7. 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.
<b>Applicant/Primary Contact Person:</b>	Rick Canfield Alpha Stone Works <a href="mailto:rick@alphastoneworks.com">rick@alphastoneworks.com</a> 503-653-7884
<b>Owner(s):</b>	C7 HOLDINGS LLC
<b>Staff contact:</b>	Ryan Dyar, Assistant Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7661, <a href="mailto:dyarr@milwaukieoregon.gov">dyarr@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	None. North Milwaukie Innovation Area (Tacoma Station Area Mixed-Use Zone)

<b>Applicable Criteria:</b>	<ul style="list-style-type: none"><li>• Milwaukie Municipal Code (MMC) Section 19.312, Tacoma-Station Mixed-Use Area (MUTSA) Zone [North Milwaukie Innovation Area]</li><li>• MMC Chapter 19.600 Off-Street Parking &amp; Loading</li><li>• MMC Chapter 19.700 Public Facility Improvements</li><li>• MMC Section 19.911 Variances</li><li>• MMC Section 19.1006 Type III Review</li></ul> <p>Copies of these criteria are available upon request and can also be found at <a href="http://www.qcode.us/codes/milwaukie/">www.qcode.us/codes/milwaukie/</a>.</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 [www.milwaukieoregon.gov/planning/vr-2022-009](http://www.milwaukieoregon.gov/planning/vr-2022-009). The staff report on the proposal will also be available for public viewing on **Tuesday, November 1, 2022**, at the following locations:

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

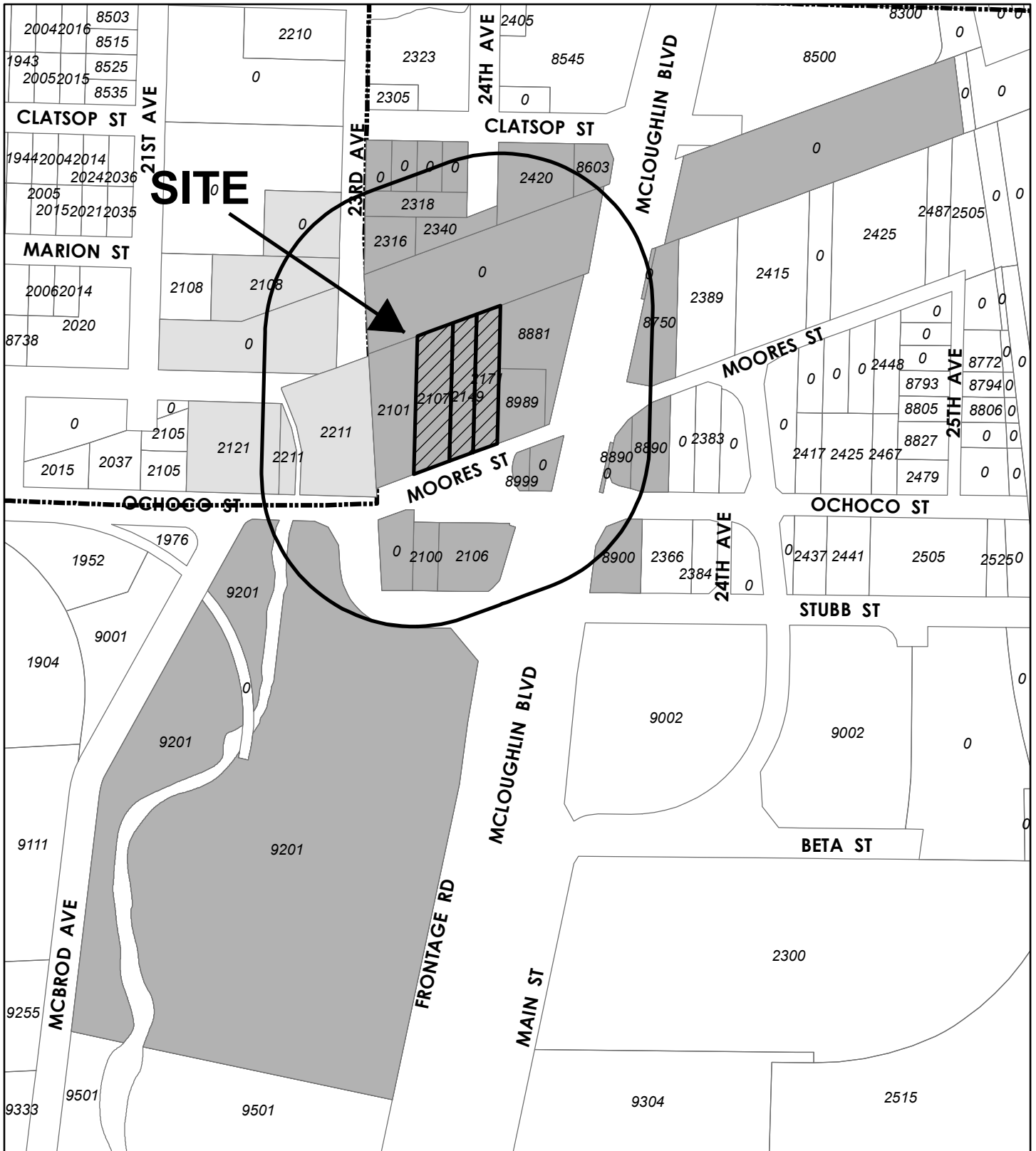
**Copies** of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

**To comment on a proposal:** You are invited to attend 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 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 toward the criteria identified. If you submit a written comment or comment in person 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.

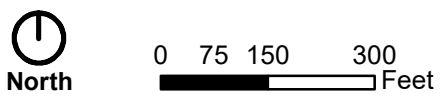
**To appeal a decision:** Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign 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).







*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**  
**2107, 2149, 2177 SE Moores St**  
**(11E25BB0 [TL 1800, 1900, 2000])**  
**File# VR-2022-009; DEV-2022-003**



- Legend**
-  300 ft Buffer
  -  VR-2022-009 Properties
  -  City of Milwaukie Notices
  -  City of Portland Notices
  -  City Limit
  -  Tax Lots