



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: September 6, 2023

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 26, 2023, at Milwaukie Historic City Hall, 10722 SE Main Street.*

***NOTE: With the move to new City Hall, please check city meeting calendar to confirm meeting location: <https://www.milwaukieoregon.gov/meetings>.**

File Number(s):	WG-2023-001; LC-2023-001; DEV-2023-004
Location:	1600 SE Lava Dr 11E35AB00502 and 00100 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Proposal is to construct a 13-unit multi-unit building with a parking area for 11 vehicles and site landscaping. The site is in the Willamette Greenway and requires Willamette Greenway review. The proposal also requires multi-unit development review and a lot consolidation application to combine two parcels into one.
Applicant/Primary Contact Person:	Britany Randall, BRAND Land Use britany@brandlanduse.com 503-680-0949
Owner(s):	WDC Properties PO Box 96068 Portland, OR 97296
Staff contact:	Vera Kolas, AICP, Senior Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653, kolasv@milwaukieoregon.gov

Neighborhood District Association(s):	Historic Milwaukie NDA, contact Val Hubbard at 503-475-6030.
Applicable Criteria:	<ul style="list-style-type: none"> • MMC 19.302 - High Density Residential Zone • MMC 19.401 - Willamette Greenway Zone • MMC 19.505.3 - Multi-unit Housing • MMC 19.600 - Off Street Parking and Loading • MMC 19.700 - Public Facility Improvements • MMC 19.905 - Conditional Uses • MMC 19.906 - Development Review • MMC 19.1006 - Type III Review • MMC 17 - Land Division (Lot Consolidation) • MMC 12.16 - Access Management <p>Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>

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/WG-2023-001>. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Tuesday, September 19, 2023**, at the following locations:

- Planning Department, New City Hall, 10501 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 towards 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.

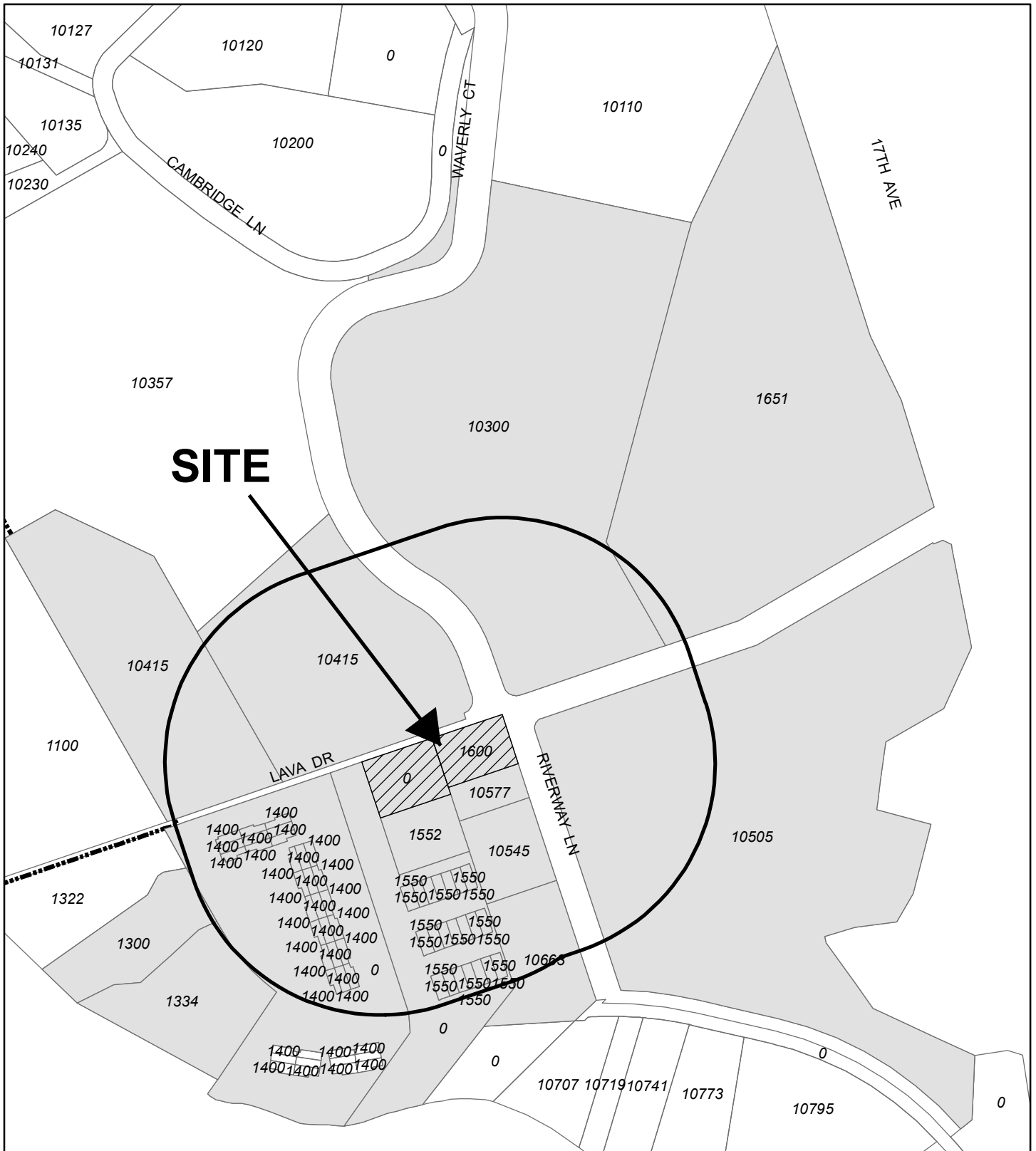
The **Neighborhood** District Association, listed on the first page of this notice, may take a position on the proposal and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 of Public Hearing—File # WG-2023-001; DEV-2023-004; LC-2023-001
WDC Properties – 1600 SE Lava Dr
Planning Commission hearing date: September 26, 2023

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
1600 SE Lava Dr
(11E35AB00502; 00100)
File# WG-2023-001



Legend

-  WG-2023-001 property
-  300-ft buffer
-  Properties receiving notice
-  Tax Lots