



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: October 25, 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](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 14, 2023, at the new Milwaukie City Hall, 10501 SE Main Street. This meeting will be conducted both in person and online via Zoom. Information about how to access the virtual meeting can be found at <https://www.milwaukieoregon.gov/planning/planning-commission-96>. 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>	CSU-2023-005
<b>Location:</b>	2816 and 2835 SE Harrison St. Tax ID: 1S1E36BA03000 1S1E25CD02600 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	Modify an existing childcare operation, which is permitted as a Community Service Use. The applicant proposes to increase the number of students served, modify the hours of operation, and construct a new play area at 2835 SE Harrison St. (currently developed with a parking lot and single-unit detached dwelling).
<b>Applicant/Primary Contact Person:</b>	Jennifer Fogelson (Owner, Sunshine Early Learning Childcare Center) 4120 SE International Way Ste. A113 Milwaukie, OR 97222 Tel. 503-313-4702 Email <a href="mailto:Jennifer@sunshineelcc.com">Jennifer@sunshineelcc.com</a>
<b>Owner(s):</b>	Bridge City Church
<b>Staff contact:</b>	Ryan Dyar, Assistant Planner City of Milwaukie Planning Department 10501 SE Main St, Milwaukie, OR 97222 Tel. 503-786-7661, Email <a href="mailto:dyarr@milwaukieoregon.gov">dyarr@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Historic Milwaukie NDA, contact Debbie Liptan (Secretary) at 503-784-3063

<b>Applicable Criteria:</b>	<ul style="list-style-type: none"><li>• MMC Section 19.302 High Density Residential Zone</li><li>• MMC Subsection 19.502.1 General Provisions</li><li>• MMC Subsection 19.504.7 On-Site Walkways and Circulation</li><li>• MMC Chapter 19.600 Off-Street Parking and Loading</li><li>• MMC Chapter 19.700 Public Facility Improvements</li><li>• MMC Section 19.904 Community Service Uses</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 <http://www.milwaukieoregon.gov/planning/csu-2023-005>. The staff report on the proposal will also be available for public review beginning on **Tuesday, November 7, 2023**, at the meeting website noted on the previous page.

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

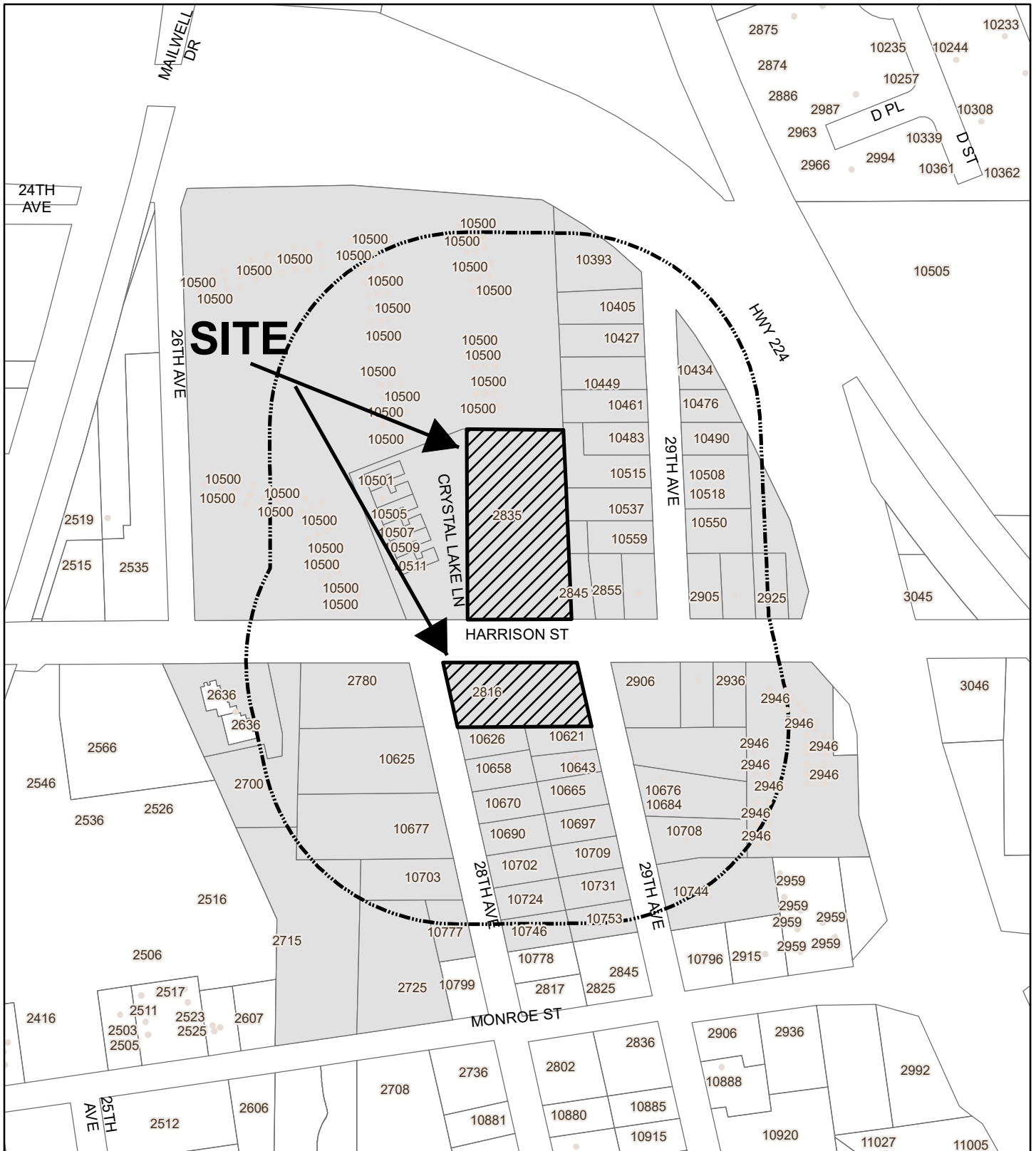
**To comment on a proposal:** You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either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

**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.*

<p><b>NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:</b> 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**  
**2816 & 2835 SE Harrison St.**  
**(Tax ID 1S1E36BA03000, 1S1E25CD02600)**  
**File #CSU-2023-005**

**Legend**

-  300 ft notice buffer
-  CSU-2023-005 property
-  Notice properties

