



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING Amendments to Milwaukie Municipal Code

The **Milwaukie Planning Commission** will hold a public hearing at **6:30 p.m. on Tuesday, June 24, 2025** to consider a recommendation for proposed Municipal code text amendments revising Title 17 – Land Division addressing errors in processing for Middle Housing and Expedited Land Divisions (Primary File #ZA-2025-002).

**The Planning Commission will hold this meeting both in person at City Hall (10501 SE Main St) and through Zoom video.**

The public may participate in this meeting in person or by joining the Zoom webinar. The public may watch live on the city's YouTube channel or Comcast Cable channel 30 in city limits.

**To participate in this meeting by phone** dial 1-253-205-0468 and enter Webinar ID 863 9991 3734 and Passcode 629606. To raise your hand by phone dial \*9.

Written comments may be submitted by email to [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov). The Planning Commission will take verbal comments. For Zoom webinar login information visit <https://www.milwaukieoregon.gov/bc-pc/planning-commission-137>.

### SUMMARY OF PROPOSED CHANGES

The proposed amendments are effectively housekeeping amendments to ensure that the code accurately state law, as it relates to the processing of middle housing and expedited land divisions. State law is explicit in how these applications must be processed, which is different from the code's standard Type II land use review process. Therefore, the city's code must be revised to reflect these specific statutory requirements.

The current code erroneously states that middle housing and expedited land divisions will be processed in a standard Type II land use review process, albeit with a shorter timeframe for issuance of a decision. However, as required by [ORS 92.031](#), middle housing and expedited land divisions must be processed under the procedures set forth in ORS [197.360-197.380](#), which includes a different noticing requirement as well as a different appeal process.

The proposed code amendments reflect the state requirements as well as some basic clarifications in the land division code to improve the application and review process for middle housing land divisions.

More information on next page.

**To learn more about the proposal:** Call the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/za-2025-002>. The staff report on the proposal will also be available after 9 a.m. on **Tuesday, June 17, 2025** on the city's website at the meeting website noted above.

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 on the city's website.

**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 below, 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 staff report presentation. 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.

**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).**

If you have any questions, please contact Vera Kolias, Senior Planner, in the Planning Department at 503-786-7653 or [koliasv@milwaukieoregon.gov](mailto:koliasv@milwaukieoregon.gov).

*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.*