



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, July 22, 2025**, to consider a recommendation for proposed Municipal code text amendments related to specific code-based incentives for affordable housing (Primary File #ZA-2025-003).

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. The Planning Commission will take verbal comments. For Zoom webinar login information visit <https://www.milwaukieoregon.gov/bc-pc/planning-commission-139>.

SUMMARY OF PROPOSED CHANGES

The city's Housing Production Strategy (HPS) identifies a variety of action steps to increase housing development in Milwaukie, including evaluating incentives for affordable housing development.

Staff is proposing a new code section that would aggregate all code-based affordable housing incentives to centralize information for prospective applicants. The proposed code language includes eligibility requirements for qualifying developments and specific incentives, including variances to setbacks, lot coverage, and certain minimum design standards. The goal is to remove barriers to residential development that includes income-restricted units.

The proposed code includes a variety of incentives for qualifying developments that are middle housing, multi-unit, or mixed-use residential, organized as a package of variance requests to existing land use regulations and design and development standards for housing development. The proposal would limit variance applications to no more than 10 distinct variances to these standards. The proposed review process for these variances is an expedited Type II review already included in Milwaukie Municipal Code (MMC) 19.1005, that would reduce the timeframe for a decision from 120 days to 100 days.

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-2025-003>. The staff report on the proposal will also be available after 9 a.m. on **Tuesday, July 15, 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 Kolas, Senior Planner, in the Planning Department at 503-786-7653 or 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.