



NOTICE OF PUBLIC HEARING

Date mailed: February 8, 2012

You are receiving this notice because development has been proposed in your neighborhood. The proposed development 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, February 28, 2012, at Milwaukie City Hall, 10722 SE Main Street.

File Number(s):	WQR-11-05
Location:	SE Furnberg St (no site address) 1S2E32CB, tax lots 2801 & 2802 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Construct a new single-family home on a vacant lot that includes a delineated wetland and associated vegetated buffers (Water Quality Resource (WQR)) and Habitat Conservation Area (HCA). The proposed development would not directly disturb the wetland, but it would disturb and impact other portions of the WQR and HCA on site and includes proposed mitigation.
Applicant/Primary Contact Person:	Bruce Goldson, Theta LLC PO Box 1345, Lake Oswego OR 97034 503-481-8822
Owner(s):	West Coast Home Solutions, LLC PO Box 2313, Wilsonville OR 97070
Staff contact:	Brett Kelter, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7657 kelterb@ci.milwaukie.or.us
Neighborhood District Association(s):	Linwood NDA, contact Beth and Lynn Kelland at 503-652-8589
Applicable Criteria: Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .	<ul style="list-style-type: none">• Milwaukie Municipal Code (MMC) Section 19.402 Water Quality Resource Regulations (**Note: The application is subject to the version of MMC 19.402 in place prior to Sept. 15, 2011.)• Metro Title 13 model code for HCAs• MMC 19.302 Residential zone R-7• MMC 19.504 Site Design Standards• MMC 19.505.1 Design Standards for Single-Family Dwellings• MMC 19.600 Off-Street Parking and Loading• MMC 19.700 Public Facility Improvements• MMC 19.911 Variances• MMC 19.1006 Type III review

To learn more about a proposal: Call the staff contact assigned to the proposal. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, February 22**, 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 21st St (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.ci.milwaukie.or.us/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 proposed development 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.

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.