



POSTED FRIDAY,
APRIL 12, 2013

NOTICE OF PUBLIC HEARING

Amendments to Milwaukie Zoning Ordinance and Comprehensive Plan

The **Milwaukie Planning Commission** will hold a public hearing at **6:30 p.m. on Tuesday, May 14, 2013**, at Milwaukie City Hall, 10722 SE Main Street, to consider a proposal for recommendation on Zoning, Comprehensive Plan text and map Amendments (File #CPA-13-01, ZA-13-01).

Summary of Proposed Changes

- Adoption of the Tacoma Station Area Plan (TSAP) as an ancillary document of the Milwaukie Comprehensive Plan.
 - Identifies preferred land use and transportation projects for the area in proximity to the Tacoma Light Rail Station.
 - Identifies Tacoma Station Area on comprehensive plan land use maps.
 - Adopts Comprehensive Plan text related to goals and objectives for the Tacoma Station Area.
- Adoption of Zoning Code and Map Amendments
 - Adoption of overlay zone to allow properties near Tacoma Station to have broader mixes of commercial, office, and retail uses
 - Changes to Manufacturing zone to better describe allowed uses, establishes limits on size of office and retail uses associated with manufacturing zone uses.
 - Adjustments to off-street parking standards to increase amount of maximum allowed parking

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, May 8, 2013**, 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.

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 Ryan Marquardt, Senior Planner, in the Planning Department at 503-786-7658 or marquardtr@ci.milwaukie.or.us.

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.

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