



NOTICE OF PUBLIC HEARING

Date mailed: July 22, 2015

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, August 11, 2015, at Milwaukie City Hall, 10722 SE Main Street.

File Number(s):	CPA-2015-002
Location:	Balfour Park = 3103 SE Balfour St, Tax Lot ID 1S1E25CA 6900 & 7000 Bowman-Brae Park = (no address) Tax Lot ID 2S2E06BC 3100 Kronberg Park = 11910 SE McLoughlin Blvd, Tax Lot ID 1S1E36CB 2800, 2801, 3000, 3100, 3300, 4500 <i>A map of the relevant site is located on the last page of this notice.</i>
Proposal:	The proposal is to add master plans for Balfour Park, Bowman-Brae Park, and Kronberg Park to the Milwaukie Comprehensive Plan as ancillary documents. In addition, the land use designations shown on Comprehensive Plan Map 7 (Land Use) for both Balfour and Bowman-Brae Parks would be changed from "Low Density (LD)" to "Public (P)."
Applicant/Primary Contact Person:	North Clackamas Parks & Rec District (NCPRD) and City of Milwaukie Contact Katie Dunham at NCPRD (503) 742-4358, KDunham@co.clackamas.or.us
Owner(s):	City of Milwaukie 10722 SE Main St, Milwaukie, OR 97222
Staff contact:	Brett Kelter, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7657 kelverb@milwaukieoregon.gov
Neighborhood District Association(s):	Ardenwald-Johnson Creek NDA, contact Jeff Davis at 503-786-0457. Historic Milwaukie NDA, contact Dion Shepard at 503-896-1338. Island Station NDA, contact Cindy Miguel at 503-786-8075. Lake Road NDA, contact Debby Patten at 503-806-5860 or Vince Alvarez at 503-358-1041.

Applicable Criteria:	<ul style="list-style-type: none">• MMC Subsection 19.902.3 Comprehensive Plan Text Amendments• MMC Subsection 19.902.4 Comprehensive Plan Map Amendments• MMC Section 19.1008 Type V Review Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .
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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, August 5, 2015**, 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.milwaukieoregon.gov/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.

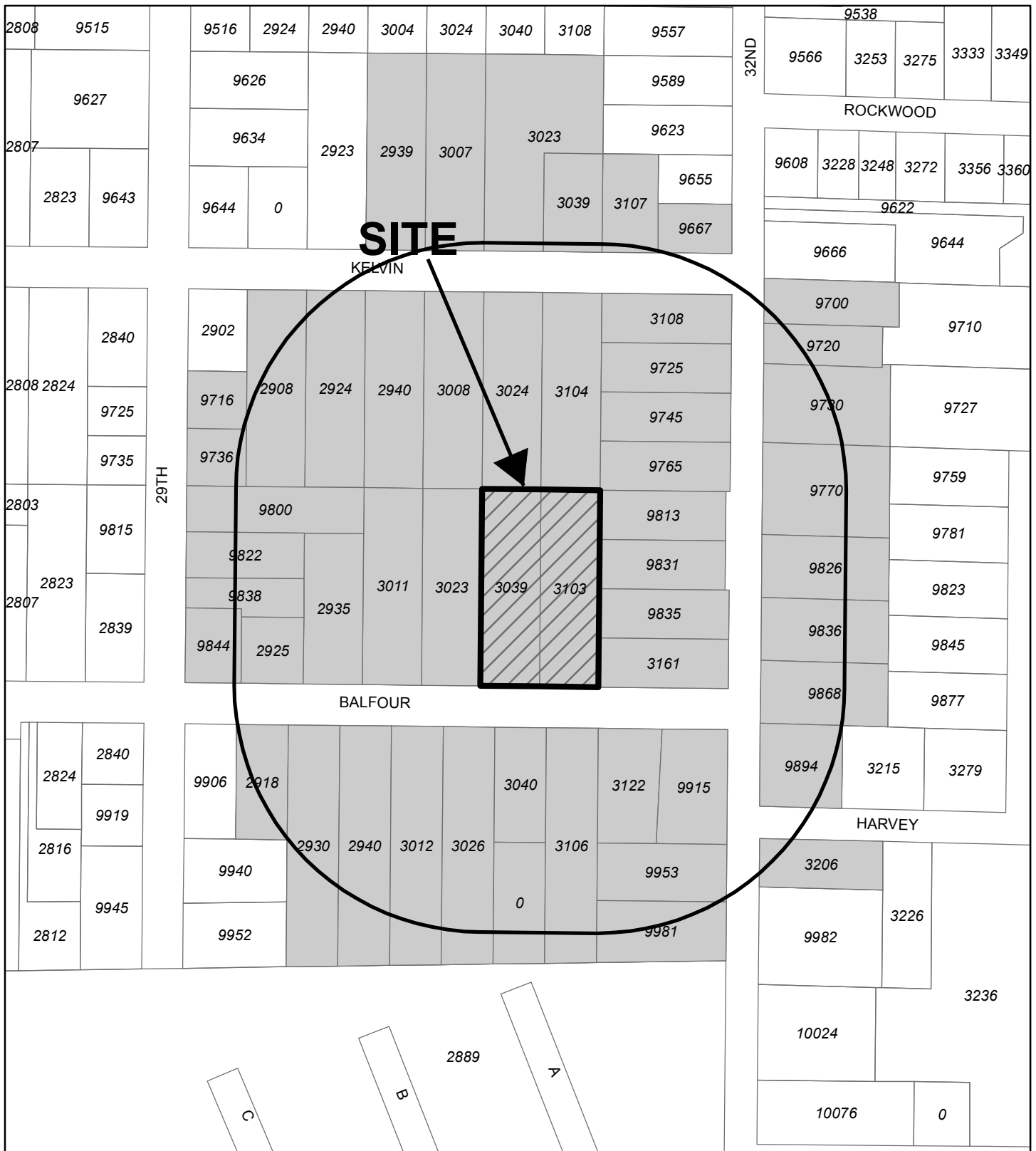
The Neighborhood District Association, listed on the first page of this notice, may take a position on the proposal and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

Recommendation: The Planning Commission will make a recommendation at the hearing. The recommendation will be forwarded to the City Council, who will issue a decision. The recommendation is considered by the City Council in issuing their decision. However, the Commission's recommendation is nonbinding and is not appealable.

To appeal a decision: The City Council's decision may be appealed to the Land Use Board of Appeals (LUBA) 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 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.

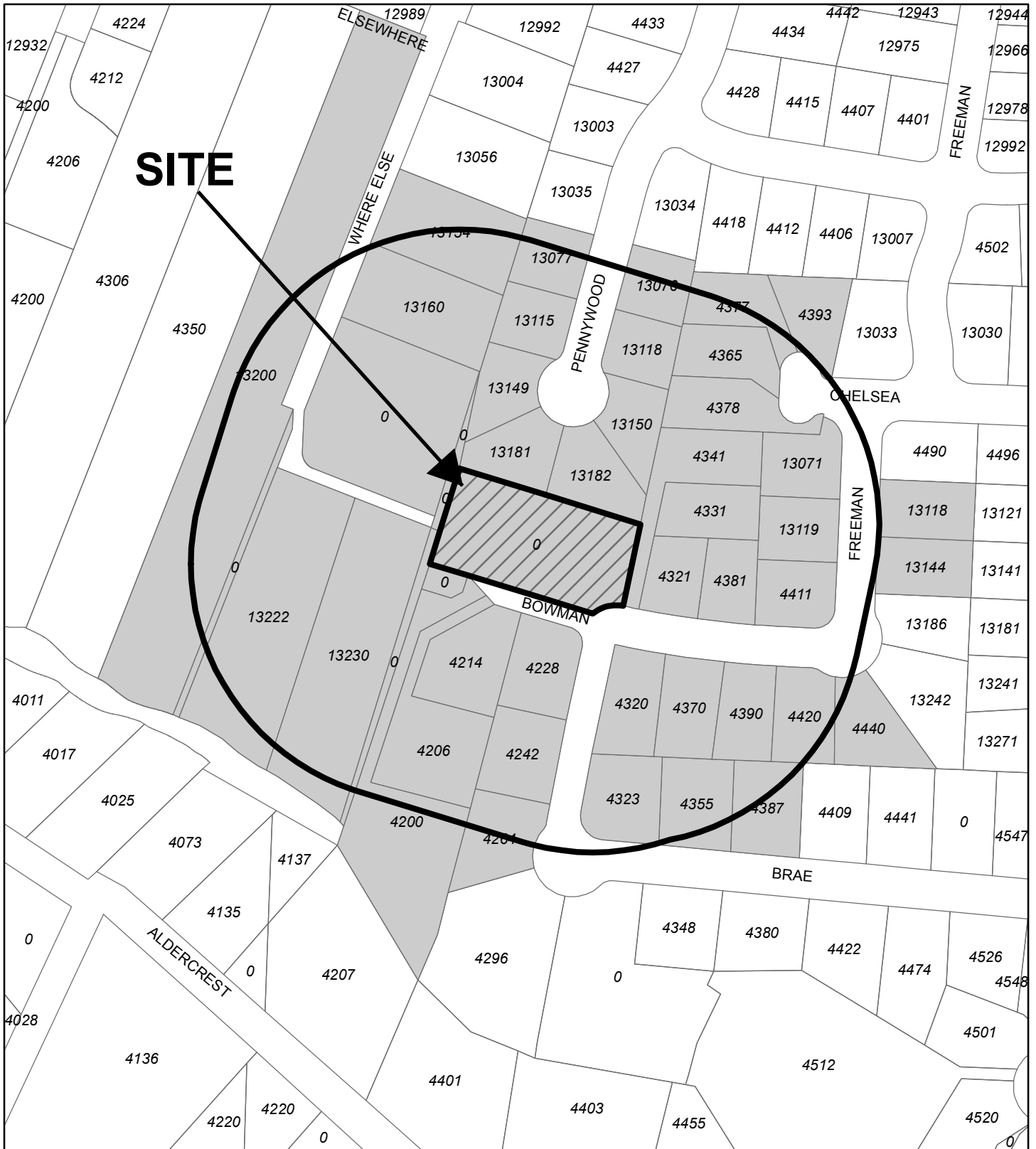


Site Map
3103 SE Balfour St (Balfour Park)
(11E25CA06900 & 11E25CA07000)
File# CPA-2015-002



Legend





-  Balfour Park
-  300-ft mailing line
-  300-ft notice properties
-  Other Tax Lots

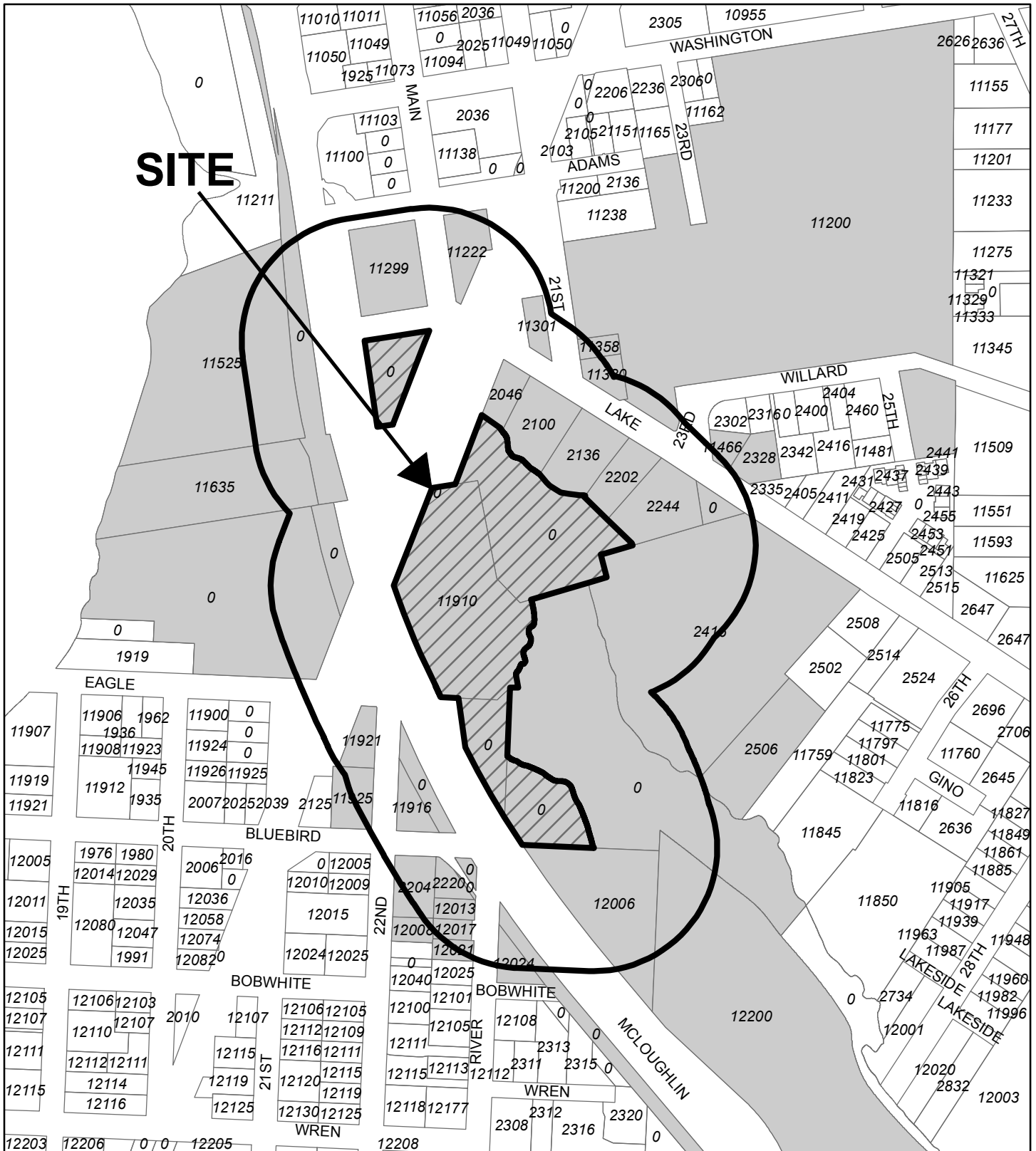


Site Map
Bowman - Brae Park
(2S2E6BC03100)
File# CPA-2015-002







Legend

-  Bowman Brae Park
-  300-ft mailing line
-  Properties receiving notice
-  Other Tax Lots



Site Map
11910 SE McLoughlin Blvd (Robert Kronberg Park)
(1S1E36CB02800, 2801, 3000, 3100, 3300, 4500)
File# CPA-2015-002

Legend

-  Robert Kronberg Park
-  300-ft mailing line
-  Properties receiving notice
-  Other Tax Lots

