

**THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES**

(Land Use File #CPA-2015-001/ZA-2015-001)



**MILWAUKIE**  
*Dogwood City of the West*

**WHY THE CITY IS SENDING THIS NOTICE**

State law requires cities to inform property owners about proposed land use regulation changes that may affect what development projects or uses can be constructed or allowed on their property. The proposed changes affect properties of greater than 3 acres. This notice is being sent to owners of affected property city-wide. The City of Milwaukie has determined that adoption of this ordinance may affect the use and permitting process of your property, and may change the value of your property.

**HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY**

The land use regulations will revise the land use review process for proposed development on sites greater than 3-4 acres. A new requirement for a preliminary circulation plan on sites of 3-4 acres and larger, and subject to Type II review, is proposed. If you are considering development or redevelopment of a site that is at least 3 acres in size, the proposed regulations may affect the process it would have to go through to gain approval. NOTE: The exact minimum size will be determined through the public hearing process.

**WHY THE CITY IS PROPOSING NEW REGULATIONS**

In order to guide site development on large sites of greater than 3-4 acres, the proposed language requires a pre-development on-site conceptual circulation plan for development subject to Development Review. The proposed language requires a plan that addresses site access, connectivity, and internal circulation. As a result, the City is proposing to change its land use regulations, which are located in Title 19 of the Milwaukie Municipal Code, to revise the City's land use review procedures.

**THE PUBLIC PROCESS TO DATE**

These proposed regulations are the result of a 16-month long project to update the City's regulations and land use review procedures in central Milwaukie. A project advisory committee meeting and a Planning Commission discussion specifically addressed the proposed amendments. A full description of public outreach activities to date is located at [www.milwaukieoregon.gov/planning/community-involvement-and-outreach-0](http://www.milwaukieoregon.gov/planning/community-involvement-and-outreach-0). Although a great deal of work has been done, the project is ongoing and there are still opportunities for participation and comment.

**HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS**

- Project information is available at <http://www.milwaukieoregon.gov/planning/central-milwaukie-land-use-and-transportation-plan>.
- The proposed regulations, all supporting documents, and all applicable City ordinances are available for inspection at the Johnson Creek Facility (6101 SE Johnson Creek Blvd), or online at <http://www.milwaukieoregon.gov/planning/central-milwaukie-land-use-and-transportation-plan>. Copies of the materials are available for purchase at a reasonable cost.

**WHO TO CONTACT WITH QUESTIONS**

Vera Kolias, Associate Planner  
Planning Department  
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Email: [koliasv@milwaukieoregon.gov](mailto:koliasv@milwaukieoregon.gov) / Phone: 503-786-7653

## HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File #CPA-2015-001/ZA-2015-001) at the date, time, and location listed below:

**Date:** Tuesday, April 28, 2015  
**Time:** 6:30 p.m.  
**Location:** Milwaukie City Hall – 10722 SE Main Street – Council Chambers, 2nd floor

### SUMMARY OF PROPOSED CHANGES

- Proposed revisions to land use review procedures:
  - Create a new section 19.504.11 Preliminary Circulation Plan, which would apply to development on sites 3-4 acres and larger that are subject to Development Review per MMC 19.906 and are either:
    1. Vacant
    2. The proposed new development or redevelopment will result in reconfiguration of the transportation and development pattern for >50% of the site.
  - A new Preliminary Circulation Plan or a revision to an approved Preliminary Circulation Plan are proposed to be subject to Type II review per Section 19.1005.

The materials provided to the Planning Commission for the hearing will be available at 8:00 a.m. on Wednesday, **April 21, 2015**, at the Planning Department (6101 SE Johnson Creek Blvd), Ledding Library (local information shelf), City Hall (10722 SE Main St), and online at <http://www.milwaukieoregon.gov/planning/planning-commission-125>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing. If necessary, an additional Planning Commission hearing is tentatively scheduled for **May 12, 2015**.

**The Planning Commission is interested in hearing your comments on this proposal.** You are invited to attend the hearings and/or submit written comments to the Planning Department at [koliasv@milwaukieoregon.gov](mailto:koliasv@milwaukieoregon.gov) before the hearing begins. You may also submit written comments or present verbal testimony at the hearings.

*The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.*