



NOTICE OF PUBLIC HEARING

Date mailed: May 4, 2016

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, May 24, 2016, at Milwaukie City Hall, 10722 SE Main Street.

File Number(s):	NCU-2016-001
Location:	2926 SE Washington St 1S1E36BD01700 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Remodel the existing single-family home, including a 525-sq-ft rear addition to add a master bedroom and regular bedroom. The existing home was built in 1950, but the property is zoned Neighborhood Commercial (C-N). The existing house is a nonconforming use in the C-N zone; the proposed addition is considered an expansion of the existing nonconforming use. The site does not include any special overlays or designations.
Applicant/Primary Contact Person:	Daniel Hallock, Dynasty Construction 7670 SE McBride St Milwaukie OR 97222 503-349-9559, dansdynastyconstruction@gmail.com
Owner(s):	Patricia Rossi 1705 Governors Ln, Griffin, GA 30223-7144
Staff contact:	Keith Liden, Temporary Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-757-5501 lidenk@milwaukieoregon.gov
Neighborhood District Association(s):	Lake Road NDA, contact Debby Patten at 503-806-5860 Historic Milwaukie NDA, contact Ray Bryan at 503-593-3336
Applicable Criteria:	<ul style="list-style-type: none"> • MMC 19.305 Neighborhood Commercial C-N • MMC 19.804 Alteration of Nonconforming Uses and Development • MMC 19.1006 Type III Review Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .

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 18, 2016**, 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.

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.