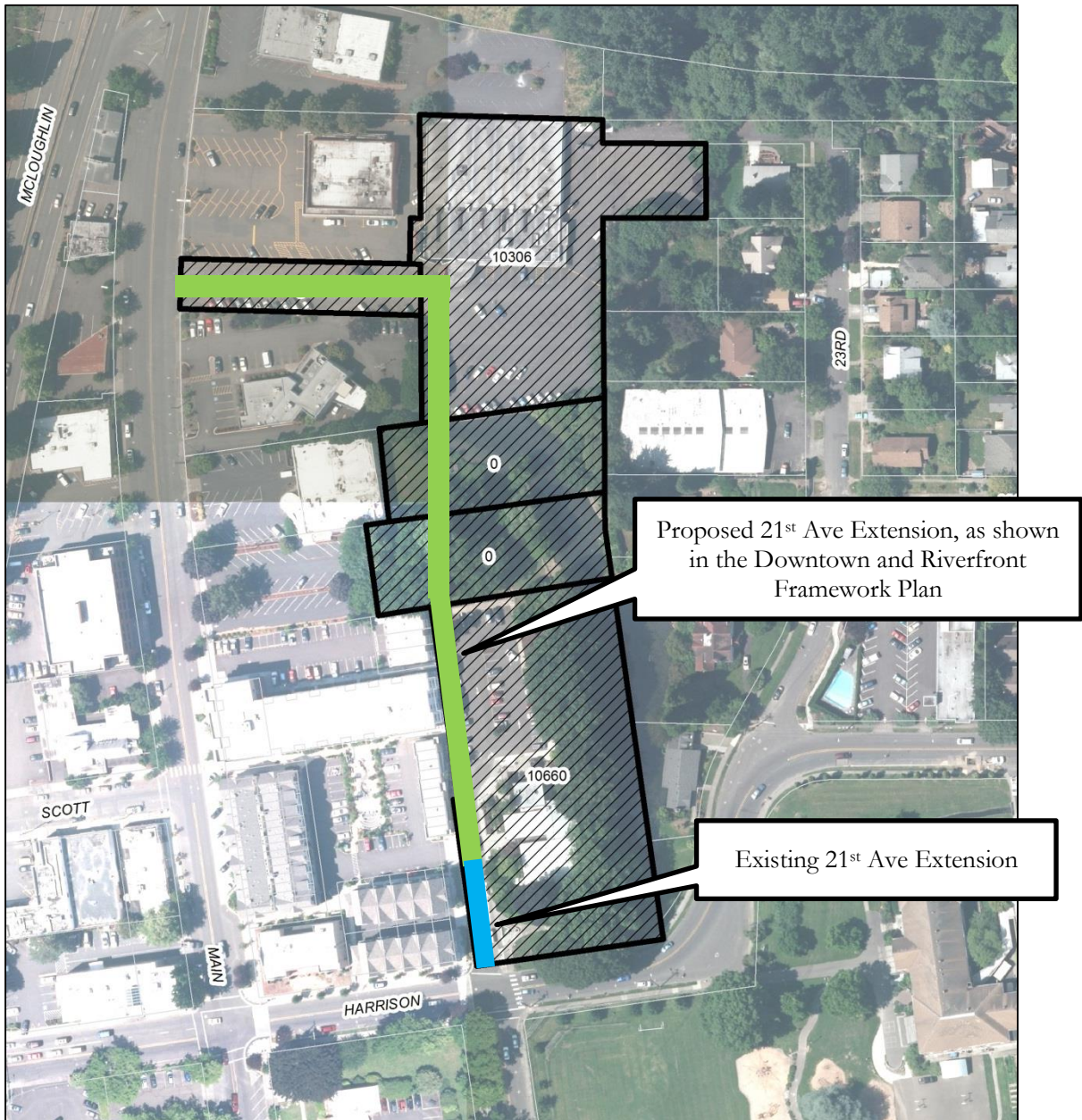


**THIS IS TO NOTIFY YOU THAT THE CITY IS CONSIDERING ADOPTION OF LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY**  
(Land Use File #CPA-14-01)



**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 the properties shown on the map below. This notice is being sent to owners of property in the affected area. See the hatched area in the map below.



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

The proposed land use regulations would affect the permitted uses of the properties in the affected area in the following ways:

- Removal of a planned 21<sup>st</sup> Avenue Extension, which is intended to connect Harrison St near the library with Main St near Pietro's Pizza. Removal of this planned connection would allow Ledding Library to expand without dedicating and constructing street improvements through the property, but may also affect the development potential of the parcels to the north of the library.

## **HOW TO COMMENT ON THE PROPOSED REGULATIONS**

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File #CPA-14-01) at the date, time, and location listed below:

**Date: Tuesday, October 14, 2014**

**Time: 6:30 p.m.**

**Location: Milwaukie City Hall – 10722 SE Main Street – Council Chambers, 2nd floor**

The materials provided to the Planning Commission for the hearing will be available at 8:00 a.m. on Wednesday, **October 8, 2014**, 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-113>.

If the Planning Commission approves the application, the implementing ordinance will be adopted by the Milwaukie City Council at a future public hearing. If necessary, an additional Planning Commission hearing is tentatively scheduled for **October 28, 2014**. City Council's adoption of the implementing ordinance is tentatively scheduled for **November 4, 2014**.

**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 [alligoodl@milwaukieoregon.gov](mailto:alligoodl@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.*

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

- Application information is available at <http://www.milwaukieoregon.gov/planning/cpa-14-01>.
- The proposed regulations, all supporting documents, and all applicable City ordinances are available for review at the Johnson Creek Facility (6101 SE Johnson Creek Blvd). Copies of the materials can be obtained at a reasonable cost.

## **WHO TO CONTACT WITH QUESTIONS**

Li Alligood, Senior Planner  
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