



NOTICE OF PUBLIC HEARING

Date mailed: April 30, 2014

You are receiving this notice for a public hearing regarding an appeal of a land use application. The appeal requires review by the Milwaukie City Council at a public hearing. It also requires notice to all property owners and residents within 400 feet of the proposal, the property owner(s) and applicant, and the affected neighborhood district association(s). The proposal and information on how to respond to this notice are described below.

The Milwaukie City Council will hold a public hearing on the appeal at a meeting beginning at 7:00 p.m. on Tuesday, May 20, 2014, at Milwaukie City Hall, 10722 SE Main Street.

File Number(s):	AP-14-01
Location:	10 properties at 23 rd St & Lake Rd: 2302, 2316, 2328, 2342, 2400, 2404, & 2416 SE Willard; 11465 SE 23rd Ave ; 11481 SE 25th Ave; & TLID 11E36BC06200 (No address) TLIDs 11E36BC0 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, & 6900 <i>A map of the site is located on the last page of this notice.</i>
Proposal Approved by Planning Commission:	This hearing is an appeal of Milwaukie Land Use File #ZA-13-02, a request for a zoning map amendment to change the zoning of the 10 properties described above from Residential zone R-2, a medium-density residential zone, to Residential-Business office zone R-1-B, a high density mixed use residential zone. The R-1-B zone would permit the applicant to redevelop the site with a mix of office and multifamily residential uses.
Reason for Appeal by Appellant:	The appellants seek review of the Planning Commission's Zoning Map Amendment findings, specifically those related to relevant Comprehensive Plan documents and the applicant's response to the approval criteria.
Appellant Contact:	Jean Baker, Chair, Historic Milwaukie NDA 2607 SE Monroe St, Milwaukie, OR 97222 503-659-4070 / jeanbaker.milw@gmail.com
Applicant/Primary Contact Person:	Mary Dorman, Angelo Planning Group 921 SW Washington St, Ste 486, Portland, OR 97205 503-227-3661 / mdorman@angeloplanning.com
Owner(s):	Northwest Housing Alternatives 2316 SE Willard St, Milwaukie, OR 97222 Jerald & Patricia McAlister 2404 SE Willard St, Milwaukie, OR 97222

Staff contact:	Li Alligood, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7627 alligoodl@milwaukieoregon.gov
Neighborhood District Association(s):	Historic Milwaukie NDA, contact Jean Baker at 503-659-4070. Lake Road NDA, contact Debby Patten at 503-653-7908 or Vince Alvarez at 503-358-1041.
Applicable Criteria:	<ul style="list-style-type: none"> • MMC 19.1006 Type III Review • MMC 19.902.6 Zoning Map Amendments 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 and/or appeal: Call any of the contacts listed above, read the Notice of Decision issued by the Planning Commission, and/or read the staff report on the appeal. The Notice of Decision is available in hard copy by request and online at the following link:
http://www.milwaukieoregon.gov/sites/default/files/fileattachments/za-13-02_nod_26_mar_2014_0.pdf.

The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, May 14, 2014**, 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.

NOTE: The City Council appeal hearing will be an on-the-record de novo hearing. New evidence is not allowed. New testimony and arguments are allowed. The City Council will evaluate the existing evidence and testimony that were presented to the Planning Commission. Council will also hear new testimony and arguments. Everyone is eligible to participate in the appeal hearing.

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.

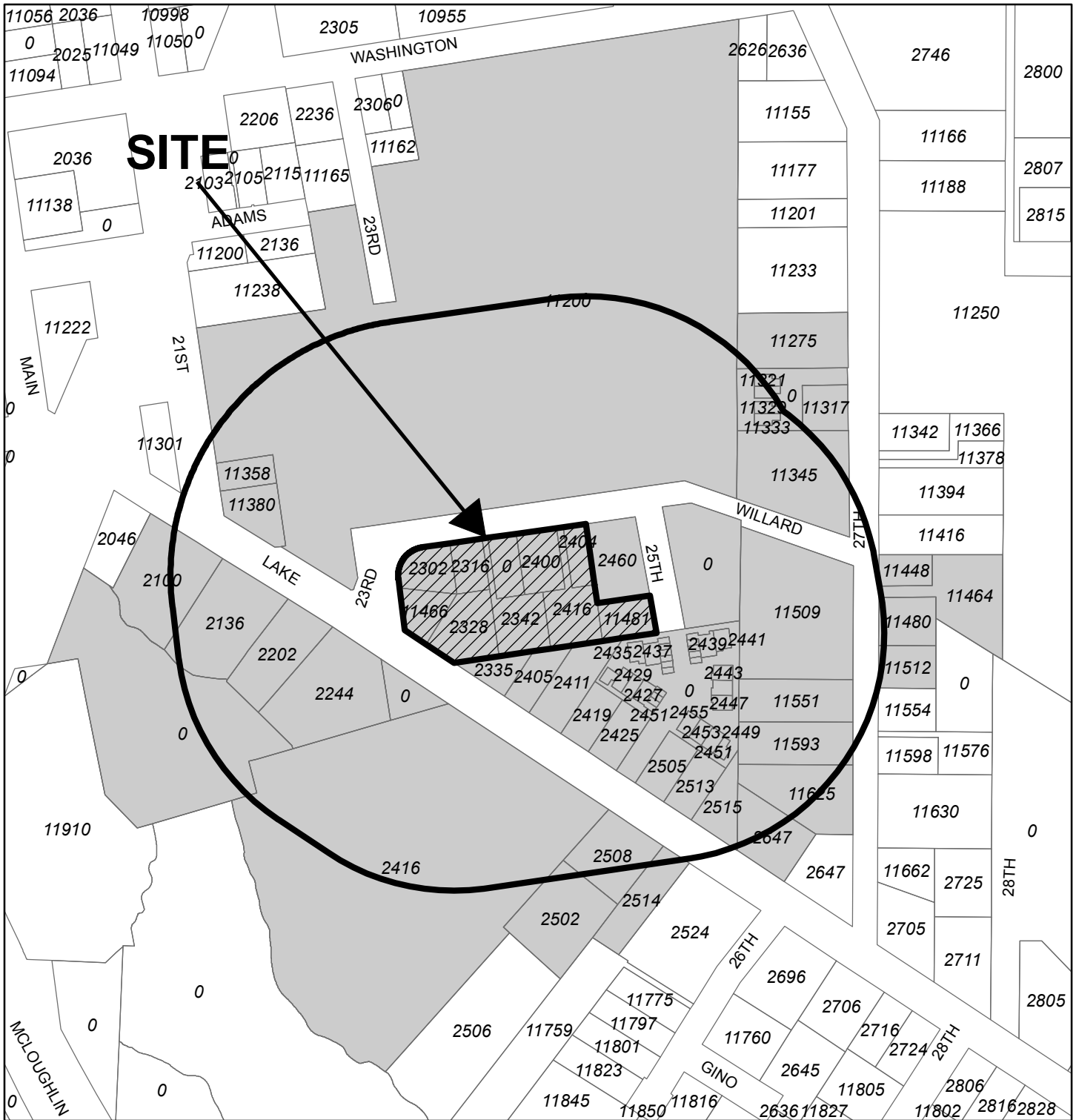
To appeal a decision: The City Council's decision may be further appealed by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the

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.



Site Map

**2302, 2316, 2328, 2342, 2400, 2404, & 2416 SE Willard
 11465 SE 23rd Ave; 11481 SE 25th Ave &
 TLID 11E36BC06200 (No address)
 (TLIDs 11E36BC0 6000, 6100, 6200, 6300, 6400, 6500,
 6600, 6700, 6800, & 6900)
 File#AP-14-01 (Appeal of ZA-13-02)**

Legend

-  400 foot buffer
-  Subject Site
-  Tax lots
-  Notice Lots

