



POSTED FRIDAY,
JANUARY 6, 2017

NOTICE OF PUBLIC HEARING

Amendments to Milwaukie Zoning Ordinance

The **Milwaukie City Council** will hold a public hearing at **6:00 p.m. on Tuesday, February 7, 2017**, at Milwaukie City Hall, 10722 SE Main Street, to consider a proposal for recommendation on Zoning text Amendments (File #ZA-2016-002). This matter was previously heard by the Planning Commission at a hearing on December 13, 2016, where the Planning Commission recommended approval of this application.

Summary of Proposed Changes

- Zoning Ordinance –
 - MMC 19.303 – Commercial Mixed-Use Zones – accessory uses and home occupations to be included as permitted uses in the GMU and NMU Zones
 - MMC 19.306 – CL zone — include eating establishments as permitted uses
 - MMC 19.310 – BI zone – include Construction: Contractors and Related Businesses as permitted uses
 - MMC 19.401 – Willamette Greenway Overlay – revisions to applicability to include exemptions and revisions to definitions
 - MMC 19.402 – Natural Resources – various minor clarification revisions
 - MMC 19.502 – Accessory Structures – clarification of definition
 - MMC 19.607 – Off-Street parking in residential areas – revision to standard to provide additional flexibility
 - MMC 19.702 – Public Facility Improvements – revision to applicability section to include all applications for a replat
 - MMC 19.706 – Fee In Lieu of Construction – delete section as it is duplicative of Section 13.32 adopted by Ordinance 2122.
 - MMC 19.904 – Wireless Communication Facilities – applicability and review process revisions to reflect recent FCC decision regarding review process for modifications to existing facilities
 - MMC 19.907 – Downtown Design Review – include a list of exemptions to land use review for minor site improvements
 - MMC 19.911 – Variances – include a Type II review process for fence height variances
 - MMC 19.1104 – Expedited Annexation – revision to County/City zone designation to reflect existing standards

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, February 1**, 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>

The draft amendments are available online at <http://www.milwaukieoregon.gov/planning/za-2016-002>. 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.

OVER FOR PAGE 2

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.

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).

If you have any questions, please contact Vera Koliass, Associate Planner, in the Planning Department at 503-786-7653 or koliassv@milwaukieoregon.gov.

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.