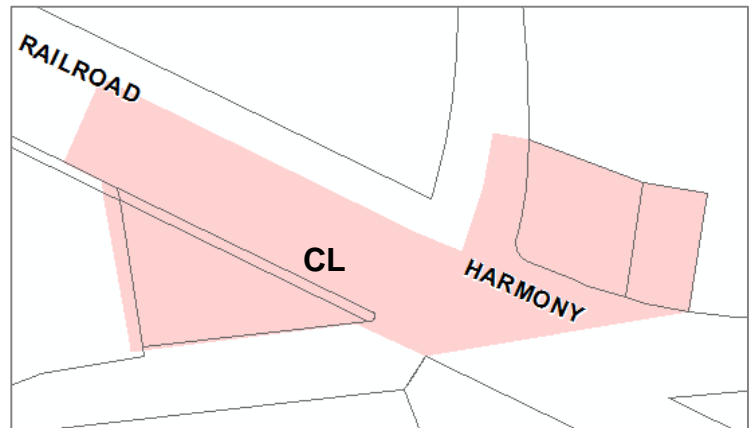


THIS IS TO NOTIFY YOU THAT THE CITY OF MILWAUKIE HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES
(Land Use File #ZA-2016-001)



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 within the Limited Commercial (C-L) zones on SE 22nd Ave and McLoughlin Blvd and on SE Harmony Rd at SE Linwood Ave (*shown on maps at right*). This notice is being sent to owners of property in the C-L zone and to tenants in C-L zone buildings. The City of Milwaukie has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

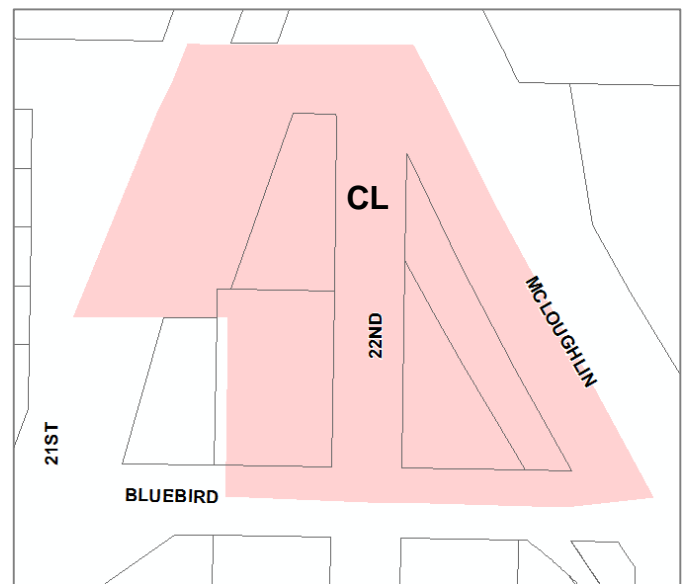


HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

As part of a larger package of code amendments, the proposal would amend the list of outright permitted uses in the C-L zone to include eating establishments (restaurants and cafes, for example) less than 3,250 sf in floor area, and those that exceed 3,250 sf in floor area as a conditionally permitted use. Eating establishments are currently not permitted in the C-L zone.

WHY THE CITY IS PROPOSING NEW REGULATIONS

Restaurant uses were permitted in a section of the former C-L zone located on SE 32nd Ave prior to that area's rezoning to Neighborhood Mixed Use. In reviewing the Comprehensive Plan's Land Use Element (Chapter 4), there is support for allowing small eating establishments as an outright permitted use in the C-L zone.



THE PUBLIC PROCESS TO DATE

Planning staff has met with the Planning Commission and the City Council in worksessions to review a package of "housekeeping" code amendments. Housekeeping amendments are clarifications or minor tweaks, and are not intended to affect the meaning or intent of existing regulations, rather than amendments that are a change in policy. The proposed change to the C-L zone is part of this package of housekeeping code amendments.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

- Project information, including a complete code commentary with proposed code changes, is available at <http://www.milwaukieoregon.gov/planning/za-2016-002>.
- The proposed regulations, all supporting documents, and all applicable City ordinances are also available for inspection at the Johnson Creek Facility (6101 SE Johnson Creek Blvd). Copies of the materials are available for purchase at a reasonable cost.

WHO TO CONTACT WITH QUESTIONS

Vera Kolias, Associate Planner
Planning Department
6101 SE Johnson Creek Blvd, Milwaukie, OR 97206
Email: koliasv@milwaukieoregon.gov / Phone: 503-786-7653

SUMMARY OF PROPOSED CHANGES

- In the C-L zone, eating establishments, provided the floor area does not exceed 3,250 sq ft and the use does not include drive-through facilities, would be an outright permitted use.
- Eating establishments that exceed 3,250 sf in floor area would be permitted as a Conditional Use.

HOW TO COMMENT ON THE PROPOSED REGULATIONS

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2016-002) at the date, time, and location listed below:

Date: Tuesday, December 13, 2016
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, December 7, 2016**, 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-163>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.

The Planning Commission is interested in hearing your comments on this proposal. You are invited to attend the hearing and/or submit written comments to the Planning Department at 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.