

**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-2016-003)



**MILWAUKIE**  
*Dogwood City of the West*

**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 Manufacturing Zone (M), Tacoma Station Area Manufacturing Zone (M-TSA), and Business Industrial Zone (BI). This notice is being sent to owners of property in these zones and to tenants in buildings in these zones. 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 a result of a discussion regarding a larger package of code amendments, the proposal would amend the sign code regulations as they relate to the M, BI, and M-TSA Zones. These proposed changes include:

- Reduce the maximum size of roof signs to 250 sq ft.
- Revise the calculation of the number of permitted freestanding signs, including on properties with a roof sign.
- Clarify the language related to properties with multiple frontages and the number of permitted freestanding signs.

**WHY THE CITY IS PROPOSING NEW REGULATIONS**

Recent land use decisions have prompted the need to clarify existing sign code language to ensure consistency and reduce confusion. Further, the City is considering reducing the size of roof signs in order to better manage streetscape design.

**THE PUBLIC PROCESS TO DATE**

These amendments were originally part of a larger package of “housekeeping” code amendments. Planning staff met with the Planning Commission and City Council in worksessions to review this package of code amendments. However, during the public hearing at the Planning Commission, the amendments proposed for the sign code were removed in order to provide the opportunity for more significant amendments and the required Measure 56 notice to affected properties. A worksession with the Planning Commission to discuss the proposed amendments was held to further review the language.

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

- Project information, including the draft proposed language is available at <http://www.milwaukieoregon.gov/planning/za-2016-003>.
- 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 Kolas, Associate Planner  
Planning Department  
6101 SE Johnson Creek Blvd, Milwaukie, OR 97206  
Email: [koliasv@milwaukieoregon.gov](mailto:koliasv@milwaukieoregon.gov) / Phone: 503-786-7653

**HOW TO COMMENT ON THE PROPOSED REGULATIONS**

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use File # ZA-2016-003) at the date, time, and location listed below:

- Date:** Tuesday, February 28, 2017
- 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, February 22, 2017**, 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-144>. If the Planning Commission recommends approval, the proposed regulations will be considered for adoption by the Milwaukie City Council at a future public hearing.

**SUMMARY OF PROPOSED CHANGES**

- Add the M-TSA Zone to the list of manufacturing-type zones for sign purposes.
- Reduce the maximum size of roof signs to 250 sq ft.
- Revise the calculation of the number of permitted freestanding signs.
- Clarify the language related to properties with multiple frontages and the number of permitted freestanding signs.

**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](mailto: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.*