



NOTICE OF PUBLIC HEARING

Date mailed: May 24, 2017

You are receiving this notice because development has been proposed in your neighborhood. The proposal requires a public hearing by the Milwaukie Planning Commission and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 400 feet of the subject property. The proposal and information on how to respond to this notice are described below.

The Milwaukie Planning Commission will hold a public hearing on the proposal at a meeting beginning at 6:30 p.m. on Tuesday, June 13, 2017, at Milwaukie City Hall, 10722 SE Main Street.

File Number(s):	S-2017-002, ZA-2017-002, CPA-2017-001, VR-2017-001, VR-2017-006
Location:	4217-4219 SE Railroad Ave 12E31BC 08000, 08100, 08200, 08300 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	This application seeks to rezone 4 contiguous lots from Residential R-7 to Residential R-5 and proposes a 19-lot subdivision accessed via a new loop road from SE Railroad Ave. The zone change request also requires a Comprehensive Plan map amendment from Low Density to Moderate Density. Variances are requested to access spacing standards, street side yard setback, alternative lot access, and double frontage lots. Phase 1 of this project includes the demolition of a designated historic resource at 4217 SE Railroad Ave (land use file #HR-2017-001). The removal of this resource also requires a zoning map amendment to remove the designation, and a Comprehensive Plan text amendment to remove the resource from Appendix 1 - Historic Resources.
Applicant/Primary Contact Person:	Mark Dane, Mark Dane Planning 14631 SW Millikan Way, Suite 6, Beaverton, OR 97003 503-332-7167; markdaneplanning@gmail.com
Owner(s):	Françar LLC Marianne Russell, Member 2537 Delores Ln North Bend, OR 97459
Staff contact:	Vera Kolas, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7653 kolasv@milwaukieoregon.gov
Neighborhood District Association(s):	Hector Campbell NDA, contact David Aschenbrenner at 503-654-4258.

Applicable Criteria:	<ul style="list-style-type: none">• MMC 12.16 Access Management• MMC 12.24 Clear Vision at Intersections• MMC 17.12 Application Procedure and Approval Criteria - Land Division• MMC 17.20 Preliminary Plat• MMC 17.28 Design Standards• MMC 17.32 Improvements• MMC 19.301 Low Density Residential Zones• MMC 19.500 Supplementary Development Regulations• MMC 19.600 Off-street Parking• MMC 19.700 Public Facility Improvements• MMC 19.902 Amendments to Maps and Ordinances• MMC 19.911 Variances• MMC 19.1006 Type III Review• MMC 19.1007 Type IV Review• MMC 19.1200 Solar Access Protection <p>Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>
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To learn more about a proposal: Call the staff contact assigned to the proposal or visit the project webpage at <https://www.milwaukieoregon.gov/planning/s-2017-002-za-2017-002-cpa-2017-001-vr-2017-001>. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, June 7, 2017**, 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.

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: Any decision may be appealed to City Council 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

Notice of Public Hearing—Master File #S-2017-002
Simon Lofts; Mark Dane (applicant's representative), 4217-4219 SE Railroad Ave
Planning Commission hearing date: June 13, 2017

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.