

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

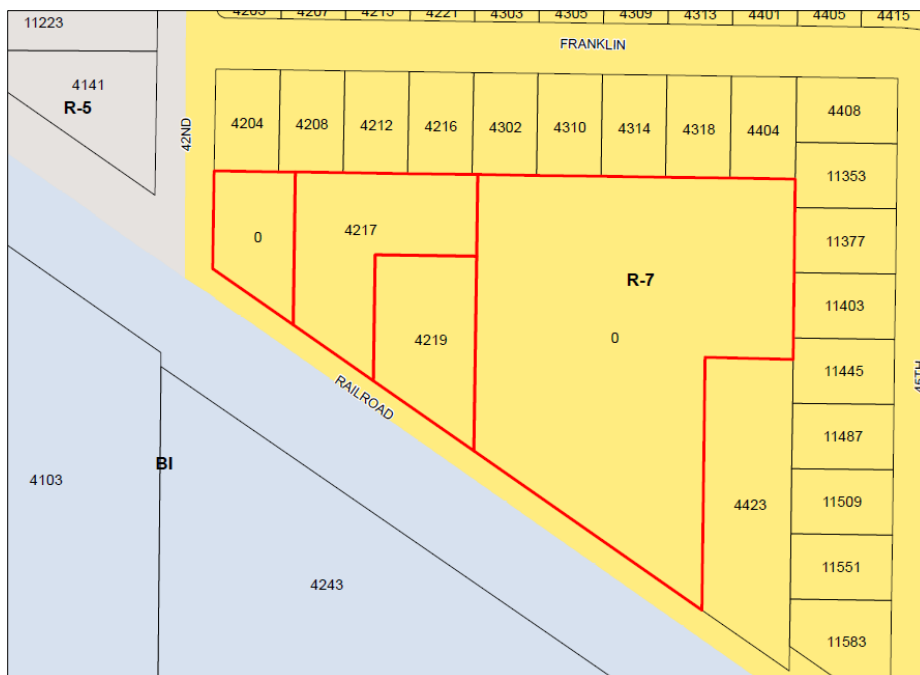
Land Use Master File #S-2017-002, with ZA-2017-002; CPA-2017-001)



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 4 properties (the site) within the Residential R-7 zone located on SE Railroad Ave between SE 42nd Ave and SE 45th Ave (*shown on maps at right*). This notice is being sent to owners and tenants of the subject properties. The City of Milwaukie has determined that adoption of this ordinance may affect the permissible uses of your property, and may change the value of your property.



HOW THE PROPOSED REGULATIONS MIGHT AFFECT YOUR PROPERTY

A land use application, which you have authorized, has been submitted (Master File #S-2017-002) that proposes a 19-lot subdivision on the site. Concurrent Zoning Map Amendment and Comprehensive Plan Map Amendment applications have been filed. The proposal seeks to re-zone the site from Residential R-7 to Residential R-5 and amend the land use designation from Low Density to Moderate Density. If approved, the new zoning designation for the site would be “R-5”.

THE PUBLIC PROCESS TO DATE

These amendments are part of the larger subdivision application that is currently under review. The Planning Commission will hold an initial public hearing and provide a recommendation on the application, which will be forwarded to the City Council for an additional public hearing and final decision.

HOW TO LEARN MORE ABOUT THE PROPOSED REGULATIONS

- Project information is available at <https://www.milwaukieoregon.gov/planning/s-2017-002-za-2017-002-cpa-2017-001-vr-2017-001>.
- The land use application, 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 / Phone: 503-786-7653

HOW TO COMMENT ON THE PROPOSED PROJECT

The Milwaukie Planning Commission will hold a public hearing on the proposed changes (Land Use Master File #S-2017-002 (ZA-2017-002; CPA-2017-001)) at the date, time, and location listed below:

Date: Tuesday, June 13, 2017
Time: 7:00 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, June 7, 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-171>. 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.