



NOTICE OF PUBLIC HEARING

Date mailed: May 26, 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 300 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):	WG-2017-002 (master file), with VR-2017-005
Location:	2024 and 2026 SE Eagle St, 11923 SE 21 st Ave (<i>newly addressed lots</i>) Tax Lot ID 1S1E35DA, lots 1100, 1200, and 1300 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	<p>The applicant proposes to build new single-family houses on each of three existing vacant lots. The two northernmost lots have been replatted to front on Eagle Street (<i>the change is not yet shown on the Tax Assessor map</i>). Eagle Street will be improved from 20th Avenue to provide access, including around the corner onto 21st Avenue in front of the third lot; but improvements on 21st Avenue will not extend to Bluebird Street.</p> <p>All three lots are within the Willamette Greenway overlay zone, which requires conditional use approval for development. In addition, variances have been requested to reduce the street-side yard setback for the corner lot at Eagle & 21st and to reduce the front yard setback for the two lots fronting on Eagle Street. The site is within 100 ft of a designated Habitat Conservation Area (HCA) but there is no HCA on any of the three lots.</p>
Applicant/Primary Contact Person:	Bradley Smith 13621 SE Fair Oaks Dr, Milwaukie, OR 97222 Tel. (503) 803-1224; E-mail navy.smith@juno.com
Owner(s):	(Bradley Smith, same as above)
Staff contact:	Brett Kelter, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7657 kelterb@milwaukieoregon.gov
Neighborhood District Association(s):	Island Station NDA, contact Milo Denham at 503-586-1574.

Applicable Criteria:	<ul style="list-style-type: none">• Milwaukie Municipal Code (MMC) Section 19.1006 Type III review• MMC Section 19.301 Low Density Residential Zones (including R-5)• MMC Section 19.401 Willamette Greenway Zone (WG)• MMC Chapter 19.700 Public Facility Improvements• MMC Section 19.905 Conditional Uses• MMC Section 19.911 Variances Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .
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To learn more about a proposal: Call the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/WG-2017-002>. 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 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.