



POSTED FRIDAY,
OCTOBER 27, 2017

NOTICE OF PUBLIC HEARING

Amendments to Milwaukie Zoning Ordinance and Comprehensive Plan

The **Milwaukie Planning Commission** will hold a public hearing at **6:30 p.m. on Tuesday, November 28, 2017**, at Milwaukie City Hall, 10722 SE Main Street, to consider a proposal for recommendation on Zoning text Amendments, Zoning map Amendments, and Amendments to the Milwaukie Comprehensive Plan (File #ZA-2017-003; CPA-2017-002).

Summary of Proposed Changes

On July 18, 2017, after multiple advisory group meetings and public open houses, and 3 Planning Commission meetings, City Council adopted a resolution directing staff to prepare plan and code amendments to implement the North Milwaukie Industrial Area (NMIA) Plan. The NMIA Plan builds off the Tacoma Station Area Plan (TSAP) adopted in 2013 prior to the construction of the Tacoma Light Rail Station and MAX Orange Line. The NMIA Plan focuses on increasing employment density in the area, providing amenities to serve employees, and accommodating office and industrial flex space.

Staff has prepared a package of amendments intended to implement the plan, as well as streamline and simplify the zoning code.

- Zoning Ordinance –
 - MMC 19.312 – Replace Tacoma Station Area Manufacturing Zone (M-TSA) with a new North Milwaukie Industrial Area (NMIA)
 - Combines Tacoma Station Area Subareas 1-3 into a new Tacoma Station Area Mixed Use Zone (MUTSA)
 - Combines Tacoma Station Area Subarea 4 and the areas zoned Manufacturing (M) in the North Milwaukie Industrial Area into a new North Milwaukie Employment Zone (NME)
 - Revised code language regarding allowed uses and design and development standards applicable to development in the MUTSA and NME
 - Revised code language that is organized to be consistent in structure with that of the General Mixed Use Zone (GMU) and the Downtown Mixed Use Zone (DMU)
 - MMC 19.406 – Delete the Tacoma Station Area Overlay Zone – see notes above
 - Various reference amendments to ensure consistency throughout the Zoning Code
- Milwaukie Comprehensive Plan
 - Adopt the North Milwaukie Industrial Area Plan (NMIA Plan), as a new Comprehensive Plan Ancillary Document
 - Repeal the Tacoma Station Area Plan (TSAP), a Comprehensive Plan Ancillary Document that is superseded by the NMIA Plan.
 - Revise the Transportation Systems Plan to reconcile references to the TSAP with references to the NMIA Plan and include additional new projects identified in the NMIA Plan.
 - Revise the Comprehensive Plan to reconcile references to the TSAP and Tacoma Station Area with references to the NMIA Plan and NMIA.
 - Chapter 4 – Land Use – Economic Base and Industrial/Commercial Land Use Element
 - Objective #1 – Economic Development: Policy 11
 - Objective #4 – Industrial Land Use: Policy 3
 - Objective #15 – Tacoma Station Area
 - Objective #17 – North Milwaukie Industrial Area

To learn more about a proposal: Call the staff contact assigned to the proposal. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, November 22nd**, 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>

The draft amendments are available online at <http://www.milwaukieoregon.gov/planning/za-2017-003>. 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.

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).

If you have any questions, please contact Vera Kolas, Associate Planner, in the Planning Department at 503-786-7653 or koliasv@milwaukieoregon.gov.

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.