



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: June 19, 2019

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, July 9, 2019, at Milwaukie City Hall, 10722 SE Main Street.

File Number(s):	MLP-2018-001, VR-2019-007, VR-2019-008
Location:	10244 SE 43rd Ave Tax Lot ID 1S2E30CC 05200 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	<p>The applicant is proposing a 2-parcel partition to create 1 new developable lot (Parcel 2) and maintain the existing house on a separate lot (Parcel 1).</p> <p>An earlier version of the partition included dedication of public right-of-way (ROW) for the future extension of White Lake Rd from the east. That configuration was challenged with an appeal, and the applicant requested and was granted the opportunity to revise the proposal to remove the ROW dedication for White Lake Rd.</p> <p>The revised configuration requires a variance to the lot width standard and 3 other variances to standards related to street connectivity and access.</p>
Applicant/Primary Contact Person:	Chris Goodell AKS Engineering & Forestry, LLC Tel. 503-563-6151; Email – chrisg@aks-eng.com
Owner(s):	Tony & Michelle DaRosa 205 SE Spokane St, Portland, OR 97202
Staff contact:	Brett Kever, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 Tel. 503-786-7657; Email – kerverb@milwaukieoregon.gov
Neighborhood District Association(s):	Lewelling NDA, contact Stephan Lashbrook at 503-659-8620.

Applicable Criteria:	<ul style="list-style-type: none">• Milwaukie Municipal Code (MMC) Section 12.16 Access Management• MMC Title 17 Land Division• MMC Section 19.301 Low Density Zones (incl. R-7)• MMC Chapter 19.700 Public Facility Improvements• MMC Section 19.911 Variances• MMC Section 19.1006 Type III Review• MMC Chapter 19.1200 Solar Access Protection 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/MLP-2018-001>. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, July 3, 2019**, at the following locations:

- Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd (by appointment; open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 9600 SE Main St (temporary location; 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>

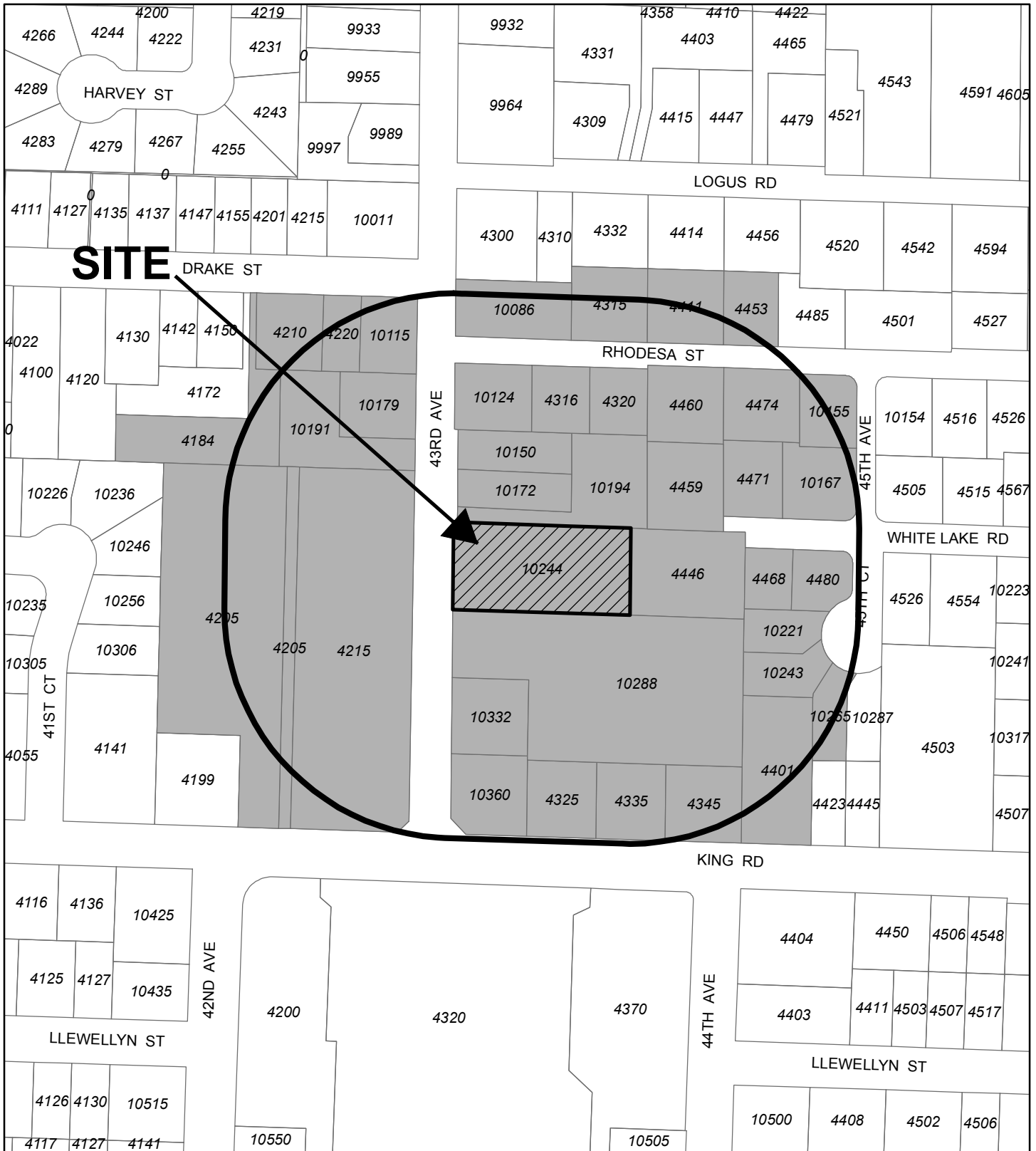
Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

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.

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.





<p style="text-align: center;">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.</p>
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Site Map
10244 SE 43rd Ave
(Tax Lot 1S2E30CC 5200)
Master File #MLP-2018-001
(with VR-2019-007 & VR-2019-008)



Legend

-  Subject Property
-  300-ft notice boundary
-  Properties receiving notice
-  Other tax lots