



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: February 6, 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 500 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, February 26, 2019, at Milwaukie City Hall, 10722 SE Main Street.

File Number(s):	CU-2018-003 (master file)—with CSU-2018-019, NR-2018-006, VR-2018-017, P-2018-003, TFR-2018-002, PLA-2018-001, LC-2018-002, and CSU-2018-020
Location:	13333 SE Rusk Rd 2S2E06AD, tax lots 600, 700, 900, and 901 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	Construct a 170-unit senior living facility, with independent living & assisted living units (Conditional Use) and memory care suites (Community Service Use). Project includes a single stair-stepped building (up to 4 stories) and off-street parking. Natural Resource review for disturbance to delineated wetland & adjustment of Habitat Conservation Area (HCA) boundary on the site. Variance to allow 4-story height and adjust specific requirements for pedestrian & vehicular access. Parking determination to validate the number of proposed off-street spaces. Property line adjustment & lot consolidation to establish the Turning Point Church and new senior living facility on separate lots, with minor modification to the church's CSU for boundary change.
Applicant:	Bonaventure Senior Living (c/o Dan Dobson) 3425 Boone Road SE, Salem, OR 97317 Phone – 503-373-3154; Email – ddobson@livebsl.com
Primary Contact Person:	Serah Breakstone, c/o DOWL (applicant's representative) 720 SW Washington St, Suite 750, Portland, OR 97205 Phone – 971-280-8661; E-mail – sbreakstone@dowl.com
Owner(s):	Turning Point Church 13333 SE Rusk Rd, Milwaukie, OR 97222
Staff contact:	Brett Kolver, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206 Phone – 503-786-7657; Email – kolverb@milwaukieoregon.gov

Neighborhood District Association:	Lake Road NDA, contact Vince Alvarez at 503-358-1574.
Applicable Criteria:	<ul style="list-style-type: none"> • Milwaukie Municipal Code (MMC) Chapter 19.1000 Review Procedures (incl. MMC Section 19.1006 Type III Review) • MMC Section 19.301 Low Density Residential Zones (incl. R-10) • MMC Section 19.302 Med. & High Density Residential Zones (incl. R-3) • MMC Section 19.402 Natural Resources • MMC Chapter 19.500 Supplementary Development Regulations • MMC Chapter 19.600 Off-Street Parking and Loading • MMC Chapter 19.700 Public Facility Improvements • MMC Section 19.904 Community Service Uses • MMC Section 19.905 Conditional Uses • MMC Section 19.911 Variances • MMC Title 17 Land Division • MMC Title 18 Flood Hazard Regulations <p>Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>

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/cu-2018-003>. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, February 20, 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 Temporary Location, 9600 SE Main 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 at the top of this page, 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.