



POSTED FRIDAY,
OCTOBER 11, 2012

NOTICE OF PUBLIC HEARING Amendment to Milwaukie Zoning Ordinance

The **Milwaukie Planning Commission** will hold a public hearing on **Tuesday, November 13, 2012, at 6:30 p.m.**, at the Milwaukie City Hall, 10722 SE Main Street, to consider a proposal initiated by the City of Milwaukie for recommendation on Zoning Text Amendments (File #ZA-12-02 (*tentative file #*)).

Summary of Proposed Changes

- Amends Downtown Zones, Subsection 19.310:
 - Allow office and personal/business service uses to locate in storefronts along Main St; current regulations allow retail and restaurant uses only
 - Allow retail and restaurant uses in Downtown Office zone as stand-alone uses; current regulations allow these uses only in association with an on-site office or hotel use
 - Daycare/childcare uses allowed outright in downtown zones; current regulations require Planning Commission approval for these uses
 - Manufacturing and production allowed as a limited use when associated with retail or restaurant; intended to allow uses such as brew pubs and small-scale food production and sales
- Amends Public Facility Improvements, Chapter 19.700:
 - Frontage improvements would not be required in downtown zones for changes of use in existing building space and small-scale additions of not more than 3,000 sq ft. Traffic safety mitigation measures may still be required for uses that add significantly more traffic to downtown.
 - Frontage improvements would still be required for new construction.
 - Creates a reimbursement program for expenditures incurred on frontage improvements after 8/1/2012 *if* the development would have been exempt from frontage improvements in the proposed code.

To learn more about a proposal: Call the staff contact listed below. The staff report on the proposal will also be available for public viewing after 8 a.m. on Wednesday, **November 7, 2012**, at the Planning Department, 6101 SE Johnson Creek Blvd; Ledding Library, 10660 SE 21st Ave; City Hall, 10722 SE Main St; and online at <http://www.ci.milwaukie.or.us/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 below, 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.

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 Ryan Marquardt in the Planning Department at (503) 786-7658 or marquardtr@ci.milwaukie.or.us.

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.