



POSTED FRIDAY,
SEPTEMBER 11, 2015

NOTICE OF PUBLIC HEARING Amendments to Milwaukie Zoning Map and Zoning Ordinance

The **Milwaukie Planning Commission** will hold a public hearing at **6:30 p.m. on Tuesday, October 13, 2015**, at Milwaukie City Hall, 10722 SE Main Street, to consider a proposal for recommendation on Zoning Map and Zoning Ordinance Amendments (File #ZA-2015-002).

Summary of Proposed Changes

- Zoning map – apply a new Neighborhood Mixed Use Zone NMU to the commercial areas shown on the second page
- Zoning Ordinance –
 - Section 19.303 General Mixed Use Zones: Change name to "Mixed Use Zones" to add the NMU Zone, and revise permitted use standards and development standards
 - Chapter 19.500 Supplementary Development Regulations: New design standards for new development or large additions
 - Section 19.908 Nonconforming Uses and Structures: Streamline land use review procedures for development that comes closer into conformance with the development and design standards

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, October 6, 2015**, 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>

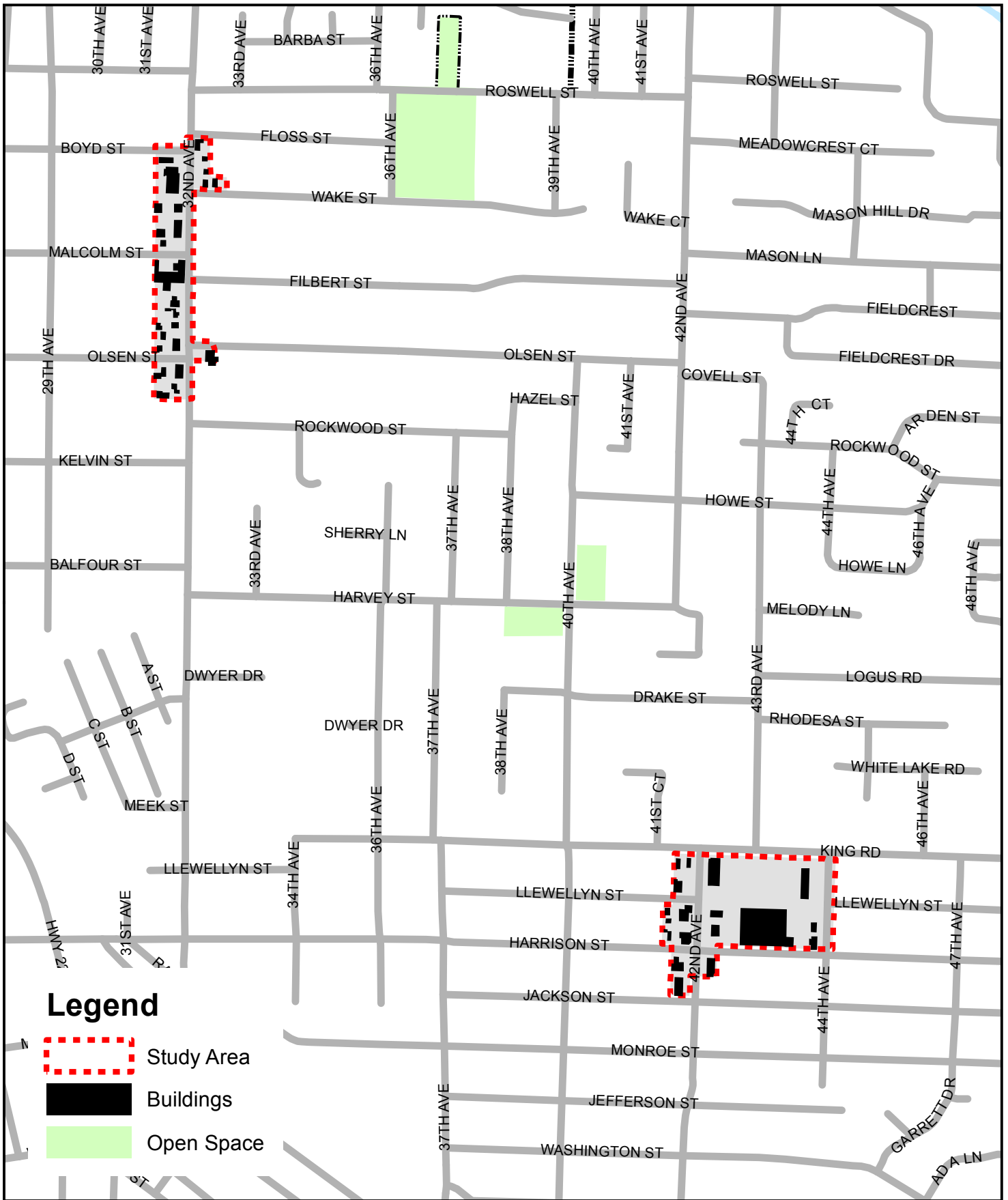
The draft amendments are available online at <http://www.milwaukieoregon.gov/planning/za-2015-002>. Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above and at <http://www.qcode.us/codes/milwaukie>.

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 Li Alligood, Senior Planner, in the Planning Department at 503-786-7627 or alligoodl@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.



Moving Forward Milwaukie Neighborhood Main Street Project Area



The information depicted on this map is for general reference only. The City of Milwaukie does not accept any responsibility for errors, omissions or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.