



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: May 22, 2024

*Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email [espanol@milwaukieoregon.gov](mailto:espanol@milwaukieoregon.gov).*

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, June 11, 2024, at Milwaukie City Hall, 10501 SE Main Street.**

<b>File Number(s):</b>	DR-2024-001; VR-2024-002
<b>Location:</b>	1915-1925 SE Scott St 11E35AA00200; 11E35AA00101 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	The proposal is a food park/food cart pod development that would include: an open-air timber canopy structure over a seating area; a multi-story taproom building with restrooms and seating areas; spaces and utility infrastructure for food carts/trucks; and improvements to existing on-site parking area, which will remain.
<b>Applicant/Primary Contact Person:</b>	Terry Amundson, Koble Creative Architecture, LLC 2117 NE Oregon St., Suite 301, Portland, OR 97232 503-539-4300; <a href="mailto:terry@koblecreative.com">terry@koblecreative.com</a>
<b>Owner(s):</b>	Eric Saunders, RMCC Development PO Box 1625, Clackamas, OR 97015
<b>Staff contact:</b>	Vera Kolias, Senior Planner City of Milwaukie Planning Department 10501 SE Main St. Milwaukie, OR 97222 503-786-7653, <a href="mailto:koliasv@milwaukieoregon.gov">koliasv@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Historic Milwaukie NDA, contact Debbie Liptan, 503-784-3063

<b>Applicable Criteria:</b>	<ul style="list-style-type: none"><li>• MMC 19.304 – Downtown Mixed Use Zone</li><li>• MMC 19.508 – Downtown Site and Building Design Standards</li><li>• MMC 19.600 – Off-Street Parking</li><li>• MMC 19.700 – Public Facility Improvements</li><li>• MMC 19-907 – Downtown Design Review</li><li>• MMC 19.911 – Variances</li><li>• MMC 19.1006 – Type III Review</li></ul> Copies of these criteria are available upon request and can also be found at <a href="http://www.qcode.us/codes/milwaukie/">www.qcode.us/codes/milwaukie/</a> .
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**To learn more about a proposal:** Call the staff contact assigned to the proposal or visit the project webpage at [www.milwaukieoregon.gov/planning/DR-2024-001](http://www.milwaukieoregon.gov/planning/DR-2024-001). The staff report on the proposal will also be available for public viewing on **Tuesday, June 4, 2024**, at the following locations:

- Planning Department, City Hall, 10501 SE Main St  
(open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 10660 SE 21<sup>st</sup> Ave (call 503-786-7580 for current hours)
- 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.

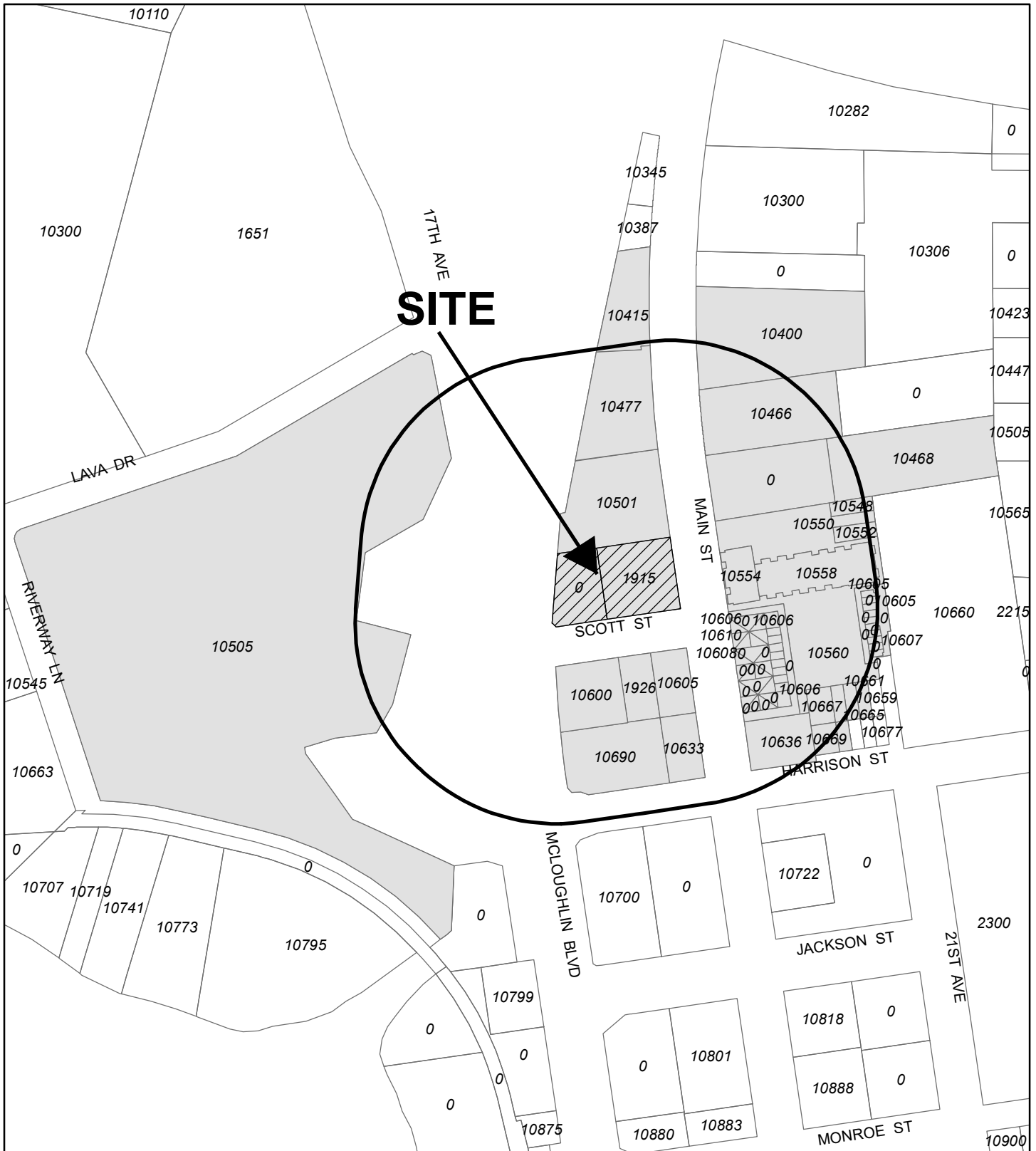
**To appeal a decision:** Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign 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).

Notice of Public Hearing—File #DR-2024-001  
1847 Food Park, 1915-1925 SE Scott St  
Planning Commission hearing date: June 11, 2024

*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.



**Site Map**  
**1915-1925 SE Scott St**  
**(11E35AA00200; 11E35AA00101)**  
**File# DR-2024-001**

**Legend**

-  DR-2024-001 site
-  300-ft buffer
-  Properties receiving notice
-  Tax Lots

