



# CITY OF MILWAUKIE

## NOTICE OF PUBLIC HEARING

Date mailed: June 17, 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, July 9, 2024, at Milwaukie City Hall, 10501 SE Main Street. Information about how to access the virtual meeting can be found at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-123>. The meeting can also be viewed on the City's YouTube channel or Comcast Cable channel 30 within the city limits.**

<b>File Number(s):</b>	DR-2024-002 (primary file), with CSU-2024-004, WG-2024-001, NR-2024-002
<b>Location:</b>	11525 SE McLoughlin Blvd (Kellogg Creek wastewater treatment facility) Tax Lot ID 1S1E35AD, lots 1500 & 1600 and 1S1E35DA, lots 100, 200, & 201 <i>(A map of the site is located on the last page of this notice.)</i>
<b>Proposal:</b>	Construct an addition to the existing Administration Building, expanding the conference room and relocating the locker rooms, lunchroom, and laundry from the Chemical Building. The project includes planting native trees and shrubs as mitigation for permanent disturbance of a portion of the habitat conservation area (HCA) on the site.  The site has been in use as a wastewater treatment plant since 1974. The property is within the Willamette Greenway overlay zone and includes areas within the 100-year floodplain. A formal natural resources report is not required.
<b>Applicant/Owner:</b>	Clackamas Water Environment Services (WES) 150 Beaver Creek Rd. #430, Oregon City, OR 97045
<b>Primary Contact Person:</b>	Shem Harding, Deca Architecture (applicant's representative) 935 SE Alder St, Portland, OR 97214 Tel. (503) 239-1987; Email <a href="mailto:harding@deca-inc.com">harding@deca-inc.com</a>
<b>Staff contact:</b>	Brett Kelter, Senior Planner City of Milwaukie Planning Department 10501 SE Main St, Milwaukie, OR 97222 503-786-7657, <a href="mailto:keltverb@milwaukieoregon.gov">keltverb@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Island Station NDA, contact Charles Bird at 503-318-5065 and near Historic Milwaukie NDA, contact Val Hubbard at 503-475-6030

<b>Applicable Criteria:</b>	<ul style="list-style-type: none"><li>• Milwaukie Municipal Code (MMC) Title 18 Flood Hazard Regulations</li><li>• MMC Section 19.304 Downtown Zones (incl. Downtown Mixed Use)</li><li>• MMC Section 19.401 Willamette Greenway zone</li><li>• MMC Section 19.402 Natural Resources</li><li>• MMC Section 19.508 Downtown Site and Building Design Standards</li><li>• MMC Chapter 19.600 Off-Street Parking &amp; Loading</li><li>• MMC Chapter 19.700 Public Facility Improvements</li><li>• MMC Section 19.904 Community Service Uses</li><li>• MMC Section 19.905 Conditional Uses</li><li>• MMC Section 19.907 Downtown Design Review</li><li>• MMC Section 19.1006 Type III Review</li></ul> Copies of these criteria are available upon request and can also be found at <a href="https://ecode360.com/MI4969">https://ecode360.com/MI4969</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-2024-002](http://www.milwaukieoregon.gov/planning/dr-2024-002). The staff report on the proposal will also be available for public viewing beginning on **Tuesday, July 2, 2024**, at the meeting website noted near the top of the previous page.

**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).

**Enclosures:**

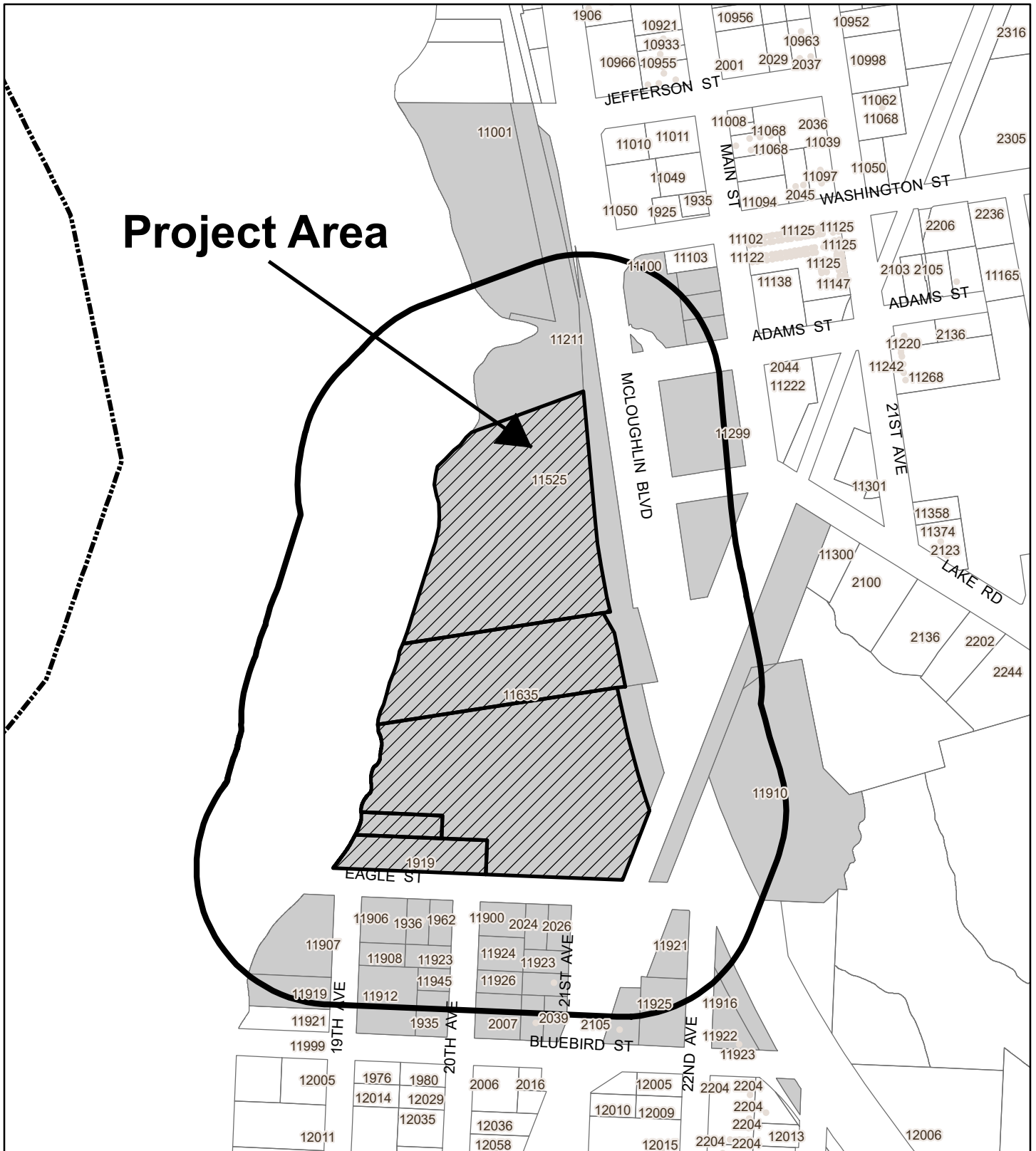
- Location map

Notice of Public Hearing—Primary File #DR-2024-002  
Clackamas Water Environment Services, 11525 SE McLoughlin Blvd (Kellogg Creek wastewater treatment facility)  
Planning Commission hearing date: July 9, 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.



**Project Area**

**Site Map**  
**11525 SE McLoughlin Blvd**  
**(Kellogg Creek wastewater treatment plant)**  
**(Tax ID 1S1E35AD lots 1500 & 1600 and**  
**1S1E35DA lots 100, 200, 201)**  
**Primary File #DR-2024-002**

**Legend**

-  DR-2024-002 site
-  300-ft public notice boundary
-  Properties receiving notice
-  City Limit

