



# CITY OF MILWAUKIE

## NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: November 8, 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 proposed development requires notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. A summary of the proposal and information on how to respond to this notice are described below.

**The City will consider written comments on the proposal prior to issuing a decision.**

**To ensure that your comments are considered in the decision, please submit written comments to the staff contact listed below before 5:00 p.m. on Monday, November 26, 2024. After that date, there is no guarantee that comments will be incorporated into the decision.**

**The decision may be issued as early as 15 days from the date of this public notice.**

**Please include the land use file number for reference.**

<b>File Number(s):</b>	EXT-2024-001
<b>Location:</b>	2107, 2149, 2171 SE Moores St Tax Lot ID: 11E25BB0, tax lots 1800, 1900, 2000 <i>A map of the site is located on the last page of this notice.</i>
<b>Proposal:</b>	Request for a two-year extension of the land use approval to allow a warehouse expansion at Alpha Stone Works (primary file #VR-2022-009). The approval will otherwise expire on December 29, 2024. The original approval included a variance to design standards in MMC 19.312.7 and a setback standard in MMC 19.504.4. The original review also included a development review application because the warehouse addition exceeded 1,000 sq ft. The request is to extend the current land use approval for two years, which would allow until December 2026 to acquire permits and start construction and then until October 2028 to complete the project. <i>(Additional extensions are available upon request, subject to this same process.)</i>
<b>Applicant/Primary Contact Person:</b>	Rick Canfield 2149 SE Moores St. Milwaukie, OR 97222 Tel. 503-786-7661; email <a href="mailto:dyarr@milwaukieoregon.gov">dyarr@milwaukieoregon.gov</a>
<b>Owner(s):</b>	C7 HOLDINGS LLC 2149 SE Moores St. Milwaukie, OR 97222

<b>Staff contact:</b>	Ryan Dyar, AICP, Associate Planner City of Milwaukie Planning Department 10501 SE Main St, Milwaukie, OR 97222 Tel. 503-786-7661; email <a href="mailto:dyarr@milwaukieoregon.gov">dyarr@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	N/A. North Milwaukie Industrial/Innovation Area
<b>Applicable Criteria:</b>	<ul style="list-style-type: none"> <li>• Milwaukie Municipal Code (MMC) Section 19.908 Extensions to Expiring Approvals</li> <li>• MMC 19.1005 Type II Review</li> </ul> Copies of these criteria are available upon request and can also be found at <a href="https://ecode360.com/43860127">https://ecode360.com/43860127</a> .

**To learn more about a proposal:** Contact the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/ext-2024-001>. The application materials and the applicable approval criteria and development standards are available for review at the Planning Department, Milwaukie City Hall, 10501 SE Main St., Milwaukie, OR 97222. Please call the staff contact ahead of time to schedule a review of the application materials. Copies of this information can be obtained for a reasonable fee.

**To comment on a proposal:** You are invited to submit comments in writing before the City issues a decision. Comments should be addressed to the staff contact listed above and be directed toward the applicable criteria. If you submit a written comment, you will be sent a copy of the decision. All written comments become part of the permanent record. City staff can discuss this proposal in person or via telephone. However, the City will consider only written comments when issuing the decision on this proposal.

**Decision:** The Planning Manager will consider any comments received and issue a decision to approve the proposal, approve the proposal with conditions, or deny the proposal. The earliest the decision would be issued is 14 days from the date of this public notice. The decision may be issued after that date depending upon the amount of comments received and complexity of the proposal.

*A copy of the decision will be mailed only to persons that submit written comments prior to the issuance of a decision.*

**To appeal the decision:** The Planning Manager’s decision may be appealed by any party that is aggrieved or adversely impacted by the decision, or that believes an error was made regarding the evaluation of the approval standards and criteria for the proposal. Appeals are heard by the Planning Commission and must be filed within 15 days of the issuance of a decision. Notice of an appeal hearing will be sent to all parties that received this notice.

Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

After an appeal hearing, the Planning Commission’s decision may be appealed to the Oregon Land Use Board of Appeals (LUBA), 550 Capitol St SE, Suite 235, Salem, OR 97301 (503-373-1265). Any issue that

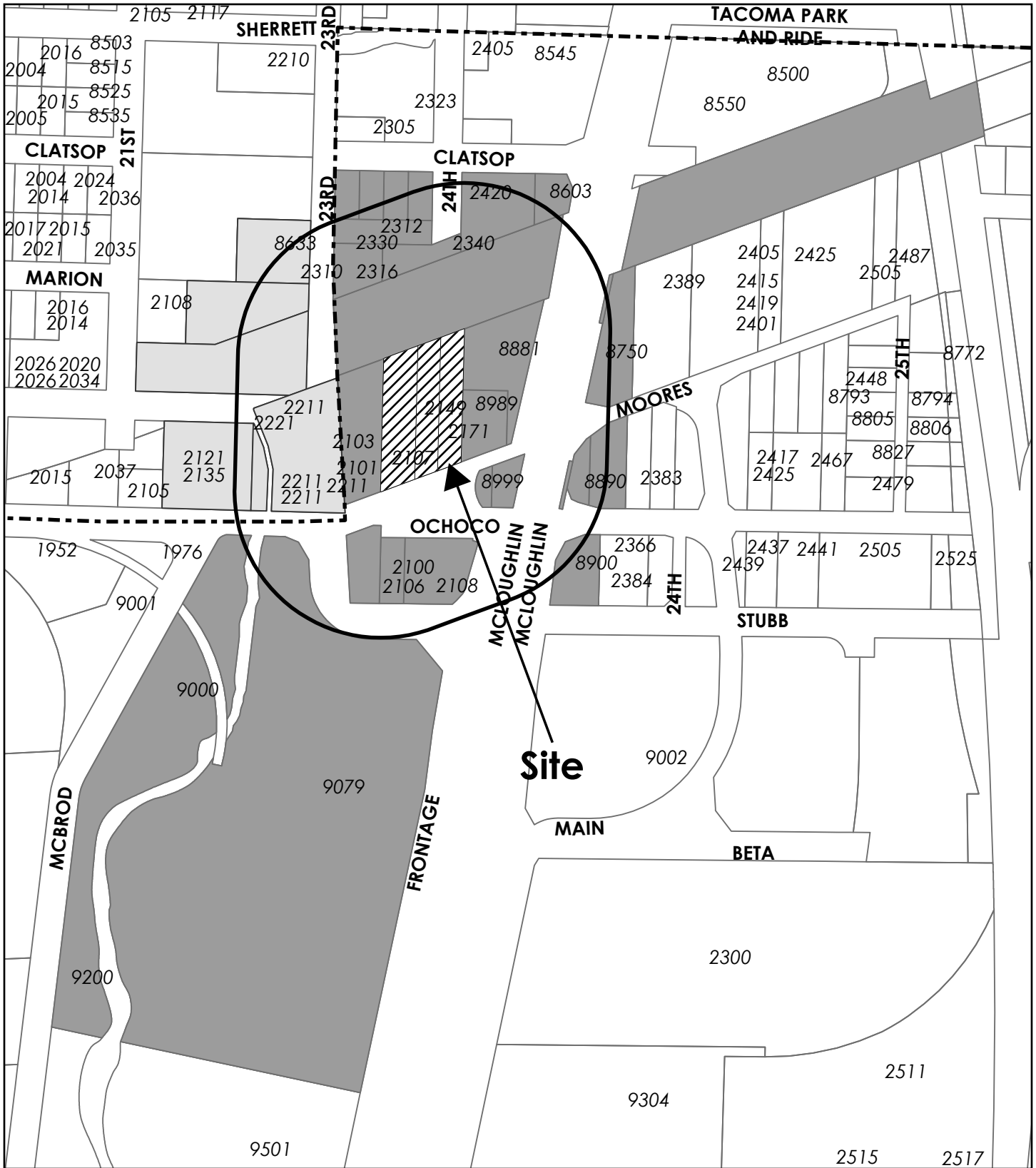
Notice of Type II Land Use Proposal—File #EXT-2024-001  
Alpha Stone Works Land Use Approval Extension - 2107, 2149, 2171 SE Moores St.  
Earliest date for decision to be issued: November 26, 2024

is intended to provide a basis for appeal to LUBA must be raised prior to the issuance of the Planning Manager’s decision or prior to the conclusion of the Planning Commission’s appeal hearing. 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 LUBA.

**Enclosures:**

- Location map

**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**  
**2107, 2149, 2171 SE Moores St**  
**(11E25BB01800,1900,2000)**  
**File# EXT-2024-001**

**Legend**

- City Limit
- City of Portland Notices
- EXT-2024-001 Site
- City of Milwaukie Notices
- 300 ft Buffer

