



May 20, 2016

Land Use File(s): ZA-2015-003

## NOTICE OF DECISION

This is official notice of action taken by the Milwaukie City Council on May 3, 2016.

<b>Applicant(s):</b>	<b>City of Milwaukie</b>
<b>Application Type(s):</b>	<b>Zone Text Amendments</b>
<b>Decision:</b>	<b>Approved</b>
<b>Review Criteria:</b>	<b><u>Milwaukie Zoning Ordinance:</u></b> <ul style="list-style-type: none"><li>• MMC 19.902 Amendments to Maps and Ordinances</li></ul>
<b>Neighborhood(s):</b>	<b>All</b>

**Appeal period closes: 5:00 p.m., June 10, 2016**

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1008 Type V Review. The complete case file for this application is available for review between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please contact Denny Egner, Planning Director, at 503-786-7654 or [egnerd@milwaukieoregon.gov](mailto:egnerd@milwaukieoregon.gov), if you wish to view this case file.

The amendments were adopted by Milwaukie City Council as Ordinance #2120 on May 3, 2016. The amendments made the following changes:

- Allow hosted and unhosted short term rentals of dwelling units (Airbnb-type house rentals) as permitted uses in the City's residential and mixed use zones.
- Include new standards requiring owner occupancy of short term rentals for at least 270 days per year.
- Allow bed and breakfast establishments and vacation rentals as conditional uses in the City's residential and mixed use zones. Vacation rentals are the unhosted version of a short-term rental where the owner occupies the home less than 270 days per year.
- Includes minor housekeeping changes to clarify definitions related to short term rentals and other forms of lodging.

A copy of the final ordinance, which includes the amendments and findings in support of approval, is available at <http://www.milwaukieoregon.gov/planning/za-2015-003>.

Appeals of Type V decisions are handled by the Oregon Land Use Board of Appeals (LUBA) at: 550 Capitol Street NE, Suite 235, Salem, Oregon 97301-2552, 503-373-1265, <http://luba.state.or.us>. They can provide information regarding the timeline for filing an appeal and the proper forms and procedures.



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Dennis Egner, FAICP  
Planning Director

cc: Planning Commission (*via e-mail*)  
Alma Flores, Community Development Director (*via e-mail*)  
Chuck Eaton, Engineering Director (*via e-mail*)  
Chrissy Dawson, Engineering Technician II (*via e-mail*)  
Samantha Vandagriff, Building Official (*via e-mail*)  
Bonnie Lanz, Permit Specialist (*via e-mail*)  
Mike Boumann and Matt Amos, CFD#1  
NDA(s): All (*via e-mail*)  
Interested Persons  
Land Use File(s): ZA-2015-003