



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: January 3, 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.

You are receiving this notice because a conditional use application 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, January 23, 2024, at the new Milwaukie City Hall, 10501 SE Main Street. This meeting will be conducted both in person and online via Zoom. Information about how to access the virtual meeting can be found at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-112>. The meeting can also be viewed on the City's YouTube channel or Comcast Cable channel 30 within the city limits.

File Number(s):	CU-2023-003
Location:	8821 SE 29 th Ave Tax ID: 1S1E25BA12900 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	The applicant is requesting to use a single-unit detached dwelling as a vacation rental, which requires a conditional use permit in the Moderate Density Residential (R-MD) zone.
Applicant/Primary Contact Person:	Nicholas Nigro and Bay Nigro (legal name: Kristina Ewald) 22 Park Drive Woodstock, NY 12498
Owner(s):	Nicholas Nigro and Bay Nigro (legal name: Kristina Ewald)
Staff contact:	Ryan Dyar, Assistant Planner City of Milwaukie Planning Department 10501 SE Main St, Milwaukie, OR 97222 Tel. 503-786-7661, Email dyarr@milwaukieoregon.gov
Neighborhood District Association(s):	Ardenwald-Johnson Creek NDA, contact Chris Holle-Bailey (Chair) at 503-432-3057

Applicable Criteria:	<ul style="list-style-type: none">• Milwaukie Municipal Code (MMC) Section 19.301 Moderate Density Residential Zone• MMC Section 19.905 Conditional Use• MMC Section 19.1006 Type III Review Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/ .
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To learn more about a proposal: Call the staff contact assigned to the proposal or visit the project webpage at <http://www.milwaukieoregon.gov/planning/cu-2023-003>. The staff report on the proposal will also be available for public review beginning on **Tuesday, January 16, 2024**, at the meeting website noted on 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 available for review online.

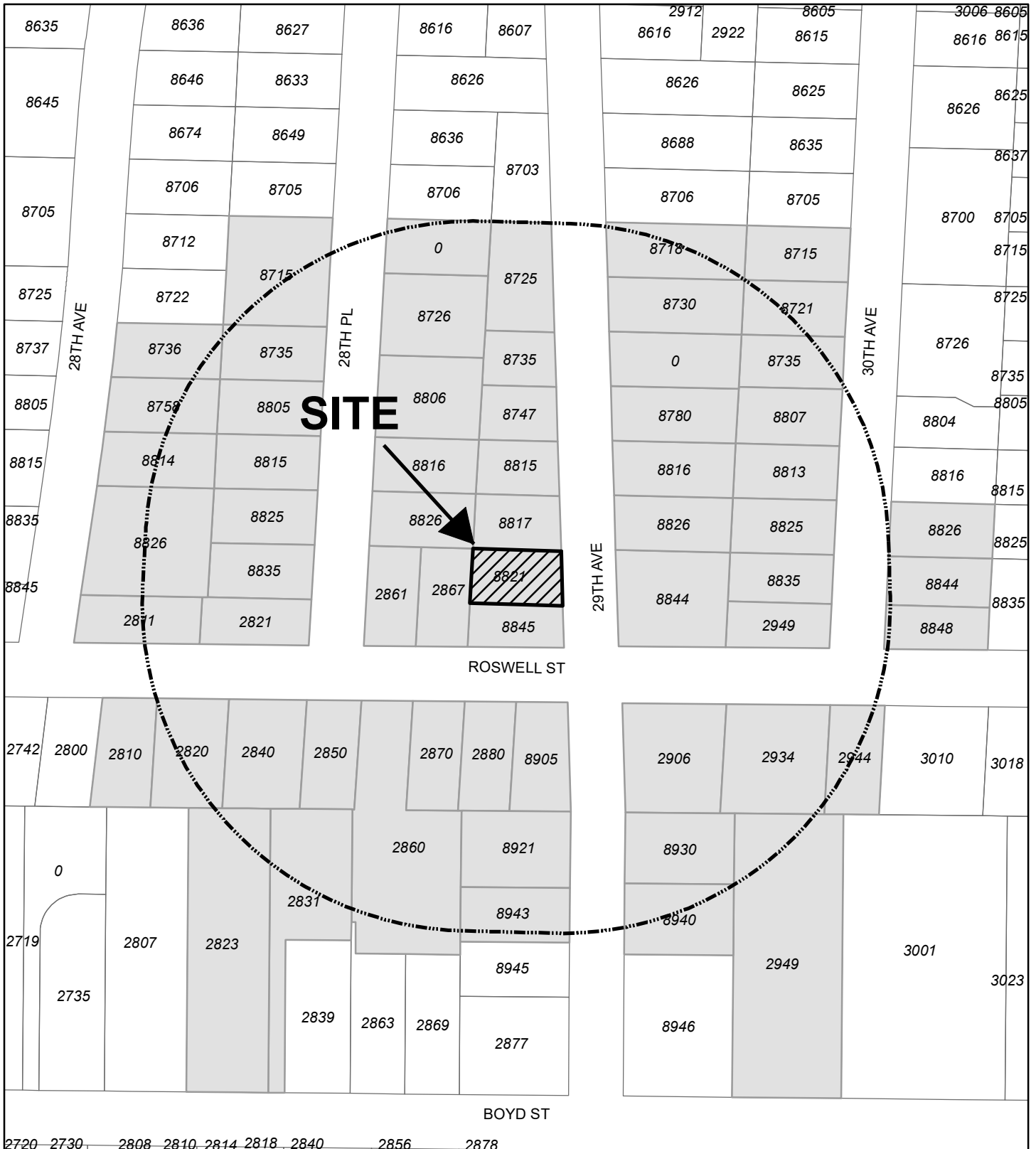
To comment on a proposal: You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either 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 toward 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 before 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).




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.
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Site Map
8821 SE 29th Ave.
(Tax ID 1S1E25BA12900)
File #CU-2023-003

Legend

-  300 Ft Buffer
-  CU-2023-003 Site
-  Properties receiving notice

