



CITY OF MILWAUKIE

NOTICE OF PUBLIC HEARING

Date mailed: April 23, 2025

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 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, May 13, 2025, 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-134>. The meeting can also be viewed on the City's YouTube channel or Comcast Cable channel 30 within the city limits.



May 13 meeting page

File Number(s):	CU-2025-002
Location:	8525 SE 32 nd Ave Tax Lot ID 1S1E25BA, lot 300 (A map of the site is located on the last page of this notice.)
Proposal:	Re-establish the existing single-unit dwelling as a vacation rental (i.e., stays of less than 30 days, where the unit serves as a primary residence for less than 270 days per year). The property has been used as a primary residence and short-term rental since 2017.
Applicant/Owner:	Michael & Audra Jeske 8525 SE 32 nd Ave, Milwaukie, OR 97222
Primary Contact Person:	Michael & Audra Jeske Tel. (503) 267-4719; Email mikejeske@hotmail.com
Staff contact:	Brett Kelter, Senior Planner City of Milwaukie Planning Department 10501 SE Main St, Milwaukie, OR 97222 503-786-7657, kelterb@milwaukieoregon.gov
Neighborhood District Association(s):	Ardenwald-Johnson Creek NDA, contact Chris Holle-Berry at (503) 432-3057
Applicable Criteria from Milwaukie Municipal Code (MMC):	<ul style="list-style-type: none">• MMC Section 19.301 Moderate Density Residential zone (R-MD)• MMC Chapter 19.700 Public Facility Improvements• MMC Section 19.905 Conditional Uses• MMC Section 19.1006 Type III Review Copies of these criteria are available upon request and can also be found at https://ecode360.com/MI4969 .

To learn more about a proposal: Call the staff contact assigned to the proposal or visit the project webpage at www.milwaukieoregon.gov/planning/cu-2025-002. The staff report on the proposal will also be available for public viewing beginning on **Tuesday, May 6, 2025**, 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

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.

Enclosure 1



Location Map
8525 SE 32nd Ave
(Tax ID = 1S1E25BA, lot 300)
File #CU-2025-002



- Legend**
- CU-2025-002 site
 - 300-ft public notice boundary
 - Properties receiving notice (Milwaukie)
 - Properties receiving notice (Portland)
 - Other tax lots (Milwaukie)
 - Other tax lots (Portland)