



CITY OF MILWAUKIE

NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: July 8, 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 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 Tuesday, July 22, 2025. 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.

File Number(s):	VR-2025-009
Location:	8933 SE 39 th Ave Tax Lot ID 1S1E25AD, lot 3200 <i>A map of the sites is located on the last page of this notice.</i>
Proposal:	Reduce the rear yard setback from 20 ft to 15 ft in conjunction with the development of a detached quadplex (4 separated dwelling units) on the subject property. The proposed reduction qualifies for processing as an administrative variance.
Applicant/Primary Contact Person:	Curtis Gibson (Ryanwood Consulting Group LLC) Tel. 503-209-4268; Email curtis.gibson333@gmail.com
Owner(s):	Ramsey LLC
Staff contact:	Brett Kelter, AICP, 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 Matt Rinker (Chair) at 971-336-8663 or mattrinker@hotmail.com .
Applicable Criteria from Milwaukie Municipal Code (MMC):	<ul style="list-style-type: none">• MMC Section 19.301 Moderate Density Residential zone (R-MD)• MMC Section 19.911 Variances• MMC Section 19.1005 Type II Review Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.

To learn more about a proposal: Contact the staff contact assigned to the proposal or visit the project webpages at www.milwaukieoregon.gov/planning/vr-2025-009. 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. 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.



VR-2025-009
(8933 SE 39th Ave)

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.

Neighborhood District Association: The Neighborhood District Association (NDA), listed on the first page of this notice, may take a position on this proposal. The application materials have been referred to the NDA Chairperson and Land Use Committee members. The proposal may be discussed at an open meeting of the NDA. Please contact the person listed as the neighborhood contact to determine the status of the NDA's review and position 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 15 days from the date of this public notice. The decision may be issued after that date depending upon the 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.

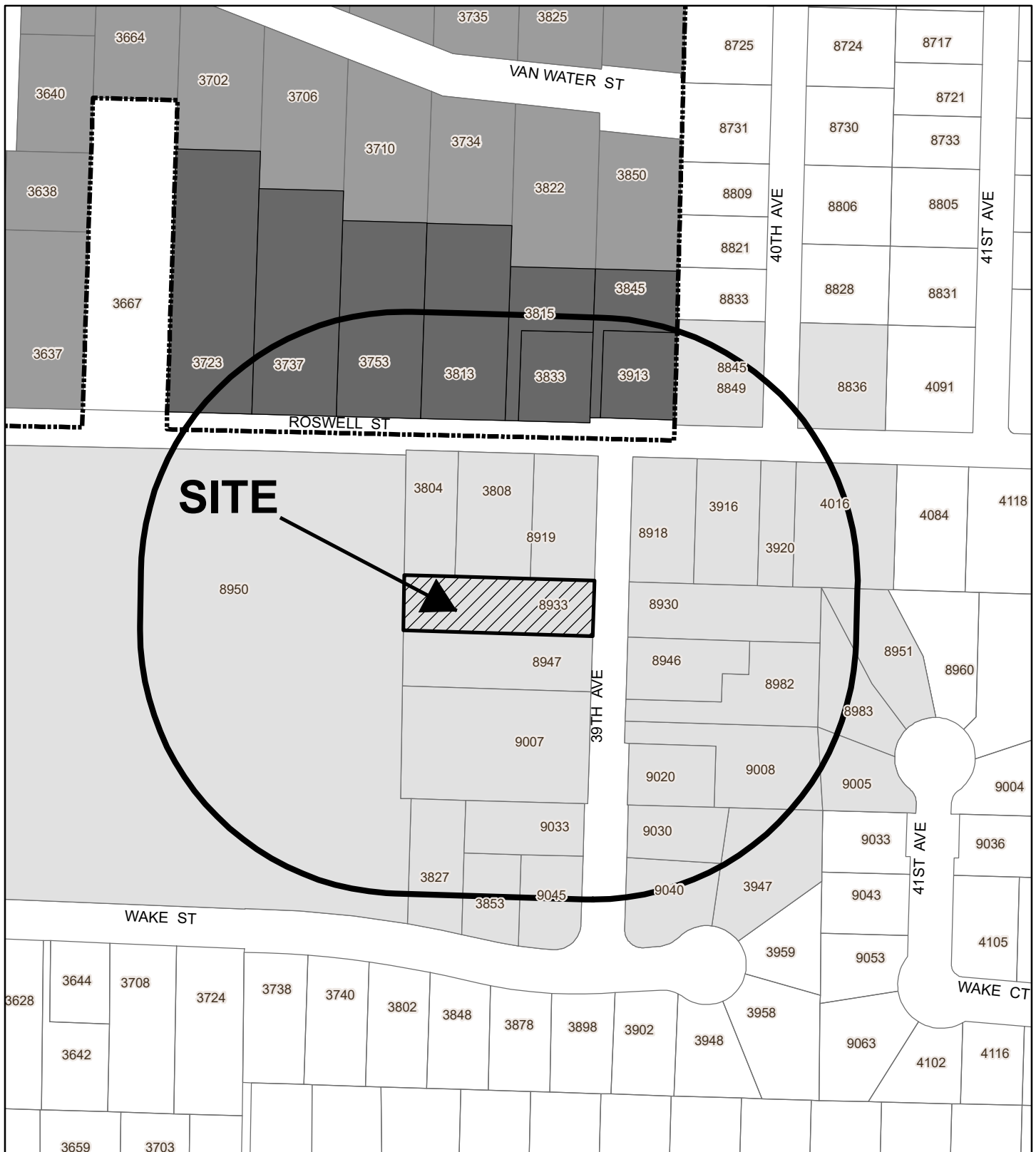
Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

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 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
- Site plan

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.



Location Map
8933 SE 39th Ave
(Tax ID = 1S1E25AD03200)
File #VR-2025-009



Legend

- VR-2025-009 site
- 300-ft public notice boundary
- City Limit
- Properties receiving notice (Milwaukie)
- Properties receiving notice (Portland)
- Other tax lots (Milwaukie)
- Other tax lots (Portland)

