



**POSTED Wednesday,
January 8, 2016**

NOTICE OF PUBLIC HEARING Amendments to Milwaukie Zoning Ordinance

The **Milwaukie Planning Commission** will hold a public hearing at **6:30 p.m. on Tuesday, February 9, 2016**, at Milwaukie City Hall, 10722 SE Main Street, to consider a proposal for Zoning Text Amendments (File #ZA-15-03).

Summary of Proposed Changes

Amends the zoning ordinance to do the following:

- Allows 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.
- Includes new standards requiring owner occupancy of short term rentals for at least 270 days per year and an additional parking space for units outside of the downtown.
- Allows 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.

To learn more about a proposal: Call the staff contact assigned to the proposal. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, February 3**, at the following locations:

- Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd (open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 10660 SE 21st St (call 503-786-7580 for current hours)
- City Hall, 10722 SE Main St (open weekdays 8:00 a.m. to 5:00 p.m.)
- City website, <http://www.milwaukieoregon.gov/meetings>

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 below, 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.

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).

If you have any questions, please contact Denny Egner, Planning Director, in the Planning Department at 503-786-7654 or egnerd@milwaukieoregon.gov.

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.