From: riverhouse1951@hotmail.com
To: Ryan Dyar
Subject: Re: Vacation Rental Proposal - 4843 SE Barbara Lynn Way - November 8th Hearing
Date: Monday, November 7, 2022 7:25:38 PM

This Message originated outside your organization.

Ryan, I live at 12855 SE Sprout Lane, Milwaukie, Oregon. I am protesting the application for the vacation rental 4843 SR Barbara Lynn Way.
1) Not safe for the community and the people in Cereghino Farms.
2)Lowers the value of our property.
3)Extra people parking on the street.
4)People climbing over the neighbor fences.
5)People peering over the neighbor's fences.
6)Not a corporate house where the people would be staying for many months.
7)They are using it for very short-term rentals.

We bought in this community and are shocked that it could be used for short term rentals. Our real estate assured us this could never happen. We know the people in Cereghino Farms, we do not know everyone who be here on a very short basis.
THIS SHOULD NEVER HAPPEN IN AN UPPER-CLASS NEIGHBORHOOD.

Nancy Debord
The very first buyer in Cereghino Farms

From: Ryan Dyar <DyarR@milwaukieoregon.gov>
Sent: Thursday, November 3, 2022 11:58 AM
To: riverhouse1951@hotmail.com <riverhouse1951@hotmail.com>
Subject: Vacation Rental Proposal - 4843 SE Barbara Lynn Way - November 8th Hearing

Hi Nancy,

Nice talking with you today – we always appreciate the opportunity to talk with people about the land-use process. Please see below for the resources we discussed.

Here is the following link to the City webpage for the proposed vacation rental at 4843 SE Barbara Lynn Way, land use case #CU-2022-003. This webpage includes the public notice (linked at the bottom) that was mailed out (https://www.milwaukieoregon.gov/planning/cu-2022-003)

Here is the link to the Milwaukie Planning Commission meeting webpage for November 8th, 2022. On this page, you will find the e-packet which includes both the applicant materials and the staff report. You'll also find the Zoom link to join and participate in the public hearing (https://www.milwaukieoregon.gov/bc-pc/planning-commission-107).

The approval criteria for a new conditional use can be found in Milwaukie Municipal Code (MMC)

19.905.4. I have also pasted them below.

Finally, here is the City of Milwaukie YouTube webpage. You can stream all public meetings here: https://www.youtube.com/channel/UCRFbfqe3OnDWLQKSB_m9cAw/featured

Let me know of any questions. And please send any comments to me and I will send them to the Planning Commission.

Best,
Ryan

19.905.4 Approval Criteria for New Conditional Use

A. Establishment of a new conditional use, or major modification of an existing conditional use, shall be approved if the following criteria are met:

1. The characteristics of the lot are suitable for the proposed use considering size, shape, location, topography, existing improvements, and natural features.
2. The operating and physical characteristics of the proposed use will be reasonably compatible with, and have minimal impact on, nearby uses.
3. All identified impacts will be mitigated to the extent practicable.
4. The proposed use will not have unmitigated nuisance impacts, such as from noise, odor, and/or vibrations, greater than usually generated by uses allowed outright at the proposed location.
5. The proposed use will comply with all applicable development standards and requirements of the base zone, any overlay zones or special areas, and the standards in Section 19.905.
6. The proposed use is consistent with applicable Comprehensive Plan policies related to the proposed use.
7. Adequate public transportation facilities and public utilities will be available to serve the proposed use prior to occupancy pursuant to Chapter 19.700.

Ryan Dyar
Assistant Planner
he • him • his
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