



September 21, 2016

Land Use File: R-2016-001
Permit(s): NA

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Director on September 21, 2016.

Applicants: Gary Drendel and Michael Sigea
Locations: 5583 and 5611 SE Woodhaven St
Tax Lot: 1S2E31AB, lots 13900 and 13800, respectively
Application Type(s): Replat: Adjust common property boundary to transfer 20-ft strip of land
Decision: Approved
Review Criteria: Milwaukie Land Division Ordinance:

- MMC Chapter 17.16 Application Requirements and Procedures
- MMC Chapter 17.12 Application Procedure and Approval Criteria

Milwaukie Zoning Ordinance:

- MMC Section 19.301 Low Density Residential Zones (including R-7)
- MMC Section 19.1004 Type I Review

Appeal period closes: 5:00 p.m., October 6, 2016

Conditions of Approval

None

Other requirements

1. MMC Section 17.04.120 Recording

As per MMC Section 17.04.120, replats must be recorded by plat. An application for final plat shall be submitted to both the City Planning Department and the County Surveyor within 6 months of the date of this approval. Once approved by the County Surveyor, a copy of the recorded final plat shall be submitted to the City Planning Department.

Findings in Support of Approval

The Findings for this application are included as Exhibit 1.

Case File

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1004 Type I Review. The complete case file for this application is available for review between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please contact Brett Kelter, Associate Planner, at 503-786-7657 or kelperb@milwaukieoregon.gov, if you wish to view this case file.

Appeal

This decision may be appealed by 5:00 p.m. on October 6, 2016, which is 15 days from the date of this decision. An appeal of this decision would be heard by the Milwaukie Planning Commission following the procedures of MMC Section 19.1010 Appeals. This decision will become final on the date above if no appeal is filed during the appeal period. Milwaukie Planning staff can provide information regarding forms, fees, and the appeal process at 503-786-7630 or planning@milwaukieoregon.gov.

Expiration

Per MMC Subsection 17.04.050.A, this decision on the proposed boundary change shall expire 1 year after the date of approval. An extension of up to 6 months may be granted upon submission of a formal request to the original decision-making authority (the Planning Director, in this case), subject to the provisions of MMC Subsection 17.04.050.B, which include the following:

- a. No changes are made on the original plan as approved;
- b. The applicant can show intent of recording the boundary change within the 6-month extension period; and
- c. There have been no changes in the ordinance provisions on which the approval was based.

Exhibits

1. Findings in Support of Approval
2. Map of Proposed Adjustment



Dennis Egner, FAICP
Planning Director

cc: Gary Drendel, co-applicant (5583 SE Woodhaven St, Milwaukie, OR 97222)
Michael Sigea, co-applicant (5611 SE Woodhaven St, Milwaukie, OR 97222)
Alma Flores, Community Development Director (*via e-mail*)
Chuck Eaton, Engineering Director (*via e-mail*)
Rick Buen, Civil Engineer (*via e-mail*)
Samantha Vandagriff, Building Official (*via e-mail*)
Bonnie Lanz, Permit Specialist (*via e-mail*)
Land Use File: R-2016-001