



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206

PHONE: 503-786-7630
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 E-MAIL: planning@ci.milwaukie.or.us

Application Referral

DATE SENT: January 20, 2012	PLANNING COMMISSION HEARING
COMMENTS DUE: February 3, 2012	TENTATIVE DATE: February 28, 2012
Site location: 1S2E32CB, tax lots 2801 & 2802 (no site address)	Review type: Type III
Applicant: Bruce Goldson (Theta LLC)	File #: WQR-11-05
Applicant phone: (503) 481-8822	Application type: Water Quality Resource review

TO:

- CD/PW Director (cover sheet only)
- Engineering Dept. Brad Albert, Civil Engineer
- Building Official Police Chief
- Planning Director City Attorney
- City Manager PW Operations
- Lieutenant Deputy Fire Marshal: Mike Boumann
- NDA Chair & LUC: Linwood
- NDA Liaison (cover sheet only)
Gary Parkin (Linwood)
- Clackamas County: Patricia Holloway, President of Southgate CPO
- Metro: Miranda Bateschell
- ODOT: Gail Curtis
- TriMet: Heather Boll
- Other: ESA (City consultant for natural resources)

FROM:

Brett Kelper, Associate Planner, 503-786-7657
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 Planning Department
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PROPOSAL:

ZONE: R-7

Construct a new single-family home on a vacant lot that includes a delineated wetland and associated vegetated buffers (Water Quality Resource (WQR) areas) and Habitat Conservation Area (HCA). The proposed development would not disturb the wetland directly, but it would disturb and impact other portions of the WQR and HCA on site and includes proposed mitigation.

Please comment on the following applicable code sections (if no comment, please respond in kind to kelperb@ci.milwaukie.or.us):

- Milwaukie Municipal Code (MMC) Section 19.402 Water Quality Resource Regulations
(**Note: The application is subject to the version of MMC 19.402 in place prior to Sept. 15, 2011.)
- Metro Title 13 model code for HCAs
- MMC 19.302 Residential zone R-7
- MMC 19.504 Site Design Standards
- MMC 19.505.1 Design Standards for Single-Family Dwellings
- MMC 19.600 Off-Street Parking and Loading
- MMC 19.700 Public Facility Improvements
- MMC 19.1006 Type III review