



SAMPLE

Planning Department

Application Referral

DATE SENT: June 27, 2008	PLANNING COMMISSION HEARING TENTATIVE DATE: August 12, 2008
COMMENTS DUE: July 11, 2007	
Site location: 6011 & 5900 SE Harmony Road	Review type: Major Quasi-Judicial
Applicant: Frank Walker 1480 Jamestown Street, SE Salem, Oregon 97302	File #(s): A-07-02, CU-07-02, TPR-07-12, WQR-07-01, VR-07-06, and TAR-07-01
Applicant phone: 1-503-588-8001	Application type(s): Annexation, Conditional Use, Transportation, Water Quality Resource, Variance (for parking), and Transition Area.

Look up at:
<http://portlandmaps.com>

TO:

SEND COMMENTS →

- CD/PW Director (cover sheet only)
- Engineering Dept. Zach Weigel, Civil Engineer
- Building Official Police Chief
- Planning Director City Attorney
- Administration PW Operations
- Fire Marshal: Mace Childs
- NDA Chair & LUC: Lake Road and Linwood
- NDA Liaison:
Grady Wheeler (Lake Rd) and Gary Parkin (Linwood)
- Clackamas County: Ron Weinmann
- Metro: Miranda Bateschell
- ODOT: Gail Curtis
- Tri-Met: Heather Boll
- Other: Pat Russell, N. Clackamas Citizen Assoc.
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FROM:

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CALL WITH QUESTIONS
(about the project or the approval criteria used to evaluate the project)

PROPOSAL: ← Read application for more detailed info or call staff **ZONE:** BI

The applicant is proposing to annex two properties into the City that are located on Harmony Road between Lake Road and Railroad Avenue. The existing County zoning is I2 (Light Industrial), and the proposed City zoning is BI (Business Industrial). The applicant is proposing to construct two 3-story mini storage buildings, one on either side of Minthorn Creek. (A mini storage facility is a conditional use in the BI zone and requires Planning Commission review and approval.) A clear span steel bridge is proposed over Minthorn Creek to access the north side of the property. Improvements are proposed to Minthorn Creek and the surrounding riparian area to mitigate for the disturbance caused by the bridge crossing. A Transportation Impact Study was conducted and minor improvements to Harmony Road are proposed to mitigate for the development's impacts. The applicant is requesting a variance to reduce the number of required parking spaces. The proposed development is subject to transition area review due to the multi-family development to the east.

SEE REVERSE SIDE FOR MORE INFORMATION

Please comment on the following **applicable code sections.**

Please respond in writing.

- Milwaukie Municipal Code (MMC) Section 19.324 Business Industrial Zone
- MMC Section 19.322 Water Quality Resource Regulations
- MMC Chapter 19.400 Supplementary Regulations (especially Section 19.416 Transition Area Review)
- MMC Chapter 19.500 Off Street Parking and Loading
- MMC Chapter 19.600 Conditional Uses
- MMC Chapter 19.700 Variances
- MMC Chapter 19.900 Amendments (Zoning Map Amendment)
- MMC Chapter 19.1011.3 and 1011.4 Minor and Major Quasi-Judicial Review
- MMC Chapter 19.1400 Transportation Regulations
- MMC Chapter 19.1500 Boundary Changes (Annexation)

The Milwaukie Municipal Code is available online at this location: <http://www.qcode.us/codes/milwaukie/>

These are all the regulations that apply to the project. They include all the approval criteria and standards that the project has to meet to get approved.

LOOK UP CODE SECTIONS HERE
(or ask the Planning Department)