

## Brett Kolver

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**From:** David Mealey <mealeydc@gmail.com>  
**Sent:** Monday, July 22, 2019 10:38 AM  
**To:** Brett Kolver  
**Subject:** Re: questions on revisions to VR-2019-004  
**Attachments:** updated table 7 22 19.docx



1. To confirm, it looks like you are no longer proposing to close the existing driveway that opens directly onto Lake Rd. Is that correct?

**Yes that is correct, the driveway helps to divert vehicles from SE Lena Ave and minimizes the impacts of our use with our primary neighbor on SE Lena Ave. We are also able to meet our projected parking needs without closure of the driveway.**

2. In the May 20 completeness letter, I neglected to note that the narrative did not respond directly to Discretionary Relief Criterion C (“Impacts from the proposed variance will be mitigated to the extent practicable.”) The narrative does repeatedly note that impacts will be minor and that no mitigation appears necessary, but I thought I’d ask whether you wanted to make a more direct statement with respect to that specific criterion.

**We will limit the days and times that the businesses operate to minimize any impacts on our neighborhood. With the exception of the short term rental all proposed businesses open hours are between 9 a.m. to 6 p.m. Other actions to mitigating measures include actions already taken and maintained ie. fencing, vegetated screening and minimal appearance of any operating businesses.**

3. Garage 1 is described as “semi-attached.” How is it connected to Home 1, by a breezeway or some other means?

**The semi-attached garage 1 is connected to Home 1 via a common wall on the east side of Home 1 with a foyer between the entryway into Garage 1 and Home 1.**

4. The Existing Conditions section on Page 3 notes that approximately 59% of the site contains lawn and/or gravel. Gravel does not count as vegetation—could you provide a more specific percentage of lawn and other vegetation as opposed to gravel?

**Approximately 60% of the 59% is vegetation and the remaining 40% of that is gravel. ie. 36% of the site is vegetated and 24% is gravel.**

5. Could you explain the logic of listing 1 average weekly trip for the Business Owner for several of the scenarios in the table on Page 2? It seems like that number should be at least 2, to represent 1 trip to the site and 1 trip away each week.

**My apologies in my rush to get this out I didn't adequately check my math. The listed trips of "1" for Milwaukie Wellness Center and Spouse's home occupation should have been 8 each. With the other total business trips this would equal the 33 total business trips accounted for in the bottom row and an updated total projected weekly trips of 140 for all uses. I've attached an updated table.**

6. Also in the table on Page 2, is the column for “Minimum # of parking spaces” intended to represent the minimum number of spaces that are physically available for each use, or the number of spaces expected to be needed for each use, or something else?

**My intention was to show what was potentially needed for each use and a better description might be "Maximum # of parking spaces needed". Of course we would never need all the spaces available at the same time but if that were ever to happen we have enough onsite spaces to cover all our needs.**



David Mealey, DC  
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On Fri, Jul 19, 2019 at 2:24 PM Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)> wrote:

David,

After reading through your revised submittal, I've got a few additional questions for clarification, in no particular order of importance:

1. To confirm, it looks like you are no longer proposing to close the existing driveway that opens directly onto Lake Rd. Is that correct?
2. In the May 20 completeness letter, I neglected to note that the narrative did not respond directly to Discretionary Relief Criterion C (“Impacts from the proposed variance will be mitigated to the extent practicable.”) The narrative does repeatedly note that impacts will be minor and that no mitigation appears necessary, but I thought I'd ask whether you wanted to make a more direct statement with respect to that specific criterion.
3. Garage 1 is described as “semi-attached.” How is it connected to Home 1, by a breezeway or some other means?
4. The Existing Conditions section on Page 3 notes that approximately 59% of the site contains lawn and/or gravel. Gravel does not count as vegetation—could you provide a more specific percentage of lawn and other vegetation as opposed to gravel?
5. Could you explain the logic of listing 1 average weekly trip for the Business Owner for several of the scenarios in the table on Page 2? It seems like that number should be at least 2, to represent 1 trip to the site and 1 trip away each week.
6. Also in the table on Page 2, is the column for “Minimum # of parking spaces” intended to represent the minimum number of spaces that are physically available for each use, or the number of spaces expected to be needed for each use, or something else?

If you want to provide answers to any of these questions, I can package them as another supplemental piece of information and post it on the project webpage as part of the revised submittal.

I'm hoping to work on the draft staff report and findings next week, and it might be good at some point soon to discuss staff's thoughts on the various variance requests and where we might be headed with regard to recommendations for approval. I'll aim to check in with you about that sometime next week.

**BRETT KELVER**

Associate Planner

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7/22/19 Updated table							
Existing or Potential Uses	Location	Avg. resident weekly trips	Avg. business owner weekly trips	Avg. clients' weekly trips	Avg. non-resident employee weekly trips	Total avg. weekly trips	Maximum # of parking spaces needed
Owner-Main residence	Home 1	14	0	0	0	14	2
Long term rental	Home 2	14	0	0	0	14	2
Milwaukie Wellness Center	Home 1	0	8	32	8	48	4
Milwaukie Hardwoods	Barn	0	1	1	0	2	2
Spouse's home occupation	Home 1	0	8	14	0	22	1
Short term rental	Garage 1	4	0	0	0	4	1
Sub consult 1	Home 1	0	8	10	0	18	2
Sub consult 2	Home 1	0	8	10	0	18	2
<b>TOTALS</b>		<b>32</b>	<b>33</b>	<b>67</b>	<b>8</b>	<b>140</b>	<b>16</b>