



**MILWAUKIE PLANNING**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206  
 503.786.7630  
 planning@milwaukieoregon.gov

# Application Referral

<b>DATE SENT: May 30, 2019</b>	<b>PLANNING COMMISSION HEARING</b>
<b>COMMENTS DUE: June 13, 2019</b>	<b>TENTATIVE DATE: August 13, 2019</b>
<b>Site location:</b> 5111 SE Lake Rd	<b>Review type:</b> Type III
<b>Applicant:</b> David Mealey	<b>File #(s):</b> VR-2019-004
<b>Applicant phone:</b> 503-309-0309	<b>Application type(s):</b> Variance Request
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/vr-2019-004">https://www.milwaukieoregon.gov/planning/vr-2019-004</a>	

## TO:

- CD Director (email)
- Engineering Dept.       Planning Director
- Building Official (email)       Police Chief (email)
- ROW Coord. (for WCF)       PW Director (email)
- City Manager (email)       City Attorney (email)
- CFD#1: Mike Boumann and Izak Hamilton (email)
- NDA Chair & LUC: Lake Road
- NDA Program Manager (email)
- Design and Landmarks Committee
- Clackamas County: Kenneth Kent (email)
- Metro: Land Use Notifications(email)
- ODOT: ODOT R1 Development Review (email)
- TriMet: Transit Development Group (email)
- Other: NW Natural (email)

## FROM:

Brett Kelter, Associate Planner, 503-786-7657  
 kelterb@milwaukieoregon.gov  
 Planning Department  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206  
 PHONE: (503) 786-7630  
 planning@milwaukieoregon.gov

- Other: Oak Grove Community Council (email)
- Other: Code Compliance Coordinator (email)
- Anita Huffman, DSL Wetlands & Waterways
- Kathy Schutt, Oregon Parks & Recreation
- North Clackamas School District (email)
- Kathryn Krygier, NCPRD (email)

## PROPOSAL:

**ZONE: R-10**

The Milwaukie Wellness Center is a home-based business currently in operation at the subject property. Recently, a second home-based business was added (Milwaukie Hardwoods). The applicant seeks relief from several restrictions of the city's home occupation standards: (1) to allow non-resident employees (up to 4) when there is more than 1 home-based business at a site, (2) to allow more than two home-based businesses at a site (up to 4 businesses total), and (3) to allow up to 2 non-resident business owners to operate at the site under the umbrella of an existing home-based business.

**Please comment on the following applicable code sections (if no comment, please respond in kind to [kelterb@milwaukieoregon.gov](mailto:kelterb@milwaukieoregon.gov)):**

- Milwaukie Municipal Code (MMC) Section 19.507 Home Occupation Standards
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review