



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

# Application Referral

<b>DATE SENT: July 23, 2019</b>	<b>ADMINISTRATIVE DECISION</b>
<b>COMMENTS DUE: August 6, 2019</b>	<b>TENTATIVE DATE: August 7, 2019</b>
<b>Site location:</b> 4684 SE Johnson Creek Blvd	<b>Review type:</b> Type II
<b>Applicant:</b> Bobo Umemoto	<b>File #(s):</b> NR-2019-002
<b>Applicant phone:</b> 503-761-2038	<b>Application type(s):</b> Natural Resource Review--HCA Boundary Verification on NR map
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/nr-2019-002">https://www.milwaukieoregon.gov/planning/nr-2019-002</a>	

## TO:

- CD Director (email)
- Engineering Dev. Rev.       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 (hard copy & email) & LUC (email only): Lewelling
- 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  
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 Planning Department  
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 PHONE: (503) 786-7630  
 planning@milwaukieoregon.gov
- On-Call NR Consultant
  - North Willamette Watershed Dist., ODFW(email)
  - Anita Huffman, DSL Wetlands & Waterways(email)
  - Kathy Schutt, Oregon Parks & Recreation
  - North Clackamas School District (cover sheet)
  - Kathryn Krygier, NCPRD (email)

## PROPOSAL:

**ZONE:** Manufacturing (M)

Update the City's Natural Resource (NR) administrative map to revise the boundary of the designated Habitat Conservation Area (HCA) for the subject property. Currently, the NR map shows the entire property to be designated as HCA, which does not appear accurate given the existing state of development and vegetation on the site. A detailed verification of the HCA boundary is proposed, requiring Type II review.

**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) Subsection 19.402.15.A Natural Resources, Boundary Verification
- MMC Section 19.1005 Type II Review