



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

Application Referral

DATE SENT: August 16, 2019	PLANNING COMMISSION HEARING
COMMENTS DUE: August 26, 2019	TENTATIVE DATE: Sept. 10, 2019
Site location: Taxlot: 12E31DD03000 (vacant lot)	Review type: Type III
Applicant: I&E Construction, Inc. Applicant Rep: Jeff Bolton, Multi/Tech Engineering	File #(s): S-2018-001, NR-2018-003, VR-2018-006, VR-2018-007, VR-2018-008
Applicant Rep Phone: 503-363-9227 Email: jbolton@mtengineering.net	Application type(s): Subdivision, Natural Resources, Variance
Application webpage: milwaukieoregon.gov/planning/s-2018-001	

TO:

CD Director (email)

Engineering Dev. Rev. Planning Director

Building Official Police Chief (email)

ROW Coord. (for WCF) PW Director (email)

City Manager (email) City Attorney (email)

CFD# 1: Mike Boumann and Izak Hamilton

NDA Chair (hard copy & email) & LUC (email only):
Linwood

NDA Program Manager (email)

Design and Landmarks Committee

Clackamas County: Kenneth Kent (email)

Metro: Land Use Notifications (email)

ODOT: ODOT R1 Development Review

TriMet: Transit Development Group (email)

Other: NW Natural (email)

FROM:

Mary Heberling, Assistant Planner, 503-786-7658
 heberlingm@milwaukieoregon.gov
 Planning Department
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 PHONE: (503) 786-7630
 planning@milwaukieoregon.gov

On-Call NR Consultant

North Willamette Watershed Dist., ODFW

Anita Huffman, DSL Wetlands & Waterways

Kathy Schutt, Oregon Parks & Recreation

North Clackamas School District (cover sheet)

Kathryn Krygier, NCPRD (email)

PROPOSAL: **ZONE: R-5**

Six lot subdivision on a parcel with both Water Quality Resource (WQR) areas and Habitat Conservation Areas (HCAs). Variances are being proposed for:

- Lot depth on each lot as they do not meet the 80 ft standard for the R-5 zone,
- Rear and front yard setbacks for lot 6 at 10 ft and 15 ft versus the 20 ft requirement,
- A compound lot line for lot 1

Please comment on the following applicable code sections (if no comment, please respond in kind to heberlingm@milwaukieoregon.gov):

- MMC 19.301 Low Density Residential Zones

- MMC 19.402 Natural Resources NR
- MMC 19.504 Site Design Standards
- MMC 19.700 Public Facility Improvements
- MMC 19.911 Variances
- MMC 19.1005 Type II Review
- MMC 19.1006 Type III Review
- MMC 19.1200 Solar Access Protection
- MMC Title 17 Land Division