



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

Application Referral

DATE SENT: November 21, 2019	ADMINISTRATIVE DECISION
COMMENTS DUE: December 20, 2019	TENTATIVE DATE: January 2, 2020
Site location: 37 th Ave and Monroe St: TL 11E36AB03003 and 11E36AA19203	Review type: Type II
Applicant: Dean Masukawa	File #(s): DEV-2019-009; TFR-2019-001; VR-2019-012
Applicant phone: 503-265-1545	Application type(s): Development Review; Transportation Facilities Review; Variance
Application webpage: https://www.milwaukieoregon.gov/planning/dev-2019-009	

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):
 Ardenwald-Johnson Creek

Hector Campbell
 Historic Milwaukie

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:

Vera Kolas, Associate Planner, 503-786-7653
 kolasv@milwaukieoregon.gov

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On-Call NR Consultant

North Willamette Watershed Dist., ODFW

Anita Huffman, DSL Wetlands & Waterways

Kathy Schutt, Oregon Parks & Recreation

North Clackamas School District (email)

Kathryn Krygier, NCPRD (email)

PROPOSAL:

ZONE: GMU

Proposed multifamily development of 234 units with associated site improvements, including parking, landscaping, an amenities building, and a multi-use path. Also requested is a fence variance to allow an 8-ft tall fence along the railroad on the south side of the site.

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

- MMC 19.303 Commercial Mixed-Use Zones (including the GMU zone)
- MMC 19.505.3 Multifamily Housing
- MMC 19.505.6 Live/Work Units

- MMC 19.700 Public Facility Improvements
- MMC 19.906 Development Review
- MMC 19.911 Variances
- MMC 19.1005 Type II Review