



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

# Application Referral

<b>DATE SENT: September 9, 2019</b>	<b>PLANNING COMMISSION HEARING</b>
<b>COMMENTS DUE: September 23, 2019</b>	<b>TENTATIVE DATE: October 22, 2019</b>
<b>Site location:</b> 5084 SE King Rd	<b>Review type:</b> Type III
<b>Applicant:</b> Lucica Muresan	<b>File #(s):</b> MLP-2019-002, VR-2019-008
<b>Applicant phone:</b> 503-860-2545 (Paul Roeger, applicant's representative)	<b>Application type(s):</b> Minor Land Partition (preliminary plat), Variance Request
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/mlp-2019-002">https://www.milwaukieoregon.gov/planning/mlp-2019-002</a>	

## TO:

- CD Director (email)
- Engineering Dev. Rev.
- Building Official (email)
- ROW Coord. (for WCF)
- City Manager (email)
- CFD#1: Mike Boumann and Izak Hamilton (email)
- NDA Chair (hard copy & email) & LUC (email only): Hector Campbell, Lewelling, 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)
- Planning Director
- Police Chief (email)
- PW Director (email)
- City Attorney (email)

## FROM:

Brett Kelter, Associate Planner, 503-786-7657  
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 Planning Department  
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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 (cover sheet)
- Kathryn Krygier, NCPRD (email)

## PROPOSAL:

**ZONE: R-5**

Partition the property to create a new developable lot from the southern half. The proposal includes 3 variance requests: (1) Lot area of Parcel 2, (2) Lot depth of Parcel 2, and (3) Rear yard setback for Parcel 1.

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

- Milwaukie Municipal Code (MMC) Title 17 Land Division
- MMC Section 19.301 Low Density Residential Zones (incl. R-5)
- MMC Section 19.607 Off-Street Parking Standards for Residential Areas
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review