

PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: MLP-2019-003 ^{VR-2019-011}

Review type*: I II III IV V ^{CU-2019-003}

CHOOSE APPLICATION TYPE(S):

Land Division: Partition

Conditional Use

Variance: Variance

...

...

RECEIVED
 SEP 30 2019
 CITY OF MILWAUKIE
 PLANNING DEPARTMENT

- Use separate application forms for:
- Annexation and/or Boundary Change
 - Compensation for Reduction in Property Value (Measure 37)
 - Daily Display Sign
 - Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Stephen McMurtrey - HACC

Mailing address: PO Box 1510 Oregon City, OR Zip: 97045

Phone(s): Email: SMcMurtrey@clackamas.us

APPLICANT'S REPRESENTATIVE (if different than above): Debbie Cleek - The Bookin Group

Mailing address: 1140 SW 11th Avenue, Suite 500 Portland, OR Zip: 97205

Phone(s): 502-789-3211 Email: cleek@bookingroup.com

SITE INFORMATION:

Address: 2889 SE Hillside Ct Map & Tax Lot(s): 111E25CD 00100

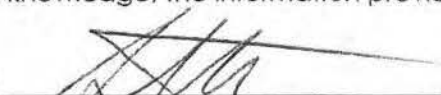
Comprehensive Plan Designation: MED. D Zoning: R-3 Size of property: 14.7 acres ...

PROPOSAL (describe briefly):

Divide the property into two parcels, keeping all existing development on site.

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by:  Date: 9/11/19

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file	MLP-2019-003	\$ 2,000			\$	RECEIVED SEP 30 2019 CITY OF MILWAUKIE PLANNING DEPARTMENT
Concurrent application files	CU-2019-003	\$ 200	25%		\$ 150	
	VR-2019-011	\$ 1000	250%		\$ 750	
		\$			\$	
		\$			\$	
SUBTOTALS		\$ 2900			\$	

TOTAL AMOUNT RECEIVED: \$

RECEIPT #:

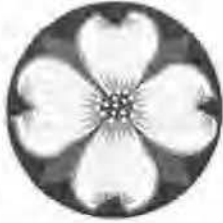
RCD BY:

Associated application file #s (appeals, modifications, previous approvals, etc.):

Neighborhood District Association(s): *Ardenwald*

Notes:

*After discount (if any)



MILWAUKIE PLANNING

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Submittal Requirements

**For all Land Use Applications
(except Annexations and Development Review)**

All land use applications must be accompanied by a signed copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov for assistance with Milwaukie's land use application requirements.

1. **All required land use application forms and fees**, including any deposits.

Applications without the required application forms and fees will not be accepted.

2. **Proof of ownership or eligibility to initiate application** per MMC Subsection 19.1001.6.A.

Where written authorization is required, applications without written authorization will not be accepted.

3. **Detailed and comprehensive description** of all existing and proposed uses and structures, including a summary of all information contained in any site plans.

Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary onsite "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.

4. **Detailed statement** that demonstrates how the proposal meets the following:

A. All applicable development standards (listed below):

1. **Base zone standards** in Chapter 19.300.
2. **Overlay zone standards** in Chapter 19.400.
3. **Supplementary development regulations** in Chapter 19.500.
4. **Off-street parking and loading standards and requirements** in Chapter 19.600.
5. **Public facility standards and requirements**, including any required street improvements, in Chapter 19.700.

B. All applicable application-specific approval criteria (check with staff).

These standards can be found in the MMC, here: www.qcode.us/codes/milwaukie/

5. **Site plan(s), preliminary plat, or final plat** as appropriate.

See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.

6. **Copy of valid preapplication conference report**, when a conference was required.

APPLICATION PREPARATION REQUIREMENTS:

- Five hard copies of all application materials are required at the time of submittal. Staff will determine how many additional hard copies are required, if any, once the application has been reviewed for completeness. Provide an electronic version, if available.
- All hard copy application materials larger than 8½ x 11 in. must be folded and be able to fit into a 10- x 13-in. or 12- x 16-in. mailing envelope.
- All hard copy application materials must be collated, including large format plans or graphics.

ADDITIONAL INFORMATION:

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: www.milwaukieoregon.gov/citymanager/what-neighborhood-district-association.
- By submitting the application, the applicant agrees that City of Milwaukie employees, and appointed or elected City Officials, have authority to enter the project site for the purpose of inspecting project site conditions and gathering information related specifically to the project site.
- Submittal of a full or partial electronic copy of all application materials is strongly encouraged.

As the authorized applicant I, (print name) Rebbie Cleek, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

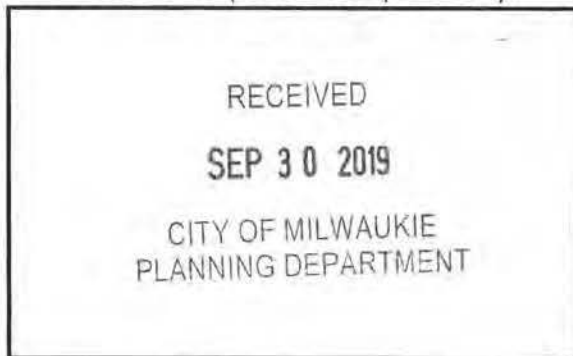
Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature: 

Date: 9/26/19

Official Use Only

Date Received (date stamp below):



Received by: _____



PLANNING DEPARTMENT
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Preliminary Plat Checklist and Procedures

All applications for partitions and subdivisions require submission of preliminary development plans and supporting information in accordance with the Milwaukie Land Division Ordinance. In special cases, certain items listed below may not be required and can be waived by staff. All items below must be submitted except when authorized by staff signature at the end of the form. Errors, omissions, or poor quality may result in the application being rejected or declared incomplete pursuant to the Milwaukie Zoning Ordinance and/or Land Division Ordinance.

Application Checklist

1. Detailed description of how the proposal complies with Land Division Ordinance Section 17.12 Application Procedure and Approval Criteria.
2. Detailed description of how the proposal complies with Land Division Ordinance Section 17.16 Application Requirements and Procedures.
3. Detailed description of how the proposal and application complies with Land Division Ordinance Section 17.20 Preliminary Plat including the following minimum requirements.
 - a. Preliminary plats shall be prepared by an Oregon registered land surveyor.
 - b. The following general information shall be submitted with the preliminary plat:
 - 1) Proposed name of the subdivision/partition. The name shall not duplicate nor resemble the name of another subdivision in the county. Subdivision names shall be approved by the County Surveyor in accordance with Oregon Revised Statutes Chapter 92.
 - 2) Appropriate identification clearly stating the map is a preliminary plat.
 - 3) Location by section, township, and range; and a legal description sufficient to define the location and boundaries of the area to be divided.
 - 4) Names and addresses of the owner, subdivider, and engineer or surveyor.
 - 5) Other information as may be specified on application forms and checklists prescribed by the Planning Director.
 - c. Vicinity map shall be drawn at an appropriate scale, showing all existing subdivisions, streets, and unsubdivided land between the proposed subdivision and the nearest existing arterial or collector streets; and showing how proposed streets may be extended to connect with existing streets. At a minimum, the vicinity map shall depict future street connections for land within 400 feet of the subject property.
4. Existing conditions plan including the following (12 copies):
 - a. Location, width, and names of all existing or platted streets within or adjacent to the tract, together with easements, railroad right-of-way, and other important features, such as section lines and corners, city boundary lines, and monuments.
 - b. Contour lines related to an established benchmark or other datum approved by the Engineering Director, with intervals at a minimum of 2 feet for slopes up to 10 percent and 5 feet for slopes over 10 percent.

- c. Location within the area to be divided, and in the adjoining streets and property, of existing sewers, water mains, culverts, storm drain system, and electric conduits or lines proposed to service the property to be subdivided, and invert elevations of sewer manholes, drain pipes, and culverts.
 - d. Zoning and existing uses within the tract and 200 feet on all sides, including the location and use of all existing structures indicating those that will remain and those to be removed.
 - e. Approximate location of areas subject to inundation or stormwater overflow with approximate high-water elevation. Location, width, direction, and flow of all watercourses on or abutting the tract including wetlands and watercourses as shown on City-adopted natural resource and Title 3 maps.
 - f. Natural features such as rock outcroppings, drainages whether seasonal or perennial, wooded areas, and isolated trees, including type and caliper.
 - g. Floodway and floodplain boundary.
 - h. Areas containing slopes of 25 percent or greater
5. The preliminary plat plan shall include the following information (12 copies):
- a. Date, north point, scale, address, assessor reference number, and legal description.
 - b. Name and address of the record owner or owners and of the person who prepared the site plan.
 - c. Approximate acreage and square feet under a single ownership or, if more than one ownership is involved, the total contiguous acreage of all landowners directly involved in the partition.
 - d. For land adjacent to and within the area to be divided, the locations, names, and existing widths of all streets, driveways, public safety accesses, easements, and right-of-ways; location, width, and purpose of all other existing easements; and location and size of sewer and waterlines, drainage ways, power poles, and other utilities.
 - e. Location of existing structures, identifying those to remain in place and those to be removed.
 - f. Dimensioned lot design and layout, showing proposed setbacks, landscaping, buffers, driveways, lot sizes, and relationship to existing or proposed streets and utility easements.
 - g. Existing development and natural features for the site and adjacent properties, including those properties within one 100 feet of the proposal, showing buildings, mature trees, topography, and other structures.
 - h. Elevation and location of flood hazard boundaries.
 - i. The location, width, name, and approximate centerline grade and curve radii of all streets; the relationship of all streets to any projected streets planned by the City; indication as to whether roads will continue beyond the plat; and existing and proposed grade profiles.
 - j. Lot and block numbers.

6. A conceptual plan shall be provided for complete subdivision or partitioning of the property, as well as any adjacent vacant or underutilized properties, so that access issues may be addressed in a comprehensive manner. The concept plan shall include documentation that all options for access have been investigated including shared driveways, pedestrian accessways, and new street development.
7. A detailed narrative description demonstrating how the proposal meets all applicable provisions of this title and Title 19.
8. Plans and drawings as necessary to demonstrate compliance with all applicable provisions of chapters of this title and Title 19.
9. A drainage summary report and plan that demonstrates estimated pre- and post-development flows, stormwater collection and management measures, and proposed discharges.
10. Proposed deed restrictions, if any, in outline form.
11. Improvements to be made by the developer and the approximate time such improvements are to be completed. Sufficient detail regarding proposed improvements shall be submitted so that they may be checked for compliance with the objectives of this title, State law, and other applicable City ordinances. If the nature of the improvements is such that it is impractical to prepare all necessary details prior to approval of the preliminary plat, the additional details shall be submitted with the request for final plat approval.
12. 12 copies of a location plan drawn to an appropriate scale (on paper no larger than 8½ by 11 inches) showing nearest cross streets, drives opposite the site, and location of buildings and parking areas on adjoining lots.

Application Procedures

1. A preapplication conference with City staff is highly recommended.
2. Appointments may be made for review of preliminary plat requirements through the Planning Department in advance of formal submission.
3. The Planning Department coordinates with appropriate City departments, the Fire District, and other involved agencies as needed.
4. Applications will be screened for completeness at the time of submission. Incomplete applications will not be accepted.

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CITY OF MILWAUKIE
PLANNING DEPARTMENT

Please contact Milwaukie Planning staff at 503-786-7630 with any questions or help with this form.

Debbie Cleek
Applicant Name

[Signature]
Applicant Signature

9/30/19
Date

Waived Items

Signature of
Milwaukie Planner

Date

PROJECT SUMMARY

Description: Hillside Park Partition

Location: 2889 SE Hillside Court

State ID: 11E25CD 00100

Site Size: 16.16 acres

Request: A two-parcel Partition, a Type II Variance to a side yard setback, and a Type I Minor Modification to an existing conditional use.

Project Team:

Owner:

Stephen McMurtrey, Director of Housing Development
Housing Authority of Clackamas County
P.O. Box 1510
Oregon City, OR 97045
SMcMurtrey@clackamas.us

Development Consultant:

Julie Proksch, Senior Construction Project Manager
Housing Development Center
847 NE 19th Avenue, Suite 150
Portland, OR 97232
Julie@hdc-nw.org

Land Use Planner:

Debbie Cleek, Principal
The Bookin Group
1140 SW 4th Avenue, Suite 500
Portland, OR 97205
cleek@bookingroup.com

PROPOSED PLAN

Project Summary. The 16.16 acre Hillside Park property is zoned R3 and developed with the Hillside Manor tower, a 100-unit affordable housing apartment building, and 99 detached single-family dwelling units plus 1 duplex. This partition request is to create two parcels to separate the Manor from the remainder of the site for financial purposes. No new or additional development on either of the two parcels is proposed as part of this partition request.

Partition Proposal. The proposed Manor parcel (Parcel 1) will be 2.50 acres and will include the 9-story tower building and surrounding parking lots providing a total of 59 parking spaces. The Manor parcel will take access off of the cul-de-sac of SE Hillside Court (a public street), with 143 feet of frontage on this street. The remainder of the park (Proposed Parcel 2) will be 13.66 acres and will include all of the remaining structures on the site, as well as the open space area to the north of the

Manor. All of the detached houses on the site will continue to get access from the network of public streets that traverse and surround the site (SE Hillside Court, SE A Street, SE B Street, SE C Street, SE D Street, SE D Place, SE 32nd Avenue, and SE Meek Street.)

Access to Utilities. Utilities for Parcel 1 be provided as follows:

- Water service to the Manor is currently provided from the 6-inch public water main located in SE C Street. An easement is proposed to cover the portion of this water line that crosses over Parcel 2.
- The sanitary sewer lateral for the Manor begins at a manhole located south of the Manor's southern parking lot, on proposed Parcel 2. A short easement is proposed to cover the private portion of this line that crosses over Parcel 2. The manhole ties into a public sewer line running north/south across Hillside Park, which ties into the public sewer line running parallel to SE Meek Street. This entire public sewer line is located in an existing public sewer easement.
- Stormwater disposal for the Manor and parking lots is provided via an 8-inch public storm sewer line that transects Parcel 1 and continues north into the open space area. The majority of this line is already located within a public easement, but any additional easements over the disposal lines both south of Parcel 1 and in the open space will be provided as necessary.

Utilities for Parcel 2 will remain as they currently exist, which entails a network of public water, sewer and storm sewer lines, both within the public rights-of-way and in public easements across the property. None of the utilities that currently serve Parcel 2 will cross over Parcel 1, so no new easements for the benefit of Parcel 2 are anticipated.

Setbacks. The east property line of Parcel 1 is proposed at the top of the banked slope, so that the majority of the slope will be located entirely on Parcel 1. This lot line will be approximately 36 feet from the closest residential building to the east on Parcel 2 and 70 feet from the Manor building. On the south and north sides of Parcel 1 the proposed lot lines are offset 6 feet from the edge existing parking lots to comply with the required perimeter landscape buffer of Table 19.606.2.C.1 of the Milwaukie Municipal Code (MMC). The Manor building will be 114 feet from the south lot line of Parcel 1, 145 feet from the north property line and 93 feet from the west property line which run adjacent to the railroad tracks.

Variance Request. The existing Hillside Park Community Center building on Parcel 2 will be 4.1 feet away from the proposed south property line of Parcel 1. The required side yard setback of the R3 zone is 5 feet, therefore a Variance is included with this request to reduce this required setback. The 0.9-foot reduction of this side yard setback represents a 16% Variance to the standard, so per MCC 19.911.3.B.1 this Variance is processed as a Type II review. To address building code requirements related to the fire separation between buildings, a 6-foot wide "no build" easement will be placed on the south edge of Parcel 1 to assure that no future buildings can be constructed within 10 feet of the Community Center building. This easement will include a sunset clause that will remove the easement from Parcel 1 if the Community Center building is ever removed from the property.

Minor Modification to an existing Conditional Use. The Manor tower was originally approved on the site through a 1969 Variance (VR-69-7) (Exhibit B) which allowed the building to vary from the normal height and parking requirements of the zoning at the time. In the current R3 zone multifamily housing is permitting though a conditional use therefore, the tower development has "de facto" conditional use status on the site per MCC 19.905.8.

Likewise, MCC 19.302.5.H - the “Building Limitations” for the R3 zone - set a limit of one single-family detached dwelling or one duplex per lot. The 99 detached houses/duplex on Parcel 2 were legally built in the 1940s prior to any zoning requirements on the site. Under the current code this development pattern would also be considered “multifamily development”, requiring a conditional use in the R3 zone. As such, the existing development on proposed Parcel 2 also has “de facto” conditional use status.

Dividing the property into two parcels will alter each conditional use by changing the size of the site the conditional use is associated with, requiring a Minor Modification to the conditional use. This Minor Modification to an existing conditional use is processed through the Type I review.

Density. The existing density of the entire Hillside Park development is 12.4 units per acre, which meets both the minimum (11.6 units per acre) and maximum density (14.5 units per acre) of the R3 zone. The land division will result in Parcel 1 exceeding the allowed maximum density at 40.4 units per acre and Parcel 2 being below the minimum density requirement at 7.3 units per acre. Therefore, it is anticipated that the excess density for Parcel 1 will be accounted for on Parcel 2 as part of the conditional use review.

Open Space. The open space area directly north of the Manor was referenced in the 1969 Variance decision as part of the justification for approving tower, though its preservation was not specifically addressed in the conditions of approval. However, the existing open space is an amenity that benefits all of the Hillside Park residents so it is important that the residents of the Manor on Parcel 1 maintain access to this area that will ultimately be located on proposed Parcel 2. Therefore, an easement is proposed over the entire open space area to provide Parcel 1 continued access to this area and assuring it will be maintained as open space.

Parking ratio. The 1969 Variance approved the Manor with a total of 40 parking spaces. A 1991 Memorandum (Exhibit C) from the Milwaukie Community Development Department indicated that at that time the Manor consisted of 101 units (at that time the office had been converted to an additional unit, but is now converted back to an office) and 59 parking spaces and that “no zoning deficiencies have been accounted for.” It is unclear when the additional parking spaces were added near the tower, but all of the existing 59 parking spaces adjacent to the Manor are proposed to be located on Parcel 1 with the tower, for a parking ratio of 0.58 spaces per unit. This is below the current required parking ratio for multifamily dwellings of 1 space per unit for dwelling units that are under 800 sq. ft. in size. However, no changes to the existing parking density for the Manor is proposed with this partition request since no additional parking spaces dedicated to the Manor exist on proposed Parcel 2. Therefore, no change associated with this Partition request will bring Manor further out of conformance with the parking requirements.

DEVELOPMENT STANDARDS

Base Zone Standards. The following table shows how both of the proposed parcels will be able to comply with the applicable development standard of the R3 zone found in Table 19.302.4.

Standard	R3 Zoning Standard	Proposed Parcel 1	Proposed Parcel 2	Notes
Minimum Lot Size	5,000 sq. ft.	108,900 sq. ft.	595,030 sq. ft.	For "all other lots"
Minimum Lot Width	50 ft.	appx. 300 ft.	Varies but > 50 ft.	
Minimum Lot Depth	80 ft.	appx. 330 ft.	Varies but > 80 ft.	
Minimum Street Frontage	35 ft.	143 ft.	Varies but > 35 ft.	For a "standard lot"
Minimum Front Yard Setback	15 ft.	114 ft.	Varies, but > 15 ft.	No proposed changes to existing setbacks for development on Parcel 2
Minimum Rear Yard Setback	15 ft.	145 ft.	Varies, but > 15 ft.	
Minimum Street Side Yard Setback	15 ft.	n/a	Varies, but > 15 ft.	
Minimum Side Yard Setback	5 ft.	94 ft. (west) 70 ft. (east)	4.1 feet	Type II Variance requested
Maximum Lot Coverage	40%	7%	< 40%	No proposed changes to existing lot coverage or % vegetation on Parcel 2
Minimum Vegetation	35%	38%	> 35%	
Minimum Density (units/acre)	11.6	40.4	7.3	Balancing of density addressed thru the Minor Modification
Maximum Density (units/acre)	14.5	40.4	7.3	

Overlay Zone Standards. The Hillside Park property is not located in any overlay zones, so there are no standards that apply to this proposal.

Supplementary Development Regulations. Generally, the Supplementary Development Regulations of Chapter 19.500 apply when new development on a site, so the vast majority of these standards do not apply to this proposal since there is no development proposed with this land division. The standards that do apply are addressed as follows:

19.504.4.B Buildings on the Same Lot. *In the R-3 Zone, 1 single-family detached dwelling shall be permitted per lot. A detached accessory dwelling unit may be permitted per Subsection 19.910.1. Multifamily housing, with multiple structures designed for dwelling purposes, may be permitted as a conditional use per Section 19.905.*

Response: As discussed earlier in this report, the detached houses/duplex on the Hillside Park site were constructed in the 1940s, prior to the R3 zoning being applied to the site. As such, the existing multifamily housing has "de facto" conditional use status Per MCC 19.905.8 and this standard does not apply.

19.504.7 Minimum Vegetation. *No more than 20% of the required vegetation area shall be covered in mulch or bark dust. Mulch or bark dust under the canopy of trees or shrubs is excluded from this limit.*

Response: Both of the proposed Parcels consist of mature vegetation in planting areas throughout Hillside Park. On Parcel 1 the landscaped area equates to 38% of the proposed area of parcel and this includes planted areas such as the banked slope on the east, the landscape buffer adjacent to the railroad tracks on the west, the community gardens to the north of the tower and a portion of the grassy lawn within the Open Space area. Though some bark dust does exist in the parking lot islands surrounding the Manor, by and large the planted areas of Parcel 1 contain fully mature plants or grassy lawn. On Parcel 2 the percentage of overall landscaping is much larger since there is large swaths of grassy lawn and trees separating each of the detached structures. In addition, the landscaped Open Area in the northwest corner will also be included in Parcel 2. The low-density, suburban development pattern of Parcel 2 assures that this standard is met and exceeded on Parcel 2. This standard is met.

Off-Street Parking and Loading Standards. The Parking Standards of Chapter 19.600 apply to this project in so much as it is necessary to show that the proposed land division will not move any of the existing development out of conformance with the requirements. As described previously in this report, the parking ratio for Parcel 1 will be 0.58 spaces per unit, which represents the 59 existing parking spaces associated with the Manor development. Because there are no additional parking spaces designated for the Manor that will ultimately end up on Parcel 2, there are no changes associated with the proposed partition that would bring the Manor further out of conformance with this development standard. Parcel 2 will maintain a parking ratio of 1 space per unit, consistent with the standards of Table 19.605.1 for single-family dwellings, since each of the existing detached units in the Park has a paved parking space adjacent to the structure. Since no changes are proposed to the configuration of any of the parking areas on the site, all of the development standards of the Off-Street Parking and Loading chapter such as parking space size, aisle dimensions, and landscaping buffers will continue to be met, or are existing non-conforming and not moving further out of conformance.

Public Facility Standards and Requirements. The Standards of Chapter 19.700 relate to providing adequate access to public streets and utilities. As described earlier in this report, both of the proposed parcels are already served by a network of public streets that are platted and developed. Additionally, all of the existing development on both parcels are currently served by a network of public water, sewer and storm sewer lines in the public rights-of-way or in public utility easements. Where the existing utility lines that serve the Manor will cross over proposed Parcel 2, easements are proposed to assure the continuing access to the public utility lines. Although frontage improvements are triggered per Section 19.702.1.c the entire Hillside Park site is already developed and no additional units or intensification of the development is proposed with this land division. Therefore, Public Works has indicated in the Pre-Application Report (Exhibit A) that no frontage improvements are required at this time.

APPROVAL CRITERIA

APPROVAL CRITERIA FOR PRELIMINARY PLAT

Per Table 17.12.020 of the MCC the proposed partition is considered a replat, and as such, the approval criteria are found in Section 17.12.030. The approval authority may approve, approve with conditions, or deny a preliminary plat based on the following approval criteria:

1. *The proposed preliminary plat complies with Title 17 and 19 of the code.*

Findings: The applicable standards of Title 19 are addressed above in the “Development Standards” section of this report. The majority of the requirements of Title 17 are addressed directly on the survey documents submitted with this application. In addition, both of the proposed parcels will comply with the General Lot Design standards of Section 17.28.040, as follows:

- A. ***Size and Shape.*** *Lot size, width, shape, and orientation shall be appropriate for the location and the type of use contemplated. Minimum lot standards shall conform to Title 19.*

Findings: As shown in the Development Standards above, both of the proposed parcels will conform to the minimum lot standards of Title 19. The size, width and orientation of the proposed parcels are appropriate for the development that already exists on them, and at this time no further development is contemplated. This standard is met.

- B. ***Rectilinear Lots Required.*** *Lot shape shall be rectilinear, except where not practicable due to location along a street radius, or existing lot shape. The sidelines of lots, as far as practicable, shall run at right angles to the street upon which the lots face. As far as practicable, the rear lot line shall run parallel to the street.*

Findings: The existing lot that encompasses all of Hillside Park is already an irregularly shaped lot, due to the network of public streets that runs through the lot. The new parcel proposed for the Manor (Parcel 1) has been configured to be as rectilinear as possible while still taking into account the location of the existing development on the site and the adjacent streets. As such the eastern lot line of Parcel 1 is roughly parallel to SE C Street, addresses the existing slope of the property and is perpendicular to SE Hillside Court. The north property line is roughly parallel to the south property line and the west property line follows the property line that borders the railroad tracks. Additionally, the south lot line of Parcel 1 is a continuation of SE Hillside Court and runs parallel to the street to create a right angle with the proposed east and west property lines. This standard is met.

- C. ***Limits on Compound Lot Line Segments.*** *Changes in direction alongside and rear lot lines shall be avoided. Cumulative lateral changes in direction of a side or rear lot line exceeding 10% of the distance between opposing lot corners along a given lot line may only be permitted through the variance provisions of MMC Subsection 19.911. Changes in direction shall be measured from a straight line drawn between opposing lot corners.*

Findings: As described above, the existing lot that encompasses Hillside Park is already irregular in shape and includes several compound lot lines. Proposed Parcel 1 is as rectangular as possible and will not add any new compound lot lines to the plat. As such, the existing conditions do not comply with this standard, but the proposed plat will not bring the site further out of conformance with this standard, and it is met.

- D. ***Adjustments to Lot Shape Standard.*** *Lot shape standards may be adjusted subject to Section 19.911 Variances.*

Findings: No adjustments to the lot shape standards are anticipated with this plat, so this standard does not apply.

E. **Limits on Double and Reversed Frontage Lots.** *Double frontage and reversed frontage lots should be avoided, except where essential to provide separations of residential development from railroads, traffic arteries, or adjacent nonresidential uses, or to overcome specific disadvantages of topography and orientation.*

Findings: There are no double frontage or reverse frontage lots proposed with this plat therefore this standard is met.

F. **Measurement of Required Frontage.** *Pursuant to the definition and development standards contained in Title 19 for frontage, required frontage shall be measured along the street upon which the lot takes access.*

Findings: As shown in the Development Standards above, both of the proposed parcels will exceed the minimum frontage requirement of 35 feet for the R3 zone, and this standard is met.

As shown, the standards of both Title 17 and 19 will be met with the proposed Partition and this criterion is met.

2. *The proposed division will allow reasonable development of the affected lots and will not create the need for a variance of any land division or zoning standard.*

Findings: Both of the proposed parcels are already developed, showing that they are capable of reasonable development under the R3 zoning standards. A Variance is requested as part of this partition request to account for the location of the Community Center building, which will encroach 0.9 feet into the required side yard setback of Parcel 2. This Variance is quite minor and if approved will not compromise any future reasonable development of either parcel. With approval of this Variance this criterion will be met.

3. *Boundary changes shall not reduce residential density below minimum density requirement of the zoning district in which the property is located.*

Findings: After the division the existing development on Parcel 2 will no longer meet the minimum density requirement of the R3 zone. However, Parcel 1 will be over the maximum density requirement and the two lots combined will balance the density of the overall site at 12.4 units per acre. It is anticipated that the approval of the Minor Modification included with this request will include a condition of approval that will allocate some of the excess density on Parcel 1 to Parcel 2. With the extra units on Parcel 1 accounted for on Parcel 2 both parcels will meet the minimum density requirement and this criterion will be met.

APPROVAL CRITERIA FOR A TYPE II VARIANCE

The approval criteria for a Type II Variance is found in Section 19.911.4. An application for a Type II Variance shall be approved when all of the following criteria have been met:

1. *The proposed variance, or cumulative effect of multiple variances, will not be detrimental to surrounding properties, natural resource areas, or public health, safety, or welfare.*

Findings: The requested Variance is related to reducing the required setback between the existing Community Center building and the proposed new property line by 0.9 feet. Since both of the proposed parcels are currently under the same ownership, and the Variance relates to a property line between the two proposed parcels, the request will have no detrimental impact on any surrounding properties. There are no natural resources on the site in the area of the requested Variance. Any concerns related to public safety will be addressed through the proposed 6-foot wide “no build” easement on Parcel 1, which will guarantee a 10 foot separation between structures and assure that no future buildings constructed on Parcel 1 would be able to compromise the safe distance between structures required by the building code. This criterion is met.

2. *The proposed variance will not interfere with planned future improvements to any public transportation facility or utility identified in an officially adopted plan such as the Transportation System Plan or Water Master Plan.*

Findings: The proposed Variance will not interfere with any planned future improvements since all of the streets in the area are already platted and built and the utilities serving the area are in place. If the area were to redevelop in the future, approval of the Variance will not conflict with any future street plans adopted by the City, since the Community Center building is not in a location where future streets or utilities are anticipated by these plans. This criterion is met.

3. *Where site improvements already exist, the proposed variance will sustain the integrity of, or enhance, an existing building or site design.*

Findings: The requested Variance is necessary to maintain the existing Hillside Community Center building on the site. This center is a public building used as an amenity by the Hillside residents and approving the Variance will assure that it is able to remain on this site for the benefit the residents. This criterion is met.

4. *Impacts from the proposed variance will be mitigated to the extent practicable.*

Findings: There are no anticipated impacts from the proposed Variance since it involves existing development and an internal property line and setback. After the land division, the existing Community Center building will be the same distance away from the Manor building as it has always been, so any perceived impacts from the proximity of these two buildings will not change. Therefore, no mitigation is necessary, and this criterion is met.

APPROVAL CRITERIA FOR A MINOR MODIFICATION TO A CONDITIONAL USE

The approval criteria for a Minor Modification is found in Section 19.905.4. A Minor Modification of an existing conditional use shall be approved if the following criteria are met:

1. *The proposed modification will not significantly increase the intensity of the use at this location.*

Findings: The requested Modification does not include any intensification of the existing use on the site since no new development is proposed. All of the existing multifamily development has “de facto” conditional use status and will remain on the site with no additional units proposed. The approval of the proposed Partition will result in Parcel 1 exceeding the maximum density standards of the R3 zone. However, proposed Parcel 2 will be well below the maximum density standard, so

the excess density on Parcel 1 can be allocated to Parcel 2. It is anticipated that approval of this Minor Modification will require a condition of approval that accounts for the excess density on Parcel 1 by allocating it to Parcel 2. Such a condition of approval would be acceptable to the owner with the provision that it “sunsets” if the zoning of Parcel 1 was ever changed to a zone that allows more density on Parcel 1. With the anticipated resolution of the excess density on Parcel 1 this criterion will be met.

- 2. The proposed modification will comply with all applicable development standards and requirements of the base zone, any overlay zones or special areas, and the standards in Section 19.905.*

Findings: As shown above, the proposed Partition of the property will comply with all of the applicable Development Standards of Title 19. This criterion is met.

- 3. The proposed modification will not negatively impact nearby uses, protected natural features, or public facilities more than the original conditional use.*

Findings: The proposed Modification involves dividing the existing development on the site, with no additional development, units, roads or utilities proposed as part of the Partition request. Therefore, there are no anticipated impacts that would result from the approval of the Modification and this criterion is met.

- 4. The proposed modification will comply with any conditions of approval from the original conditional use approval.*

Findings: All of the existing development on the site was built prior to the R3 zoning, which allows multifamily development through a conditional use. Therefore, all of the development has “de facto” conditional use status per MCC 19.905.8 and there are no original conditional use approvals on the site.

The Manor tower development did get approval of a Variance to both the height and the parking requirements of the zone in 1969 (VR-69-7). Compliance with the original conditions of approval of this Variance are demonstrated as follows:

- 1. Minor Modifications to the site plan may be approved by the staff.*

Findings: It is unclear if minor modifications to the plan approved in 1969 were requested or not as part of the development process, but this condition has no bearing on the current request.

- 2. This approval shall apply only as long as the facility is used exclusively for the elderly as originally intended.*

Findings: The requested change to the boundaries of the existing conditional use site has no relationship to the current occupancy of the Manor, so this condition does not apply. Though it should be noted that the Manor is still primarily occupied by elderly adults, so the existing parking on Parcel 1 will continue to be adequate to serve the occupants.

- 3. The playground area show northerly of the proposed building shall be developed along with and as part of this project to provide necessary facilities for the existing housing project.*

Findings: It appears that this condition of approval referred to the very small playground area shown to the north of the Manor on the original plans approved with the Variance. It is unclear if this playground was ever constructed, but it currently does not exist on the site. However, currently there is a large playground on the site located directly south of the Community Center building. Additionally, since 1969 the open space area in the northwest corner of Hillside Park was fully improved with a walking path, workout stations and a recreational field, and has become a popular feature of the site. Based on the age and demographics of the current population of Hillside Park the existing recreational amenities in their current locations are more appropriate and useful than a playground directly north of the tower would be. It is requested that through this Conditional Use review the City either amend this condition of approval to acknowledge the existing playground location, or confirm that the 50 year old conditions of approval associated with this Variance no longer apply to the site.

4. *All provisions for drainage and sanitation shall be approved by the Director of Public Works.*

Findings: It is assumed that all of the utilities that currently serve the Manor met the applicable Public Works standards at the time of development. This condition has no bearing on the current request.

5. *Approval of this application shall be valid for one year...*

Findings: It is assumed that substantial construction of the Manor met this timeline. This condition has no bearing on the current request.

CONCLUSION

As shown in this report, the proposed two parcel Partition of Hillside Park meets all of the approval criteria of Title 19. With the requested Variance to the side yard setback for the Community Center building and the Minor Modification of the conditional use the proposal also meets all of the applicable development standards and approval criteria of Title 17 as well and should be approved.

APPENDIX

- Exhibit A: Pre-Application Conference Report (Project ID#: 19-012 PA)
- Exhibit B: VR-69-7 – Variance approval for the height and parking for the Manor tower
- Exhibit C: 1991 Memorandum from the Milwaukie Community Development Department



THE
BOOKIN
GROUP
LLC

Land Use &
Institutional
Planning

Policy Analysis

Project
Management

Group
Facilitation

1140 SW 11th Ave.
Suite 500
Portland, Oregon
97205

503.241.2423

bookingroup.com

MEMORANDUM

DATE: October 21, 2019
TO: Vera Kolas, Associate Planner, City of Milwaukie
FROM: Debbie Cleek, Senior Planner
SUBJECT: RESPONSE TO THE INCOMPLETENESS LETTER (MLP-2019-003 – 2889 SE Hillside Ct)

This memorandum is in response to the request for additional information per your October 9, 2019 Incompleteness Letter related to the Land Division application for Hillside Park. With the acceptance of this information, please deem the application complete.

Completeness Items

The following items were found to be incomplete or missing:

- a. *Show the public water easement for all public water lines located on Parcel 1, identified in Attachment 1. Easements must be 15 ft wide.*

Response: Two proposed Public Water Line easements have been added to the proposed partition plat. One covers the public water line that connects Hillside Manor to the water line in C Street. The second covers the short public water line that runs north from Hillside Court to an existing water line.

- b. *Identify the proposed open space easement to benefit Parcel 1 to ensure access to the open space area directly to the north of Hillside Manor. Include a notation on the plat similar to the other proposed easements.*

Response: An access easement to the benefit of Parcel 1 has been shown on the proposed partition plat. This easement covers all of the existing walking paths and exercise stations currently available to the residents of the Hillside Manor on Parcel 1. Because this area is not a formally recognized “open space” and had never been created or designated as such through a formal City review process, we have chosen not to describe this easement as an “open space easement” to not encumber future development or confuse future owners. The City is currently in discussions with the property owner to build a City-owned lift station in this area, and it is anticipated that there may be future stormwater facilities may be developed in this area as well. Future development plans will continue to provide recreational opportunities for residents in this area and the access easement will assure that all residents of the Park will be allowed to use them.

Approvability Items

The following items should be resolved at the beginning of the review process:

1. *Prior to final plat approval, new water line easements must be approved by the City and recorded.*

Response: The required public water line easements have been added to the plat. It is anticipated they will be recorded with the plat.

2. *Prior to final plat approval, provide all easement documents for public utilities on Parcel 1.*

Response: All necessary documents will be provided once they are identified by the City.

3. *The proposed water line easement to the benefit of Parcel 2, as shown on the preliminary plat, is not required. This is a public water main, and the easements on Parcel 2 will change with the future development of Parcel 2.*

Response: The private water line easement has been removed from the plat, in lieu of the new public water line easements.

4. *Prior to final plat approval, provide proof of recording of the new open space easement.*

Response: The access easement to the recreation area will be recorded prior to final plat and provided to the City.

Attachments

1. Existing Conditions Plan (1 full sized copy)
2. Preliminary Partition Plan (5 full sized copy of each version)
3. Electronic versions of all plans.



CITY OF MILWAUKIE

September 17, 2019

Debbie Cleek
The Bookin Group
1140 SW 11th Ave
Ste 500
Portland, OR 97205

Re: Preapplication Report

Dear Debbie:

Enclosed is the Preapplication Report Summary from your meeting with the City on August 22, 2019, concerning your proposal for action on property located at 2889 SE Hillside Ct.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of 2 years from the date of the conference. If a land use application or development permit has not been submitted within 2 years of the conference date, the Planning Director may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Director may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

Dan Harris
Administrative Specialist II

Enclosure

cc: Vera Kolias, Associate Planner
Steve Adams, City Engineer
Alex Roller, Engineering Technician II
Samantha Vandagriff, Building Official
Lisa McClellan
David Humber
Gary Anderson
Julie Proksch
Baker Lyon
Ken Sandblast
file

PRE-APPLICATION CONFERENCE REPORT

This report is provided as a follow-up to a meeting that was held on 8/22/2019 at 10:00am

Applicant Name: Debbie Cleek

Company: The Bookin Group

Applicant 'Role': Legal Rep

Address Line 1: 1140 SW 11th Ave, Ste. 500

Address Line 2:

City, State Zip: Portland OR 97205

Project Name: Hillside Manor Partition

Description: Partition the property into two parcels to allow Hillside Manor tower and associated parking to be on its own parcel.

ProjectAddress: 2889 SE Hillside Ct

Zone: R-3

Occupancy Group:

ConstructionType:

Use: Comprehensive Plan designation is Medium Density. The current use is a housing development.

Occupant Load:

AppsPresent: Lisa McClellan, David Humber, Debbie Cleek, Gary Anderson, Julie Proksch, Baker Lyon, Ken Sandblast

Staff Attendance: Vera Kalias, Steve Adams, Alex Roller, Samantha Vandagriff

BUILDING ISSUES

ADA:

Structural:

Mechanical:

Plumbing:

Plumb Site Utilities:

Electrical:

Notes: All access shall conform to the Oregon Structural Specialty Code (OSSC) and the Oregon Fire

Code (OFC).
All remodels or new constructions shall meet all current codes.

Please note all drawings must be individually rolled. If the drawings are small enough to fold they must be individually folded.

FIRE MARSHAL ISSUES

Fire Sprinklers:

Fire Alarms:

Fire Hydrants:

Turn Arounds:

Addressing:

Fire Protection:

Fire Access:

Hazardous Mat.:

Fire Marshal Notes: See attached.

PUBLIC WORKS ISSUES

Water: A City of Milwaukie 6-inch main is located on parcel #2. Current easement mapping does not appear to correctly encompass this water line. There is also a 4-inch line in the southeast corner that is also not located within an easement. All public water lines must be located within utility and access easements prior to final plat. Service lines between the building and the water meter is not public and does not need to be in an easement.

Sewer: The sewer line that is located on the south side of the building running to the southwest is unclear whether it is a public main or is the lateral for the tower building. Depending on the resolution of ownership, all public wastewater lines must be located within utility and access easements prior to final plat.

Storm: A City of Milwaukie 8-inch main and several catch basins are located on parcel #2. Current easement mapping does not appear to correctly encompass this stormwater line. All public stormwater lines must be located within utility and access easements prior to final plat. Some of the catch basins are not public and will not need to be in the easements. Please coordinate with the City of Milwaukie prior to preparing easement documentation.

Street: New parcel will front intersection of SE Hillside Ct and SE D St. Intersection is a roundabout design, with a total width of 120 ft.

Frontage: Proposed parcel #1 and #2 will continue to have frontage on a public street. Although frontage improvements are triggered per 19.702.1, sites are currently built out, and this partition will not intensify the use of either lot. No frontage improvements are required.

Right of Way: No changes to existing right-of-way. New taxlot will continue to have required minimum right-of-way frontage.

Driveways: No driveway requirements.

Erosion Control: No required.

Traffic Impact Study: Not required.

PW Notes: APPLICABILITY OF PRE-APPLICATION REVIEW
The comments provided are preliminary and intended to address the original application materials submitted unless otherwise specifically called out in the notes. The information contained within these notes may change over time due to changes or additional information presented for the development. This pre-application review is for the following:
Two lot partition of the existing hillside development.

SYSTEM DEVELOPMENT CHARGES (SDC'S)
no changes to existing buildings, so no system development charges will be required.

REQUIREMENTS AT FINAL PLAT
1. Updated utility and access easements that correctly reflect locations of all public utilities on proposed parcel #1. Utility easements on proposed parcel #2 will not be updated at this time since significant site and utility changes are being proposed soon

PLANNING ISSUES

Setbacks: Per Table 19.302.4, the minimum setbacks for primary structures are: 15 ft for front, rear and street side yard and 5 ft for side yards. Given the layout of the structures in the Hillside Park development, staff determined that we would treat each structure as if it fronted on the street; the setbacks vary depending on the location of the street.

However, as part of a future Planned Development (PD), those yards may be altered as part of the PD review process.

Landscape: In the R-3 zone, a minimum of 35% of the site must be landscaped. Vegetated areas may be planted in trees, grass, shrubs, or bark dust for planting beds, with no more than 20% of the landscaped area finished in bark dust (as per MMC Subsection 19.504.7).

Maximum lot coverage is 40%.

Parking: As per the off-street parking standards of MMC Table 19.605.1, multifamily dwellings with dwelling units with 800 sq ft or less must provide 1 off-street parking space per dwelling unit. For dwelling units with more than 800 sq ft, 1.25 spaces per dwelling unit are required.
A variance to the required off-street parking for Hillside Manor was approved in 1969 (VR-69-7). Application materials should address the variance approval and confirm compliance with the approval.

The applicant should review MMC 19.606 to confirm that the parking lot design on parcel #1 will comply with perimeter landscaping requirements.

Transportation Review: The proposal may trigger the requirements of MMC Chapter 19.700 Public Facility Improvements. Please see the Public Works notes for more information about the requirements of MMC 19.700.

Application Procedures: The proposal is a 2-lot partition so that Hillside Manor is on a separate tax lot for project financing purposes in advance of a future Planned Development application for the entire Hillside Park development.

The land use applications required depend on the applicant's final proposal but likely include the following:

- * Minor modification of a Conditional Use (Type I)
- * Partition (Preliminary Plat) (Type II review)
- * Variance to side yard setback (Type II review)
- * Final Plat (Type I review) = following the preliminary plat approval

Minor Modification of a Conditional Use

Multifamily housing in the R-3 zone is permitted as a conditional use. Modifying the development with the proposed partition is considered a minor modification. The application materials must address the approval criteria established in MMC 19.905.4.B.

Partition

The proposed land division would not modify a plat decided by the Planning Commission (both underlying plats were decided prior to Planning Commission involvement in the partitioning process) and is not a parcel consolidation. As per MMC Table 17.12.020, it is a partition replat that will be processed with Type II review.

Approval criteria for a replat are established in MMC Subsection 17.12.030 and include (1) compliance with the relevant sections of Title 17 (Land Division) and Title 19 (Zoning), (2) allowing reasonable development and not creating the need for a variance of any land division or zoning standard, and (3) not reducing residential density below minimum density requirements of the applicable zoning district.

The application submittal should include the standard Land Use Application Form and Submittal Requirements Checklist. Since the County Surveyor is likely to require that the replat be recorded as a partition plat, the application should also include or address the relevant items listed on the Preliminary Plat Checklist.

Density on the new parcel #1 would exceed maximum density in the R-3 zone. The city would address this through conditions of approval, which would recognize the future Planned Development and tie the partition approval to a development restriction on parcel #2. The applicant requests that this condition would sunset with the re-zoning of the entire site.

Although the proposed partition would create a lot with compound lot lines, the city recognizes that the parcel #1 would be rectilinear in shape and does not create a lot more out of conformance than the existing non-conforming lot shape of the parent parcel.

Variance

The proposed plans show the clubhouse on Parcel 1, which fronts on Hillside Ct, with a side yard setback of 4.1 ft, rather than the minimum 5 ft setback. This reduction to 4.1 ft requires a Type II variance. The application materials should address this variance request by responding to the approval criteria for a Type II variance found in MMC 19.911.4.A.

The applicant should submit 5 complete copies of all application materials for the City's initial review. A determination of the application's completeness will be issued within 30 days. If deemed incomplete,

additional information will be requested. If deemed complete, additional copies of the application will be required for referral to other departments, the Ardenwald and Historic Milwaukie Neighborhood District Associations (NDAs), and other relevant parties and agencies. City staff will inform the applicant of the total number of copies needed.

In the Type II review process, public notice of the application is mailed to property owners and residents within 300 ft of the subject property no later than 7 days after the application is deemed complete, with 14 days allowed for comments in response. Within 7 days of being deemed complete, a sign giving notice of the application must be posted on the subject property, to remain until the decision is issued. A decision by the Planning Director will not be issued before the end of the 14-day comment period.

Issuance of a decision starts a 15-day appeal period for the applicant and any party who establishes standing. Development permits submitted during the appeal period may be reviewed but are not typically approved until the appeal period has ended.

Prior to submitting the application, the applicant is encouraged to present the project at a regular meeting of the Ardenwald NDA (<https://www.milwaukieoregon.gov/citymanager/ardenwald-johnson-creek-nda>) and at the Historic Milwaukie NDA (<https://www.milwaukieoregon.gov/citymanager/historic-milwaukie-nda>).

Land use application submission materials are listed below. Please refer to the land use application and submittal requirements form for detailed information.

1. All applicable land use applications forms with signatures of property owners.
2. All applicable land use application fees.
3. Completed and signed "Submittal Requirements" form.
4. 5 copies of an existing conditions and a proposed conditions site plan, both to scale. These two site plans can be combined onto one site plan. Once the application is deemed complete, additional copies will be requested for distribution to City departments, applicable governmental agencies, and the neighborhood district association for review.
5. Detailed narrative describing compliance with all applicable code sections.

Application fees are based on the current fee schedule. Fees are typically updated on July 1st of each year. Multiple applications are reviewed concurrently. For concurrent applications, the most expensive application is charged full price and the fees for all other applications are discounted 25%.

Current application fees relevant to the proposal:

- * Final Plat (Type I): \$200.
- * Minor Modification of a Conditional Use (Type I) = \$200
- * Partition Preliminary Plat (Type II) = \$2,000
- * Variance (Type II) = \$1,000

Natural Resource Review:

Not applicable. The development site is not in any natural resource overlay zone.

Lot Geography:

The subject property has an area of approximately 16.2 acres and has frontage on 32nd Ave and Meek St. The structures in the development have frontage on interior public streets.

Planning Notes:

The applicant provided the following additional questions:

1. Will it be necessary for the open space area in Hillside Park to be on parcel #1 (the same parcel as Hillside Manor)?

As with the density issue, approval of the partition will connect the open space to the overall planned development. The application materials should identify that access to the open space is available from parcel #1.

2. Will the partition application need to show compliance with the conditions of approval of the 1969 variance that approved the tower?

The approval criteria include demonstration that the proposed modification will comply with any conditions of approval from the original conditional use approval. However, a boundary change (the modification) does not relate to the condition of occupancy of the tower building – the use itself is not proposed to change.

The full zoning code can be found here:

<http://www.qcode.us/codes/milwaukie/view.php?topic=19&frames=off>.

ADDITIONAL NOTES AND ISSUES

County Health Notes:

Other Notes:

This is only preliminary preapplication conference information based on the applicant's proposal and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Samantha Vandagriff - Building Official - 503-786-7611

Stephanie Marcinkiewicz

- Inspector/Plans Examiner - 503-786-7613

ENGINEERING DEPARTMENT

Kelly Brooks - Acting Engineering Director - 503-786-7573

Alex Roller - Engineering Tech II - 503-786-7695

COMMUNITY DEVELOPMENT DEPARTMENT

Alma Flores - Comm. Dev. Director - 503-786-7652

Leila Aman - Development Manager - 503-786-7616

Alicia Martin - Admin Specialist - 503-786-7600

PLANNING DEPARTMENT

Dennis Egner - Planning Director - 503-786-7654

David Levitan - Senior Planner - 503-786-7627

Brett Kolver - Associate Planner - 503-786-7657

Vera Kolas - Associate Planner - 503-786-7653

Mary Heberling - Assistant Planner - 503-786-7658

CLACKAMAS FIRE DISTRICT

Mike Boumann - Lieutenant Deputy Fire Marshal - 503-742-2673

Matt Amos - Fire Inspector - 503-742-2661

Clackamas County Fire District #1

Fire Prevention Office



E-mail Memorandum

To: City of Milwaukie Planning Department
From: Izak Hamilton, Fire Inspector, Clackamas Fire District #1
Date: 8/16/2019
Re: 19-012PA, 6101 SE Johnson Creek Blvd

This review is based upon the current version of the Oregon Fire Code (OFC), as adopted by the Oregon State Fire Marshal's Office. The scope of review is typically limited to fire apparatus access and water supply, although the applicant must comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the fire code official. The following items should be addressed by the applicant:

Clackamas Fire District has no comments at this time.

Exhibit B

City of Milwaukie

PLANNING COMMISSION REGULAR MEETING

July 15, 1969

The regular meeting of the Milwaukie Planning Commission was held on the 15th day of July, 1969, in the office of the City Engineer. The meeting was called to order by President Fred Liddell at 8:00 p.m.

Members present: Fred Liddell Robert Kennedy
Allan Jones Evan Whitaker

Also present: Willis C. Warner, City Planner
Max C. Thompson, Assistant City Manager
Bette Bierer, Secretary

Absent: Dan Croft (excused by Commission)
Richard Nase

IT WAS MOVED by Whitaker, seconded by Kennedy, to approve the minutes of June 24, 1969, as written. Motion carried and so ordered.

ITEMS NOT ON AGENDA: Mrs. Robert Dwyer, 1500 S.E. Waverly Drive, spoke against approval of a zone change in Waverly Heights, ZC-69-5, which is scheduled for public hearing on July 22, 1969.

PUBLIC HEARINGS

VR-69-6 Wilhelm Funeral Home, Inc., applicant. Request for addition to parking lot in A-2 zone, at 916 29th Street.

Public hearing was opened with notices mailed as directed.

Staff recommendation: Approval, with the following conditions:

1. There shall be no advertising signs displayed on the premises at any time.
2. The parking and driving areas shall be paved and maintained in good usable condition.
3. All parking spaces shall be clearly marked.
4. There shall be no sight obstructions permitted within 10 feet of the proposed driveway onto 29th Street.
5. All improvements of parking spaces and landscaping shall be installed within 6 months and shall be perpetually maintained in good condition.

Speaking for: Mr. Wilhelm, 916 29th Street
Mrs. Bertha Young, 1005 29th Street

Correspondence for: E. E. Sheridan, 905 29th Street

There was no one else wishing to be heard and the public hearing was declared closed at 8:10 p.m. IT WAS MOVED by Kennedy, seconded by Whitaker, to approve application VR-69-6 as submitted subject to the conditions of the staff report. MOTION CARRIED and so ordered.

7-15-69

VR-69-7 Clackamas County Housing Authority, applicant. Request for variance in height restrictions and parking requirements for proposed 100-unit Home for Elderly in Hillside Park Housing Project area.

Public hearing was opened with notices mailed as directed.

Staff recommendation: Approval, upon the following conditions:

1. Minor modifications to the site plan may be approved by the staff.
2. This approval shall apply only as long as the facility is used exclusively for the elderly as originally intended.
3. The playground area shown northerly of the proposed building shall be developed along with and as part of this project to provide necessary facilities for the existing housing project.
4. All provisions for drainage and sanitation shall be approved by the Director of Public Works.
5. Approval of this application shall be valid for one year. If substantial construction has not materialized by then an extension of time request may be considered by the Commission and such time extension will be subject to further conditions which may be applicable at that time.

Speaking for: Wallace M. Telford, Executive Director of the Housing Authority of the County of Clackamas, Oregon
Charles Hallquist, member of the Board of Commissioners of the Housing Authority of the County of Clackamas
Merv Englund, architect for the proposed project

There was no one present to speak against granting of the variance requests, and no correspondence had been received.

Mr. Telford stated that eligibility for residency in the proposed home was limited to the elderly as defined by the Housing Authority of Clackamas County, i.e. persons (the family head or spouse) who have attained the age of 62 years.

The public hearing was declared closed at 9:30 p.m.

IT WAS MOVED by Whitaker, seconded by Kennedy, to grant a variance in building height requirement to allow higher than 45 feet, but that no portion of the building or equipment shall extend above 210-ft. elevation (city datum). MOTION CARRIED and so ordered.

IT WAS MOVED by Jones, seconded by Whitaker, that the parking requirements of the ordinance be varied as presented in Study "G" site plan dated July 11, 1969, indicating 40 parking spaces, and to approve this plan, with the applicant to show provision for expansion of an additional 15 spaces when the need occurs without alteration of the playground as outlined in the plan and as made part of the site improvement, and that this variance is granted subject to the facility's exclusive use by the elderly as currently defined by the Clackamas County Housing Authority and such variance to be valid for a period of one year from this date. MOTION CARRIED and so ordered.

IT WAS MOVED by Whitaker, seconded by Kennedy, to adjourn the meeting to July 22, 1969, at 7:30 p.m. Motion carried. Meeting adjourned at 10:30 p.m.

Fred Liddell, President

Attest: _____
Bette Bierer, Secretary

0000 2653

STAFF REPORT

July 15, 1969

TO: Milwaukie Planning Commission
FROM: W. C. Warner, City Planner
SUBJECT: VR-69-7; Clackamas County Housing Authority - Multi-story Home
for the Elderly

This application is before the Planning Commission solely because of the proposed height of a building and a proposed reduction of required off-street parking spaces. Otherwise, the existing A-2 Apartment zoning requirements are being met.

In general, this project will be part of the Hillside Park housing development. Specifically the site is an existing abandoned gravel pit in the northwest corner of that housing development. The architects have designed a development which not only provides housing for the elderly, but will also provide a playground area for the occupants of the existing housing in the area. It is staff's opinion that both facilities are needed to serve the area.

It appears to staff that the proposal to group the needed housing in a multi-story building is an excellent way to preserve open space on the site for park, playground and other open space uses. The existing housing in the area has a lack of playground facilities for the many children living there. Slightly over an acre is proposed to be provided in this latest project for a playground area. This is shown in the extreme northwest corner of the site and within the existing excavated area.

The proposal to provide about 40 parking spaces rather than the 200 which would be required for a 100-unit apartment would seem reasonable under the circumstances.

1. The project is intended for the elderly, very few of whom drive cars.
2. Employee parking is provided separate from guest parking.
3. Public transportation is to be provided virtually to the "front door".
4. Any excess of vehicles will be confined to the immediate vicinity due to excessive walking distances from any existing public streets.

According to the architect, past records of parking demand at these types of projects is less than the number of spaces proposed to be provided.

It therefore seems that the requirements for granting a variance (extraordinary circumstances, etc.) are evident and staff recommends approval upon the following conditions:

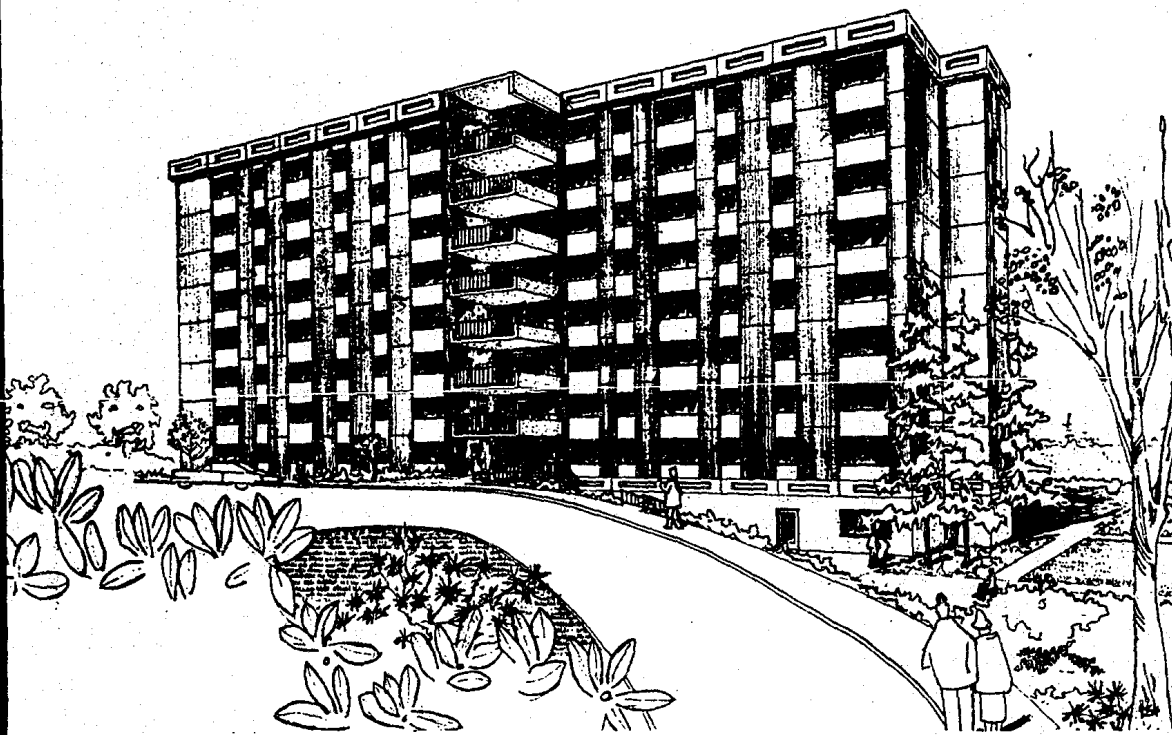
1. Minor modifications to the site plan may be approved by the staff.
2. This approval shall apply only as long as the facility is used exclusively for the elderly as originally intended.
3. The playground area shown northerly of the proposed building shall be developed along with and as part of this project to provide necessary facilities for the existing housing project.
4. All provisions for drainage and sanitation shall be approved by the Director of Public Works.
5. Approval of this application shall be valid for one year. If substantial construction has not materialized by then an extension of time request may be considered by the Commission and such time extension will be subject to further conditions which may be applicable at that time.

Willis C. Warner
Willis C. Warner

100 UNIT APARTMENT BUILDING FOR
HILLSIDE PARK
MILWAUKIE OREGON

SCHEMATIC DESIGN

OREGON PROJECT 1-5



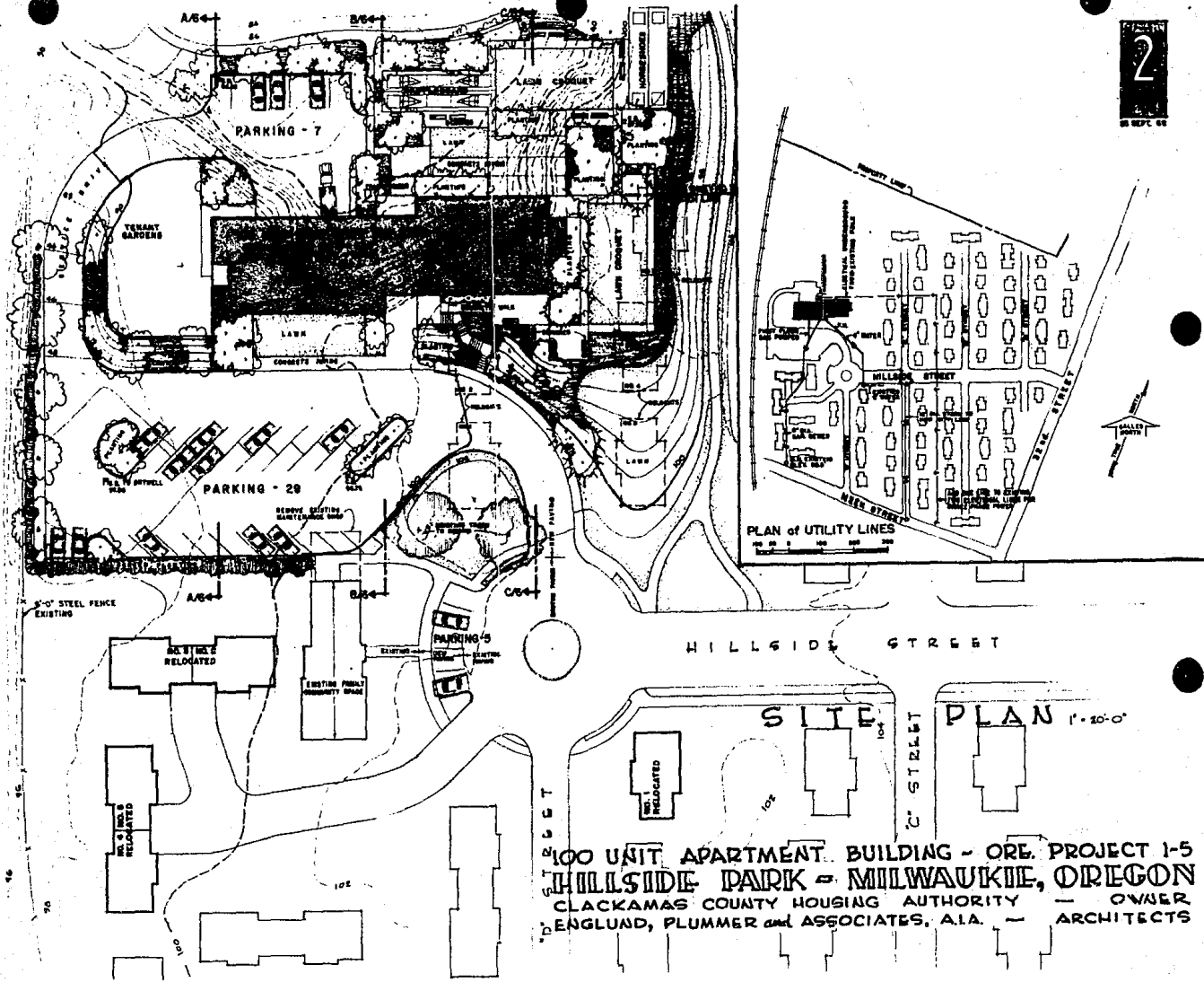
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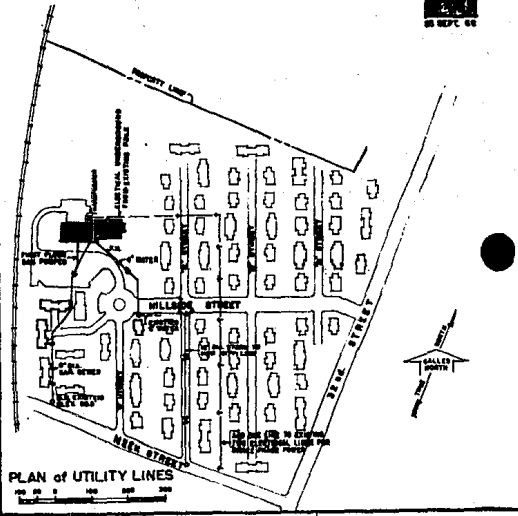
ENGLAND, PLUMMER
and ASSOCIATES
AIA - ARCHITECTS

0000 2676

2892 0000



2
REV. 11



SITE PLAN 1" = 20'-0"

100 UNIT APARTMENT BUILDING - ORE. PROJECT 1-5
 HILLSIDE PARK - MILWAUKIE, OREGON
 CLACKAMAS COUNTY HOUSING AUTHORITY - OWNER
 ENGLUND, PLUMMER and ASSOCIATES, A.I.A. - ARCHITECTS

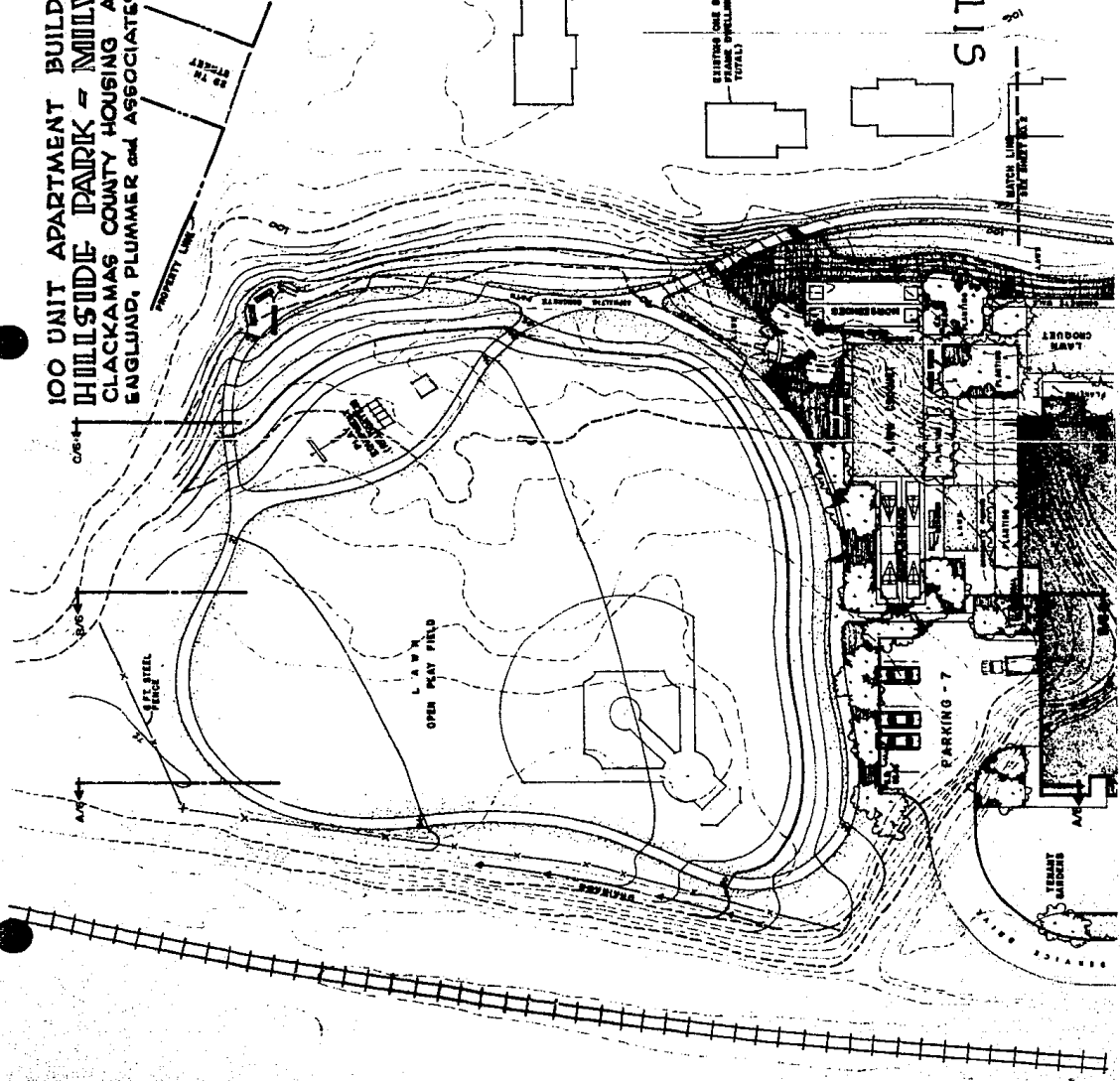


**100 UNIT APARTMENT BUILDING - ORE. PROJECT 1-5
 HILLSIDE PARK - MILWAUKIE, OREGON
 CLACKAMAS COUNTY HOUSING AUTHORITY - OWNER,
 ENGLUND, PLUMMER and ASSOCIATES, A.I.A. - ARCHITECTS**

A 9 STORY APARTMENT BUILDING WITH TWO ELEVATORS (AS) INCLUSIVE FOR THE ELDERLY

FLOOR	1	2	3	4	5	6	7	8	9
EFFICIENCIES	56	4	60	50					
1-BEDROOM	55	1	56	56					
2-BEDROOM	-	4	4	0					
TOTALS	100	74							

- 1. TOTAL SITE AREA COVERED BY THE PROPOSED DEVELOPMENT - 10.3 ACRES
- 2. PLAYGROUND AREA (RETRACTED FROM AREA PROPOSED FOR NEW BUILDING) - 1.2 ACRES
- 3. AREA FOR PARKING SPACES - 16.15 ACRES
- 4. NUMBER OF PROPOSED DWELLINGS - 100
- 5. TOTAL EXISTING & PROPOSED DWELLING DENSITY - 100 DWELLINGS PER ACRE
- 6. DWELLING DENSITY IS /ACRES OTHER DWELLING DENSITY - 100 DWELLINGS PER ACRE
- 7. TOTAL EXISTING & PROPOSED DWELLING DENSITY WILL ALLOW 210 DWELLING UNITS ON THIS SITE.



SITE PLAN 1-26-67

Exhibit C

MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT
April 25, 1991

TO: Dan Bartlett, City Manager
✓ Maggie Collins, Community Development Director
FROM: Dave Krogh, Associate Planner *Dave*
RE: Hillside Manor Modernization

Maggie has asked me to comment by April 26 on the proposed Hillside Manor modernization as it pertains to zoning requirements.

Hillside Manor originally received approval from the City on July 15, 1969, to allow a 100 unit high-rise elderly apartment development which varied from normal height and parking standards (VR-69-7). At the time, zoning was A-2 (roughly equivalent to our current R-2). At present, the zoning is R-3.

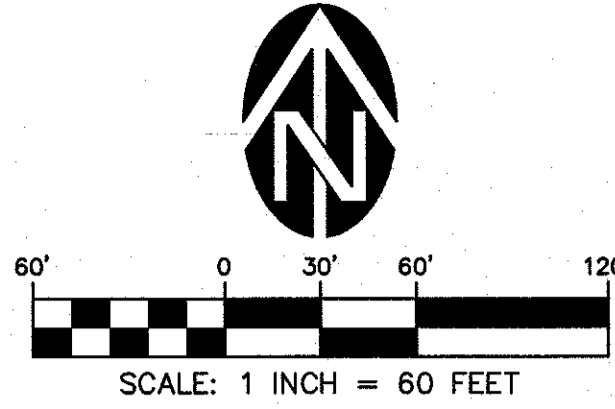
I visited the site today and also spoke with Bob Miller, contact person with the Clackamas County Housing Authority for this proposal. Basically, the structure actually contains 101 units, one over the 100 approved by VR-69-7. Mr. Miller verified that an office had been converted to a residential unit in the past following an approved City building permit review. The one additional unit had been signed off by planning staff as a minor modification to the original approval. That approval also allowed 40 parking spaces to be provided at the time of construction and 15 additional at a later unspecified date. At present, these are exceeded with 59 parking spaces which are under-utilized in two lots adjacent to the apartment structure.

I also noted that the lawn and other landscaped areas greatly exceed the 35 % currently required for R-3.

In conclusion, no zoning deficiencies have been noted which have not been accounted for.

0000 2644

EXISTING CONDITIONS PLAN



NOTES

1. THE SURVEY SHOWN WAS PREPARED REFERENCING LAWYERS TITLE OF OREGON, LLC PRELIMINARY REPORT WITH A COMMITMENT ORDER NO. 321800003 AND AN EFFECTIVE DATE OF APRIL 9, 2018.
2. BASIS OF BEARINGS HELD N11°03'W ALONG SE 32ND AVE. PER SN 1698.
3. SITE CONTAINS A TOTAL OF 16.16 ACRES OR 703,989 SQUARE FEET MORE OR LESS.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 41005009D, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF JUNE 17, 2008, THE SUBJECT SITE LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. SUBJECT PROPERTY HAS A TOTAL OF 59 DESIGNATED PARKING SPACES (52 REGULAR SPACES AND 7 HANDICAP SPACES). THIS INCLUDES DRIVEWAY PARKING.
6. WETLANDS HAVE NOT BEEN DELINEATED BY APPROPRIATE AUTHORITIES. AS OF SEPTEMBER, 2019 THERE ARE NO WETLANDS ON SUBJECT PROPERTY PER U.S. FISH AND WILDLIFE SERVICE "NATIONAL WETLANDS INVENTORY" MAP.
7. THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED ON SUBJECT PROPERTY.

EASEMENTS/ENCUMBRANCES

PLEASE SEE TITLE COMMITMENT CITED IN SURVEY NOTE NUMBER 1 FOR ITEMS CONCERNING TAXES, LIENS, AGREEMENTS, WAIVERS AND OTHER MATTERS OF RECORD WHICH ARE NOT SURVEY MATTERS. THE FOLLOWING ITEMS WERE LISTED IN THE TITLE COMMITMENT REFERENCED FOR THIS SURVEY AND ARE LISTED HERE WITH COMMENTS:

- 9 - PERMANENT OPEN SPACE EASEMENT LINE (DOC. NO. 89-28799)
- 10 - 10.00' WIDE STORM EASEMENT LINE PARCEL 1 - PAGE 6 (DOC. NO. 96-005192)
- 10 - 10.00' WIDE STORM SEWER EASEMENT LINE
- 10 - 10.00' WIDE SANITARY SEWER EASEMENT LINE
- 10 - 40.00' WIDE RIGHT-OF-WAY OF A, B, C, AND D STREET
- 10 - 60.00' WIDE RIGHT-OF-WAY CENTERLINE OF SE HILLSIDE CT (DOC. NO. 96-005192)
- 11 - 10.00' X 10.00' TELECOMMUNICATIONS EASEMENT LINE (DOC. NO. 2006-077397)
- 14 - 15.00' WIDE STORM EASEMENT LINE (DOC. NO. 2006-077397)
- 14 - STORM DETENTION POND EASEMENT LINE (DOC. NO. 2006-077397)
- 14 - 20.00' PERMANENT STORM EASEMENT LINE (DOC. NO. 2006-077397)
- 14 - 15.00' INGRESS & EGRESS EASEMENT LINE (DOC. NO. 2006-077397)

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SHEET 2

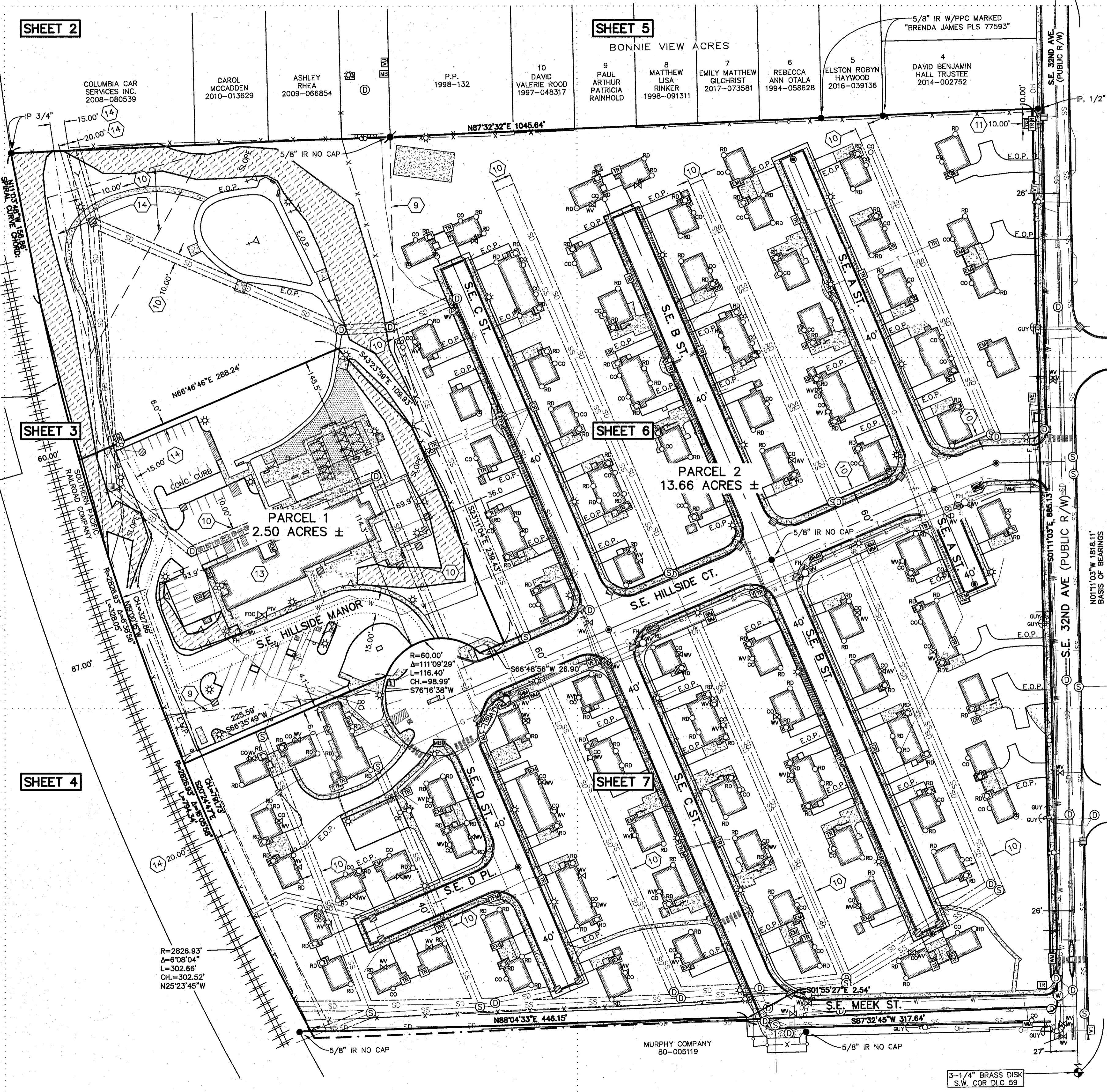
SHEET 5

SHEET 3

SHEET 6

SHEET 4

SHEET 7



MASTER SHEET LEGEND

- FOUND MONUMENT AS NOTED
- FOUND ALUMINUM CAP MARKED "KAMPE ASSOCIATES, INC."
- STORM CULVERT/OUTFALL
- STORM SEWER MANHOLE
- CATCH BASIN CENTER
- STORM DITCH INLET
- AREA DRAIN
- CATCH BASIN (CIRCULAR)
- ROOF DRAIN
- CLEANOUT
- SANITARY SEWER MANHOLE
- HOSE BIB
- WATER VALVE
- FIRE HYDRANT CONNECTION
- POST INDICATOR VALVE
- WATER VAULT
- WATER METER
- HOSE BIB
- FLAG POLE
- GAS VALVE
- GAS METER
- GATE POST
- LIGHT POLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- ELECTRIC GENERATOR
- CABLE TV BOX
- CABLE TV RISER
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE BOX
- TELEPHONE RISER
- TELEPHONE VAULT
- UTILITY RISER
- UTILITY VAULT
- UTILITY POLE
- GUY ANCHOR
- UTILITY STUB UP
- MAIL BOX
- HANDICAP PARKING SPOT
- TRASH CAN
- SIGN
- BOLLARD
- ASPHALT CONCRETE
- CONCRETE
- HANDICAP RAMP
- FINISHED FLOOR
- BUILDING HEIGHT
- DRIVEWAY
- E.O.P.
- TYP.
- DOCUMENT
- SURVEY NUMBER
- SN
- IR
- IR
- BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- OH
- SS
- SD
- W
- E
- G
- T
- FENCE AS NOTED
- HAND RAIL
- BRUSH & TREE DRIPLINE
- BUILDING FOOTPRINT LINE
- RAILROAD TRACKS
- 12" ○
- 24" ○
- #
- CONCRETE
- AREA CONTAINING 25% OR MORE SLOPE
- VICINITY MAP (NOT TO SCALE)

WESTLAKE CONSULTANTS INC.

ENGINEERING • SURVEYING • PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224

(503) 684-0652
FAX (503) 624-0157

EXISTING CONDITIONS PLAN

HOUSING AUTHORITY OF CLACKAMAS COUNTY

IN THE S.E. 1/4 S.W. 1/4 SECTION 25 T.15S., R.1E., W.M.
CITY OF MILWAUKEE, CLACKAMAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON 25800

GARY R. ANDERSON 2-434

REVISIONS:

NO.	DATE	DESCRIPTION
0	9/27/2019	INITIAL RELEASE

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REVISIONS:

NO.	DATE	DESCRIPTION
0	9/27/2019	INITIAL RELEASE

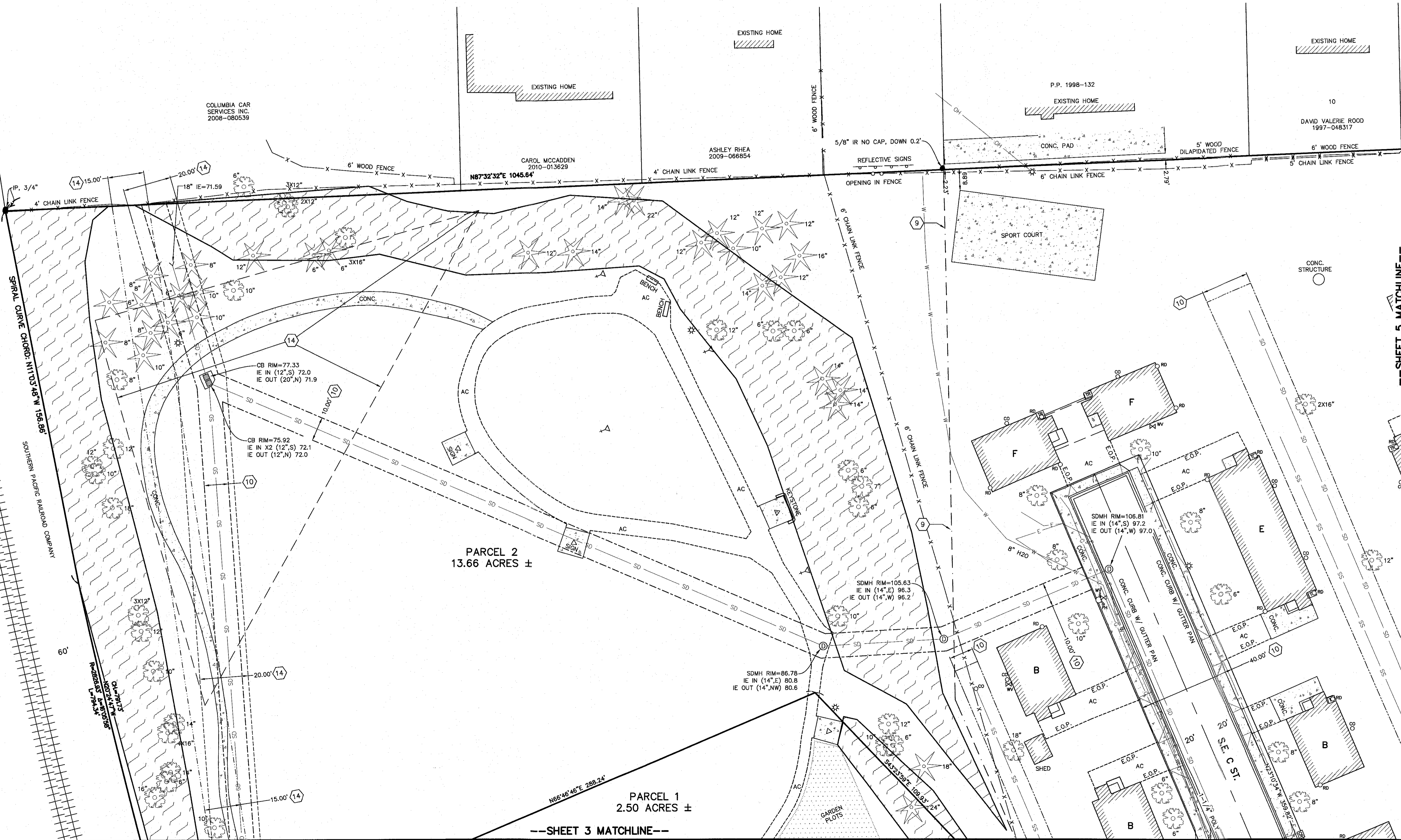
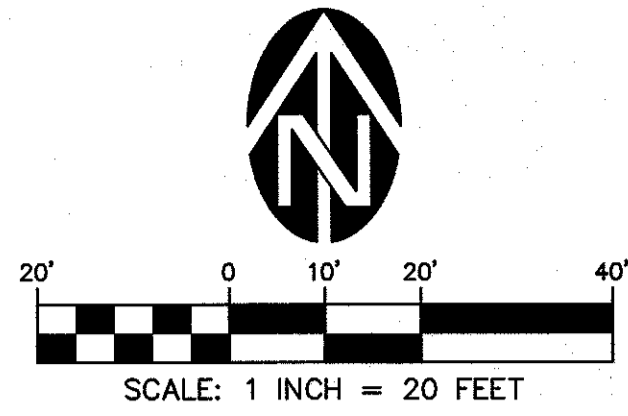
SHEET 1 OF 7

JOB NO. 2776-001

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EXISTING CONDITIONS PLAN



WESTLAKE CONSULTANTS INC.
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 15115 S.W. SEQUOIA PARKWAY, SUITE 150
 TIGARD, OREGON 97224
 (503) 684-0652
 FAX (503) 624-0157

EXISTING CONDITIONS PLAN
 HOUSING AUTHORITY OF CLACKAMAS COUNTY
 IN THE S.E. 1/4 S.W. 1/4 SECTION 25 T.1S., R.1E., W.M.
 CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JUL 23, 2000
 GARY R. ANDERSON
 2434
 RENEWS: 12-31-19

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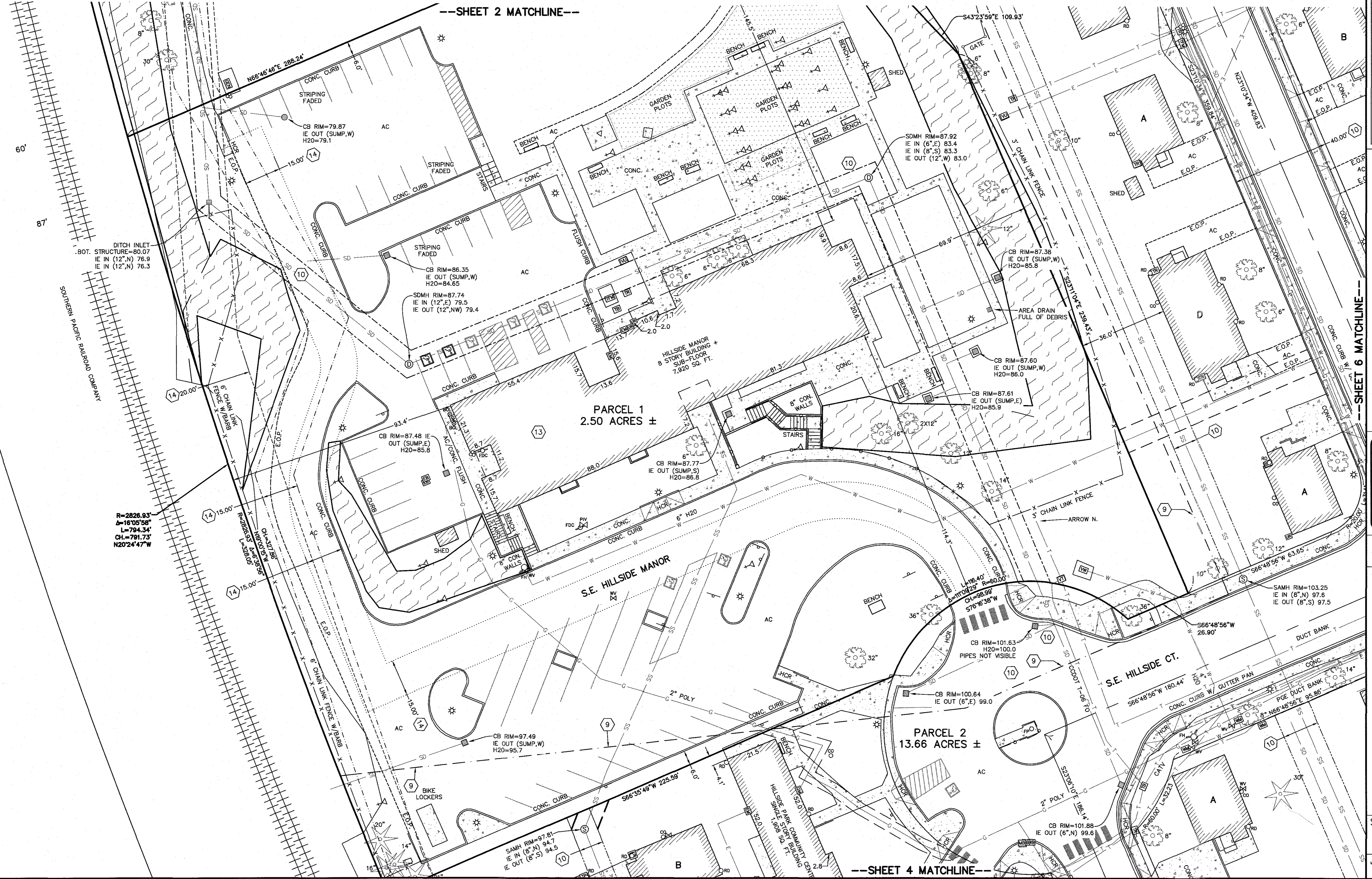
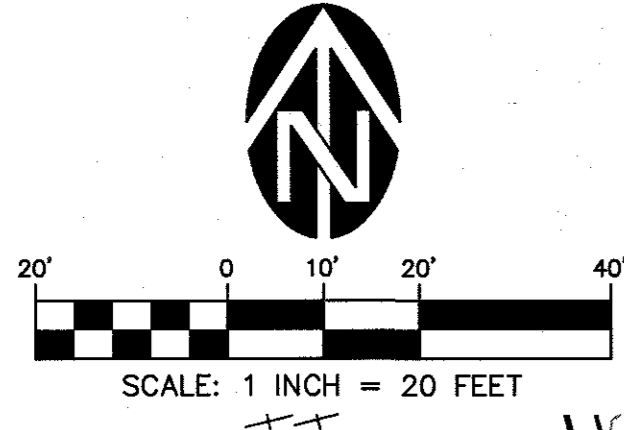
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2 OF 7
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 2776-001

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EXISTING CONDITIONS PLAN



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CONSULTANTS INC.

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1616 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652
FAX (503) 624-0157

EXISTING CONDITIONS PLAN
HOUSING AUTHORITY OF CLACKAMAS COUNTY

IN THE S.E. 1/4 S.W. 1/4 SECTION 25 T.15S, R.1E., W.M.
CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 25, 1990
GARY R. ANDERSON
2434

REVISIONS: 12-31-19

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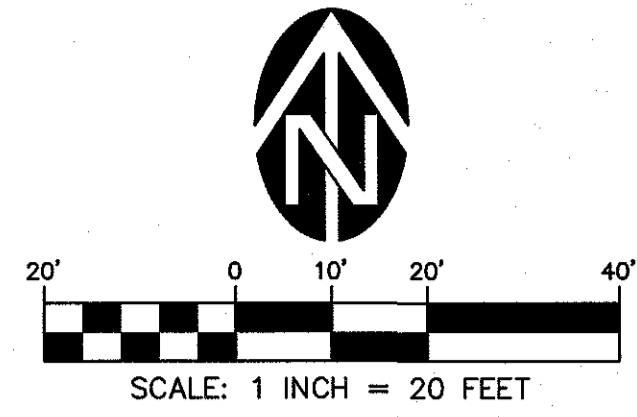
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EXISTING CONDITIONS PLAN



BONNIE VIEW ACRES
9

PAUL ARTHUR
PATRICIA RAINHOLD

4" CONC. WALL W/ FENCE ON TOP

28" 32"

8
MATTHEW LISA RINKER
1998-091311

6" CHAIN LINK FENCE

7
EMILY MATTHEW GILCHRIST
2017-073581

S87°32'32"W 1045.64'

6
REBECCA ANN OTALA
1994-058628

GATE

5/8" IR W/PPC "BRENDA
JAMES PLS 77593"

5
ELSTON ROBYN HAYWOOD
2016-039156

6" CHAIN LINK FENCE

EXISTING HOME

4
DAVID BENJAMIN HALL TRUSTEE
2014-002752

DECK

IE OUT (8" VERTICAL PIPE)
134.0

IP, 1/2" ID, 3/4" OD, BENT
SOUTH, SHOT AT SPINHOLE

10.00'

10.00'

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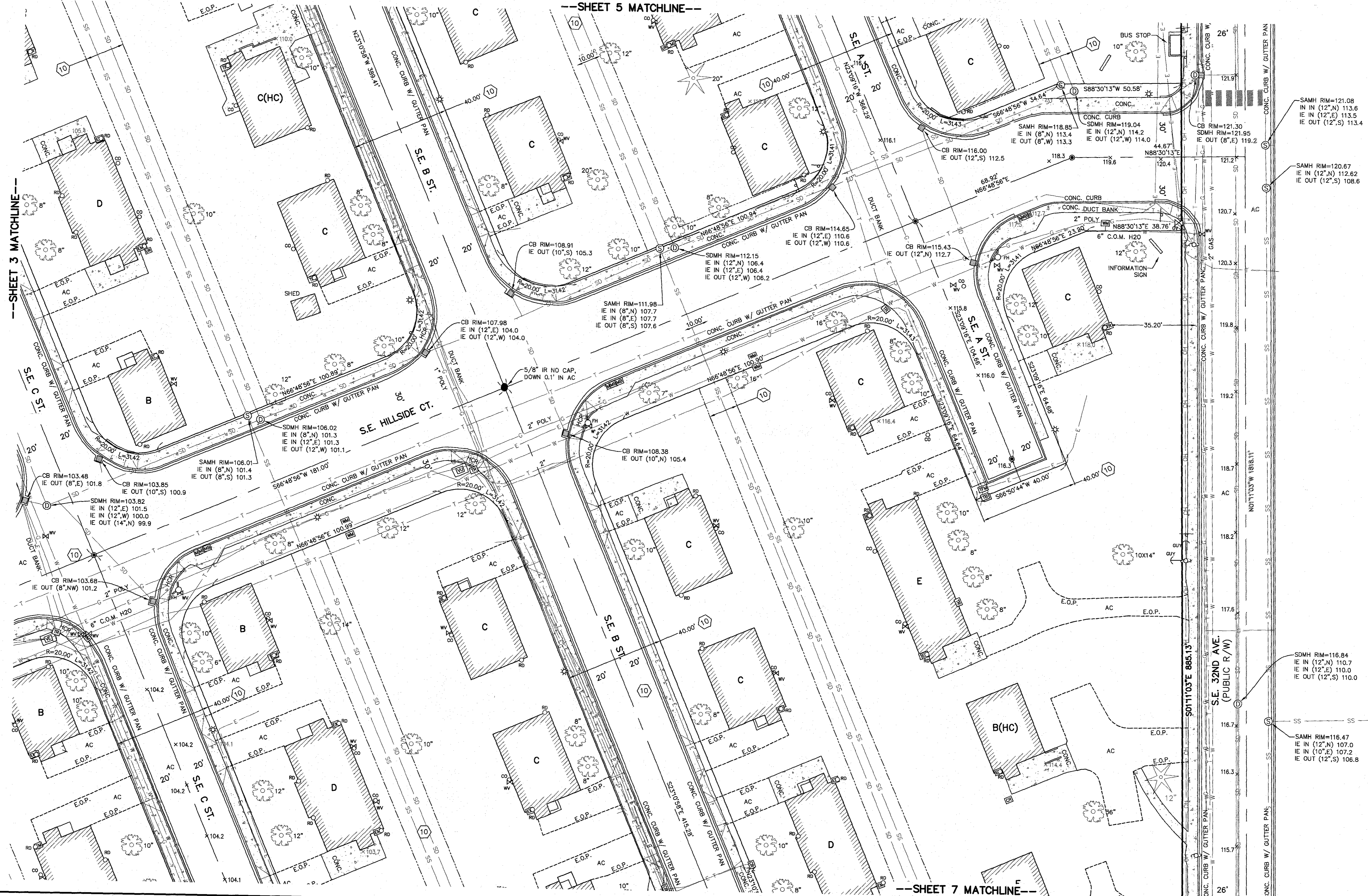
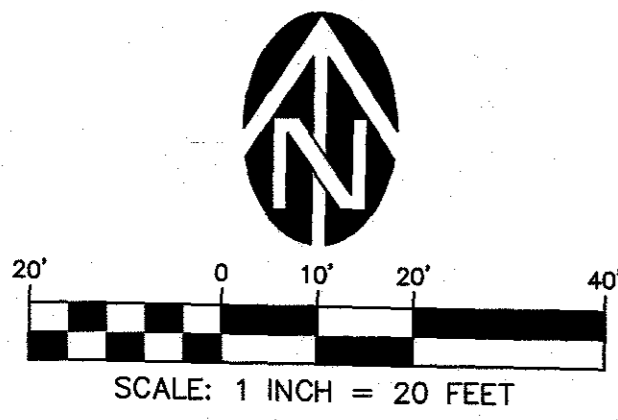
S88°49'02"W 40.00'

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EXISTING CONDITIONS PLAN



SAMH RIM=121.08
IE IN (12",N) 113.6
IE IN (12",E) 113.5
IE OUT (12",S) 113.4

SAMH RIM=120.67
IE IN (12",N) 112.62
IE OUT (12",S) 108.6

SDMH RIM=116.84
IE IN (12",N) 110.7
IE IN (12",E) 110.0
IE OUT (12",S) 110.0

SAMH RIM=116.47
IE IN (12",N) 107.0
IE IN (10",E) 107.2
IE OUT (12",S) 106.8

WESTLAKE CONSULTANTS INC.

ENGINEERING • SURVEYING • PLANNING

PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224

(503) 684-0652
FAX (503) 624-0157

EXISTING CONDITIONS PLAN

HOUSING AUTHORITY OF CLACKAMAS COUNTY

IN THE S.E. 1/4 S.W. 1/4 SECTION 25 T.15S, R.1E., W.M.
CITY OF MILWAUKEE, CLACKAMAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 25, 1990
GARY R. ANDERSON
2434

REVISIONS: 12-31-19

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI.

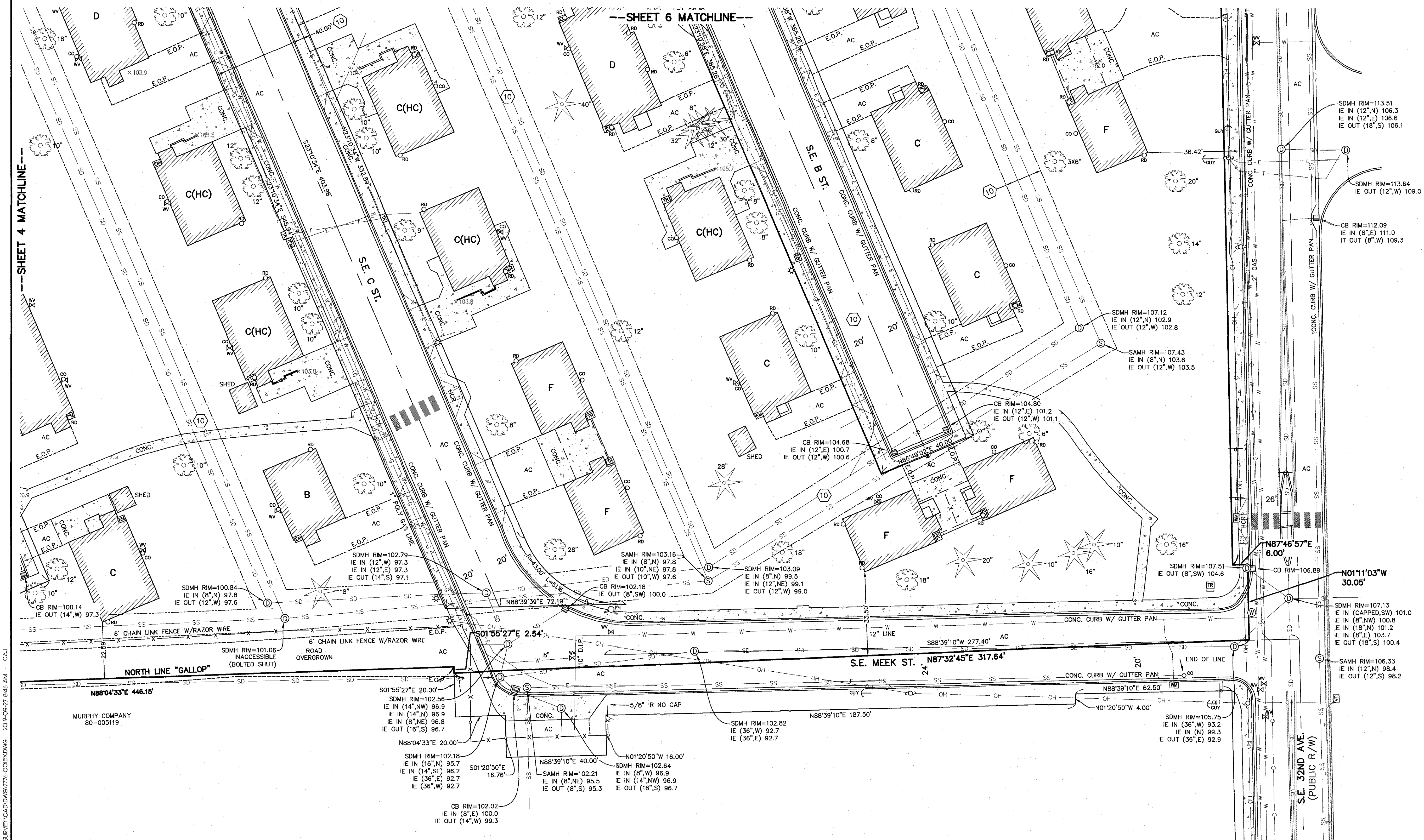
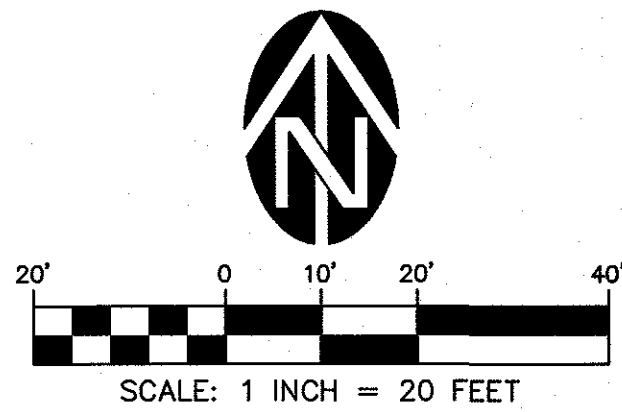
NO.	DATE	DESCRIPTION	CAJ	GRA	CHECK
0	9/27/2019	INITIAL RELEASE			

SHEET **6** OF **7**

JOB NO. 2776-001

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EXISTING CONDITIONS PLAN



WESTLAKE CONSULTANTS INC.
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 TIGARD, OREGON 97224
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 CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

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0	9/27/2019	INITIAL RELEASE	

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MURPHY COMPANY
 80-005119

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PRELIMINARY PARTITION PLAT

IN THE S.E. 1/4 S.W. 1/4 SECTION 25 TOWNSHIP 1 SOUTH., RANGE 1 EAST., W.M.

CITY OF MILWAUKIE, COUNTY OF CLACKAMAS, STATE OF OREGON

DATE: OCTOBER 17, 2019

3-1/4" BRASS DISK IN MONUMENT BOX
DLC 59 N.W. COR

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND ALUMINUM CAP MARKED
- ⊕ "KAMPE ASSOCIATES, INC." STORM CULVERT/OUTFALL
- ⊕ STORM SEWER MANHOLE
- ⊕ CATCH BASIN CENTER
- ⊕ STORM DITCH INLET
- ⊕ AREA DRAIN
- ⊕ CATCH BASIN (CIRCULAR)
- ⊕ ROOF DRAIN
- ⊕ CLEANOUT
- ⊕ SANITARY SEWER MANHOLE
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- ⊕ FIRE HYDRANT
- ⊕ POST INDICATOR VALVE
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- ⊕ ELECTRIC GENERATOR
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- ⊕ HCR HANDICAP RAMP
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- ⊕ BH BUILDING HEIGHT
- ⊕ DWY DRIVEWAY
- ⊕ E.O.P. EDGE OF PAVEMENT
- ⊕ TYP. TYPICAL
- ⊕ DOC. DOCUMENT
- ⊕ SN SURVEY NUMBER
- ⊕ IP IRON PIPE
- ⊕ IR IRON ROD
- ⊕ BOUNDARY LINE
- ⊕ RIGHT-OF-WAY CENTERLINE
- ⊕ OVERHEAD LINES
- ⊕ SS UNDERGROUND SANITARY LINE
- ⊕ SD UNDERGROUND STORM LINE
- ⊕ W UNDERGROUND WATER LINE
- ⊕ E UNDERGROUND POWER
- ⊕ G UNDERGROUND GAS LINE
- ⊕ T UNDERGROUND TELE-COM
- ⊕ X FENCE AS NOTED
- ⊕ ○ HAND RAIL
- ⊕ BRUSH & TREE DRIPLINE
- ⊕ BUILDING FOOTPRINT LINE
- ⊕ RAILROAD TRACKS
- 12" ○ DECIDUOUS TREE
- 24" ○ EVERGREEN TREE
- # EASEMENT EXCEPTION (SEE EASEMENT NOTES)
- CONCRETE

SPIRAL CURVE CHORD:
N11°03'48"W 156.86'

R=2826.93'
Δ=318°59'
L=163.63'
CH.=163.60'
N14°01'18"W

R=2826.93'
Δ=16°05'58"
L=794.34'
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N20°24'47"W

R=2826.93'
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L=328.05'
CH.=327.86'
N19°00'15"W

R=2826.93'
Δ=6°08'04"
L=302.66'
CH.=302.52'
N25°23'45"W

S87°32'32"W 1045.64'

S43°23'59"E 109.93'

S01°11'03"W 99.04'

R=60.00'

Δ=93°33'17"

L=97.97'

CH.=87.44'

S67°28'32"W

N88°04'33"E 446.15'

3-1/4" BRASS DISK
S.W. COR DLC 59

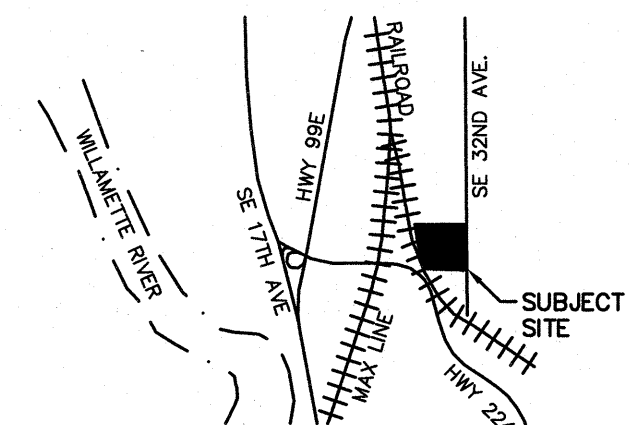
EASEMENTS/ENCUMBRANCES

PLEASE SEE TITLE COMMITMENT CITED IN SURVEY NOTE NUMBER 1 FOR ITEMS CONCERNING TAXES, LIENS, AGREEMENTS, WAIVERS AND OTHER MATTERS OF RECORD WHICH ARE NOT SURVEY MATTERS. THE FOLLOWING ITEMS WERE LISTED IN THE TITLE COMMITMENT REFERENCED FOR THIS SURVEY AND ARE LISTED HERE WITH COMMENTS.

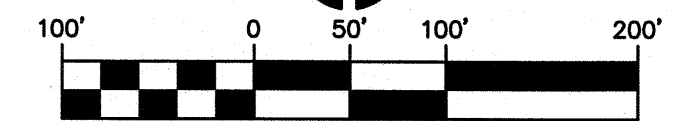
- ⑩ 10.00' WIDE STORM EASEMENT LINE
PARCEL 1 - PAGE 6
(DOC. NO. 96-005192)
- ⑩ 10.00' WIDE STORM SEWER EASEMENT LINE
10.00' WIDE SANITARY SEWER EASEMENT LINE
40.00' WIDE RIGHT-OF-WAY OF
A, B, C, AND D STREET
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- ⑪ 10.00' X 10.00' TELECOMMUNICATIONS EASEMENT LINE
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- W PROPOSED 15.00' PUBLIC WATER LINE EASEMENT
- G PROPOSED 5.00' GAS LINE EASEMENT
TO BENEFIT PARCEL 1
- SS PROPOSED 10.00' SANITARY SEWER LINE EASEMENT
TO BENEFIT PARCEL 1

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO PARTITION THAT TRACT OF LAND CONVEYED TO HOUSING AUTHORITY OF CLACKAMAS COUNTY, BY BOOK 281, PAGE 156, CLACKAMAS COUNTY DEED RECORDS, INTO TWO PARCELS.



VICINITY MAP
(NOT TO SCALE)



SCALE: 1 INCH = 100 FEET

NOTES

1. THE SURVEY SHOWN WAS PREPARED REFERENCING LAWYERS TITLE OF OREGON, LLC PRELIMINARY REPORT WITH A COMMITMENT ORDER NO. 32180003 AND AN EFFECTIVE DATE OF APRIL 9, 2018.
2. BASIS OF BEARINGS HELD N11°11'03"W ALONG SE 32ND AVE. PER SN 1698.
3. SITE CONTAINS A TOTAL OF 16.16 ACRES OR 703,989 SQUARE FEET MORE OR LESS.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 41005C0090, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF JUNE 17, 2008, THE SUBJECT SITE LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
5. SUBJECT PROPERTY HAS A TOTAL OF 59 DESIGNATED PARKING SPACES (52 REGULAR SPACES AND 7 HANDICAP SPACES). THIS EXCLUDES DRIVEWAY PARKING.
6. WETLANDS HAVE NOT BEEN DELINEATED BY APPROPRIATE AUTHORITIES. AS OF SEPTEMBER, 2019 THERE ARE NO WETLANDS ON SUBJECT PROPERTY PER U.S. FISH AND WILDLIFE SERVICE "NATIONAL WETLANDS INVENTORY" MAP.
7. THERE WERE NO CEMETRIES OR BURIAL BUILDINGS OBSERVED ON SUBJECT PROPERTY.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

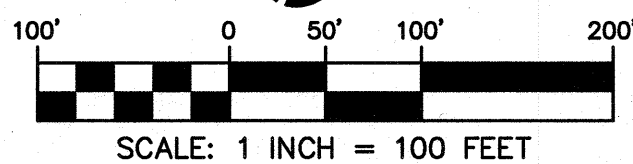
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1990
GARY R. ANDERSON
2434

RENEWS: 12-31-19

SURVEYED FOR:
HOUSING AUTHORITY OF CLACKAMAS
COUNTY

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652 SHEET 1 OF 2
2776-OOIP.DWG

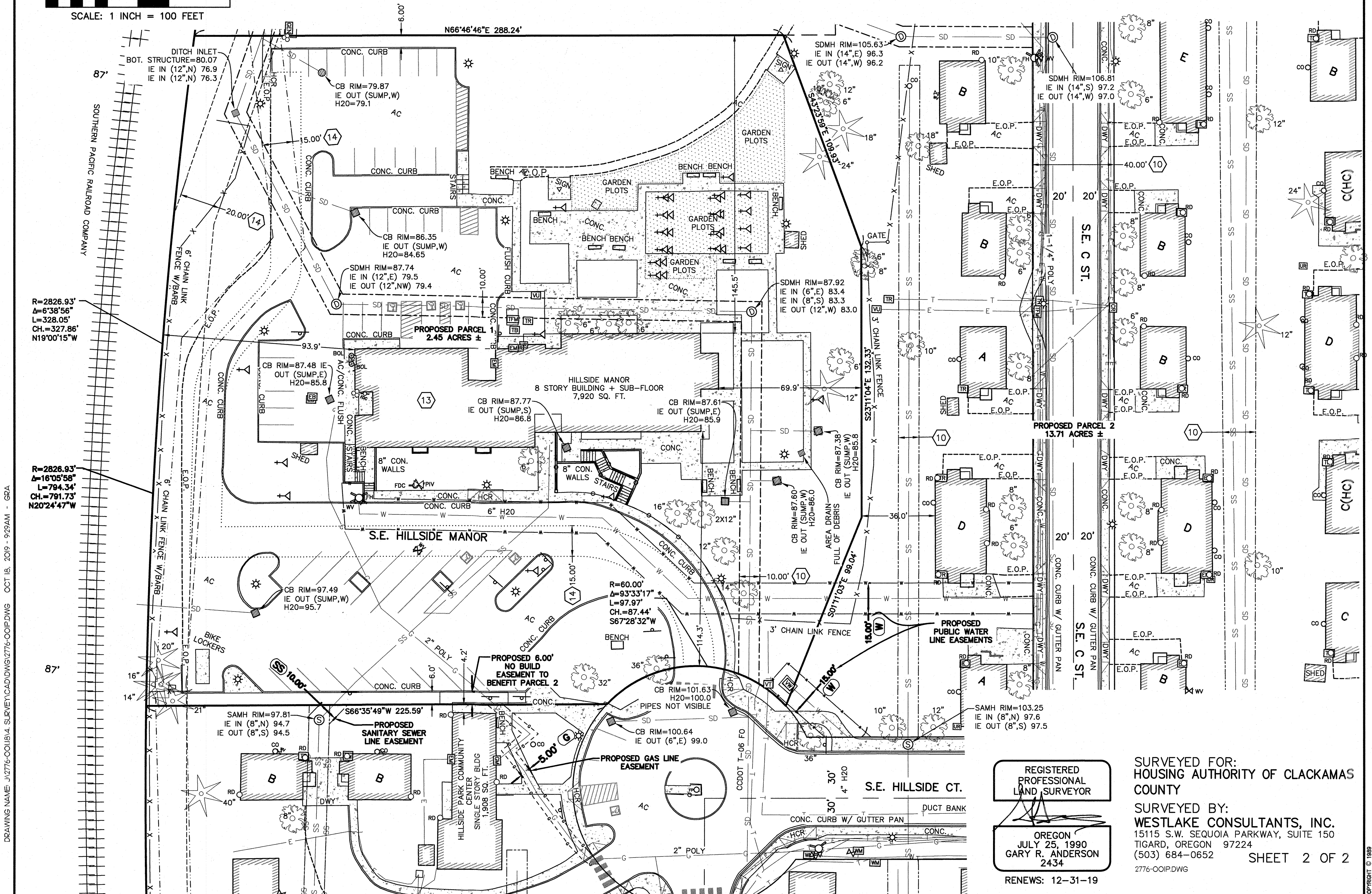


PRELIMINARY PARTITION PLAT

IN THE S.E. 1/4 S.W. 1/4 SECTION 25 TOWNSHIP 1 SOUTH., RANGE 1 EAST., W.M.

CITY OF MILWAUKIE, COUNTY OF CLACKAMAS, STATE OF OREGON


DATE: OCTOBER 17, 2019



R=2826.93'
A=6°38'56"
L=328.05'
CH.=327.86'
N19°00'15"W

R=2826.93'
A=16°05'58"
L=794.34'
CH.=791.73'
N20°24'47"W

R=60.00'
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PRELIMINARY PARTITION PLAT

IN THE S.E. 1/4 S.W. 1/4 SECTION 25 TOWNSHIP 1 SOUTH., RANGE 1 EAST., W.M.

CITY OF MILWAUKIE, COUNTY OF CLACKAMAS, STATE OF OREGON

DATE: OCTOBER 17, 2019

3-1/4" BRASS DISK IN MONUMENT BOX
DLC 59 N.W. COR

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND ALUMINUM CAP MARKED
- ⊙ "KAMPE ASSOCIATES, INC." STORM CULVERT/OUTFALL
- ⊙ STORM SEWER MANHOLE
- ⊙ CATCH BASIN CENTER
- ⊙ STORM DITCH INLET
- ⊙ AREA DRAIN
- ⊙ CATCH BASIN (CIRCULAR)
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- CONCRETE

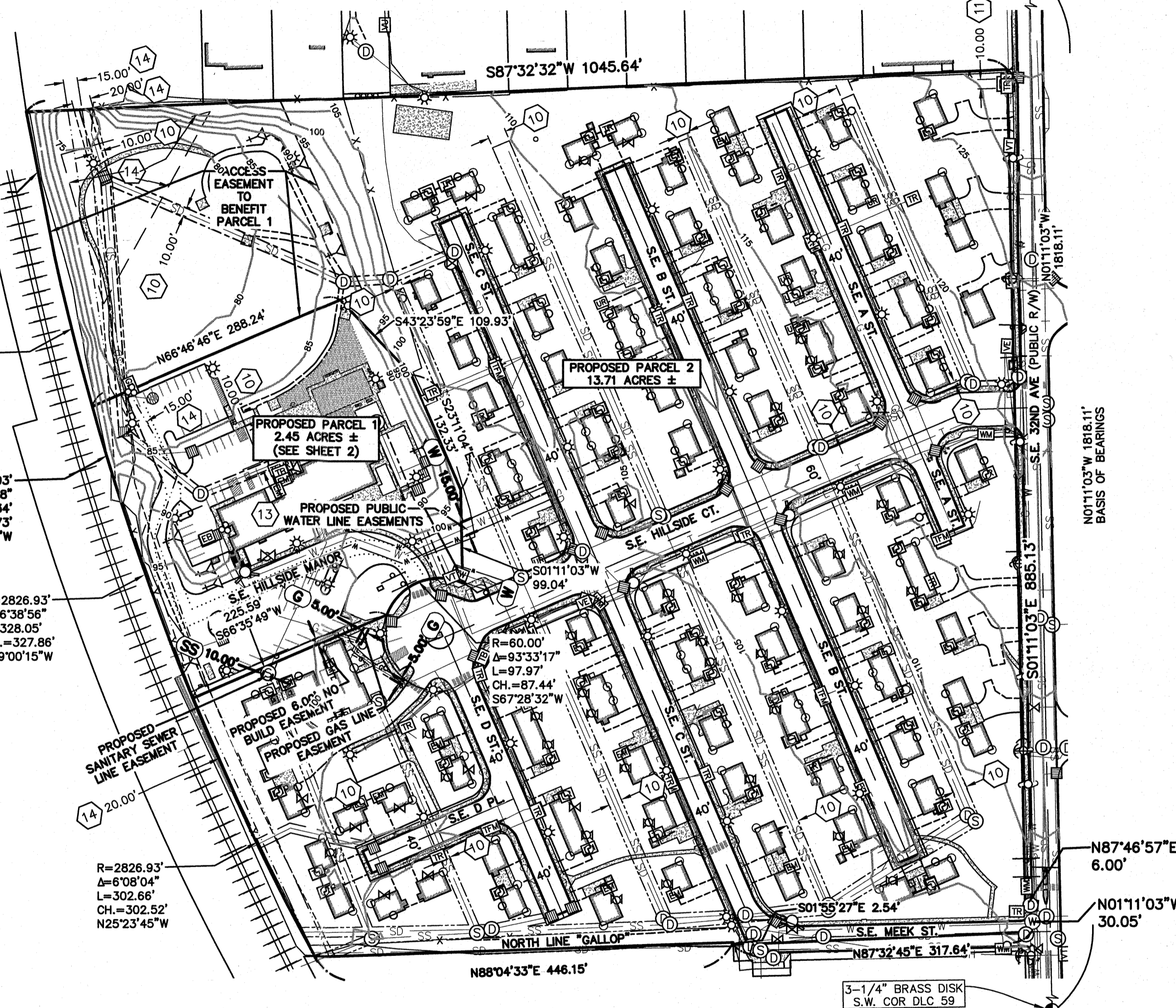
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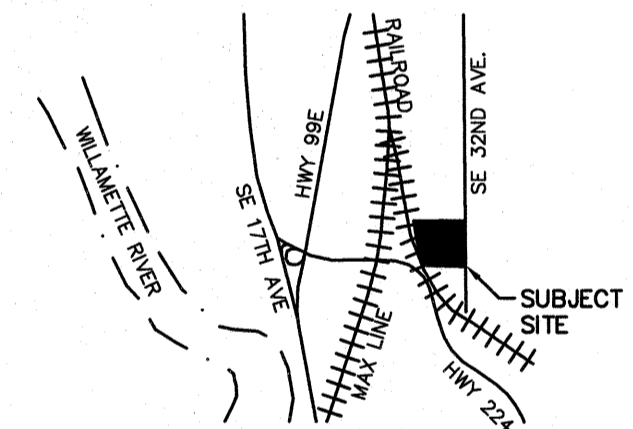
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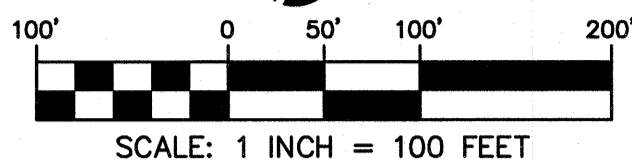
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- W PROPOSED 15.00' PUBLIC WATER LINE EASEMENT
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TO BENEFIT PARCEL 1
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TO BENEFIT PARCEL 1

NARRATIVE

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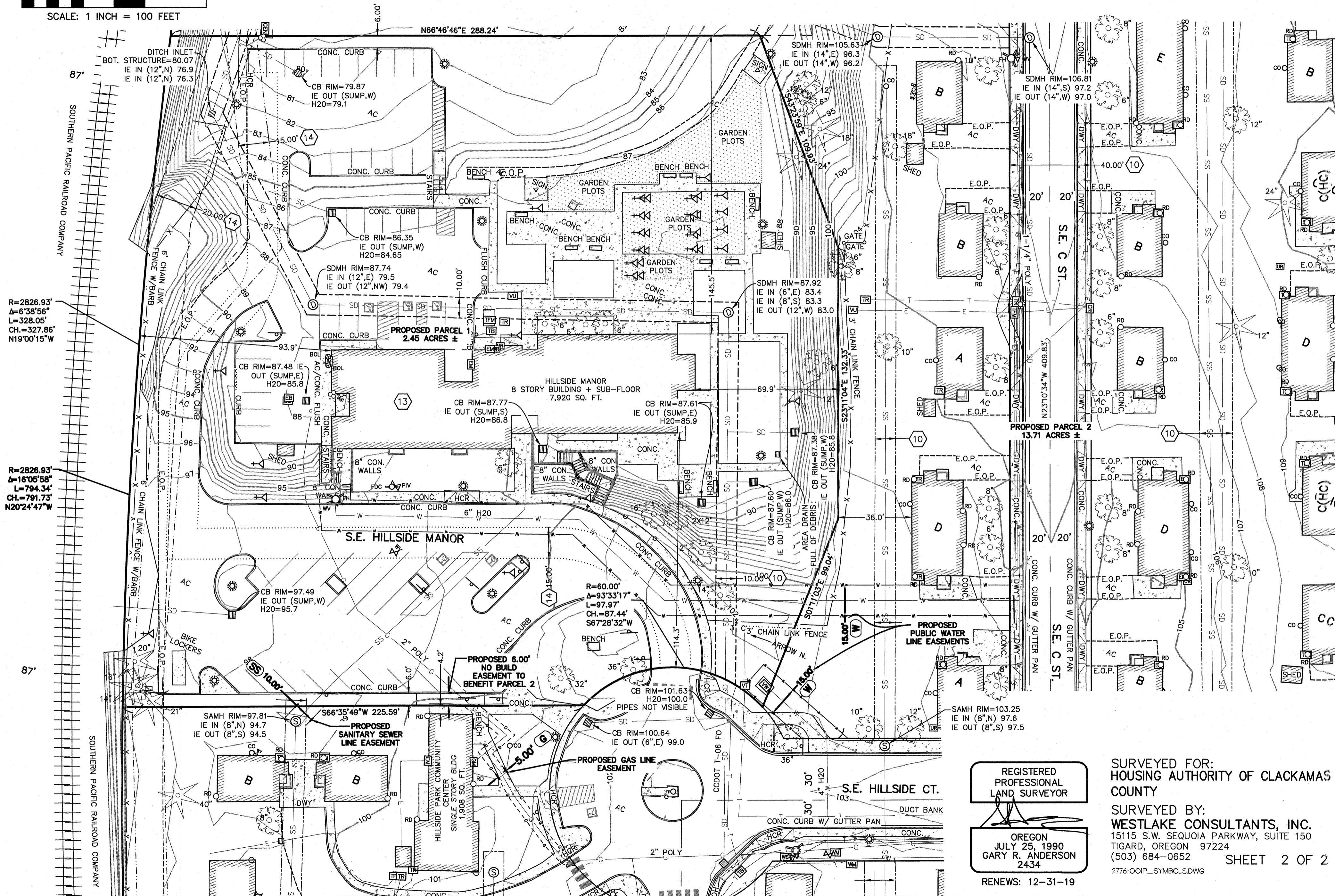


PRELIMINARY PARTITION PLAT

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2776-COIP_SYMBOLS.DWG

SHEET 2 OF 2