

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

# Application for Land Use Action

Master File #: DR-2021-001

Review type\*:  I  II  III  IV  V

**CHECK ALL APPLICATION TYPES THAT APPLY:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Amendment to Maps and/or Ordinances: | <input type="checkbox"/> Land Division:                       | <input type="checkbox"/> Residential Dwelling:                       |
| <input type="checkbox"/> Comprehensive Plan Text Amendment    | <input type="checkbox"/> Final Plat                           | <input type="checkbox"/> Accessory Dwelling Unit                     |
| <input type="checkbox"/> Comprehensive Plan Map Amendment     | <input type="checkbox"/> Lot Consolidation                    | <input type="checkbox"/> Duplex                                      |
| <input type="checkbox"/> Zoning Text Amendment                | <input type="checkbox"/> Partition                            | <input type="checkbox"/> Manufactured Dwelling Park                  |
| <input type="checkbox"/> Zoning Map Amendment                 | <input type="checkbox"/> Property Line Adjustment             | <input type="checkbox"/> Temporary Dwelling Unit                     |
| <input type="checkbox"/> Code Interpretation                  | <input type="checkbox"/> Replat                               | <input type="checkbox"/> Sign Review                                 |
| <input type="checkbox"/> Community Service Use                | <input type="checkbox"/> Subdivision                          | <input checked="" type="checkbox"/> Transportation Facilities Review |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Miscellaneous:                       | <input checked="" type="checkbox"/> Variance:                        |
| <input type="checkbox"/> Development Review                   | <input type="checkbox"/> Barbed Wire Fencing                  | <input checked="" type="checkbox"/> Use Exception                    |
| <input type="checkbox"/> Director Determination               | <input type="checkbox"/> Mixed Use Overlay Review             | <input type="checkbox"/> Variance                                    |
| <input checked="" type="checkbox"/> Downtown Design Review    | <input type="checkbox"/> Modification to Existing Approval    | <input checked="" type="checkbox"/> Willamette Greenway Review       |
| <input type="checkbox"/> Extension to Expiring Approval       | <input checked="" type="checkbox"/> Natural Resource Review** | <input type="checkbox"/> Other: _____                                |
| <input type="checkbox"/> Historic Resource:                   | <input type="checkbox"/> Nonconforming Use Alteration         | <input type="checkbox"/> Use separate application forms for:         |
| <input type="checkbox"/> Alteration                           | <input type="checkbox"/> Parking:                             | Annexation and/or Boundary Change                                    |
| <input type="checkbox"/> Demolition                           | <input type="checkbox"/> Quantity Determination               | • Compensation for Reduction in Property                             |
| <input type="checkbox"/> Status Designation                   | <input checked="" type="checkbox"/> Quantity Modification     | • Value (Measure 37)   |
| <input type="checkbox"/> Status Deletion                      | <input type="checkbox"/> Shared Parking                       | Daily Display Sign   |
|   | <input type="checkbox"/> Structured Parking                   | • Appeal   |
|   | <input type="checkbox"/> Planned Development                  | • Appeal   |

**RESPONSIBLE PARTIES:**

**APPLICANT** (owner or other eligible applicant—see reverse): **Coho Point, LLC**

Mailing address: **8191 N. Lombard St. Suite #113Portland** State/Zip: **OR, 97203**

Phone(s): **(503) 954-2489** Email: **angela@urbanlivingpropertymanagement.com**

*Please note: The information submitted in this application may be subject to public records law.*

**APPLICANT'S REPRESENTATIVE** (if different than above): **Jones Architecture**

Mailing address: **120 NW 9th AVE. STE. 210** State/Zip: **OR, 97209**

Phone(s): **(503) 805-2917** Email: **sshiga@jonesarc.com**

**SITE INFORMATION:**

Address: **11103 SE Main st Milwaukie, OR 97222** Map & Tax Lot(s): **11E35AD01100**

Comprehensive Plan Designation: **TC** Zoning: **DMU** Size of property: **42,541 sf**

**PROPOSAL (describe briefly):**

**New 6-story mixed use building including commercial space, multifamily use with parking.**

**Project scope includes nat. resource mitigation, floodplain disturbance, and a new pedestrian path.**

**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: **01.27.2021**

**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:**

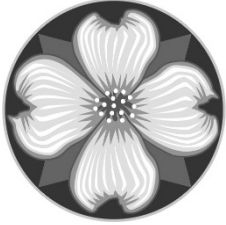
This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- 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

**\*\*Note:** Natural Resource Review applications **may require a refundable deposit**. Deposits require completion of a Deposit Authorization Form, found at [www.milwaukieoregon.gov/building/deposit-authorization-form](http://www.milwaukieoregon.gov/building/deposit-authorization-form).

**THIS SECTION FOR OFFICE USE ONLY:**

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Master file	<b>DR-2021-001</b>	<b>\$2,000</b>			<b>January 28, 2021</b> (original materials submitted)  Payments received February 1, 2021 (TIS deposit paid 3/05/21)
Concurrent application files	WG-2021-001	\$1,500	25%	Multiple applications	
	NR-2021-002	\$1,500	25%	Multiple applications	
	VR-2021-002	\$1,500	25%	Multiple applications	
	P-2021-001	\$750	25%	Multiple applications	
	TFR-2021-001	\$750	25%	Multiple applications	
		\$			
Deposit (NR only)	\$3,000			<input type="checkbox"/> Deposit Authorization Form received	
<b>TOTAL AMOUNT RECEIVED: \$11,000</b>			<b>RECEIPT #:</b>		<b>RCD BY:</b>
<b>Associated application file #s (appeals, modifications, previous approvals, etc.):</b>					
<b>Neighborhood District Association(s):</b> Historic Milwaukie, Island Station					
<b>Notes:</b>					



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

# 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](mailto: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/](http://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](http://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) Sienna Shiga, 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: *Sienna Shiga*

Date: 01.27.2021

---

**Official Use Only**

Date Received (date stamp below):

**January 28, 2021**  
(original submittal date)

Received by: Brett Kelter, Associate Planner