



CITY OF MILWAUKIE

January 16, 2020

Debbie Cleek
The Bookin Group
1140 SW 11th Avenue, Suite 500
Portland, OR 97205

Re: Preapplication Report

Dear Debbie:

Enclosed is the Preapplication Report Summary from your meeting with the City on December 12, 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

cc: Ryan McCluckie, Scott Edwards Architecture
Brian Davis, Lancaster Mobely

Bailey Knutson, HACC
Leila Aman, Community Development Director
Denny Egner, Planning Director
Sam Vandagriff, Building Official
Steve Adams, City Engineer
Vera Kolias, Associate Planner
Alex Roller, Engineering Technician II
Alison Wicks, Development Projects Manager
Christina Fadenrecht, Housing and Economic Development Associate
Izak Hamilton, Clackamas Fire District 1
file



CITY OF MILWAUKIE
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 planning@milwaukieoregon.gov
 building@milwaukieoregon.gov
 engineering@milwaukieoregon.gov

Preapplication Conference Report

Project ID: 19-018PA

This report is provided as a follow-up to the meeting that was held on 12/12/2019 at 10:00 AM

The Milwaukie Municipal Code is available here: www.qcode.us/codes/milwaukie/

APPLICANT AND PROJECT INFORMATION

Applicant:	Debbie Cleek	Applicant Role: Representative
Applicant Address:	1140 SW 11 th Ave Ste 500, Portland, OR 97205	
Company:	The Bookin Group	
Project Name:	Hillside Redevelopment	
Project Address:	2889 SE Hillside Ct	Zone: R3
Project Description:	Master plan for redevelopment of this site with a total of 600 units and some commercial space	
Current Use:	Public housing development	
Applicants Present:	Ryan McCluckie, Scott Edwards Architecture; Brian Davis, Lancaster Mobley; Bayley Knutson, Housing Authority of Clackamas County	
Staff Present:	Leila Aman, Community Development Director; Denny Egner, Planning Director; Steve Adams, City Engineer Vera Koliass, Associate Planner; Alex Roller, Engineering Technician II; Izak Hamilton, Fire Inspector; Alison Wicks, Development Projects Manager; Christina Fadenrecht, Housing and Economic Development Associate	

PLANNING COMMENTS

Zoning Compliance (MMC Title 19)

<input checked="" type="checkbox"/>	Use Standards (e.g., residential, commercial, accessory)	The application will include a request for a Planned Development and zone changes.
<input checked="" type="checkbox"/>	Dimensional Standards	<p>Per Table 19.302.4, the minimum setbacks for primary structures in the R-3 zone 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.</p> <p>However, as part of a Planned Development (PD), those yards may be altered as part of the PD review process.</p> <p>The application should specify all setback and dimensional standards that will vary from the required base zone standards. A table or diagram would be appropriate to convey this information.</p>

Land Use Review Process		
<input checked="" type="checkbox"/>	Applications Needed	<p>Step 1: Preliminary Planned Development; Transportation Facilities Review (TIS and TPR analysis: OAR 660-012-0060: https://secure.sos.state.or.us/oard/viewSingleRule.action?ruleVrsnRsn=175311)</p> <p>Step 2: Final Planned Development; Zone Change/Comp Plan Amendment; Subdivision (Preliminary Plat)</p> <p>Step 3 = Final Plat for each phase; Development Review during permitting for each phase/building</p>
<input checked="" type="checkbox"/>	Fees	<p>TFR = \$1,000</p> <p>Preliminary PD = \$2,000</p> <p>Final PD = \$5,000</p> <p>Subdivision = \$4,400 + \$100/lot over 4 lots</p> <p>Zone Change = \$5,000</p> <p>Comp Plan Amendment = \$5,000</p> <p>Final Plat = \$200 (for each phase)</p> <p>Development Review = \$200 (for each phase)</p> <p>(For concurrent applications, the most expensive application is charged full price and the fees for all other applications are discounted 25%.)</p>
<input checked="" type="checkbox"/>	Review Type: Type II Type IV Type III Type V	<p>TFR = Type II</p> <p>Preliminary PD = Type III</p> <p>Final PD = Type IV</p> <p>Subdivision (Preliminary Plat) = Type III</p> <p>Zone Change/Comp Plan Amendment = Type V</p> <p>Final Plat = Type I</p> <p>Development Review = Type I</p>
Overlay Zones (MMC 19.400)		
<input type="checkbox"/>	Willamette Greenway	
<input type="checkbox"/>	Natural Resources	
<input type="checkbox"/>	Historic Preservation	
<input type="checkbox"/>	Flex Space Overlay	
Site Improvements/Site Context		
<input checked="" type="checkbox"/>	Landscaping Requirements	<p>All planned unit developments will have at least one-third of the gross area devoted to open space and/or outdoor recreational areas. At least half of the required open space and/or recreational areas will be of the same general character as the area containing dwelling units. Open space and/or recreational areas do not include public or private streets.</p>

<input type="checkbox"/>	Onsite Pedestrian/Bike Improvements (MMC 19.504, 19.606, and 19.609)	
<input type="checkbox"/>	Connectivity to surrounding properties	
<input type="checkbox"/>	Circulation	
<input checked="" type="checkbox"/>	Building Design Standards (MMC 19.505)	19.505.3 and 19.505.7 would apply to the proposed development. The PD process allows for a new set of development standards; the submitted application must identify where the PD would modify these standards.
<input type="checkbox"/>	Downtown Design Standards (MMC 19.508)	
Parking Standards (MMC 19.600)		
<input type="checkbox"/>	Residential Off-Street Parking Requirements	
<input checked="" type="checkbox"/>	Multi-Family/Commercial Parking Requirements	Off-street parking requirements would be evaluated site-wide, rather than by each individual development parcel. Modifications to the required parking standards would be addressed via a parking modification per 19.605.2 that would be incorporated into the final PD.
Approval Criteria (MMC 19.900)		
<input checked="" type="checkbox"/>	Planned Developments (MMC 19.311)	Please review the Development Standards (19.311.3) and the Approval Criteria identified in 19.311.9, which details all of the applicable approval criteria.
<input checked="" type="checkbox"/>	Amendments to Maps and Ordinances (MMC 19.902)	19.902.3.B: approval criteria for Comprehensive Plan map amendments 19.902.6.B: approval criteria for Zoning Map amendments
<input checked="" type="checkbox"/>	Development Review (MMC 19.906)	Development review will accompany the building permit process for each phase or building to confirm compliance with the code and the PD approval.
<input type="checkbox"/>	Variance (MMC 19.911)	
Land Division (MMC Title 17)		
<input checked="" type="checkbox"/>	Design Standards	http://www.qcode.us/codes/milwaukie/view.php?topic=17-17_28&frames=off
<input checked="" type="checkbox"/>	Preliminary Plat Requirements	MMC 17.20 Preliminary Plat: http://www.qcode.us/codes/milwaukie/view.php?topic=17-17_20&showAll=1&frames=off Preliminary plat checklist: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/38211/preliminaryplatchecklist.pdf MMC 17.12.040 Approval criteria for preliminary plat: http://www.qcode.us/codes/milwaukie/view.php?topic=17-17_12-17_12_040&frames=off
<input checked="" type="checkbox"/>	Final Plat Requirements (See Engineering Section of this Report)	MMC 17.24 Final Plat: http://www.qcode.us/codes/milwaukie/view.php?topic=17-17_24&frames=off

		Final plat checklist: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/38211/finalplatchecklist.pdf MMC 17.12.050 Approval criteria for final plat: http://www.qcode.us/codes/milwaukie/view.php?topic=17-17_12-17_12_050&frames=off
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Sign Code Compliance (MMC Title 14)

<input checked="" type="checkbox"/>	Sign Requirements	Sign Districts Commercial Zones (including GMU): http://www.qcode.us/codes/milwaukie/view.php?topic=14-14_16-14_16_040&frames=off Residential Zones: http://www.qcode.us/codes/milwaukie/view.php?topic=14-14_16-14_16_010&frames=off
-------------------------------------	--------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Noise (MMC Title 16)

<input type="checkbox"/>	Noise Mitigation (MMC 16.24)	
--------------------------	-------------------------------------	--

Neighborhood District Associations

<input checked="" type="checkbox"/>	Ardenwald-Johnson Creek Historic Milwaukie Choose an item.	https://www.milwaukieoregon.gov/citymanager/ardenwald-johnson-creek-nda https://www.milwaukieoregon.gov/citymanager/historic-milwaukie-nda
-------------------------------------	----------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Other Permits/Registration

<input type="checkbox"/>	Business Registration	
<input type="checkbox"/>	Home Occupation Compliance (MMC 19.507)	

Additional Planning Notes

The following questions were asked by the applicant:

Plans. What level of detail will be required for the plans submitted for the Preliminary Development Plan review? Will the conceptual plans that have been used at the previous City meetings be acceptable?

The submitted concept plans are sufficient, but the materials must also include a detailed description of how the proposal differs from the base zone standards. Application materials should also provide tables and/or diagrams that indicate where and how standards vary from the base zone standards and requirements.

Modifications. Will there be an opportunity to modify the plans (if necessary) between the Preliminary Development Plan approval and the Final Development Plan Approval? If so, are there any limits on what can be changed and by how much? Are there any changes that would require the project to go back through Preliminary Plan review?

The Final PD must be substantially consistent with the approved preliminary plan. This would include general block pattern, street locations, range of density, and proposed uses for each block.

Approval Criteria. What are the specific Approval Criteria that need to be addressed for Preliminary Plan approval? The Approval Criteria of 19.311.9 are very specific and seem geared to Final Development Plan approval and the application of the PD zone vs. the Preliminary Plan approval that is more conceptual in nature.

The preliminary plan submittal must include details about how the proposal meets the development standards and approval criteria. Conceptual lotting pattern should also be included.

Procedure. What will the Planning Commission's decision for the Preliminary Plan Review be based on?

The Planning Commission will base its decision on the compliance/consistency of the proposal with the approval criteria and development standards. Conditions of approval would be included, such as the rezoning of the property.

29th Avenue Extension. At what point can we anticipate a final decision to be made in the extension of 29th Avenue to the north (will it be a full street, sharrow or a pedestrian walkway/bikeway)? If 29th is not a through street what will be the fire access requirements for the dead-end street (full turnaround, backing up to Dwyer Street, bollards across 29th as emergency access only, etc.)

More details on this in the Engineering section, but the Planning Commission will decide this issue and make a recommendation to City Council, who will ultimately make the final policy decision on this aspect of the project. The TSP shows this as a street connection as well as a bikeway. If the application will propose to restrict vehicular access to only emergency access, the application must demonstrate that this vehicular connection is not needed. Please review MMC 19.708.1.F for block length perimeter standards.

Open Space. Lot J is intended to remain as an open area for recreational uses. What mechanism will be required to preserve this area, and how will it allow for future flexibility if this area also becomes a stormwater facility for the City?

An easement will be sufficient to address this.

Comprehensive Plan Update. What is the City's schedule for their Comprehensive Plan updates? What Comp Plan designation is anticipated for this site? The Central Milwaukie Plan calls for TC/GMU zoning on the Murphy site to the south - is there any opportunity for this site to be re-designated to TC also through the City's Comp Plan process, rather than individually by HACC?

The comprehensive plan update process will not be able to accommodate this map amendment – the timing will not align with HACC's timeframe.

Zone Change. If the PD Zone will be superimposed on the land at the end of the ZC process is it necessary to designate a specific zone (e.g. GMU or R1) that we plan to change the zoning to? Or is it possible to select a menu of density and development standards that match the program of the master plan?

The PD zone will be an overlay on the base zone(s). It seems that a combination of GMU and R1 zoning could accommodate the development goals of the proposed master plan, with language specific to this PD to limit certain uses, such as commercial areas.

Density. How will density on the site be calculated - per individual lot (Lots A-K) or overall for the site? The open area (Lot J) will have a density of zero, so how will the density of this area be allocated to other lots? Additionally, the GMU zone has no maximum density standard for mixed use buildings, so will the density of Lots A & E be limited in another way, or left open ended?

Density will be calculated on the overall site. The PD allows a blend of density across the site.

Parking. It is anticipated that parking reductions will be necessary on some lots to allow fewer parking spaces than required by the code. How will this request be considered as part of this larger process? Will any additional application requirements be necessary to justify this request?

See discussion above in the parking section and please review MMC 19.605.2.C.1 and 2 to review the approval criteria. This should be incorporated into the PD document as well.

GMU Development Standards. If the GMU zone is applied to the properties adjacent to Meek and 32nd Avenue, is it likely that these properties will be subject to the Residential Edge Treatment standards (e.g. 4th story setback from street) or the Commercial Edge Treatment standards (e.g. maximum setback of 10 feet)?

The submitted application materials should identify how the proposal differs from the multifamily design standards, GMU, and non-residential design standards. The PD can be used to provide for modifications to these base standards and requirements.

Future Commercial Uses. If Lot B is shown on the Master Plan as being entirely residential use, but it gets zoned GMU to account for the anticipated density, could a commercial use be put on this Lot in the future?

Please review MMC 19.909 – Modifications to Existing Approvals. Please note that additional commercial development could impact the TIS and TPR analyses. Future flexibility of uses can be accommodated by proposing the “worst case scenario” now.

Community Center Use. In the GMU zone Community Services Uses are listed as a Conditional Use. Section 19.904 indicates that Community Service Uses include "community meeting buildings" as well as "pools, gyms, indoor sport courts and associated facilities"? Would the Community Center proposed on Lot C, that would mainly serve the surrounding residents need a Conditional Use or other special approval? Are there thresholds or programming specifics that would dictate when this use might trigger a Conditional Use.

The PD approval would establish the use of this community building, so a separate CSU application is not required. The application materials should specify the use and purpose of this building (amenity building for Hillside residents only, or open to the public). This may also factor in to the TIS and TPR analyses.

Other notes:

- Please note the City's goal of 40% tree canopy
- Maintenance of common space/open space – HACC responsibility?
- Will the open areas and/or play fields be open to the public?

ENGINEERING & PUBLIC WORKS COMMENTS

Public Facility Improvements (MMC 19.700)

<input checked="" type="checkbox"/>	Applicability (MMC 19.702)	Chapter 19.700 of the Milwaukie Municipal Code (MMC) applies to partitions, subdivisions, new construction and modification and or expansions of existing structures or uses that produce a projected increase in vehicle trips. Transportation Facility Requirements, Code Section 19.708, states that all rights-of-way, streets, sidewalks, necessary public improvements, and other public transportation facilities located in the public right-of-way and abutting the development site shall be adequate at the time of development or shall be made adequate in a timely manner. Prior to each phased plat being signed, required frontage improvements for each phase must either be constructed, or applicant must submit a bond or other approved assurance that is approved by the City Attorney, per MMC 17.24.060.
<input checked="" type="checkbox"/>	Transportation Facilities Review (MMC 19.703)	The City Engineer has determined that a Traffic Impact Study (TIS) will be required for this development. The review for the TIS will be completed under a Transportation Facility Review (TFR) land use application. This is a Type II application.
<input checked="" type="checkbox"/>	Transportation Impact Study (MMC 19.704)	The TIS will need to reflect the phasing that is planned. This will identify if/when traffic mitigation is required, as it may not be the first phase that triggers any mitigation, but some of the later phases. TIS will also need to show the expected trip distribution difference for 29 th Avenue to the north if the street is constructed to allow vehicle traffic or to allow bike/ped only. Also, the City is planning on creating a greenway on 29 th avenue. TIS will need to show how the buildout of this greenway will affect vehicular traffic on 29 th Ave if no gate is constructed.

		TIS will also need to reflect how the community building on lot C will function (will it be open to the public or not).
<input checked="" type="checkbox"/>	Agency Notification (MMC 19.707)	City of Milwaukie will coordinate TIS Agency notification.
<input checked="" type="checkbox"/>	Transportation Requirements (MMC 19.708)	<p>Exact cross section for the internal streets were not provided in the application materials. Measuring off of site plan from the application material dated 11/11/19, the majority of the streets appear to match right-of-way width requirements (Table 19.708.1). If they don't exactly match, there is the opportunity to modify components through the planned development process.</p> <p>This is land division, so all conditions of Title 17 apply. 17.32 requires that utilities are undergrounded. This will apply to the 32nd Avenue frontage as well. Also, on street parallel parking will be required, at a minimum, in front of the mixed-use buildings E1 and A2 on lots E and A. If applicant wishes to provide additional parallel parking in front of lot F, that would be permitted as well.</p> <p>The vehicle connection decision for 29th Avenue connection will have an impact on block perimeter requirements. With the 29th avenue vehicle connection the block perimeter of Dwyer/29th/Balfour/32nd is approximately 2250 ft which is still larger than our maximum for a collector, which 32nd Avenue is. Planning commission will need to weigh block perimeter vs connectivity. Without the vehicle connection, a variance to the block perimeter standards of table 19.708.1.</p>
<input checked="" type="checkbox"/>	Utility Requirements (MMC 19.709)	Development must conform to MMC 19.709. The sewer system (13.12) section below addresses the required downstream sewer analysis. Analysis must be completed for the water system as well, for both fire and domestic service.
Flood Hazard Area (MMC 18)		
<input type="checkbox"/>	Development Permit (MMC 18.04.100)	
<input type="checkbox"/>	General Standards (MMC 18.04.150)	
<input type="checkbox"/>	Specific Standards (MMC 18.04.160)	
<input type="checkbox"/>	Floodways (MMC 18.04.170)	
Environmental Protection (MMC 16)		
<input type="checkbox"/>	Weak Foundation Soils (MMC 16.16)	
<input checked="" type="checkbox"/>	Erosion Control (MMC 16.28)	Development of the site will require an erosion control permit. Direct erosion control questions to Jeremiah Sonne – sonnej@milwaukieoregon.gov
<input checked="" type="checkbox"/>	Tree Cutting (MMC 16.32)	Currently our tree code only covers trees in the right-of-way. Preapp materials indicate that applicant is proposing to protect as many large trees as possible. One note for trees that will be located along the rail property to the west: MMC 8.04.110 indicates that adjacent property owners are responsible for maintenance of trees. In the 28 th Ave and the Hillside Manor properties the Hillside property developer/owner or their designee will be responsible for maintaining these trees.
Public Services (MMC 13)		

☒	Water System (MMC 13.04)	Applicant will be responsible for constructing adequately sized water lines to provide domestic and fire services to all properties. With the creation of new streets, no public waterlines will be permitted on private properties through easements. Final phasing plan for the water utilities will be developed in coordination with the City. The method for abandonment of water lines will be based on the depth to top of pipe from finished grade. Any pipes 7.5-feet or less from finish grade must be removed. Pipes deeper than 7.5' may be CDF filled.
☒	Sewer System (MMC 13.12)	Applicant will be responsible for constructing adequately sized wastewater lines to provide services to all properties. With the creation of new streets, no public wastewater pipes will be permitted on private properties through easements. Final phasing plan for the wastewater utilities will be developed in coordination with the City. Applicant will be responsible for demonstrating that the downstream system has adequate capacity for the additional units.
☒	Stormwater Management (MMC 13.14)	<p>Submission of a storm water management plan by a qualified professional engineer is required as part of the proposed development. The plan shall conform to Section 2 - Stormwater Design Standards of the City of Milwaukie Pubic Works Standards. The storm water management plan shall demonstrate that the post-development runoff does not exceed the pre-development, including any existing storm water management facilities serving the development property. Also, the plan shall demonstrate compliance with water quality standards. The City of Milwaukie has adopted the City of Portland 2016 Stormwater Management Manual for design of water quality facilities.</p> <p>All new impervious surfaces, including replacement of impervious surface with new impervious surfaces, are subject to the water quality standards. See City of Milwaukie Public Works Standards for design and construction standards and detailed drawings. Storm plan will not require that each new lot treat and detain stormwater on site. The plan will treat the whole planned development as one site, with all stormwater being directed to the storm facility at the northwest corner of the site. Since these pipes will also be capturing public runoff from the streets, they will be maintained by city crews. The creation of an IGA with the City will permit the Hillside development to direct all storm runoff to the large open space in the northwest corner of the site. Each lot will only be responsible for treatment, and not detention.</p> <p>The storm SDC is based on the amount of new impervious surface constructed at the site. One storm SDC unit is the equivalent of 2,706 square feet of impervious surface. The storm SDC is currently \$930 per unit. The storm SDC will be assessed and collected at the time the building permits are issued.</p>
☒	System Development Charge (MMC 13.28.040)	System development charges will be applied and collected at the time of building permits.
☒	Fee in Lieu of Construction (MMC 13.32)	For fee in lieu of construction to be applied it must satisfy at least one of the criteria found in 13.32.020. At this point it does not appear to apply to this development.
Public Places (MMC 12)		
☒	Right of Way Permit (MMC 12.08.020)	Each phase of construction will be completed under a right-of-way permit which will a public improvement project. Cost of permit is 5.5% of the cost of the improvements, performance bond prior to construction, and 12-month maintenance bond.
☒	Access Requirements (MMC 12.16.040)	Site plan currently complies with access requirements.
☒	Clear Vision (MMC 12.24)	Intersections and driveways must comply with clear vision requirements.

Additional Engineering & Public Works Notes

1. Utilities: The method for abandonment of public utilities will be based on the depth to top of pipe from finished grade. Any pipes 7.5-feet or less from finish grade must be removed. Pipes deeper than 7.5' may be CDF filled. Any manhole to be abandoned within future right-of-way must have the cone removed and the manhole filled with 1½"-0 fractured rock up to subgrade. Applicant asked about the process for vacating and creating utility easements during the construction phasing. It may be a cleaner process to have easements match the phasing plan with each one covering each phase of the proposed development and vacating each easement as each improvement vs modifying existing easements throughout the phasing. The City is open to working with whatever method works most efficiently. One requirement that each phase will have complete easements and fully functioning utilities.
2. 29th Avenue Extension: The planning commission will make the final decision on whether vehicle ingress/egress will be permitted from the existing 29th Avenue or if it will be gated. The Traffic Impact Study will need to analyze the expected trip distribution onto and from 29th Avenue as both a gated and non-gated ingress/egress way.

BUILDING COMMENTS

All drawings must be submitted electronically through www.buildingpermits.oregon.gov

New buildings or remodels shall meet all the provisions of the current applicable Oregon Building Codes. All State adopted building codes can be found online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>.

All building permit applications are electronic and can be applied for online with a valid CCB license number or engineer/architect license at www.buildingpermits.oregon.gov. Each permit type and subpermit type are separate permits and will need to be applied for individually. Plans need to be uploaded to their specific permits in PDF format as a total plan set (not individual pages) if size allows.

Note: Plumbing and electrical plan reviews (when required) are done off site so two (2) paper copies will be required for those reviews only. Paper copies should be delivered to our office for processing.

Site utilities require a separate plumbing permit. This permit will require plumbing plan review so two (2) paper copies will be required for this review. Paper copies should be delivered to the Building Division office for processing. The grading plan submitted to the Engineering Department does not cover this review.

If you have any building related questions, please email us at building@milwaukieoregon.gov.

Additional Building Notes

Fire sprinklers and alarms as required by OSSC shall be provided throughout.

OTHER FEES

<input type="checkbox"/>	<p>Construction Excise Tax Affordable Housing CET – Applies to any project with a construction value of over 100,000.</p>	<p>Calculation: Valuation *12% (.12)</p>
<input type="checkbox"/>	<p>Metro Excise Tax Metro – Applies to any project with a construction value of over \$100,000.</p>	<p>Calculation: Valuation *.12% (.0012)</p>
<input type="checkbox"/>	<p>School Excise Tax School CET – Applies to any new square footage.</p>	<p>Calculation: Commercial = \$0.67 a square foot, Residential = \$1.35 a square foot (not including garages)</p>

FIRE DISTRICT COMMENTS

Please see the attached memorandum for fire district comments.

COORDINATION WITH OTHER AGENCIES

Applicant must communicate directly with outside agencies. These may include the following:

- Metro
- Trimet
- North Clackamas School District
- North Clackamas Parks and Recreation District (NCPRD)
- Oregon Parks and Recreation
- ODOT/ODOT Rail
- Department of State Lands
- Oregon Marine Board
- Oregon Department of Fish and Wildlife (ODOT)
- State Historic Preservation Office
- Clackamas County Transportation and Development

MISCELLANEOUS

State or County Approvals Needed

<input type="checkbox"/>	Boiler Approval (State)	
<input type="checkbox"/>	Elevator Approval (State)	
<input type="checkbox"/>	Health Department Approval (County)	

Arts Tax

<input type="checkbox"/>	Neighborhood Office Permit	
--------------------------	----------------------------	--

Other Right-of-Way Permits

<input type="checkbox"/>	Major:	
<input type="checkbox"/>	Minor:	
<input type="checkbox"/>	Painted Intersection Program Permits:	
<input type="checkbox"/>	artMOB Application	
<input type="checkbox"/>	Traffic Control Plan (Engineering)	
<input type="checkbox"/>	Parklet:	
<input type="checkbox"/>	Parklet Application/ Planning Approval	
<input type="checkbox"/>	Engineering Approval	

<input type="checkbox"/>	<input type="checkbox"/> Building Approval	
<input type="checkbox"/>	Sidewalk Café:	
<input type="checkbox"/>	Tree Removal Permit:	

Infrastructure/Utilities

Applicant must communicate directly with utility providers. These may include the following:

- PGE
- NW Natural
- Clackamas River Water (CRW)
- Telecomm (Comcast, Century Link)
- Water Environmental Services (WES)
- Garbage Collection (Waste Management, Hoodview Disposal and Recycling)

Economic Development/Incentives

<input type="checkbox"/>	Enterprise Zone:	
<input type="checkbox"/>	Vertical Housing Tax Credit:	
<input type="checkbox"/>	New Market Tax Credits:	
<input type="checkbox"/>	Housing Resources:	

PLEASE SEE NOTE AND CONTACT INFORMATION ON THE FOLLOWING PAGE

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 a note in this report contradicts the Milwaukie Municipal Code, the MMC supersedes the note. 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
Harmony Drake	Permit Specialist	503-786-7623
Stephanie Marcinkiewicz	Inspector/Plans Examiner	503-786-7636

ENGINEERING DEPARTMENT

Steve Adams	City Engineer	503-786-7605
Dalton Vodden	Associate Engineer	503-786-7617
Alex Roller	Engineering Tech II	503-786-7695

PLANNING DEPARTMENT

Dennis Egnor	Planning Director	503-786-7654
David Levitan	Senior Planner	503-786-7627
Brett Kelper	Associate Planner	503-786-7657
Vera Kolas	Associate Planner	503-786-7653
Mary Heberling	Assistant Planner	503-786-7658

COMMUNITY DEVELOPMENT DEPARTMENT

Leila Aman	Community Development Director	503-786-7616
Alison Wicks	Development Programs Manager	503-786-7661
Alicia Martin	Administrative Specialist II	503-786-7600
Tempest Blanchard	Administrative Specialist II	503-786-7600
Dan Harris	Administrative Specialist II	503-786-7600

CLACKAMAS FIRE DISTRICT

Mike Boumann	Lieutenant Deputy Fire Marshal	503-742-2673
Izak Hamilton	Fire Inspector	503-742-2660

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: 12/18/2019
Re: 19-018PA, 2889 Se Hillside Ct., Milwaukie, OR

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:

A Fire Access and Water Supply plan is required for subdivisions and commercial buildings over 1000 square feet in size or when required by Clackamas Fire District #1. The plan shall show fire apparatus access, fire lanes, fire hydrants, fire lines, available fire flow, FDC location (if applicable), building square footage, and type of construction. The applicant shall provide fire flow tests per NFPA 291, and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority.

Emergency responder radio coverage must be tested or provided due to the following:

- 1. Any building 50,000 square feet in size or larger.**

Access:

1. Provide address numbering that is clearly visible from the street.
2. No part of a building may be more than 150 feet from an approved fire department access road.
3. The inside turning radius and outside turning radius for a 20' wide road shall not be less than 28 feet and 48 feet respectively, measured from the same center point
4. Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants) and an unobstructed vertical clearance of not less than 13 feet 6 inches.

5. Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants) and an unobstructed vertical clearance of not less than 13 feet 6 inches.
6. Fire Department turnarounds shall meet the dimensions found in the fire code applications guide.
7. Buildings exceeding 30 feet in height shall require extra width and proximity provisions for aerial apparatus.
8. Access streets between 26 feet and less than 32 feet in width must have parking restricted to one side of the street. Access streets less than 26 feet in width must have parking restricted on both sides of the street. No parking restrictions for access roads 32 feet wide or more.
9. Developers of private streets less than 32 feet in width must establish a street maintenance agreement that provides for enforcement of parking restrictions.

Water Supply

1. **Fire Hydrants Commercial Buildings:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.

Note: This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.

2. All new buildings shall have a firefighting water supply that meets the fire flow requirements of the Fire Code. Maximum spacing between hydrants on street frontage shall not exceed 500 feet. Additional private on-site fire hydrants may be required for larger buildings. Fire sprinklers may reduce the water supply requirements.
3. Dwellings, their garages, and any accessory structures larger than 3,600 square feet in area must be reviewed for compliance with the water supply requirements of the Fire Code. Residential fire sprinklers may substitute for a water supply.
4. Prior to the start of combustible construction required fire hydrants shall be operational and accessible.
5. The fire department connection (FDC) for any fire sprinkler system shall be placed as near as possible to the street, and within 100 feet of a fire hydrant.

Notes:

1. Comments may not be all inclusive based on information provided.
2. Please visit our website for access to our Fire flow Worksheet, and Fire Code Application Guide.

<http://www.clackamasfire.com/fire-prevention/new-construction-resources>