



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

Application Referral

DATE SENT: December 10, 2021	PLANNING COMMISSION HEARING
COMMENTS DUE: December 24, 2021	TENTATIVE DATE: January 25, 2022
Site location: 9285 SE 58 th Dr	Review type: Type III
Applicant: Troy Lyver, Lyver Engineering and Design, LLC	File #(s): VR-2021-012; DEV-2021-006
Applicant phone: 503-705-5283	Application type(s): Variance
Application webpage: https://www.milwaukieoregon.gov/planning/vr-2021-012	

TO:

- CD Director
- Engineering Dev. Rev. Planning Manager
- Building Official Police Chief
- PW Director
- City Manager City Attorney
- CFD#1: Valere Liljefelt
- NDA Chair (hard copy & email)* & All LUC members: Lewelling
- NDA Program Manager
- Design and Landmarks Committee
- Clackamas County Engineering Review
- Metro: Land Use Notifications
- ODOT: ODOT R1 Development Review
- TriMet: Transit Development Group
- Other: NW Natural

FROM:

Vera Kolas, Senior Planner, 503-786-7653
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 Planning Department
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 PHONE: (503) 786-7630
 planning@milwaukieoregon.gov

- On-Call NR Consultant
- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Kathy Schutt, Oregon Parks & Recreation
- North Clackamas School District
- Jessica Botteron, NCPRD

*All referrals are sent by email only unless otherwise noted.

PROPOSAL:

ZONE: M

Applicant proposes to construct a 2-story 1,848-sq ft manufacturing/light industrial building. The applicant requests variances to allow a front yard setback of 0-ft rather than 20 ft, reduce the minimum driveway spacing from 10 ft to 3.5 ft, and to reduce the perimeter landscaping for the parking area from 6 ft to 3 ft. Improvements include a 20-ft dedication on Johnson Creek Blvd and frontage improvements on 58th Dr.

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

- MMC 12.16 Access Management
- MMC 19.309 Manufacturing Zone (M)
- MMC 19.600 Off Street Parking and Loading
- MMC 19.700 Public Facility Improvements
- MMC 19.906 Development Review

- MMC 19.911 Variances