



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

Application Referral

DATE SENT: February 4, 2022	PLANNING COMMISSION HEARING
COMMENTS DUE: February 18, 2022	TENTATIVE DATE: March 22, 2022
Site location: 10586 & 10610 SE Home Ave	Review type: Type III
Applicant: Victoria Rystadt (Mark Dane, applicant's representative)	File #(s): R-2021-004, VR-2021-019
Applicant phone: 503-332-7167	Application type(s): Subdivision replat, Variance request
Application webpage: https://www.milwaukieoregon.gov/planning/r-2021-004	

TO:

- CD Director
- Engineering Dev. Rev. Planning Manager
- Building Official Police Chief
- PW Director
- City Manager City Attorney
- CFD#1: Lt. Alex McGladrey
- NDA Chair (hard copy & email)* & All LUC members: Hector Campbell
- 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:

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

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

PROPOSAL:

ZONE: R-5

Replat the 16 underlying subdivision lots (from the Minthorn Addition, platted in 1890) and reconfigure the subject properties to create eight lots. Three of the lots will contain existing houses; the other five lots will be vacant and developable. Harrison Street will be extended from the east, with full street improvements in front of Lots 5-8; a fire access drive will be extended west between Lots 2 and 3 and connect to Home Avenue.

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

- Milwaukie Municipal Code (MMC) Title 12 Streets, Sidewalks, and Public Places
- MMC Title 13 Public Services
- MMC Title 17 Land Division, including:
 - MMC Chapter 17.12 Application Procedure & Approval Criteria

- MMC Chapter 17.16 Application Requirements and Procedures
- MMC Chapter 17.20 Preliminary Plat
- MMC Chapter 17.28 Design Standards
- MMC Chapter 17.32 Improvements
- MMC Section 19.301 Low Density Residential Zones (incl. R-5)
- MMC Chapter 19.500 Supplementary Development Regulations
- MMC Section 19.607 Off-Street Parking Standards for Residential Areas
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review
- MMC Chapter 19.1200 Solar Access Protection