



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

Application Referral

DATE SENT: August 4, 2022	PLANNING COMMISSION HEARING
COMMENTS DUE: August 18, 2022	TENTATIVE DATE: September 13, 2022
Site location: 9696 SE Omark Dr	Review type: Type III
Applicant: Greg Carlston (Alpine Foods)	File #(s): VR-2022-007, DEV-2022-002
Applicant phone: Kevin Watkins (Fisher Construction, applicant's representative)— 971-563-3109	Application type(s): Variance Request, Development Review
Application webpage: https://www.milwaukieoregon.gov/planning/vr-2022-007	

TO:

- CD Director
- Engineering Dev. Rev. Planning Manager
- Building Official Police Chief
- PW Director
- City Manager City Attorney
- CFD#1: Shawn Olson
- NDA Chair (email)* & All LUC members:
n/a (North Milwaukie Industrial Area)
- NDA Program Manager
- Clackamas County Engineering Review
- Metro: Land Use Notifications
- ODOT: ODOT R1 Development Review
(including ODOT Rail Division)
- TriMet: Transit Development Group
- Other: NW Natural

FROM:

Brett Kelter, Senior Planner, 503-786-7657
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- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Kathy Schutt, Oregon Parks & Recreation
- North Clackamas School District
- Other: Natalie Rogers, Natural Resources Coord.

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

PROPOSAL:

ZONE: NME

Demolish an existing warehouse building (49,000 sq ft) and construct a new cold-storage warehouse (53,000 sq ft) in its place, with cold loading dock and reconfigured office space. The new building will exceed the 45-ft height limit by 11 ft (to 56 ft) and requires a variance.

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

- Milwaukie Municipal Code (MMC) Chapter 12.16 Access Management
- MMC Section 19.312 North Milwaukie Innovation Area, North Milwaukie Employment zone (NME)
- MMC Chapter 19.600 Off-Street Parking & Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review