



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 planning@milwaukieoregon.gov

PREAPPLICATION REQUEST FORM

File #: 22-010 PA

Meeting Date: 8/25/2022 Time: 10 AM Location: 6101 SE Johnson Creek Blvd Today's Date: 8/10/2022

Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.

The purpose of the preapplication conference is to acquaint the applicant or applicant's representative with the requirements of the municipal code in preparation for submission of a land use application, including relevant approval criteria, development standards, and procedures. The preapplication conference is not an exhaustive review of all potential issues or requirements. Furthermore, the information provided by the City is not binding, and it does not preclude the City from raising new issues or identifying additional requirements during the land use review process. (MMC 19.1002 Preapplication Conference)

Although the primary purpose is as stated above, preapplication conferences may also be used as part of a due diligence process to obtain a higher degree of certainty about a property development. An applicant is not required to be the property owner to request a preapplication conference.

SITE INFORMATION:

Site Address: 13200 SE Where Else Lane Map & Tax Lot(s): 251E01AD⁰⁰¹⁰⁰ Zone: R-MD

PROPOSAL (brief description):

partition this property into two separate tax lots

APPLICANT:

Project Contact Name: Kristina & Roy Weedman Company: -

Mailing Address: PO BOX 535 Boring Oregon Zip: 97009

Phone(s): 503-709-7622 503-703-3479 Email: WeedK515@gmail.com

of Expected Attendees: 5-6

Owner Architect Contractor
 Representative Engineer Other: _____

REQUESTED MEETING TYPE:

- Preapplication Meeting—1st meeting free; 2nd meeting \$50; Subsequent meetings \$100/mtg.**
 - Optional meeting with 2 City staff. No meeting notes are provided by staff.
 - Staff will coordinate meeting date and time once Submittal Information (listed on reverse) is received.
- Preapplication Conference—\$200**
 - Optional or required meeting with 3 or more staff. Meeting notes are provided by staff 2 weeks after the conference.
 - City staff from the Planning, Building, Engineering, and Public Works departments usually attend. Other public agencies (such as the Fire District) may attend as necessary.
 - Appointment times are Thursdays from 10:00 a.m.–11:00 a.m.
 - Appointments are scheduled on a first-come, first-served basis. Preapplication Requests must be submitted during counter hours, and by 12:30 p.m. every Thursday for the first appointment available.
 - Appointments must be made no less than **three weeks** before the desired meeting date for **Major projects** (e.g. commercial, industrial, multi-family, subdivisions) and no less than **two weeks** in advance of the desired meeting date for **Minor projects*** (e.g. single family, ADUs, partitions).
- Transportation Impact Study Review—\$100**
 - Mandatory second meeting if the project requires a Transportation Impact Study (TIS).
 - To be scheduled after completion of a TIS by the applicant's engineer.

IMPORTANT INFORMATION ON REVERSE SIDE

PREAPPLICATION REQUEST CHECKLIST:

Once submitted, application materials and applicant information become public record as well as constitute permission for staff to access the site in preparation for the meeting/conference.

Preapplication Meeting: Please submit 3 hard copies of the required information.

Minimum Requirements:

- Completed Request Form and accompanying fee (if any)
- Preliminary site plan and building plans, showing existing and proposed features. (Plans do not need to be professionally prepared, just accurate and reliable.)
- A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
- A list of all questions or issues the applicant would like the City to address.

Preapplication Conference: Please submit 8 hard copies and 1 electronic copy of the required information. Please refer to the [Development Project Checklist](#) for a list of items that may be applicable to your project.

Minimum Requirements

- Completed Request Form and accompanying fee.
- Narrative: A detailed description of your proposal and any specific questions you have. Include a brief description of the physical context of the site, including a map showing the site and surrounding properties.
- A list of all questions or issues the applicant would like the City to address.
- Proposed elevations
- Site/Plot Plan (8½ x 11 or 11 x 17) that includes (if applicable)
 - Parcel and building setback dimensions
 - Existing and proposed structures
 - Location and dimension of existing and proposed easements, access, and driveways
 - Location of existing and proposed utilities: storm, sanitary sewers, and water (including size of service and street location)
 - Width of adjacent right-of-way
 - Existing streets abutting the property
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building)
 - Slope map (if slope is 25% or more)
 - Significant tree locations (all trees with a caliper over 6 inches)
 - Proposed stormwater detention system with topographic contours
 - Location of onsite and adjacent natural resources
 - Circulation system for vehicles, pedestrians, and bicycles

For Office Use Only:

***Project Type:** Minor Developments (e.g. single family, ADUs, partitions): 2 weeks required for review
 Major Developments (e.g. commercial, industrial, multi-family, subdivisions): 3 weeks required for review

Routing: File Planning (2) Engineering (2) Building
 Development Manager Public Works Fire CD Director (development)

CITY OF MILWAUKIE

August 10, 2022

PLANNING DEPARTMENT

BRETT KELVER, AICP

This letter is to identify a possible future partition of 2.10 acres of property 21EO1AD00100, City of Milwaukie, address 13200 SE Where Else Lane. The purpose of this partition is to separate the current tax lot into two separate tax lots. Included are drawings that show the proposed partition. The proposed partition would create a new tax lot on the northern portion of the current property. The goal of this partition is to separate the property into two partials so that in the future the partial of land on the northern tax lot could be sold to a contractor/ developer for future development, while at the same time maintaining existing home at its current location. We are not developers and we do not have the knowledge or desire to take on a task of this magnitude. The home has been in the family since 1958 and we have family members that would like to purchase the home. So if possible we would like to sell off the northern portion of proposed partition and keep the house on the southern partition.

Sincerely,

Roy and Kristina Weedman

weedk515@gmail.com

503-703-3479 Kris

503-709-7622 Roy

SE 1/4 NE 1/4 SEC. 1 T.2S. R.1E. W.M.
CLACKAMAS COUNTY

D. L. C. 2 1E 1AD
JOSEPH KELLOGG NO.47 853 MILWAUKIE

1"=100

CANCELLED TAX LOTS 12800
100
1200
1900
400
4200

This map was prepared for assessment purposes only.

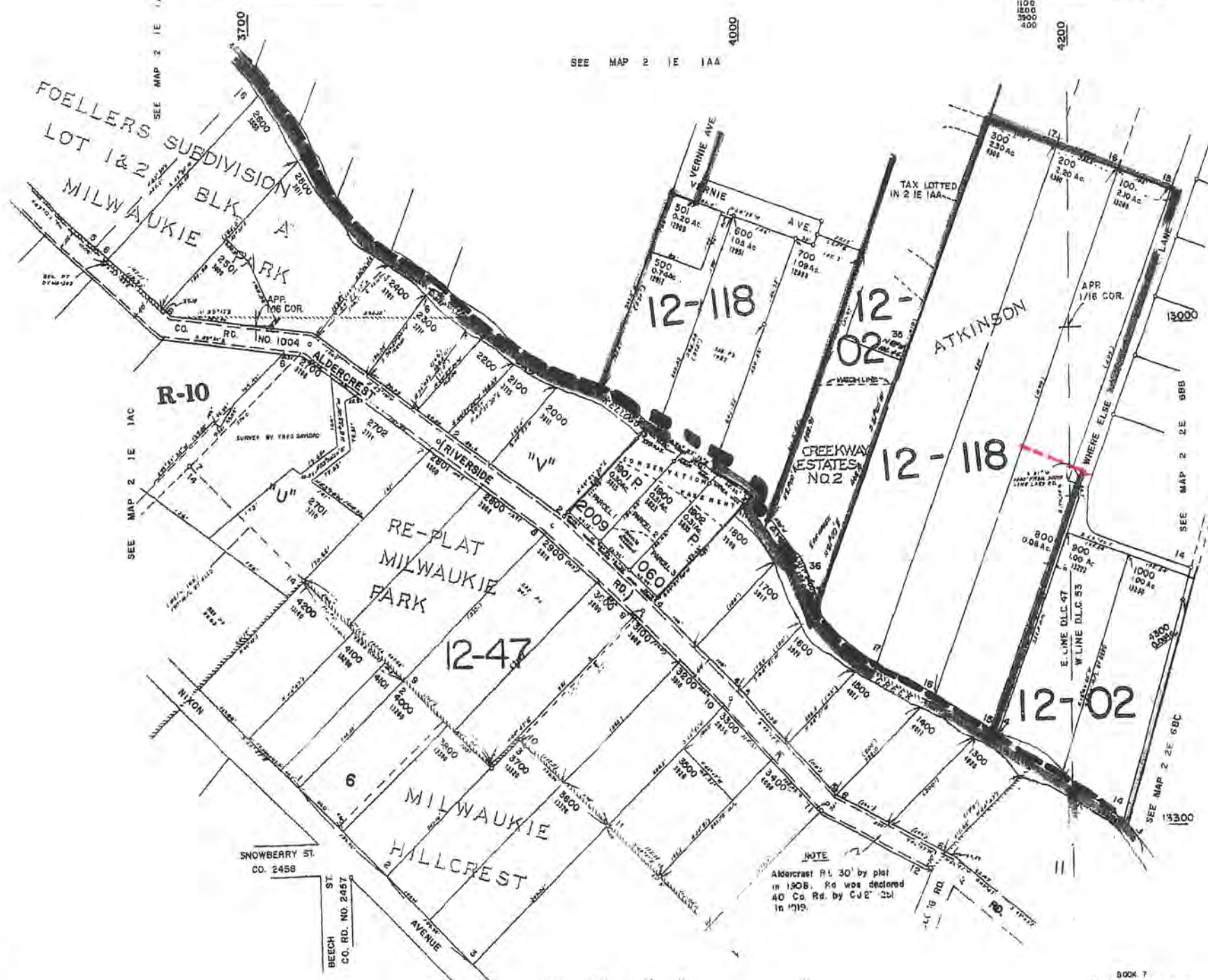
SEE MAP 2 1E 1AA

SEE MAP 2 1E 1AD

SEE MAP 2 1E 1AC

SEE MAP 2 2E 8BB

SEE MAP 2 2E 6BC



NOTE
Aldercrest Pl. 30' by plat
in 1908. Rd was declared
40 Co. Rd. by C.J. 251
in 1919.

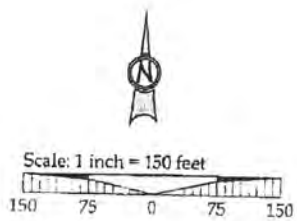
PARK



SITE STATISTICS	
Address:	13200 SE Where Else Ln
Property:	21E01AD 00100
Jurisdiction:	City of Milwaukee
Gross Size:	2.01 acres
Dimensional Requirements:	
Zoning:	R-7
Minimum Lot Size:	7,000 SF
Minimum Lot Width:	60 FT
Minimum Lot Depth:	80 FT
Setbacks:	
Front:	20 FT
Side:	10 FT
Street Side:	20 FT
Rear:	20 FT

SITE NOTE

This site map has been prepared using data from existing tax maps and Metro's RLIS GIS Data. This map has been prepared for illustrative purposes only. All boundary and dimensional information should be verified by a professional land surveyor.



13200 SE WHERE ELSE LANE

PRELIMINARY SUBDIVISION CONCEPT

(Example of future possible redevelopment of northern parcel)

SEPTEMBER 2015