



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

Application Referral

DATE SENT: October 6, 2022	PLANNING COMMISSION HEARING
COMMENTS DUE: October 20, 2022	TENTATIVE DATE: November 8, 2022
Site location: 2149 SE Moores St.	Review type: Type III
Applicant: Rick Canfield (Alpha Stone Works)	File #(s): VR-2022-009; DEV-2022-003
Applicant phone: 971-340-2791	Application type(s): Variance Request; Development Review
Application webpage: https://www.milwaukieoregon.gov/planning/vr-2022-009	

TO:

- ☒ CD Director
 - ☒ Engineering Dev. Rev.
 - ☒ Building Official
 - ☒ PW Director
 - ☐ City Manager
 - ☒ CFD#1: Shawn Olson
 - ☐ NDA Chair (hard copy & email)* & All LUC members: Linwood
 - ☐ 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:
- ☒ Planning Manager
 - ☐ Police Chief
 - ☒ City Attorney

FROM:

Ryan Dyar, Assistant Planner, 503-786-7661
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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
- ☒ Other: Tim Salyers, Code Compliance Coord.

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

PROPOSAL:

ZONE: MUTSA

The applicant plans to add an addition (2,400 sq ft) to their existing warehouse (3,600 sq ft) and is requesting a variance from the design standards under MMC 19.312.7.A, which apply to all new construction in the MUTSA zone.

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

- Milwaukie Municipal Code (MMC) Section 19.312, Tacoma-Station Mixed-Use Area (MUTSA) Zone (North Milwaukie Innovation Area, (NMIA))
- 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