



CITY OF MILWAUKIE

October 28, 2022

Joe Troychak
10903 SE Home Ave
Milwaukie, OR 97222

Re: Preapplication Report

Dear Joe:

Enclosed is the Preapplication Report Summary from your meeting with the City on October 13, 2022, concerning your proposal for action on property located at 10903 SE Home Ave.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of 2 years from the date of the conference. If a land use application or development permit has not been submitted within 2 years of the conference date, the Planning Manager may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Manager may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

Emilie Bushlen
Administrative Specialist II



CITY OF MILWAUKIE
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 planning@milwaukieoregon.gov
 building@milwaukieoregon.gov
 engineering@milwaukieoregon.gov

Preapplication Conference Report

Project ID: 22-012PA

This report is provided as a follow-up to the meeting that was held on 10/13/2022 at 10:00 AM

The Milwaukie Municipal Code is available here: www.qcode.us/codes/milwaukie/

APPLICANT AND PROJECT INFORMATION

Applicant:	Joe Troychak	Applicant Role: Property Owner
Applicant Address:	10903 SE Home Ave	
Company:	N/A	
Project Name:	10903 SE Home Ave Replat and Variance	
Project Address:	10903 SE Home Ave	Zone: R-MD
Project Description:	The applicant is proposing to divide a 21,070 sq ft lot to create two total lots, one 9,070 sq ft lot and one 11,897 sq ft flag lot. The applicant is also seeking a front and rear yard setback variance to reduce the front and rear yard setback from 30 ft and establish a single detached dwelling 22.5 ft from the front and rear property lines.	
Current Use:	Single Detached Dwelling (Residential)	
Applicants Present:	Joe Troychak	
Staff Present:	Ryan Dyar, Assistant Planner; Vera Kalias, Senior Planner; Galen Hoshovsky, Environmental Services Coordinator; Jennifer Backhaus, Engineering Technician III; Eanna Zaya, Engineering Technician I; Courtney Wilson, Urban Forester	

PLANNING COMMENTS

Zoning Compliance (MMC Title 19)

<input checked="" type="checkbox"/>	Use Standards (e.g., residential, commercial, accessory)	In the Moderate Density Residential Zone (R-MD), single-detached residential uses are permitted outright according to Milwaukie Municipal Code (MMC) 19.301.2.
<input checked="" type="checkbox"/>	Dimensional Standards (including standards for flag lots)	Dimensional standards for the Moderate Density Residential (R-MD) zoned lots are provided in Milwaukie Municipal Code (MMC) Table 19.301.4. The minimum lot size for a single-family dwelling is 5,000 sq ft, with a minimum width of 50 ft and a minimum depth of 80 ft. For lots larger than 7,000 sq ft, the minimum width is 60 ft, and the minimum depth is 80 ft. Standard lots must have a minimum of 35 ft of frontage on a public street. Flag lots are required to have a minimum of 25 ft of frontage on a public street. The area contained within an accessway portion of the lot shall not be counted toward meeting the minimum lot area requirements. Front and rear yard setbacks on a flag lot are greater for single detached units than for middle-housing units; the minimum front and rear yard requirement for a single detached dwelling on a flag lot is 30 ft. This requirement is reduced

		<p>to 20 ft for the development of middle housing. The minimum side yard setback on a flag lot is 10 ft for both primary and accessory structures. MMC Subsection 19.504.7.D requires that flag lots be screened using either plantings or a fence; screening must be installed prior to final inspections before occupancy of the site. Fencing along an accessway may not be located nearer to the street than the front building line of the house located on lots that abut the flag lot and must also comply with the clear vision standards in MMC 12.24. See MMC 19.504.7.D for full details on screening requirements.</p> <p>The minimum density for the R-MD zone depends on the size of the lot. Please consult table MMC 19.301.4 MMC Subsection 19.202.4 establishes procedures for rounding density calculations. Staff calculated minimum density to be 2 units $[(21,070/43560) * 5] = 2.4$; this is rounded down per 19.202.4 to 2 units.</p> <p>Development standards for the lots themselves (including setbacks, building height, lot coverage, minimum vegetation, etc.) are also found in MMC Table 19.301.4 and are more relevant at the building permit stage, except where existing structures will remain.</p>
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Land Use Review Process

<input checked="" type="checkbox"/>	Applications Needed	<p><u>Replat (Type II)</u></p> <p>Per MMC 17.12.020, a replat is required when making changes to a lot in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat, including an increase or decrease in the number of lots. The subject property was created as part of the Homewood Park Subdivision (platted 1925). The applicant should submit a complete electronic copy of all application materials listed in MMC 19.1003.2 for the City's initial review. The applicant should also note the approval criteria for a replat in MMC 17.12.30.A. These criteria should be addressed in the applicant's detailed statement demonstrating how the proposal meets all applicable approval criteria.</p> <p><u>Variance (Type II)</u></p> <p>Per MMC 19.504.7, the front and rear yard setback for a flag lot in all zones is 30 ft for a single detached dwelling. The applicant communicated that they wish to apply for a reduction of up to 25% (7.5 ft) of the front and rear yard width standard through a Type II review, as permitted under MMC 19.911.3.B. The applicant should submit a complete electronic copy of all application materials listed in MMC 19.1003.2 for the City's initial review. The applicant should also note the approval criteria for a Type II variance in MMC 19.911.4.A. These criteria should be addressed in the applicant's detailed statement demonstrating how the proposal meets all applicable approval criteria.</p> <p><u>Final Plat (Type I)</u></p> <p>Following approval of a replat application, the applicant is required to submit a final plat application, which is processed in accordance with the Type I procedure.</p>
<input checked="" type="checkbox"/>	Fees	<ul style="list-style-type: none"> • Replat (Type II) = \$2,000 (Replat fees are similar to those of the action they replicate, a partition in this case). • Variance (Type II) = \$1,000 (reduced to \$750 with discount) • Final Plat (Type I) = \$200 (will be processed separately, after replat approval) <p>Note: For multiple applications, there is a 25% discount offered for each application fee beyond the most expensive one.</p>
<input checked="" type="checkbox"/>	Review Type: Type II	<p>A Type II review is processed in accordance with the procedural requirements in MMC 19.1005. Accordingly, the application will be referred to the proximate neighborhood associations (Hector Campbell NDA, in this case) and affected City departments or other governmental agencies. Public notice will be mailed to the applicant, the property owner of record of the subject property, and the owners of record of properties within 300 ft of the perimeter of the subject property. If no comments are received within 14 days from the date of referral, the City will presume that no comments will be submitted.</p>

		In compliance with the provisions in ORS 197.311, the city will deem the application complete or incomplete within 30-days of receiving the application. Once deemed complete, the city has a total of 120 days to issue a notice of decision approving or denying the application. City staff aims to issue decisions much more quickly than what state law permits—typically a two-month timeframe for Type II decisions. Type II decisions are made at an administrative level by the City's Planning Manager. Once a decision has been issued, the applicant has 15 days from the date of its mailing to appeal the decision in writing before it becomes final. An appeal would be heard in a public hearing by the Planning Commission as a final decision maker.
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Overlay Zones (MMC 19.400)

<input type="checkbox"/>	Willamette Greenway	
<input type="checkbox"/>	Natural Resources	
<input type="checkbox"/>	Historic Preservation	
<input type="checkbox"/>	Flex Space Overlay	

Site Improvements/Site Context

<input checked="" type="checkbox"/>	Landscaping Requirements	<p>For single detached residential development, there are only a few specific requirements for landscaping:</p> <ul style="list-style-type: none"> • Minimum vegetation requirement = 30% for lots 7,000 sq ft and up. • Front yard minimum vegetation = 40% of the front yard (measured between the front face of the house and the front property, so not simply the area within the required front yard setback of 20 ft, 22.5 ft, or 30 ft) • No more than 20% of the required vegetation area shall be covered in mulch or bark dust. Mulch or bark dust under the canopy of trees or shrubs is excluded from this limit. Plans for development shall include landscaping plans which shall be reviewed for conformance to this standard. <p>Related to landscaping, parking and maneuvering areas cannot exceed 50% of the front yard area (as per MMC Subsection 19.607.1.D).</p>
<input type="checkbox"/>	Onsite Pedestrian/Bike Improvements (MMC 19.504, 19.606, and 19.609)	
<input type="checkbox"/>	Connectivity to surrounding properties	
<input type="checkbox"/>	Circulation	
<input checked="" type="checkbox"/>	Building Design Standards (MMC 19.505)	MMC Subsection 19.505.1 provides design standards for single-family dwellings, including building articulation, street-facing façade design, main entrances, and detailed design. Compliance with these standards will be confirmed at the building permit stage.
<input type="checkbox"/>	Downtown Design Standards (MMC 19.508)	

Parking Standards (MMC 19.600)

<input checked="" type="checkbox"/>	Residential Off-Street Parking Requirements	<p>As per MMC Table 19.605.1, a minimum of one off-street parking space is required per single-family dwelling unit.</p> <p>MMC Section 19.607 establishes requirements for residential off-street parking. The required parking space must be at least 9 ft wide and 18 ft deep and cannot be within an adjacent</p>
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		public street right-of-way, over an access easement, or over a public sidewalk. All required parking spaces, as well as all parking and maneuvering areas within a required front or side yard, must have a durable and dust-free surface. No more than 3 residential parking spaces are allowed within the required front yard. Uncovered parking spaces and maneuvering areas cannot exceed 50% of the front yard area.
<input type="checkbox"/>	Multi-Family/Commercial Parking Requirements	
Approval Criteria (MMC 19.900)		
<input type="checkbox"/>	Community Service Use (CSU) (MMC 19.904)	
<input type="checkbox"/>	Conditional Use (MMC 19.905)	
<input type="checkbox"/>	Development Review (MMC 19.906)	
<input checked="" type="checkbox"/>	Variance (MMC 19.911)	Up to 3 variance requests can be included in a single variance application (for that single application fee). In the pre-application meeting, the applicant indicated they wished to pursue a variance to the front and rear yard 30 ft setback requirement for a single detached dwelling on a flag lot. Each is considered a separate request for a total of two variance requests. MMC 19.911.2.B allows for limited variations to numerical standards in the code, including a variance of up to 25% to a front, rear, or street-side yard width standard. MMC 19.911.4.A establishes approval criteria for Type II variances in general. The applicant shall address all the criteria in that section to reduce the front and rear yard setbacks on the flag parcel to 22.5 ft for a single detached dwelling.
Land Division (MMC Title 17)		
<input checked="" type="checkbox"/>	Design Standards	MMC Section 17.28.040 establishes general standards for lot design, including a requirement for rectilinear lots (as practicable) and limits on compound lot line segments. Cumulative lateral changes in the direction of the side or rear lot lines must not exceed 10% of the distance between opposing lot corners along a given lot line unless a Type III variance is granted. The site plan provided shows a property configuration that complies with this standard.
<input checked="" type="checkbox"/>	Preliminary Plat Requirements	MMC Section 17.16.050 provides application requirements for a replat. This list includes full submission requirements for a preliminary plat. With the replat application, please provide a preliminary plat created by a professional licensed land surveyor in accordance with the requirements in MMC 17.20. The preliminary plat map, existing conditions map, and supplemental map provided before the pre-application conference comply with this standard.
<input checked="" type="checkbox"/>	Final Plat Requirements (See Engineering Section of this Report)	MMC Section 17.16.070 provides application requirements and procedures for final plats, with a reference to the City's final plat checklist. The checklist outlines the specific pieces of information that must be shown on the plat, based on the provisions for the final plat established in MMC Chapter 17.24. MMC Section 17.12.050 establishes the following approval criteria for final plats. The final plat application will be required upon approval of an application for a replat.
Sign Code Compliance (MMC Title 14)		
<input type="checkbox"/>	Sign Requirements	

Noise (MMC Title 16)		
<input type="checkbox"/>	Noise Mitigation (MMC 16.24)	
Neighborhood District Associations		
<input checked="" type="checkbox"/>	Hector Campbell	Prior to submitting the application, the applicant is encouraged (but not required) to present the project at a regular meeting of the relevant Neighborhood District Association (NDA). In this case, the site is within the Hector Campbell NDA.
	Choose an item.	
	Choose an item.	<u>Hector Campbell NDA Chair</u> Corinn deTorres corinn@chapeltheatreMilwaukie.com Meets quarterly: Jan 11, 2023 (6-8 pm), March 19 th , 2023 (3-5 pm), May 10, 2023 (6-8) pm.
Other Permits/Registration		
<input type="checkbox"/>	Business Registration	
<input type="checkbox"/>	Home Occupation Compliance (MMC 19.507)	
Additional Planning Notes		
ENGINEERING & PUBLIC WORKS COMMENTS		
Public Facility Improvements (MMC 19.700)		
<input checked="" type="checkbox"/>	Applicability (MMC 19.702)	MMC 19.702 establishes the applicability of MMC 19.700, including to partitions, subdivisions, replats, new construction, and modification and/or expansion of an existing structure or a change or intensification in use that results in a new dwelling unit, any new increase in gross floor area, and/or in any projected increase in vehicle trips. The proposed replat will establish a new lot. MMC 19.700 applies.
<input type="checkbox"/>	Transportation Facilities Review (MMC 19.703)	A Transportation Facilities Review (TFR) Land Use Application is not required.
<input type="checkbox"/>	Transportation Impact Study (MMC 19.704)	A Transportation Impact Study (TIS) is not required.
<input type="checkbox"/>	Agency Notification (MMC 19.707)	No agency notification is required as part of this development.
<input checked="" type="checkbox"/>	Transportation Requirements (MMC 19.708)	Access Management: All development subject to MMC 19.700 shall comply with access management standards contained in MMC 12.16. The combined driveway approach must be established prior to future development. See MMC 12.16 for additional driveway and approach guidelines. Clear Vision: All developments subject to MMC 19.700 shall comply with clear vision standards contained in MMC 12.24.

<input checked="" type="checkbox"/>	Utility Requirements (MMC 19.709)	<p>A 10-ft public utility easement (PUE) is required along the Home Avenue frontage.</p> <p>See MMC 13.04 for Water System requirements.</p> <p>See MMC 13.12 for Sewer System requirements.</p> <p>Home Avenue is currently under moratorium. In order to connect to water and sewer for the new lot, hard surface asphalt cuts are required. At the time of development, the applicant will have three options for street repair related to utility connections:</p> <ol style="list-style-type: none"> 1. The applicant can complete the street repair to the Moratorium Street standards which includes a 10-ft by full lane width 2-in grind and overlay in both directions centered on the trench. 2. The applicant can pay the Moratorium Street Fee in lieu of the additional Moratorium Street repair (general trench repair standards will still apply). The fee is based on total asphalt cut/trench square footage, and the number of years since the roadway was repaved. 3. Wait to develop the new lot until after Home Avenue is no longer under Moratorium (September 2027).
Flood Hazard Area (MMC 18)		
<input type="checkbox"/>	Development Permit (MMC 18.16.030)	The subject property is not in a flood hazard zone.
<input type="checkbox"/>	General Standards (MMC 18.04.150)	
<input type="checkbox"/>	Compensatory Storage (MMC 18.20.020)	
<input type="checkbox"/>	Floodways (MMC 18.20.010.B)	
Environmental Protection (MMC 16)		
<input type="checkbox"/>	Weak Foundation Soils (MMC 16.16)	
<input checked="" type="checkbox"/>	Erosion Control (MMC 16.28)	<p>Erosion control and prevention is required as outlined in MMC16.28</p> <p>Standard Erosion Prevention and Sediment Control notes</p> <p>Projects that disturb more than 500 square feet within the City of Milwaukie limits require an Erosion Control Permit from the City's Building Department. Even projects that are less than 500 square feet may require a permit based on site conditions and proximity to natural resources such as wetlands and waterways. The applicant must submit an erosion control plan for their project that accurately depicts how sediment will be controlled during the duration of the project.</p> <p>Please review the City's Erosion Prevention and Sediment Control requirements. The applicant is encouraged to use the City's adopted Erosion Prevention and Sediment Control Planning & Design Manual (2020) for assistance in designing an erosion control plan.</p> <p>Development sites between 1 acre and 5 acres should apply for a 1200-CN permit as outlined on https://www.milwaukieoregon.gov/publicworks/1200cn. Applicants will use the DEQ 1200-C permit application but submit it to the city for review and approval through the Milwaukie Erosion and Sediment Control Program. A 1200-C permit can be found on the DEQ website at https://www.oregon.gov/deq/wq/wqpermits/Pages/Stormwater-Construction.aspx. Applicants do not need to submit a permit to DEQ if under 5 acres in site size.</p> <p>For more information, please visit https://www.milwaukieoregon.gov/publicworks/erosion-prevention-and-control or contact erosioncontrol@milwaukieoregon.gov.</p>

<input checked="" type="checkbox"/>	Tree Code (MMC 16.32)	<p>All public trees over 2" in diameter at breast height (DBH) are regulated by the public tree code. Public trees are to be protected through development and included on the inventory and protection plan required by the private development tree code (MMC 16.32.042). Public tree removals require an approved permit for removal, which includes a notice period lasting 14 days but can extend to 28 days if public comment is received.</p> <p>Public trees require a permit for planting (free) – visit milwaukieoregon.gov/trees to learn more.</p> <p>Frontage improvements include tree replanting requirements in the ROW following the public works standards. Public trees may count for partial credit in the development tree code as described in MMC 16.32.042.</p> <p>The tax lot included in the development site is subject to the development tree code (MMC 16.32.042 A-H). If the lot is being subdivided, then the development tree code applies to each lot independently. If the applicant consolidates tax lots, the final consolidated tax lot would be subject to the development tree code.</p> <p>The development tree code requires for this development compliance and/or mitigation associated with the following standards:</p> <ul style="list-style-type: none"> - Preservation standard - Planting Standard - Protection Standard - Soil volume standard. <p>For more information on these standards, view the documents attached at the bottom of the residential development tree permits webpage here. Mitigation fees are outlined in the Master Fee Schedule. The applicant may seek a variance for one or more of these standards through a Type III variance process (MMC 16.32.042.E)</p> <p>Bonds are required for tree protection and post development warranties as outlined in the Master Fee Schedule.</p> <p>Submittal requirements are outlined in MMC 16.32.042.H. An ISA Certified Arborist is required to submit the final documents to the city as defined in MMC 16.32.042. Additional supportive documentation, including canopy lists and tree protection and planting guidance are available at www.milwaukieoregon.gov/trees.</p> <p>The development tree code application is due at time of building permit application unless a variance is being requested through the land use application process. Building permits will not be approved without completion and approval of the development tree code application.</p> <p>For more information, please contact urbanforest@milwaukieoregon.gov or call 503-786-7655.</p>
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Public Services (MMC 13)

<input checked="" type="checkbox"/>	Water System (MMC 13.04)	<p>The newly created lot will require a new water connection at the time of development. Connection to City utilities is subject to plan and application review. Applications for city utility billing connections shall be made on approved forms: https://www.milwaukieoregon.gov/building/water-connection-application</p> <p>A system development charge and a water service connection fee must be paid prior to new connections to city water.</p> <p>Connecting to the existing water main in Home Avenue may require payment of Moratorium Fees or extended asphalt repair.</p>
<input checked="" type="checkbox"/>	Sewer System (MMC 13.12)	<p>The newly created lot will require a new sewer connection at the time of development. Connection and extension of City utilities is subject to plan and application review.</p> <p>An 8" Concrete sewer main is available in Home Avenue. An 8" Cast Iron force main is located adjacent to the concrete main. Do not damage or attempt to establish a connection to the force main.</p>

		A system development charge must be paid prior to new connections or impacts due to intensification of use to city sanitary sewer. Connecting to the existing wastewater main in Home Avenue will require payment of Moratorium Fees or extended asphalt repair.
<input checked="" type="checkbox"/>	Stormwater Management (MMC 13.14)	Stormwater mitigation must meet the city's NPDES permit through design of facilities according to the 2016 City of Portland Stormwater Management Manual. A system development charge must be paid at the time of development and prior to building permit issuance.
<input type="checkbox"/>	System Development Charge (MMC 13.28.040)	All new development or intensifications of use shall be subject to system development charges.
<input type="checkbox"/>	Fee in Lieu of Construction (MMC 13.32)	

Public Places (MMC 12)

<input checked="" type="checkbox"/>	Right of Way Permit (MMC 12.08.020)	A Right-of-Way Permit will be required for construction of the new shared accessway. A Right-of-Way Permit will also be required for the construction of utility connections at the time of development.
<input checked="" type="checkbox"/>	Access Requirements (MMC 12.16.040)	Per MMC 12.16.040, private property must be provided street access via accessways (driveways). These driveways must be constructed under a right-of-way permit in accordance with the current Milwaukie Public Works Standards. A shared accessway between the existing lot and the new lot is proposed due to site constraints. The new approach design is subject to plan review and a Right-of-Way Permit is required. The shared accessway must be at least 12-ft wide and be located 5-ft away from either side property line.
<input checked="" type="checkbox"/>	Clear Vision (MMC 12.24)	A clear vision area shall be maintained at all driveways and accessways.

Additional Engineering & Public Works Notes

System Development Charges will be assessed at the time of development for the new lot.

Contact Engineering prior to applying for a Right-of-Way permit for future utility connections as fees and repair standards may have changed.

A Right-of-Way permit is required to be issued prior to construction of the new driveway approach.

BUILDING COMMENTS

All drawings must be submitted electronically through www.buildingpermits.oregon.gov

New buildings or remodels shall meet all the provisions of the current applicable Oregon Building Codes. All State adopted building codes can be found online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>.

All building permit applications are electronic and can be applied for online with a valid CCB license number or engineer/architect license at www.buildingpermits.oregon.gov. Each permit type and sub-permit type are separate permits and are subject to the same time review times and will need to be applied for individually. Plans need to be uploaded to their specific permits in PDF format as a total plan set (not individual pages) if size allows.

Note: Plumbing and electrical plan reviews (when required) are done off site and are subject to that jurisdiction's timelines. The City does not have any control over those timelines, so please plan accordingly.

Site utilities require a separate plumbing permit and will require plumbing plan review. **NOTE:** The grading plan submitted to the Engineering Department does not cover this review.

If you have any building related questions, please email us at building@milwaukieoregon.gov.

Additional Building Notes

e.g. sprinklers, accessibility, alarms, bathrooms, exits, elevator

OTHER FEES

<input checked="" type="checkbox"/>	Construction Excise Tax Affordable Housing CET – Applies to any project with a construction value of over 100,000.	Calculation: Valuation *12% (.12)
<input checked="" type="checkbox"/>	Metro Excise Tax Metro – Applies to any project with a construction value of over \$100,000.	Calculation: Valuation *.12% (.0012)
<input checked="" type="checkbox"/>	School Excise Tax School CET – Applies to any new square footage.	Calculation: Commercial = \$0.69 a square foot, Residential = \$1.39 a square foot (not including garages)

FIRE DISTRICT COMMENTS

COORDINATION WITH OTHER AGENCIES

Applicant must communicate directly with outside agencies. These may include the following:

- Metro
- Trimet
- North Clackamas School District
- North Clackamas Parks and Recreation District (NCPRD)
- Oregon Parks and Recreation
- ODOT/ODOT Rail
- Department of State Lands
- Oregon Marine Board
- Oregon Department of Fish and Wildlife (ODOT)
- State Historic Preservation Office
- Clackamas County Transportation and Development

MISCELLANEOUS

State or County Approvals Needed

<input type="checkbox"/>	Boiler Approval (State)	
<input type="checkbox"/>	Elevator Approval (State)	

<input type="checkbox"/>	Health Department Approval (County)	
Arts Tax		
<input type="checkbox"/>	Neighborhood Office Permit	
Other Right-of-Way Permits		
<input type="checkbox"/>	Major:	
<input type="checkbox"/>	Minor:	
<input type="checkbox"/>	Painted Intersection Program Permits:	
<input type="checkbox"/>	artMOB Application	
<input type="checkbox"/>	Traffic Control Plan (Engineering)	
<input type="checkbox"/>	Parklet:	
<input type="checkbox"/>	Sidewalk Café:	
<input type="checkbox"/>	Tree Removal Permit:	
Infrastructure/Utilities		
<p>Applicant must communicate directly with utility providers. These may include the following:</p> <ul style="list-style-type: none"> • PGE • NW Natural • Clackamas River Water (CRW) • Telecomm (Comcast, Century Link) • Water Environmental Services (WES) • Garbage Collection (Waste Management, Hoodview Disposal and Recycling) 		
Economic Development/Incentives		
<input type="checkbox"/>	Enterprise Zone:	
<input type="checkbox"/>	Vertical Housing Tax Credit:	
<input type="checkbox"/>	New Market Tax Credits:	
<input type="checkbox"/>	Housing Resources:	
PLEASE SEE NOTE AND CONTACT INFORMATION ON THE FOLLOWING PAGE		

This is only preliminary preapplication conference information based on the applicant's proposal, and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If a note in this report contradicts the Milwaukie Municipal Code, the MMC supersedes the note. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Vacant	Building Official	503-786-7611
Harmony Drake	Permit Technician	503-786-7623
Stephanie Marcinkiewicz	Inspector/Plans Examiner	503-786-7636

ENGINEERING DEPARTMENT

Steve Adams	City Engineer	503-786-7605
Jennifer Backhaus	Engineering Technician III	503-786-7608

PLANNING DEPARTMENT

Laura Weigel	Planning Manager	503-786-7654
Vera Kolias	Senior Planner	503-786-7653
Brett Kolver	Senior Planner	503-786-7657
Adam Heroux	Associate Planner	503-786-7658
Ryan Dyar	Assistant Planner	503-786-7661

COMMUNITY DEVELOPMENT DEPARTMENT

Joseph Briglio	Community Development Director	503-786-7616
Mandy Byrd	Development Programs Manager	503-786-7692
Vacant	Housing & Econ. Dev. Prog. Mgr.	503-786-7627
Emilie Bushlen	Administrative Specialist II	503-786-7600
Vacant	Administrative Specialist II	503-786-7600

SUSTAINABILTY DEPARTMENT

Natalie Rogers	Climate & Natural Resources Mgr.	503-786-7668
Courtney Wilson	Urban Forester	503-786-7697
Galen Hoshovsky	Environmental Services Coordinator	503-786-7660

CLACKAMAS FIRE DISTRICT

Shawn Olson	Lieutenant Deputy Fire Marshal	shawn.olson@ClackamasFire.com
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