



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

Application Referral

DATE SENT: November 17, 2022	ADMINISTRATIVE DECISION
COMMENTS DUE: December 1, 2022	TENTATIVE DATE: December 2, 2022
Site location: 11909 SE Stanley Ave	Review type: Type II
Applicant: Brian Haveman, Tor LLC	File #(s): NR-2022-002
Applicant phone: 503-490-5137	Application type(s): Natural Resource Review (Detailed Boundary Verification)
Application webpage: www.milwaukieoregon.gov/planning/nr-2022-002	

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 * & 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: NW Natural

FROM:

Brett Kelter, Senior Planner, 503-786-7657
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- ☒ Other: Chris Stevenson, DSL
- ☐ North Willamette Watershed Dist., ODFW
- ☒ Anita Huffman, DSL Wetlands & Waterways
- ☐ Oregon Parks & Recreation
- ☐ North Clackamas School District
- ☒ Other: North Clackamas Watersheds Council

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

PROPOSAL:

ZONE: R-MD

Verify the boundaries of the Water Quality Resource (WQR) and Habitat Conservation Area (HCA) currently shown on the City's Natural Resource (NR) Administrative Map. The map currently shows a wetland covering the entirety of Tax lot 5500 (the flag lot), which appears to be an error. A stormwater swale adjacent to the southern boundary of the subject property is currently shown as a primary protected water feature with a 50-ft protective vegetated corridor, which also appears to be an error. The applicant proposes to revise the NR Administrative Map to be more accurate, in advance of a subsequent proposal to redevelop the subject property.

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

- Milwaukie Municipal Code (MMC) Subsection 19.402.15 Boundary Verification & Map Administration (Natural Resources)
- MMC Section 19.1005 Type II Review