



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

# Application Referral

<b>DATE SENT: June 30, 2023</b>	<b>ADMINISTRATIVE DECISION</b>
<b>COMMENTS DUE: July 14, 2023</b>	<b>TENTATIVE DATE: July 25, 2023</b>
<b>Site location:</b> 11932 SE 35 <sup>th</sup> Ave	<b>Review type:</b> Type II
<b>Applicant:</b> Kristina Fedorovskiy	<b>File #(s):</b> R-2023-003
<b>Applicant phone:</b> 503-739-1032	<b>Application type(s):</b> Replat
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/r-2023-003">https://www.milwaukieoregon.gov/planning/r-2023-003</a>	

## TO:

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

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 Milwaukie OR 97206  
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 planning@milwaukieoregon.gov

- On-Call NR Consultant
- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Oregon Parks & Recreation
- North Clackamas School District
- Jessica May, NCPRD

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

## PROPOSAL:

**ZONE:** R-MD

The applicant is applying to partition an existing lot with a single detached dwelling into 2 lots to create one additional buildable lot. The new lot would be less than 5,000 sq ft, so is required to be developed with middle housing. The applicant proposes to build a duplex on the new lot.

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

- Milwaukie Municipal Code (MMC) Title 17 Land Division
- MMC 17.12 Application Procedure and Approval Criteria
  - MMC 17.16 Application Requirements and Procedures
  - MMC 17.20 Preliminary Plat
  - MMC 17.28 Design Standards
  - MMC 17.32 Improvements

MMC Title 19 Zoning

- MMC 19.301 Moderate Density Residential Zone (R-MD)
- MMC 19.700 Public Facility Improvements
- MMC 19.1005 Type II