

RECEIVED

Senior Planner
Vera Kolas,

JUL 07 2023

7-3-2023

CITY OF MILWAUKIE
PLANNING DEPARTMENT

I'm writing in response to the letter of Type II Land Use proposal at 11932 S.E. 35th Ave. I am their next door neighbor at 11910 S.E. 35th Ave. I know they have a double lot like mine, and I have no objection to a single house dwelling being built. My objection is to a multi housing unit being built there. My concern is that there is not enough parking for 2 more families on that lot. The family that lives in the house now use there driveway plus the 3 parking spots in front of their lot.

I see a future of different people parking constantly in front of my house. I maintain the parking strip and sidewalk there. My garbage cans are parked there on Tuesdays.

I've lived here for over 45 years. The only duplex is at the bottom of the hill by Century Park. It's on a double lot. I don't want a duplex next door on a very small lot.

Nanci Chantler
11910 S.E. 35th Ave.
Milw., Ore 97222
503-654-1876

Chantler0312@comcast.net

July 8, 2023

Response To Land Use Proposal

**To: Vera Koliass, Senior Planner
City of Milwaukie Planning Department**

Reference: Notice of Type 2 Land Use Proposal – Milwaukie, Oregon

File Number: R-2023-003-Replat/Partition

We are opposed to this proposal.

I have been a resident of Milwaukie for my entire life. We have lived in this home for almost 32 years. We choose to live here because of the QUALITY of life. Milwaukie is a fairly quiet city with larger home lots with room to enjoy. When more homes are put into the available ‘buffer’ space, this quality of life will disappear.

We understand the need for more housing in the city of Milwaukie, and we know the city prefers to add more homes to existing property, either via lot partitions or secondary homes on the same lot.

However, this proposed duplex house on a lot less than 38 feet wide means this duplex house will have to be long, tall, and narrow to realize any comfortable internal living space. The house will cover most of the lot, reducing most landscape vegetation. For a lot this small and a duplex with two families, where will their outdoor space be? This proposal would allow a structure and the land it sits on to be completely different from all the rest of the homes in the area.

Per the proposal, this duplex will be very close to the property lines and will reduce other home owners’ privacy. In discussions with my neighbors, the current property inhabitants have loud gatherings on their back patio that continue past the 10pm city noise ordinance; they have bonfires when they are banned; they have boats and cars parked in the back yard in violation of the city codes. How are we to be assured these things will not continue for the safety and well-being of the community?

We assume the owners and inhabitants of the property are developing this duplex for rental income. The success of rental property is directly tied to the landlord. If this building permit is allowed, we ask that the City closely monitor this development to ensure that the property owners follow the laws and ordinances of the City, something that these property owners have a history of violating.

Thank you for your consideration,
The Nelsons
nrs4@comcast.net

Vera Koliass

07.12.2023

Senior Planner.

City of Milwaukee Planning Dept
6101 SE Johnson Creek Blvd
Milwaukee, OR 97206

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JUL 12 2023

RE: File No. R-2023-003
Replat - partition

CITY OF MILWAUKIE
PLANNING DEPARTMENT

Site: 11932 SE 35th Ave
Tax Lot ID: 182E36DB 9500

Owner: Kristina Fedorovski

Dear Ms. Koliass

My greatest concern for this Land Use Proposal in building a duplex is parking. Currently, the owners of this property are already parking vehicles in the street. Unless adequate off-street parking is provided I oppose this proposal.

Sincerely,

Mary Kay (Larsen) Doane
11973 SE 35th Ave
Milwaukee, OR 97222

503. 522. 6837

55smittykay@gmail.com

Clackamas Fire District #1



Pre-Application Comments:

To: Vera Kolas, Senior Planner, City of Milwaukie
From: Shawn Olson, Fire Marshal, Clackamas Fire District #1
Date: 7/13/2023
Re: R-23-003-Lot Partition

This review is based upon the current version of the Oregon Fire Code (OFC), as adopted by the Oregon State Fire Marshal's Office. The scope of review is typically limited to fire apparatus access and water supply, although the applicant must comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the fire code official. The following items should be addressed by the applicant:

A Fire Access and Water Supply plan for subdivisions and commercial buildings over 1000 square feet in size or when required by Clackamas Fire District #1. The plan shall show fire apparatus access, fire lanes, fire hydrants, fire lines, available fire flow, FDC location (if applicable), building square footage, type of construction, and shall provide fire flow tests per NFPA 291 or hydraulic model when applicable and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority. Submit PDF directly to the Clackamas Fire District website at clackamasfire.com once complete. Call with any questions regarding design requirements and submittal process. 503-742-2663.

Fire Apparatus Access:

- 1) The inside turning radius and outside turning radius for a 20' wide road shall not be less than 28 feet and 48 feet respectively, measured from the same center point.
- 2) Minimum driving surface width is 12' when serving up to three, single family dwellings or duplexes.
- 3) Provide address numbering that is clearly visible from the street.
- 4) Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants) and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- 5) Access streets between 26 feet and less than 32 feet in width must have parking restricted to one side of the street. Access streets less than 26 feet in width must

have parking restricted on both sides of the street. No parking restrictions for access roads 32 feet wide or more.

- 6) Access roads shall be within 150' of all portions of the exterior wall of the first story of a building measuring by an approved route around the exterior of the building.
- 7) Access roads shall be designed to withstand 75,000 lbs.
- 8) Turnarounds shall be provided when access roads exceed 150' in length.
- 9) Proposed access roads between 12% and 15% grade maybe be approved if fire sprinklers are installed. Building Official has final approval.
- 10) Gates across access roads shall be approved by the Fire Department.

Water Supply:

- 1) Fire hydrants, one and two-family dwellings, Where a portion of a structure is more than 600 feet from a fire hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), additional fire hydrants and mains shall be provided.
- 2) Dwellings, their garages, and any accessory structure larger than 3,600 square feet require additional fire flow. See Appendix B of the Oregon Fire Code for additional information.
- 3) The minimum available fire flow for single family dwellings served by a municipal water supply shall be 1,000 gallons per minute @ 20 psi
 - a. For one- and two-family dwellings located in areas with reliable municipal water supply:

<3,600 sq.ft. (including attached garage)

1,000 GPM @ 20 psi with hydrant within 600 feet of furthest portion (OFC Section B105.2)

>3,600 sq.ft. (including attached garage)

Shall meet fire flow requirements specified in Appendix B (OFC, Table B105.1)

Shall meet hydrant coverage as specified in Appendix C (OFC, Table C105.1)

Note: In lieu of the above fire flow requirements, residential fire sprinkler may be considered as an alternative. Buidling Official and Fire Marshal approval needed.

The applicant must obtain a stamp of approval from Clackamas Fire District #1 that demonstrates fire apparatus access and water supply requirements will be satisfied.

When ready, submit all fire apparatus access and water supply plans to: [Fire Apparatus Access/Water Supply Plan Submittal](#)

Please see our design guide at:

<https://clackamasfire.com/fire-prevention/new-construction-resources/>

If you have questions, please contact Clackamas Fire District @503-742-2663 or email at shawn.olson@clackamasfire.com

From: [Paul Kuck](#)
To: [Vera Kolia](#)
Cc: [Brandi Cook](#)
Subject: Comments on R-2023-003
Date: Friday, July 14, 2023 3:38:15 PM

This Message originated outside your organization.

Dear Planning Dept

I realize this comment opportunity is merely an effort in appeasing neighbors and the community while having no effect on decisions. Regardless, I have a couple comments and a question.

1. As I stated in prior comment periods regarding the new code. Middle housing a is a misnomer and will not provide affordable housing or any sort of equitable housing as fantasized by the housing planners. It will just create more rentals in neighborhoods that are normally homeowners, and conflict within those neighborhoods due pushing too much density and the "no cars needed" fallacy. The entire design and housing code did nothing to create entry level homeownership, which is what would really fill the "middle housing" and equity gap.
2. The code should be revised to allow owners to build up to the allowed lot density, not force additional density when it isn't wanted or intended. They shouldn't be forced to build a duplex when they want to build a single-family home. As with above, the code, while well intended, goes against planned equity it that is forces less space for renters and forces more expensive buildouts which benefits developers and landlords versus homebuyers.
3. What affect does the existing house being on the lot line have in the lot division and or building of the secondary house?

Sincerely,

Paul Kuck

From: [Roberta Wells](#)
To: [Vera Kolia](#)
Subject: R-2023-003 - Replat. - Partition
Date: Friday, July 14, 2023 3:45:34 PM

This Message originated outside your organization.

(The courts have ruled that e-mails are considered legal written communications.)

TO: City of Milwaukie Planning Department

REGARDING: R-2023-003 - Replat - Partition of 11932 SE 35th Avenue,
Tax Lot ID: 1S2E36DB9500

SUBJECT: Building a duplex on a tiny 4257 square foot lot.

This area of Milwaukie was zoned for Single Family Residences for a very long time. City of Milwaukie did not give its residents a vote on the zoning change. I believe it's not about finding more space for homes but all about the greedy city wanting more tax revenue. Changes affect the livability and will decrease the value of the homes in this area. The people living here are property owners and take pride in their properties.

Vague Information: "PGE will probably need to move the power pole for proper access to Parcel 2. " Exactly where???

Water power already fluctuates with low pressure from neighbors' usage on top of this hill. It doesn't make sense to add two more families to the existing water pipes causing even lower pressure to the 35th Avenue dwellings.

Putting six bedrooms on this tiny lot means children will have no place to play properly outside in their yard.

The Fedorovskij family wants to destroy the neighborhood but does not want to live next to their duplex. It appears that they are planning to move soon. In the last month, they have sold a hot tub from the backyard, a very large kitchen stove and have removed several loads of boxes already from their house. Lots of non residential use for their property since they moved in. The street was a Used Vehicle Sales Lot. Damaged cars were delivered by a multi-car carrier and were parked on the street for months before being resold. Their home is used for business without regard to their neighbors. Numerous delivery trucks are delivering packages most days; thus, disturbing the neighborhood with their noise and fumes. Increased traffic of cars arriving to buy whatever they are selling. Using the house as a warehouse for shipping packages.

My opinion of the Fedorovskij family is they haven't had the best interest for this neighborhood since moving in a couple of years ago. Certainly not with wanting to build a duplex so close to their existing house.

Sincerely,

Roberta Wells, 11931 SE 35th, Milwaukie, Oregon 97222