



**MILWAUKIE PLANNING**  
 10501 SE Main St  
 Milwaukie OR 97222  
 503.786.7630  
 planning@milwaukieoregon.gov

# Application Referral

<b>DATE SENT: November 27, 2023</b>	<b>ADMINISTRATIVE DECISION</b>
<b>COMMENTS DUE: December 11, 2023</b>	<b>TENTATIVE DATE: December 12, 2023</b>
<b>Site location:</b> 4378 SE Monroe St	<b>Review type:</b> Type II
<b>Applicant:</b> Jeff Sanchez (Paul Roeger, applicant's representative)	<b>File #(s):</b> R-2023-004 (primary file, with VR-2023-007)
<b>Applicant phone:</b> 503-860-2545 (P. Roeger)	<b>Application type(s):</b> Partition Replat, with Variance Request
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/r-2023-004">https://www.milwaukieoregon.gov/planning/r-2023-004</a>	

## TO:

- CD Director
- Engineering Dev. Rev.       Planning Manager
- Building Official               Police Chief
- PW Director
- City Manager                       City Attorney
- CFD#1: Shawn Olson
- NDA Chair\* & All LUC members:  
Hector Campbell
- NDA Program Manager
- ODOT: ODOT R1 Development Review
- Clackamas County Engineering Review
- Metro: Land Use Notifications
- TriMet: Transit Development Group
- Other: NW Natural

## FROM:

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- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Oregon Parks & Recreation
- North Clackamas School District
- Jessica Stead, NCPRD

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

## PROPOSAL:

**ZONE:** Moderate Density Residential (R-MD)

Adjust the boundary between the two underlying platted lots that comprise the subject property, to establish a buildable lot on the east side of the site. The adjusted boundary will be a compound line, with a Type II variance required for the adjusted width of Parcel 1 (the western lot, which is already developed).

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

- Milwaukie Municipal Code (MMC) Title 17 Land Division
- MMC Section 19.301 Moderate Density Residential zone (R-MD)
- MMC Chapter 19.600 Off-street Parking & Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.911 Variances
- MMC Section 19.1005 Type II Review