



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

Preapplication Request Form

File #: _____

Meeting Date: ___/___/___ **Time:** _____ **Location:** 10501 SE Main St. **Today's Date:** ___/___/___

Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.

The purpose of the preapplication conference is to acquaint the applicant or applicant's representative with the requirements of the municipal code in preparation for submission of a land use application, including relevant approval criteria, development standards, and procedures. The preapplication conference is not an exhaustive review of all potential issues or requirements. Furthermore, the information provided by the City is not binding, and it does not preclude the City from raising new issues or identifying additional requirements during the land use review process. (MMC 19.1002 Preapplication Conference)

Although the primary purpose is as stated above, preapplication conferences may also be used as part of a due diligence process to obtain a higher degree of certainty about a property development. An applicant is not required to be the property owner to request a preapplication conference.

SITE INFORMATION:

Site Address: **NO SITUS** Taxlot Number: 12E30CD05200
 Taxlot Number: 12E30CD02500 Map & Tax Lot(s): Map Number: 12E30CD Zone: **MD**

PROPOSAL (brief description):

1.) Partition six parcels for the construction of townhomes. These townhomes will be split into two clusters, the first contains three attached dwellings at aprox. 1,376 Sq.Ft. each and the second cluster contains three at aprox. 1,586 Sq.Ft. each. Develop ROW per city requirements.

APPLICANT:

Project Contact Name: **Vadim Gayduchik** Company: **Landin Builds LLC**

Mailing Address: **12612 Dotson way, Oregon City, Oregon** Zip: **97045**

Phone(s): **(503) 653-1183** Email: **VadimG@LandinBuilds.com**

of Expected Attendees: **3-4**

Owner Architect Contractor
 Representative Engineer Other: _____

REQUESTED MEETING TYPE:

- Preapplication Meeting—1st meeting free; 2nd meeting \$50; Subsequent meetings \$100/mtg.**
 - Optional meeting with 2 City staff. No meeting notes are provided by staff.
 - Staff will coordinate meeting date and time once Submittal Information (listed on reverse) is received.
- Preapplication Conference—\$200**
 - Optional or required meeting with 3 or more staff. Meeting notes are provided by staff 2 weeks after the conference.
 - City staff from the Planning, Building, Engineering, and Public Works departments usually attend. Other public agencies (such as the Fire District) may attend as necessary.
 - Appointment times are Thursdays from 10:00 a.m.–11:00 a.m.
 - Appointments are scheduled on a first-come, first-served basis. Preapplication Requests must be submitted during counter hours, and by 12:30 p.m. every Thursday for the first appointment available.
 - Appointments must be made no less than **three weeks** before the desired meeting date for **Major projects** (e.g. commercial, industrial, multi-family, subdivisions) and no less than **two weeks** in advance of the desired meeting date for **Minor projects*** (e.g. single family, ADUs, partitions).
- Transportation Impact Study Review—\$100**
 - Mandatory second meeting if the project requires a Transportation Impact Study (TIS).
 - To be scheduled after completion of a TIS by the applicant's engineer.

IMPORTANT INFORMATION ON REVERSE SIDE

PREAPPLICATION REQUEST CHECKLIST:

Once submitted, application materials and applicant information become public record as well as constitute permission for staff to access the site in preparation for the meeting/conference.

Preapplication Meeting: Please submit electronic copies of the required information.

Minimum Requirements:

- Completed Request Form and accompanying fee (if any)
- Preliminary site plan and building plans, showing existing and proposed features. (Plans do not need to be professionally prepared, just accurate and reliable.)
- A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
- A list of all questions or issues the applicant would like the City to address.

Preapplication Conference: Please submit electronic copies of the required information. Please refer to the [Development Project Checklist](#) for a list of items that may be applicable to your project.

Minimum Requirements

- Completed Request Form and accompanying fee.
- Narrative: A detailed description of your proposal and any specific questions you have. Include a brief description of the physical context of the site, including a map showing the site and surrounding properties.
- A list of all questions or issues the applicant would like the City to address.
- Proposed elevations
- Site/Plot Plan that includes (if applicable)
 - Parcel and building setback dimensions
 - Existing and proposed structures
 - Location and dimension of existing and proposed easements, access, and driveways
 - Location of existing and proposed utilities: storm, sanitary sewers, and water (including size of service and street location)
 - Width of adjacent right-of-way
 - Existing streets abutting the property
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building)
 - Slope map (if slope is 25% or more)
 - Significant tree locations (all trees with a caliper over 6 inches) (Note new tree code: www.milwaukieoregon.gov/trees)
 - Proposed stormwater detention system with topographic contours
 - Location of onsite and adjacent natural resources
 - Circulation system for vehicles, pedestrians, and bicycles

For Office Use Only:

- *Project Type:**
- Minor Developments (e.g. single-unit detached dwellings, ADUs, middle housing, partitions): 2 weeks required for review
 - Major Developments (e.g. commercial, industrial, multi-unit, subdivisions, and middle housing developments with more than 4 units): 3 weeks required for review

- Routing: File Planning (2) Engineering (2) Building
- Development Manager Public Works Fire CD Director (development)



General Contractor
Landin Builds LLC
E: VadimG@LandinBuilds.com
P: (503) 653-1183
CCB#23008

March 2nd, 2023

City of Milwaukie Planning Department
10501 SE Main St
Milwaukie, OR 97222

Dear Planning Staff,

I am writing to request a Pre-Application Conference with the city planning staff regarding a site situated on the west side of SE 49th Avenue, just south of SE Mullan Street in Milwaukie, Oregon.

Landin Builds intends to partition the site to accommodate six townhome units. The site comprises two tax lots, specifically 1 2E 30CD Tax Lots 2500 and 5200. Tax Lot 2500 will serve as the access point to the site and will be dedicated to public right of way as part of the development. The site falls within the MDR zoning designation on the city's zoning map.

Tax Lot 5200 will be subdivided into six parcels, with the central portion designated for public right of way. Consequently, three lots will be situated on the north side of the new right of way, and three lots on the south side. Access to the new parcels will be via the newly designated public right of way.

In total, 8,761 square feet of right of way will be dedicated. The parcels will range from 1,870 square feet to 3,000 square feet. The proposed townhomes will have a north/south orientation, facing onto the new right of way.

Sanitary sewer and water infrastructure are accessible within the right of way of SE 49th Avenue and extend into Tax Lot 5200, serving the site. However, no public storm drainage line is apparent within the right of way of SE 49th Avenue.

The site hosts several trees, primarily along the property's edge. We aim to preserve as many trees as possible, removing only those necessary for home building pad and driveway areas.

For the Pre-Application conference, we seek clarification on the following inquiries:

- Whether pavement is required to extend to the westernmost edge of the new right of way, or if it can terminate at the furthest driveway.
- Requirements concerning the extension of a 6-inch waterline into the right of way, including its required length.
- Specifications for stormwater management concerning the new parcels and street connection.



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- Requirements for the extension of the right of way (Tax Lot 5200).
- Availability of transportation development credits for dedicating and constructing the right of way.
- Guidelines for tree removal.
- Determination of street names.
- Anticipated requirements from the Clackamas Fire Department for this development.
- Differentiation between privately constructed utilities and those constructed by the city.

For further information or clarification, please contact me at (503) 653-1183 or via email at VadimG@LandinBuilds.com. We eagerly anticipate the opportunity to discuss this partition in detail.

Thank you for your attention to this matter.

Sincerely,
Vadim Gayduchik
General Contractor

NOTICE TO EXCAVATORS:
 ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THESE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0050. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
 (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987.)

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
 DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS
 M-F 7am-6pm 503-226-4211 Ext.4313
 AFTER HOURS 503-226-4211
 PCE 503-464-7777
 CENTURYLINK 1-800-573-1311
 CITY BUREAU OF MAINTENANCE 503-823-1700
 CITY WATER 503-823-4874
 VERIZON 1-800-483-1000

2 811 NOTICE
 0.SP 1/4" = 1'-0"



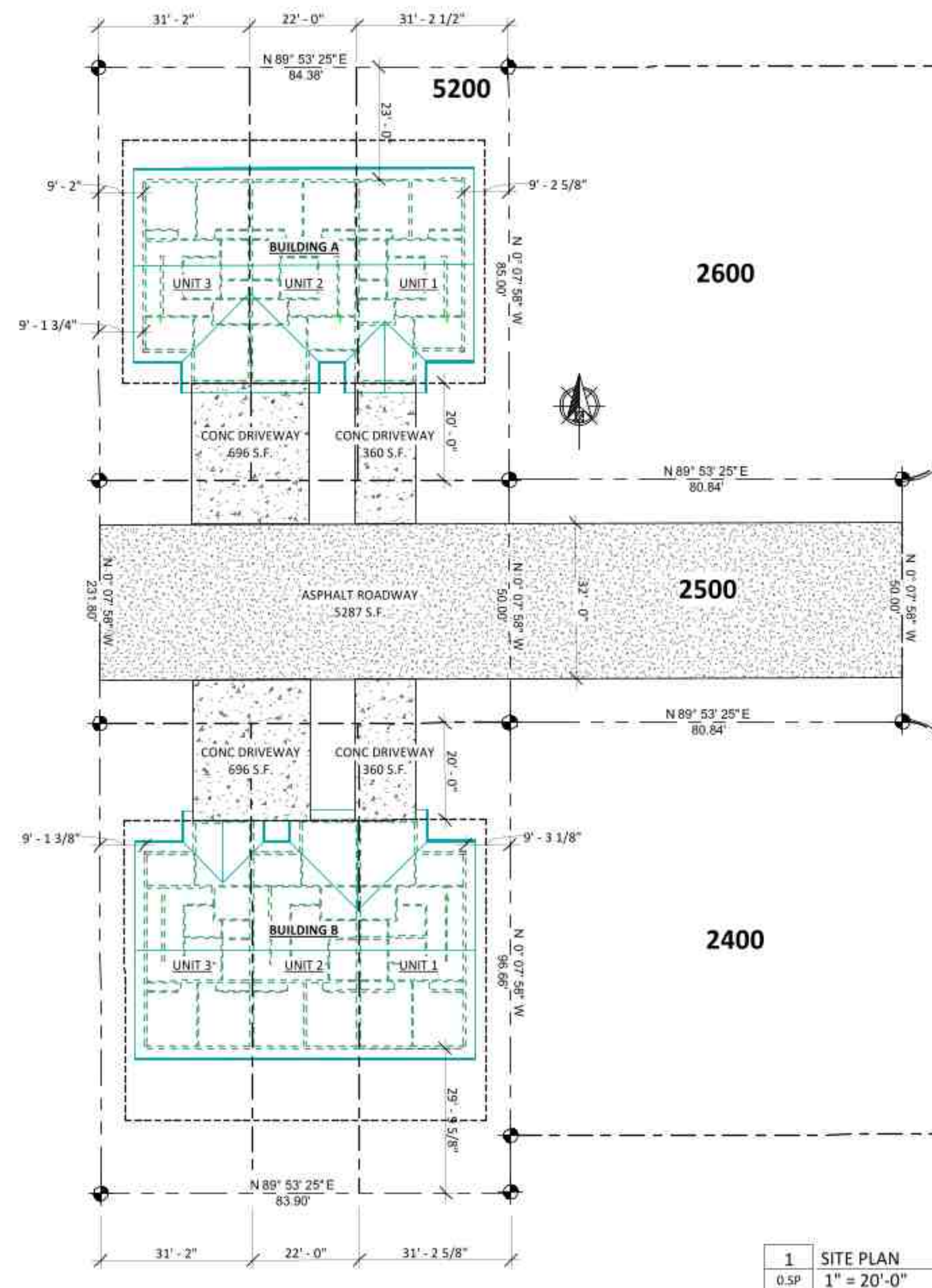
Objectid: 151115
 Primary Address: No Situs
 Jurisdiction: Milwaukie
 Map Number: 12E30CD
 Taxlot Number: 12E30CD02500
 Parcel Number: 00079408
 Document Number: 2018-043226
 Census Tract: 021000
 Landclass: 101

Assessment



Objectid: 26409
 Primary Address: No Situs
 Jurisdiction: Milwaukie
 Map Number: 12E30CD
 Taxlot Number: 12E30CD05200
 Parcel Number: 00079701
 Document Number: 2018-043226
 Census Tract: 021000
 Landclass: 101

Assessment



1 SITE PLAN
 0.SP 1" = 20'-0"

SE 49TH AVE

BUILDERS DESIGN INC.
 15 NE 3rd St. GRESHAM, OR 97030 - (503) 232-3453
 BUILDERSDESIGN@GMAIL.COM

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LANDIN BUILDS - BUILDING A - TOWNHOMES
SITE PLAN

No.	Date	Issued by

Project number: 13470
 Date: 3/1/2024 7:04:45 PM
 Drawn by: -
 Area: -
 Scale: As indicated

0.SP



1 FRONT
1 1/4" = 1'-0"



3 REAR
1 1/8" = 1'-0"



4 LEFT
1 1/8" = 1'-0"



2 RIGHT
1 1/8" = 1'-0"

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LANDIN BUILDS - BUILDING A - TOWNHOMES

ELEVATIONS

No.	Date	Issued by

Project number: 13470

Date: 3/1/2024 7:04:46 PM

Drawn by: -

Area: -

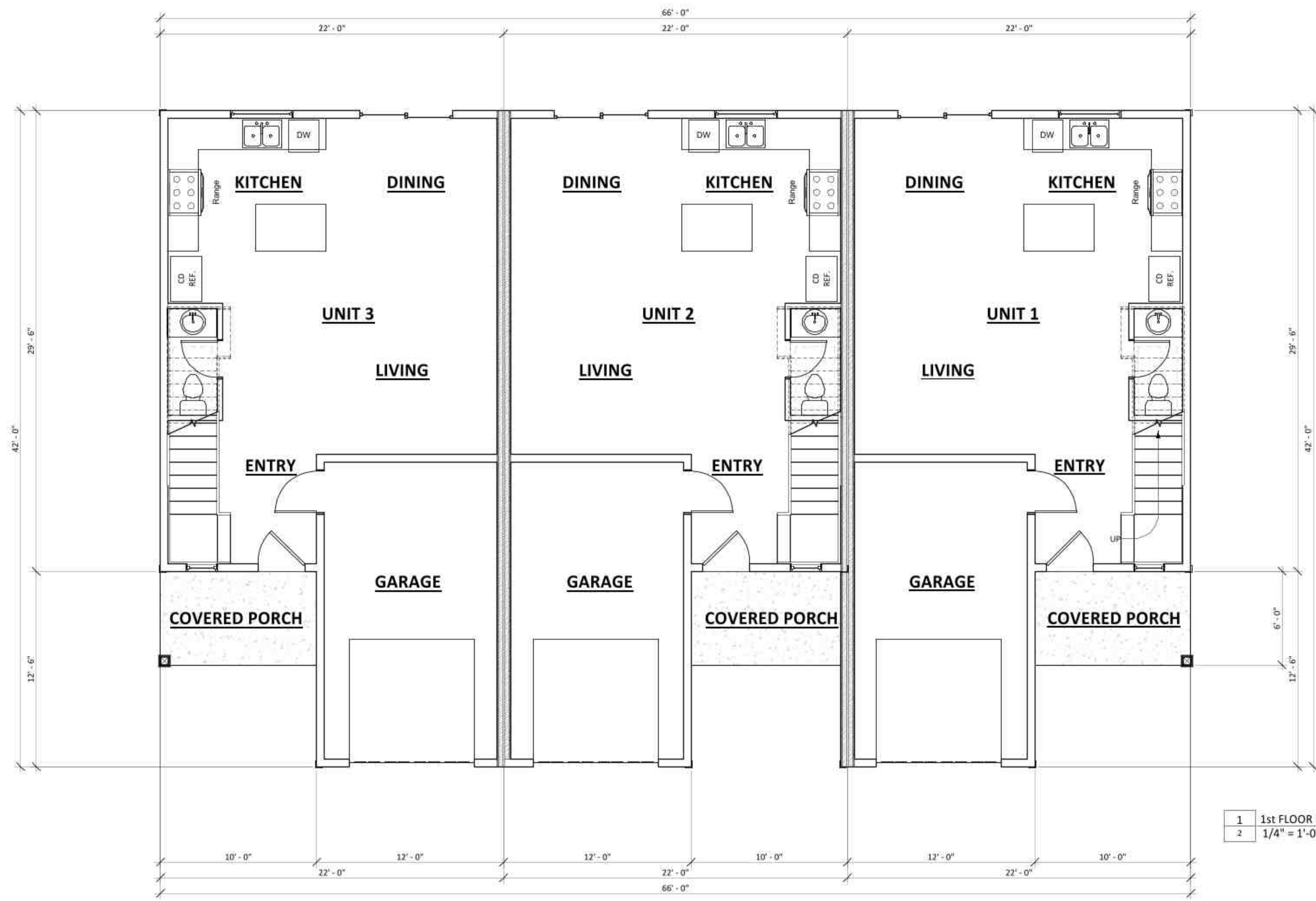
Scale: As indicated

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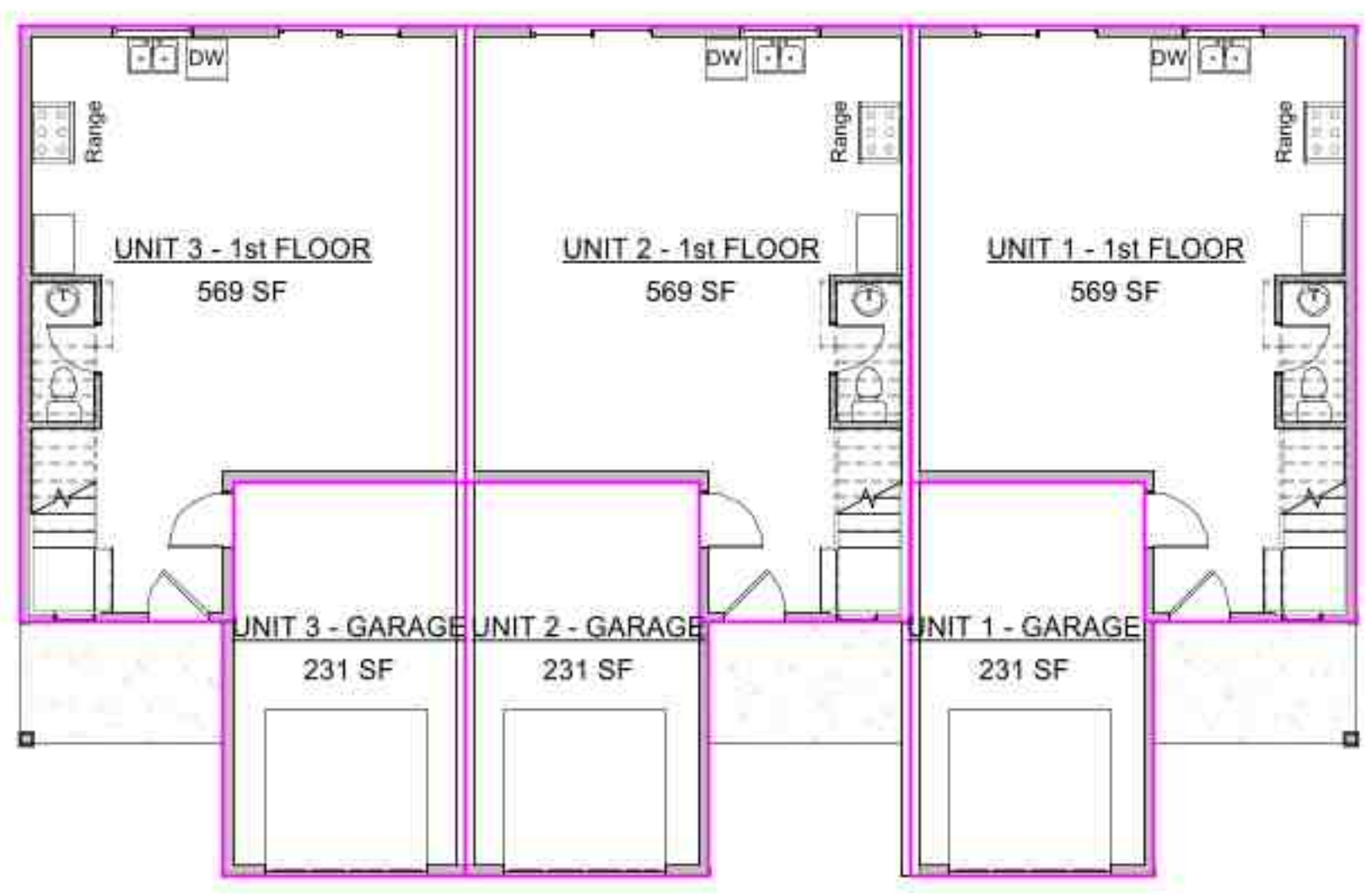
LANDIN BUILDS - BUILDING A - TOWNHOMES
1st FLOOR PLAN

No.	Date	Issued by

Project number: 13470
 Date: 3/1/2024 7:04:46 PM
 Drawn by: KG
 Area: -
 Scale: As indicated



1 1st FLOOR PLAN
 2 1/4" = 1'-0"



2 1st FLOOR
 2 1/8" = 1'-0"



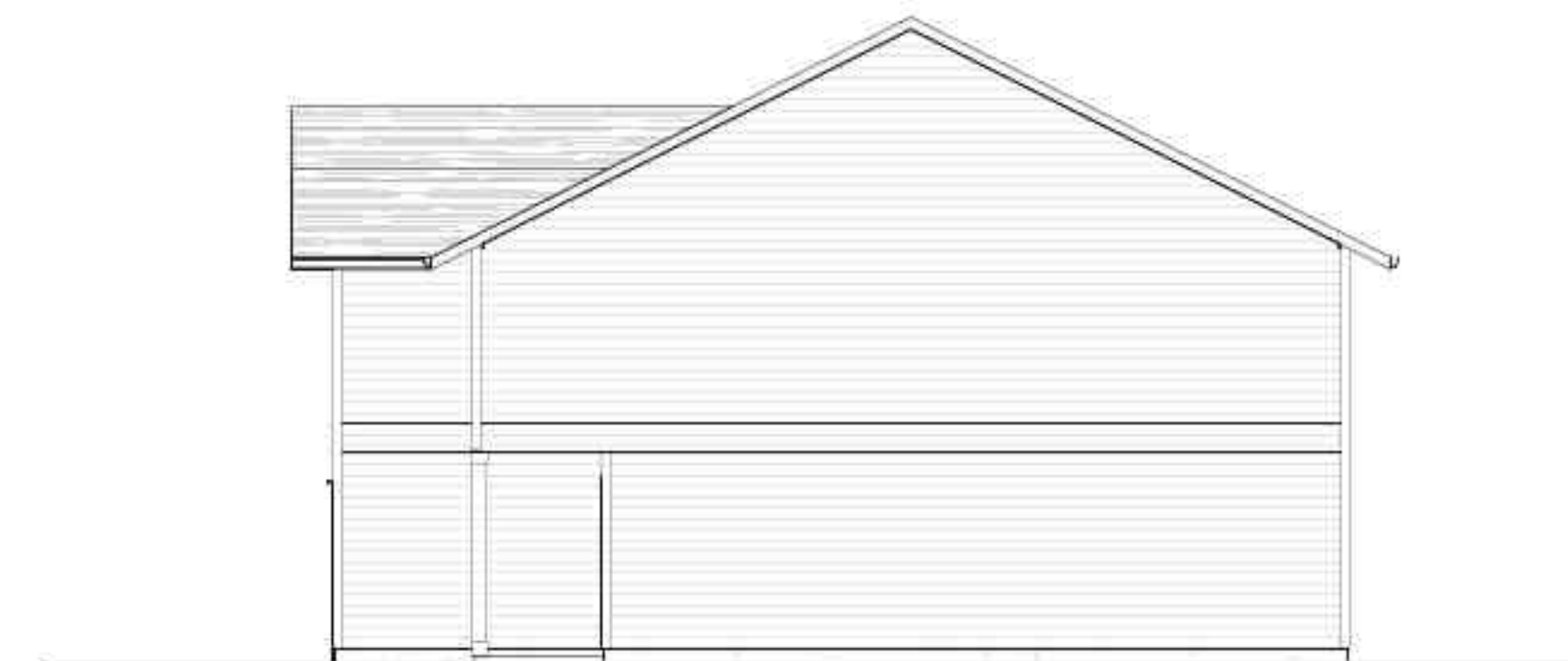
1 FRONT
1 1/4" = 1'-0"



3 REAR
1 1/8" = 1'-0"



4 LEFT
1 1/8" = 1'-0"



2 RIGHT
1 1/8" = 1'-0"

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LANDIN BUILDS - BUILDING B - TOWNHOMES

ELEVATIONS

No.	Date	Issued by

Project number: 13470

Date: 3/1/2024 7:06:06 PM

Drawn by:

Area:

Scale: As indicated

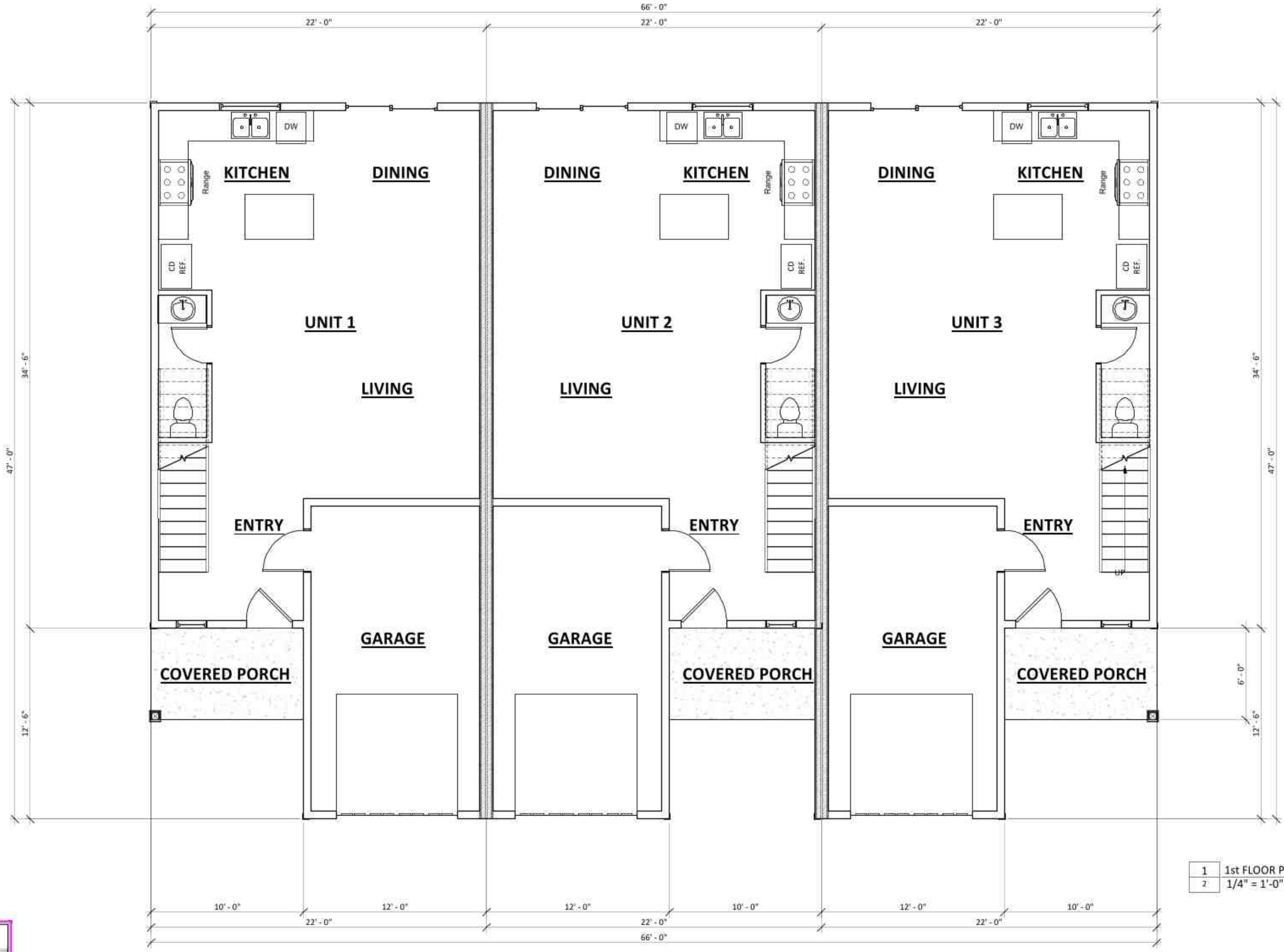
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LANDIN BUILDS - BUILDING B - TOWNHOMES
1st FLOOR PLAN

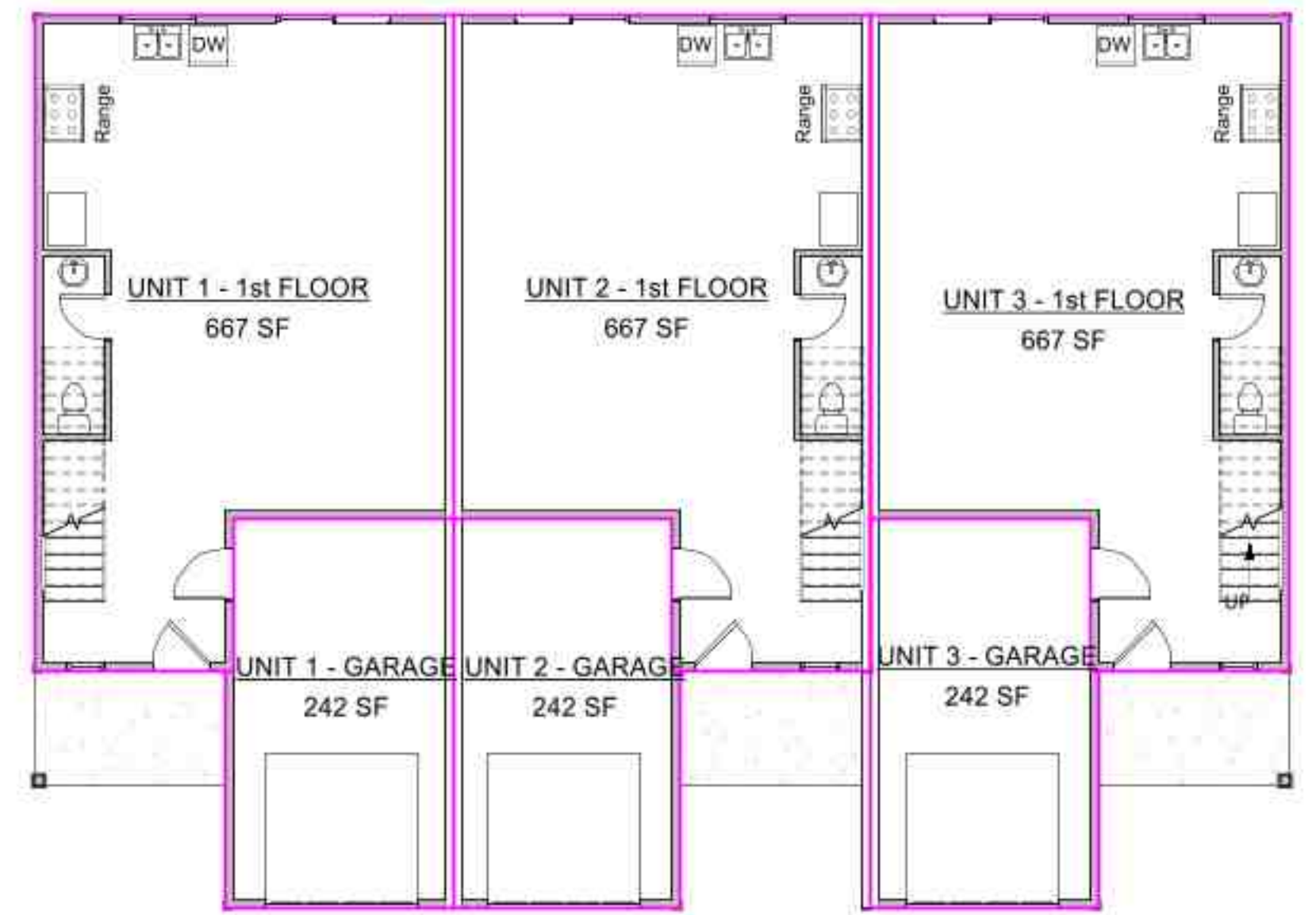
No.	Date	Issued by

Project number: 13470
 Date: 3/1/2024 7:06:06 PM
 Drawn by: KG
 Area: -
 Scale: As indicated

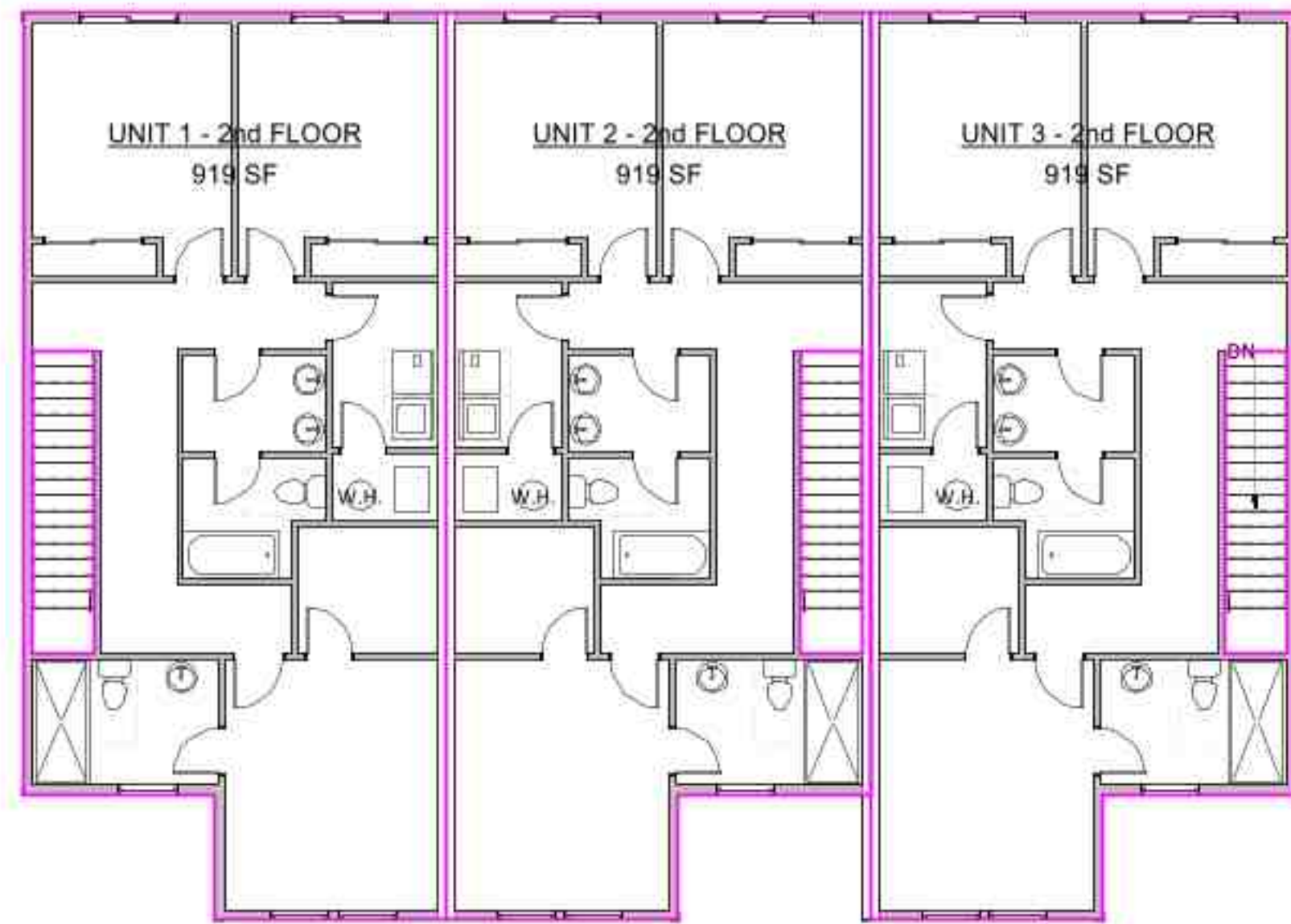
2



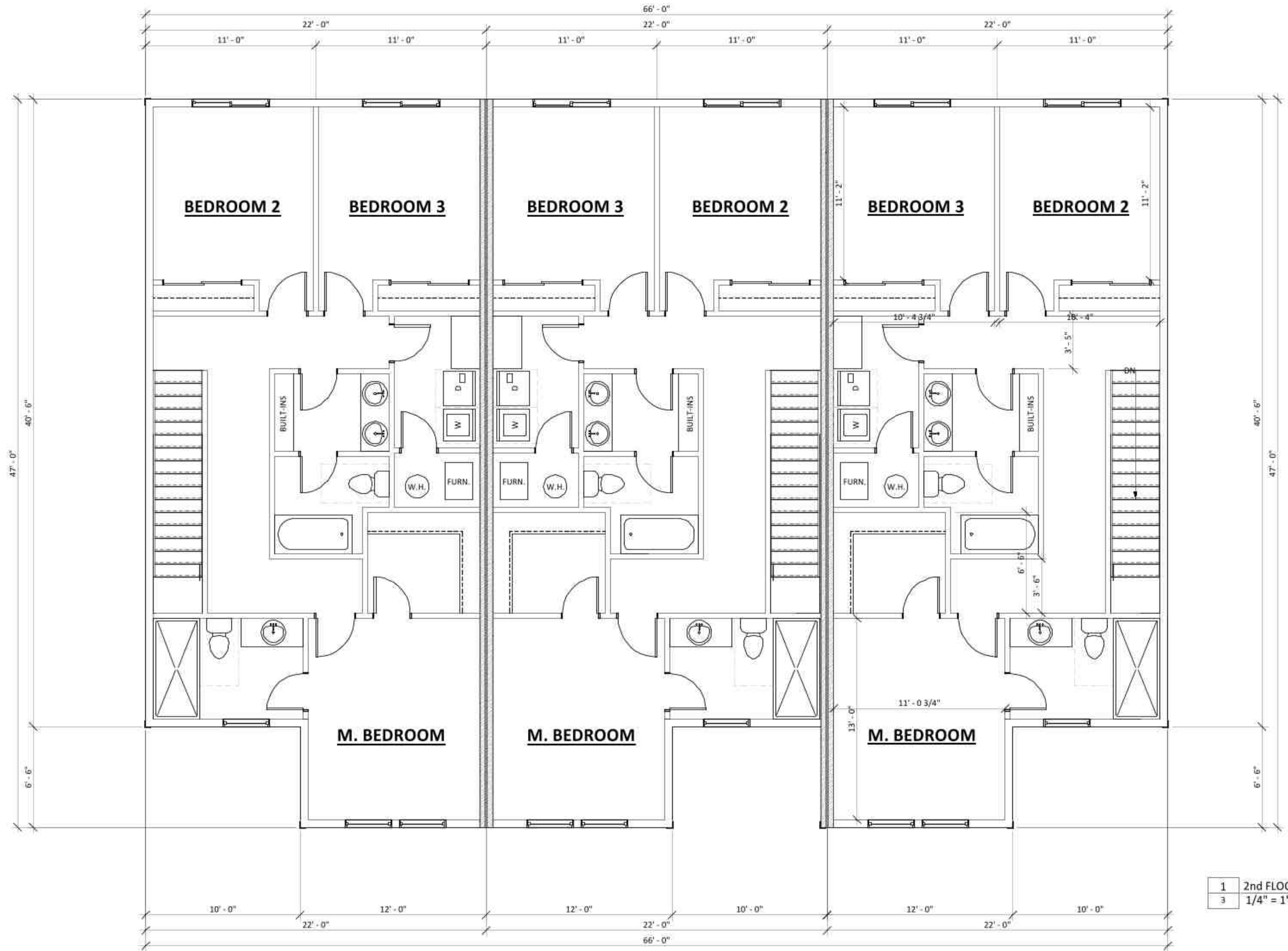
1 1st FLOOR PLAN
 2 1/4" = 1'-0"



2 1st FLOOR
 2 1/8" = 1'-0"



2 2nd FLOOR
3 1/8" = 1'-0"



1 2nd FLOOR PLAN
3 1/4" = 1'-0"

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LANDIN BUILDS - BUILDING B - TOWNHOMES

2nd FLOOR PLAN

No.	Date	Issued by

Project number: 13470
Date: 3/1/2024 7:06:06 PM
Drawn by:
Area:
Scale: As indicated