



# CITY OF MILWAUKIE

April 11, 2024

Gene Dieringer  
10501 SE 44<sup>th</sup> Ave.  
Milwaukie, OR 97222

**Re: Preapplication Report**

Dear Gene:

Enclosed is the Preapplication Report Summary from your meeting with the City on 03/28/2024, concerning your proposal for action on property located at 4409 & 4411 SE Llewellyn St.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of 2 years from the date of the conference. If a land use application or development permit has not been submitted within 2 years of the conference date, the Planning Manager may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Manager may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

Petra Johnson  
Administrative Specialist II



**CITY OF MILWAUKIE**  
 10501 SE Main St  
 Milwaukie OR 97222  
 503.786.7600  
 planning@milwaukieoregon.gov  
 building@milwaukieoregon.gov  
 engineering@milwaukieoregon.gov

# Preapplication Conference Report

Project ID: 24-005PA

This report is provided as a follow-up to the meeting that was held on 3/28/2024 at 11:00 AM

The Milwaukie Municipal Code is available here: <https://ecode360.com/MI4969>

## APPLICANT AND PROJECT INFORMATION

<b>Applicant:</b>	Gene Dieringer	<b>Applicant Role:</b> Owner
<b>Applicant Address:</b>	10505 SE 44 <sup>th</sup> Ave, Milwaukie, OR	
<b>Company:</b>	Dieringer Properties Inc.	
<b>Project Name:</b>	Middle housing, two attached triplex developments on two lots	
<b>Project Address:</b>	4409 & 4411 SE Llewellyn St	<b>Zone:</b> R-HD (High Density Residential)
<b>Project Description:</b>	New constructions of two triplexes, one on each lot.	
<b>Current Use:</b>	Vacant	
<b>Applicants Present:</b>	Gene Dieringer, Barry Sandhorst, and Adam Hoesch	
<b>Staff Present:</b>	Adam Heroux (Associate Planner), Brett Kelter (Senior Planner), Patrick McLeod (Building Official), Jennifer Backhaus (Engineering Tech III), Eanna Zaya (Engineering Tech I), Courtney Wilson (Urban Forester)	

## PLANNING COMMENTS

### Zoning Compliance (MMC Title 19)

<input checked="" type="checkbox"/>	<b>Use Standards (e.g., residential, commercial, accessory)</b>	The property is zoned High Density Residential (R-MD), which allows a variety of residential housing types, including single-unit detached dwellings, duplexes, <b>triplexes</b> , quadplexes, townhouses, multi-unit, limited mixed use, and cottage cluster development.
<input checked="" type="checkbox"/>	<b>Dimensional Standards</b>	<p>Dimensional standards for the R-HD zone are provided in Milwaukie Municipal Code (MMC) Section 19.302 (specifically in MMC Subsection 19.302.4) and vary depending on lot size. Setback requirements are provided in MMC Table 19.302.4.</p> <p>The building design for 4411 has two small porches/awnings that encroach into the side yard setback. Since these awnings are supported by posts, they are taken into account for setbacks. Eaves are allowed to encroach up to a maximum of 2-ft into a required setback. Overhangs that are anchored to the ground by posts are not considered eaves and are measured from the outermost portion of the post to the property line. These small porches are not allowed in the side yard setback. The side yard height plane was noted as an issue in the pre-application meeting for the structure on 4409, but this may not be an issue since the side yard height plane begins at 25-ft from ground level in the R-HD rather than beginning at 20-ft as in the R-MD.</p>

<b>Land Use Review Process</b>		
<input checked="" type="checkbox"/>	<b>Applications Needed, Fees, and Review Type</b>	No land use application is required for middle housing development unless a variance is requested. Applicable standards for development will be reviewed and confirmed as part of the building permit review. The applicant will need to move the side yard porches proposed for 4411 triplex to avoid a Type III variance.
<input type="checkbox"/>	<b>Application Process</b>	As noted above, no land use review is required for middle housing developments. The development may proceed directly to permit review.
<b>Overlay Zones (MMC 19.400)</b>		
<input type="checkbox"/>	<b>Willamette Greenway</b>	
<input type="checkbox"/>	<b>Natural Resources</b>	There are no designated natural resources on the subject property.
<input type="checkbox"/>	<b>Historic Preservation</b>	
<input type="checkbox"/>	<b>Flex Space Overlay</b>	
<b>Site Improvements/Site Context</b>		
<input checked="" type="checkbox"/>	<b>Landscaping Requirements</b>	For middle housing development in the R-HD zone, a maximum of 85% of lot area can be impervious, and at least 15% of the lot area must be vegetated. Additionally, according to MMC 19.302.5.D, at least 40% of the front yard must be vegetated.
<input checked="" type="checkbox"/>	<b>Onsite Pedestrian/Bike Improvements</b>	As per MMC 19.602.3.A, development of a vacant site shall have off-street parking and off-street loading areas that conform to the requirements of Chapter 19.600. See standards in 19.607 "Off Street Parking Standards for Residential Areas." The applicant will want to confirm engineering driveway width and spacing standards are met from MMC Chapter 12.
<input type="checkbox"/>	<b>Connectivity to surrounding properties</b>	
<input type="checkbox"/>	<b>Circulation</b>	
<input checked="" type="checkbox"/>	<b>Building Design Standards (MMC 19.505)</b>	Design standards for new single-unit detached and middle housing residential dwellings are provided in MMC Subsection 19.505.1.  As per MMC 19.505.1.A, both triplexes must meet the following standards of MMC Subsection 19.505.1.C: Articulation, Eyes on the Street, Main Entrance, Detailed Design.  As proposed, the designs provided do not appear to meet the "Eyes on the Street" standard. Doorways, windows, and 50% of window area on garage doors is counted toward the 15% overall façade area requirement.
<input type="checkbox"/>	<b>Downtown Design Standards (MMC 19.508)</b>	
<b>Parking Standards (MMC 19.600)</b>		
<input checked="" type="checkbox"/>	<b>Residential Off-Street Parking Requirements</b>	Per Oregon Administrative Rules (OAR) 660-012-0012 and 660-12-0440, which relate to Climate-Friendly and Equitable Communities (CFEC) rulemaking, the City is prohibited from mandating minimum off-street vehicular parking quantity requirements because of the subject property's proximity to a TriMet bus stop.  No off-street vehicle parking is required for the proposed development. Proposed driveways and associated maneuvering areas must meet MMC 19.600. Middle housing developments are not required to provide any parking, but they are restricted to a maximum of 1 parking

		space per dwelling unit. The project as proposed complies with this requirement given that two garages are provided for each triplex, including the necessary maneuvering areas to access the garages.
<input type="checkbox"/>	<b>Multi-Family/Commercial Parking Requirements</b>	
<b>Approval Criteria (MMC 19.900)</b>		
<input type="checkbox"/>	<b>Community Service Use (CSU) (MMC 19.904)</b>	
<input type="checkbox"/>	<b>Conditional Use (MMC 19.905)</b>	
<input type="checkbox"/>	<b>Development Review (MMC 19.906)</b>	
<input checked="" type="checkbox"/>	<b>Variance (MMC 19.911)</b>	If variances are requested to any applicable standard, they will be processed with either Type II or Type III review, depending on the request. The list of eligible Type II variances is provided in MMC Subsection 19.911.3.B. Approval criteria for variances (both Type II and Type III) are provided in MMC 19.911.4.
<b>Land Division (MMC Title 17)</b>		
<input type="checkbox"/>	<b>Design Standards</b>	
<input type="checkbox"/>	<b>Preliminary Plat Requirements</b>	
<input type="checkbox"/>	<b>Final Plat Requirements (See Engineering Section of this Report)</b>	
<input type="checkbox"/>	<b>Other Requirements</b>	
<b>Sign Code Compliance (MMC Title 14)</b>		
<input checked="" type="checkbox"/>	<b>Sign Requirements</b>	MMC Section 14.16.020 establishes limitations on signage for the R-HD zone which can be viewed here: <a href="https://ecode360.com/43858425">https://ecode360.com/43858425</a>
<b>Noise (MMC Title 16)</b>		
<input type="checkbox"/>	<b>Noise Mitigation (MMC 16.24)</b>	
<b>Neighborhood District Associations</b>		
<input checked="" type="checkbox"/>	<b>Hector Campbell</b>	<p>Prior to submitting the application, the applicant is encouraged (but not required) to present the project at a regular meeting of the relevant Neighborhood District Association (NDA), in this case the Ardenwald-Johnson Creek NDA.</p> <p><b><u>Hector Campbell NDA Chair</u></b>  Corinn DeTorres  <a href="mailto:campbellneighbors@gmail.com">campbellneighbors@gmail.com</a>  Meets every two months (Typically Jul., Sep., Nov., Jan., Mar., &amp; May)  2nd Wednesday 6 p.m.</p>
	Choose an item.	
	Choose an item.	

		Next regular meeting is Wed, May 8, 2024 (6-8 PM). Check the calendar event to learn more: <a href="https://www.milwaukieoregon.gov/citymanager/hector-campbell-neighborhood-63">https://www.milwaukieoregon.gov/citymanager/hector-campbell-neighborhood-63</a>
<b>Other Permits/Registration</b>		
<input type="checkbox"/>	<b>Business Registration</b>	
<input type="checkbox"/>	<b>Home Occupation Compliance (MMC 19.507)</b>	
<b>Additional Planning Notes</b>		
<b>ENGINEERING &amp; PUBLIC WORKS COMMENTS</b>		
<b>Public Facility Improvements (MMC 19.700)</b>		
<input checked="" type="checkbox"/>	<b>Applicability (MMC 19.702)</b>	<p>MMC 19.702 establishes the applicability of MMC 19.700, including to partitions, subdivisions, replats, new construction, and modification and/or expansion of an existing structure or a change or intensification in use that results in a new dwelling unit, any new increase in gross floor area, and/or in any projected increase in vehicle trips.</p> <p>The proposed development is to establish two new triplex units on two separate lots. MMC 19.700 applies.</p> <p>Facility improvements or a Fee In Lieu of Construction (FILOC) are required as part of this development. See MMC 19.708 Transportation Requirements and MMC 13.32 Fee in Lieu of Construction for more information.</p>
<input type="checkbox"/>	<b>Transportation Facilities Review (MMC 19.703)</b>	The proposed development does not trigger a Transportation Facilities Review.
<input type="checkbox"/>	<b>Transportation Impact Study (MMC 19.704)</b>	The proposed development does not trigger a Transportation Impact Study.
<input type="checkbox"/>	<b>Agency Notification (MMC 19.707)</b>	No agency notification is required.
<input checked="" type="checkbox"/>	<b>Transportation Requirements (MMC 19.708)</b>	<p>Access Management: All development subject to MMC 19.700 must comply with access management standards contained in MMC 12.16.</p> <p>Clear Vision: All developments subject to MMC 19.700 must comply with clear vision standards contained in MMC 12.24.</p> <p>Rather than construct frontage improvements, a Fee In Lieu of Construction is recommended for the entire frontage of both lots for this development, less the width of any new accessways. See MMC 13.32.</p> <p>Frontage improvements, if constructed, would include new curb, setback sidewalk, and landscape area with street tree planting.</p>
<input checked="" type="checkbox"/>	<b>Utility Requirements (MMC 19.709)</b>	A 10-ft public utility easement (PUE) will be required along the Llewellyn street frontage for both lots.
<b>Flood Hazard Area (MMC 18)</b>		
<input type="checkbox"/>	<b>Development Permit (MMC 18.16.030)</b>	The subject property is not in a flood hazard zone.

<input type="checkbox"/>	<b>General Standards (MMC 18.04.150)</b>	
<input type="checkbox"/>	<b>Compensatory Storage (MMC 18.20.020)</b>	
<input type="checkbox"/>	<b>Floodways (MMC 18.20.010.B)</b>	
<b>Environmental Protection (MMC 16)</b>		
<input type="checkbox"/>	<b>Weak Foundation Soils (MMC 16.16)</b>	
<input checked="" type="checkbox"/>	<b>Erosion Control (MMC 16.28)</b>	<p>Erosion control and prevention is required as outlined in MMC16.28</p> <p><a href="#">Standard Erosion Prevention and Sediment Control notes</a></p> <p>Projects that disturb more than 500 sq ft within the City of Milwaukie limits require an <a href="#">Erosion Control Permit</a> from the City's Building Department. Even projects that are less than 500 sq ft may require a permit based on site conditions and proximity to natural resources such as wetlands and waterways. The applicant must submit an erosion control plan for their project that accurately depicts how sediment will be controlled during the duration of the project.</p> <p>Please review the City's <a href="#">Erosion Prevention and Sediment Control requirements</a>. The applicant is encouraged to use the City's adopted <a href="#">Erosion Prevention and Sediment Control Planning &amp; Design Manual (2020)</a> for assistance in designing an erosion control plan.</p> <p>Development sites between 1 acre and 5 acres should apply for a 1200-CN permit as outlined on <a href="https://www.milwaukieoregon.gov/publicworks/1200cn">https://www.milwaukieoregon.gov/publicworks/1200cn</a>. Applicants will use the DEQ 1200-C permit application but submit it to the city for review and approval through the Milwaukie Erosion and Sediment Control Program. A 1200-C permit can be found on the DEQ website at <a href="https://www.oregon.gov/deq/wq/wqpermits/Pages/Stormwater-Construction.aspx">https://www.oregon.gov/deq/wq/wqpermits/Pages/Stormwater-Construction.aspx</a>. Applicants do not need to submit a permit to DEQ if under 5 acres in site size.</p> <p>For more information, please visit <a href="https://www.milwaukieoregon.gov/publicworks/erosion-prevention-and-control">https://www.milwaukieoregon.gov/publicworks/erosion-prevention-and-control</a> or contact <a href="mailto:erosioncontrol@milwaukieoregon.gov">erosioncontrol@milwaukieoregon.gov</a>.</p>
<input checked="" type="checkbox"/>	<b>Tree Code (MMC 16.32)</b>	<p>All public trees over 2" in diameter at breast height (DBH) are regulated by the public tree code. Public trees are to be protected through development and included on the inventory and protection plan required by the private development tree code (MMC 16.32.042). Public tree removals require an approved permit for removal, which includes a notice period lasting 14 days but can extend to 28 days if public comment is received.</p> <p>Public trees require a permit for planting (free) – visit <a href="http://milwaukieoregon.gov/trees">milwaukieoregon.gov/trees</a> to learn more.</p> <p>Frontage improvements include tree replanting requirements in the public right-of-way (ROW) following the public works standards. Public trees may count for partial credit in the development tree code as described in MMC 16.32.042.</p> <p>The tax lots included in the development site will be subject to the development tree code (MMC 16.32.042 A-H), with the standards applied to each tax lot independently. If the applicant consolidates tax lots, the final consolidated tax lot would be subject to the development tree code.</p> <p>The development tree code requires for this development compliance and/or mitigation associated with the following standards:</p> <ul style="list-style-type: none"> <li>- Preservation standard</li> <li>- Planting standard</li> <li>- Protection standard</li> <li>- Soil volume standard</li> </ul>

		<p>For more information on these standards, view the documents attached at the bottom of the residential development tree permits webpage <a href="#">here</a>. Mitigation fees are outlined in the city's <a href="#">fee schedule</a>. The applicant may seek a variance for one or more of these standards through a Type III variance process (MMC 16.32.042.E).</p> <p>Note that there is no preservation mitigation fee assessed for trees removed above the 30% canopy cover threshold. Each lot must then provide a minimum of 40% canopy, either by planting or by paying a mitigation fee of \$5 per sq ft of needed canopy. Large-diameter trees receive bonus canopy multipliers depending on their size.</p> <p>Bonds are required for tree protection and post development warranties as outlined in the fee schedule.</p> <p>Submittal requirements are outlined in MMC 16.32.042.H. An ISA Certified Arborist is required to submit the final documents to the city as defined in MMC 16.32.042. Additional supportive documentation, including canopy lists and tree protection and planting guidance are available at <a href="http://www.milwaukieoregon.gov/trees">www.milwaukieoregon.gov/trees</a>.</p> <p>The development tree code application is due at time of building permit application unless a variance is being requested through the land use application process. Building permits will not be approved without completion and approval of the development tree code application.</p> <p>For more information, please contact <a href="mailto:urbanforest@milwaukieoregon.gov">urbanforest@milwaukieoregon.gov</a> or call 503-786-7655.</p>
--	--	--

**Public Services (MMC 13)**

<input checked="" type="checkbox"/>	<b>Water System (MMC 13.04)</b>	<p>New or upsized connection to City utilities is subject to plan and application review. Applications for city utility billing connections shall be made on approved forms: <a href="https://www.milwaukieoregon.gov/building/water-connection-application">https://www.milwaukieoregon.gov/building/water-connection-application</a></p> <p>A system development charge (SDC) and a water service connection fee must be paid prior to any new or upsized connections to city water.</p> <p>Water meters must be placed in the right-of-way and cannot be placed on private property.</p> <p>An 8" water main located in Llewellyn Street is available for connection.</p> <p>Llewellyn Street is under the newly paved street moratorium. Additional fees and/or repairs are required when trenching in newly paved streets.</p> <p>A ROW Permit is required to complete this work.</p>
<input checked="" type="checkbox"/>	<b>Sewer System (MMC 13.12)</b>	<p>New or upsized connections to City utilities are subject to plan and application review.</p> <p>An SDC must be paid prior to new connections or impacts due to intensification of use to city sanitary sewer.</p> <p>An 8" concrete sewer main located in Llewellyn Street is available for connection.</p> <p>Llewellyn Street is under the newly paved street moratorium. Additional fees and/or repairs are required when trenching in newly paved streets.</p> <p>A ROW Permit is required to complete this work.</p>
<input checked="" type="checkbox"/>	<b>Stormwater Management (MMC 13.14)</b>	<p>Stormwater mitigation must meet the city's NPDES permit through design of facilities according to the 2016 City of Portland Stormwater Management Manual.</p> <p>Stormwater facilities are subject to plan review and approval prior to permit issuance and construction. An Operations &amp; Maintenance form is required prior to occupancy.</p> <p>An SDC must be paid prior to building permit issuance.</p>
<input checked="" type="checkbox"/>	<b>System Development Charge (MMC 13.28.040)</b>	<p>All new development or intensification of use shall be subject to SDCs.</p>

		<p>Latest charges are determined by the Master Fee Schedule available here: <a href="https://www.milwaukieoregon.gov/finance/fees-charges">https://www.milwaukieoregon.gov/finance/fees-charges</a></p> <p>An estimate has been provided as an attachment to these notes. Actual charges are subject to final plans and review.</p>
<input checked="" type="checkbox"/>	<b>Fee in Lieu of Construction (MMC 13.32)</b>	Rather than construct isolated frontage improvements, the City Engineer is recommending the applicant apply to pay a Fee In Lieu of Construction (FILOC) for the entire length of frontage for both lots on Llewellyn Street (excluding the required accessway improvements).

**Public Places (MMC 12)**

<input checked="" type="checkbox"/>	<b>Right of Way Permit (MMC 12.08.020)</b>	A ROW Permit will be required for utility work within the ROW, new accessway construction in the ROW, and any frontage improvements constructed.
<input checked="" type="checkbox"/>	<b>Access Requirements (MMC 12.16.040)</b>	<p>Per MMC 12.16.040, private property must be provided street access via accessways (driveways). These driveways must be constructed under a ROW permit in accordance with the current Milwaukie Public Works Standards.</p> <p>Accessway requirements will be determined based on final design and must adhere to MMC 19.505.</p>
<input checked="" type="checkbox"/>	<b>Clear Vision (MMC 12.24)</b>	A clear vision area shall be maintained at all driveways and accessways.

**Additional Engineering & Public Works Notes**

Final ROW requirements and SDC fees will depend on the final development design chosen.

SDC estimates have been provided for two new attached triplex utilizing a existing water services and adding two new ¾" service lines for each lot. 4409 will not receive the previous SFR credit as it has been vacant for over 10 years.

**BUILDING COMMENTS**

All drawings must be submitted electronically through [www.buildingpermits.oregon.gov](http://www.buildingpermits.oregon.gov)

New buildings or remodels shall meet all the provisions of the current applicable Oregon Building Codes. All State adopted building codes can be found online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>.

All building permit applications are electronic and can be applied for online with a valid CCB license number or engineer/architect license at [www.buildingpermits.oregon.gov](http://www.buildingpermits.oregon.gov) . Each permit type and sub-permit type are separate permits and are subject to the same time review times and will need to be applied for individually. Plans need to be uploaded to their specific permits in PDF format as a total plan set (not individual pages) if size allows.

Note: Plumbing and electrical plan reviews (when required) are done off site and are subject to that jurisdiction's timelines. The City does not have any control over those timelines, so please plan accordingly.

Site utilities require a separate plumbing permit and will require plumbing plan review.

If you have any building related questions, please email us at [building@milwaukieoregon.gov](mailto:building@milwaukieoregon.gov).

**Buildings may fall under the current Oregon Residential Specialty Code (ORSC - One and Two-Family Dwelling Code) OR the current Oregon Structural Specialty Code (ORSSC) based on design and code analysis.**

**OTHER FEES**



<input checked="" type="checkbox"/>	<b>Construction Excise Tax</b> Affordable Housing CET – Applies to any project with a construction value of over 100,000.	<b>Calculation:</b> Valuation *12% (.12)
<input checked="" type="checkbox"/>	<b>Metro Excise Tax</b> Metro – Applies to any project with a construction value of over \$100,000.	<b>Calculation:</b> Valuation *.12% (.0012)
<input checked="" type="checkbox"/>	<b>School Excise Tax</b> School CET – Applies to any new square footage.	<b>Calculation:</b> Commercial = \$0.78 a square foot, Residential = \$1.56 a square foot (not including garages)

**FIRE DISTRICT COMMENTS**

Please see the attached memorandum for fire district comments.

**COORDINATION WITH OTHER AGENCIES**

**Applicant must communicate directly with outside agencies. These may include the following:**

- Metro
- TriMet
- North Clackamas School District
- North Clackamas Parks and Recreation District (NCPRD)
- Oregon Parks and Recreation
- ODOT/ODOT Rail
- Department of State Lands
- Oregon Marine Board
- Oregon Department of Fish and Wildlife (ODOT)
- State Historic Preservation Office
- Clackamas County Transportation and Development

**MISCELLANEOUS**

**State or County Approvals Needed**

<input type="checkbox"/>	<b>Boiler Approval (State)</b>	
<input type="checkbox"/>	<b>Elevator Approval (State)</b>	
<input type="checkbox"/>	<b>Health Department Approval (County)</b>	

**Arts Tax**

<input type="checkbox"/>	<b>Neighborhood Office Permit</b>	
--------------------------	-----------------------------------	--

**Other Right-of-Way Permits**

<input type="checkbox"/>	<b>Major:</b>	
<input type="checkbox"/>	<b>Minor:</b>	

<input type="checkbox"/>	<b>Painted Intersection Program Permits:</b>	
<input type="checkbox"/>	artMOB Application	
<input type="checkbox"/>	Traffic Control Plan (Engineering)	
<input type="checkbox"/>	<b>Parklet:</b>	
<input type="checkbox"/>	Parklet Application/ Planning Approval	
<input type="checkbox"/>	Engineering Approval	
<input type="checkbox"/>	Building Approval	
<input type="checkbox"/>	<b>Sidewalk Café:</b>	
<input type="checkbox"/>	<b>Tree Removal Permit:</b>	

**Infrastructure/Utilities**

**Applicant must communicate directly with utility providers. These may include the following:**

- PGE
- NW Natural
- Clackamas River Water (CRW)
- Telecomm (Comcast, Century Link)
- Water Environmental Services (WES)
- Garbage Collection (Waste Management, Hoodview Disposal and Recycling)

**Economic Development/Incentives**

<input type="checkbox"/>	<b>Enterprise Zone:</b>	
<input type="checkbox"/>	<b>Vertical Housing Tax Credit:</b>	
<input type="checkbox"/>	<b>New Market Tax Credits:</b>	
<input type="checkbox"/>	<b>Housing Resources:</b>	

**PLEASE SEE NOTE AND CONTACT INFORMATION ON THE FOLLOWING PAGE**

---

**This is only preliminary preapplication conference information based on the applicant's proposal and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If a note in this report contradicts the Milwaukie Municipal Code, the MMC supersedes the note. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.**

Sincerely,

**City of Milwaukie Development Review Team**

---

#### **BUILDING DEPARTMENT**

Patrick McLeod	Building Official	503-786-7611
Harmony Drake	Permit Technician	503-786-7623
Stephanie Marcinkiewicz	Inspector/Plans Examiner	503-786-7636

#### **ENGINEERING DEPARTMENT**

Jennifer Garbely (vacant)	City Engineer	503-786-7534
Jennifer Backhaus	Assistant City Engineer	503-786-7605
Eanna Zaya	Engineering Technician III	503-786-7608
	Engineering Technician I	503-786-7609

#### **PLANNING DEPARTMENT**

Laura Weigel	Planning Manager	503-786-7654
Vera Koliass	Senior Planner	503-786-7653
Brett Kelder	Senior Planner	503-786-7657
Adam Heroux	Associate Planner	503-786-7658
Ryan Dyar	Assistant Planner	503-786-7661

#### **COMMUNITY DEVELOPMENT DEPARTMENT**

Joseph Briglio	Community Development Director	503-786-7616
Mandy Byrd (vacant)	Development Programs Manager	503-786-7692
Emilie Bushlen	Housing & Econ. Dev. Prog. Mgr.	503-786-7627
Petra Johnson	Administrative Specialist II	503-786-7600
	Administrative Specialist II	503-786-7600

#### **SUSTAINABILITY DEPARTMENT**

Natalie Rogers	Climate & Natural Resources Mgr.	503-786-7668
Courtney Wilson (vacant)	Urban Forester	503-786-7655
	Environmental Services Coordinator	503-786-7660

#### **CLACKAMAS FIRE DISTRICT**

Shawn Olson	Fire Marshal	<a href="mailto:shawn.olson@ClackamasFire.com">shawn.olson@ClackamasFire.com</a>
-------------	--------------	--

## Pre-Application Comments

**To:** City of Milwaukie

**From:** Shawn Olson, Fire Marshal, Clackamas Fire District #1

**Date:** 3-25-2024

**Re:** 4409-4411 SE Llewelyn st.-Triplex Proposal

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:

---

### Fire Apparatus Access:

No concerns related to fire apparatus access. Access from SE Llewellyn St. Lot's 100' or 75' deep.

### Water Supply:

1. Fire Hydrants, Commercial Buildings: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.

Note: This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system. All new buildings shall have a firefighting water supply that meets the fire flow requirements of the Fire Code Appendix B.

2. Maximum spacing between hydrants on street frontage shall not exceed 500 feet. Additional private on-site fire hydrants may be required for larger buildings. Fire sprinklers may reduce the water supply requirements.
3. Minimum fire flow requirements shall be met according to Appendix B of the Oregon Fire Code (22).
  - a. Reductions are allowed when the building is provided with a full fire sprinkler system. (Table B105.2)
  - b. Provide fire hydrant flow testing from the closest fire hydrant. Minimum GPM is 1,500 to meet fire flow.

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

If you have questions, please contact Clackamas Fire District @503-742-2663 or email at [shawn.olson@clackamasfire.com](mailto:shawn.olson@clackamasfire.com)



Permit Record: 24-005PA

SDCs

Street Address: 4409 SE Llewellyn St

Prepared By: ENG

Date: FY 2024

SDC	Reimbursement	Improvement	Administration	Total
Parks	\$ 10,824.00	\$ -	\$ -	\$ 10,824.00
Transportation	\$ 230.10	\$ 4,586.40	\$ -	\$ 4,816.50
Storm Drainage	\$ -	\$ 1,086.00	\$ -	\$ 1,086.00
Water	\$ 2,332.00	\$ 1,936.00	\$ 326.00	\$ 4,594.00
Sewer	\$ 2,567.19	\$ 378.43	\$ 62.13	\$ 3,007.75
Water Meter Set Fee	\$ 500.00	\$ -	\$ -	\$ 500.00
Review Fee	\$ -	\$ -	\$ 165.00	\$ 165.00
Wastewater Treatment	\$ 21,264.00	\$ -	\$ -	\$ 21,264.00
Fees subject to change until final plans and permit issuance			Total	\$ 46,257.25



Permit Record: 24-005PA

SDCs

Street Address: 4411 SE Llewellyn St

Prepared By: ENG

Date: FY 2024

SDC	Reimbursement	Improvement	Administration	Total
Parks	\$ 6,839.00	\$ -	\$ -	\$ 6,839.00
Transportation	\$ 112.10	\$ 2,234.40	\$ -	\$ 2,346.50
Storm Drainage	\$ -	\$ -	\$ -	\$ -
Water	\$ 2,332.00	\$ 1,936.00	\$ 326.00	\$ 4,594.00
Sewer	\$ 1,616.38	\$ 238.27	\$ 39.12	\$ 1,893.77
Water Meter Set Fee	\$ 500.00	\$ -	\$ -	\$ 500.00
Review Fee	\$ -	\$ -	\$ 165.00	\$ 165.00
Wastewater Treatment	\$ 12,404.00	\$ -	\$ -	\$ 12,404.00
Fees subject to change until final plans and permit issuance			Total	\$ 28,742.27