



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

# Application Referral

<b>DATE SENT: December 20, 2024</b>	<b>ADMINISTRATIVE DECISION</b>
<b>COMMENTS DUE: January 6, 2025</b>	<b>TENTATIVE DATE: January 7, 2025</b>
<b>Site location:</b> 4404 SE Monroe St.	<b>Review type:</b> Type II
<b>Applicant:</b> Vera Budnik (Paul Roeger, applicant's representative)	<b>File #(s):</b> PLA-2024-003 (primary file, with VR-2024-008)
<b>Applicant phone:</b> 503-860-2545 (P. Roeger)	<b>Application type(s):</b> Property Line Adjustment with Variance Request
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/PLA-2024-003">https://www.milwaukieoregon.gov/planning/PLA-2024-003</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 west side of the site. The adjusted boundary will result in the eastern lot (Parcel 1) being 47.1 ft wide, which is 2.9 ft less than the underlying R-MD zone standard and requires a Type II variance.

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

- Milwaukie Municipal Code (MMC) Chapter 12.16 Access Management
- MMC Title 17 Land Division, including:
  - MMC Chapter 17.12 Application Procedure
  - MMC Chapter 17.16 Application Requirements and Procedure
  - MMC Chapter 17.18 Approval Criteria
  - MMC Chapter 17.20 Preliminary Plat

- MMC Chapter 17.28 Design Standards
- MMC Chapter 17.32 Improvements
- 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