



CITY OF MILWAUKIE

NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: April 29, 2025

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

You are receiving this notice because development has been proposed in your neighborhood. The proposed development requires notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. A summary of the proposal and information on how to respond to this notice are described below.

The City will consider written comments on the proposal prior to issuing a decision.

To ensure that your comments are considered in the decision, please submit written comments to the staff contact listed below before 5:00 p.m. on Tuesday, May 13, 2025. After that date, there is no guarantee that comments will be incorporated into the decision.

The decision may be issued as early as 15 days from the date of this public notice.

Please include the land use file number for reference.

File Number(s):	VR-2025-006 (primary file), LC-2025-001
Location:	12201 & 12207 SE River Rd Tax Lot ID 1S1E36CC, lots 2901 & 2902 <i>A map of the sites is located on the last page of this notice.</i>
Proposal:	Consolidate the two lots and reduce the street-side setback along the Wren Street frontage from 20 ft to 15 ft, to facilitate development of an attached duplex on the site.
Applicant/Primary Contact Person:	Dan Lajoie (Departure Architecture) Tel. 503-701-9543; Email dan@departurearchitecture.com
Owner(s):	Tristan Shepard & Emma Sagor (Portland, OR) and Tanis Knight (Tucson, AZ)
Staff contact:	Brett Kelter, AICP, Senior Planner City of Milwaukie Planning Department 10501 SE Main St, Milwaukie, OR 97222 503-786-7657, kelterb@milwaukieoregon.gov
Neighborhood District Association(s):	Island Station NDA, contact Charles Bird (Chair) at 503-318-5065 or charlesbird@juno.com .

Applicable Criteria from Milwaukie Municipal Code (MMC):	<ul style="list-style-type: none"> • MMC Chapter 12.16 Access Management • MMC Title 17 Land Division, including: <ul style="list-style-type: none"> ◦ MMC Chapter 17.12 Application Procedure ◦ MMC Chapter 17.16 Application Requirements & Procedures ◦ MMC Chapter 17.18 Approval Criteria • MMC Section 19.301 Moderate Density Residential zone (R-MD) • MMC Section 19.607 Off-Street Parking Standards for Residential Areas • MMC Chapter 19.700 Public Facility Improvements • MMC Section 19.911 Variances • MMC Section 19.1005 Type II Review <p>Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>
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To learn more about a proposal: Contact the staff contact assigned to the proposal or visit the project webpages at www.milwaukieoregon.gov/planning/vr-2025-006. The application materials and the applicable approval criteria and development standards are available for review at the Planning Department, Milwaukie City Hall, 10501 SE Main St. Please call the staff contact ahead of time to schedule a review of the application materials. Copies of this information can be obtained for a reasonable fee.



VR-2025-006
 (12201 & 12207 SE River Rd)

To comment on a proposal: You are invited to submit comments in writing before the City issues a decision. Comments should be addressed to the staff contact listed above and be directed toward the applicable criteria. If you submit a written comment, you will be sent a copy of the decision. All written comments become part of the permanent record. City staff can discuss this proposal in person or via telephone. However, the City will consider only written comments when issuing the decision on this proposal.

Neighborhood District Association: The Neighborhood District Association (NDA), listed on the first page of this notice, may take a position on this proposal. The application materials have been referred to the NDA Chairperson and Land Use Committee members. The proposal may be discussed at an open meeting of the NDA. Please contact the person listed as the neighborhood contact to determine the status of the NDA's review and position on this proposal.

Decision: The Planning Manager will consider any comments received and issue a decision to approve the proposal, approve the proposal with conditions, or deny the proposal. The earliest the decision would be issued is 15 days from the date of this public notice. The decision may be issued after that date depending upon the comments received and complexity of the proposal.

A copy of the decision will be mailed only to persons that submit written comments prior to the issuance of a decision.

To appeal the decision: The Planning Manager's decision may be appealed by any party that is aggrieved or adversely impacted by the decision, or that believes an error was made regarding the evaluation of the approval standards and criteria for the proposal. Appeals are heard by the Planning Commission and must be filed within 15 days of the issuance of a decision. Notice of an appeal hearing will be sent to all parties that received this notice.

Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

After an appeal hearing, the Planning Commission's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA), 550 Capitol St SE, Suite 235, Salem, OR 97301 (503-373-1265). Any issue that is intended to provide a basis for appeal to LUBA must be raised prior to the issuance of the Planning Manager's decision or prior to the conclusion of the Planning Commission's appeal hearing. Failure to raise an issue with sufficient specificity and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue will preclude any appeal on that issue to LUBA.

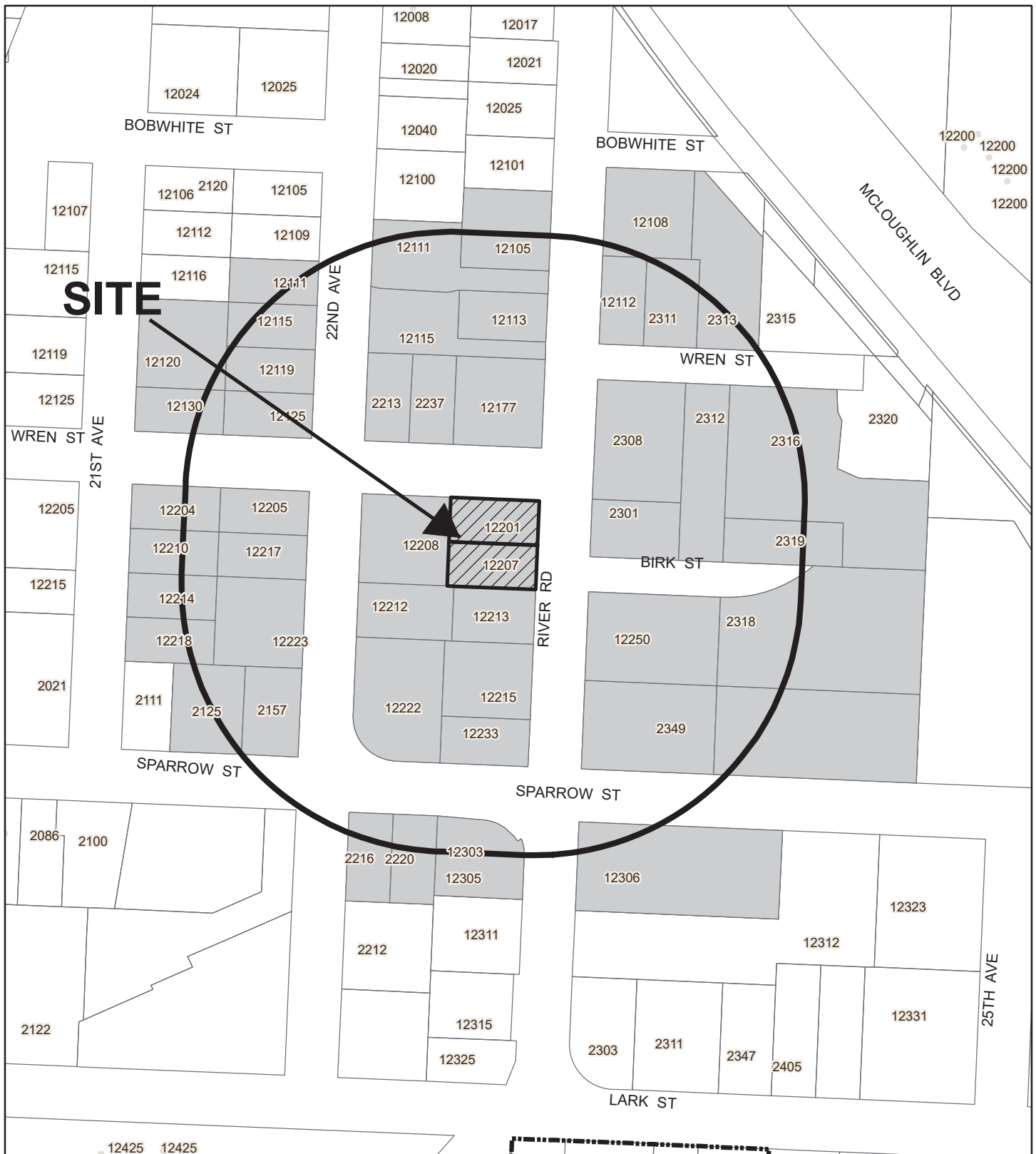
Enclosures:

- Location map
- Site plan

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:

THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY
FORWARDED TO THE PURCHASER.

Enclosure 1








Location Map

12201 & 12207 SE River Rd
(Tax ID = 1S1E36CC, lots 2901 & 2902)
Primary File #VR-2025-006

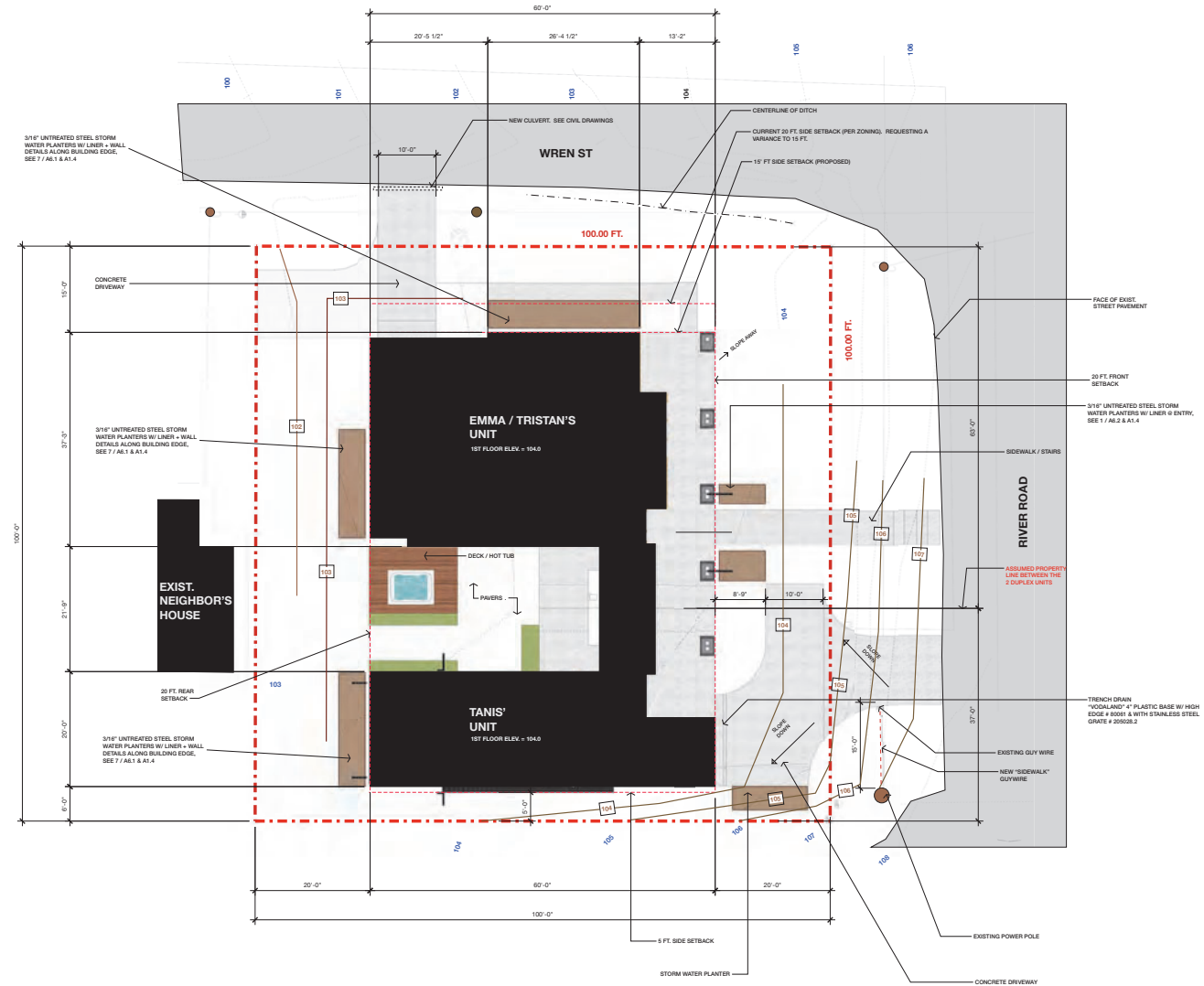


0 45 90 180 270 360
 Feet

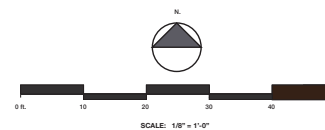
Legend

-  VR-2025-006 site
-  300-ft public notice boundary
-  Properties receiving notice
-  Other tax lots
-  City Limit

Enclosure 2



SITE PLAN



DEPARTURE
ARCHITECTURE

143 john adams street
oregon city, or. 97045
Daniel Lajpke
c. 503.701.8543
dan@departurearchitecture.com
departurearchitecture.com



DOGTROT 2
RiverWren

a multigenerational
project

River Road and Wren Properties
Milwaukie, OR.

a collaborative design with
departure architecture

DATE 04.07.25 ISSUE PERMIT SUBM'L

SITE
PLAN

A1.1