



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

Application Referral

DATE SENT: May 2, 2025	ADMINISTRATIVE DECISION
COMMENTS DUE: May 16, 2025	TENTATIVE DATE: May 19, 2025
Site location: 10905-10911 SE Home Ave	Review type: MHLD (Not a land-use decision)
Applicant: Eduard Shtogrin	File #(s): MHLD-2025-003
Applicant phone: 503-522-1055	Application type(s): Middle housing land division
Application webpage: https://www.milwaukieoregon.gov/planning/mhld-2025-003	

TO:

- | | |
|--|--|
| <input checked="" type="checkbox"/> CD Director | <input checked="" type="checkbox"/> Planning Manager |
| <input checked="" type="checkbox"/> Engineering Dev. Rev. | <input type="checkbox"/> Police Chief |
| <input checked="" type="checkbox"/> Building Official | <input checked="" type="checkbox"/> City Attorney |
| <input checked="" type="checkbox"/> PW Director | <input checked="" type="checkbox"/> CFD#1: Shawn Olson |
| <input type="checkbox"/> City Manager | <input checked="" type="checkbox"/> NDA Program Mgr. |
| <input checked="" type="checkbox"/> NDA Chair (email)* & all LUC members:
Hector Campbell | |
| <input type="checkbox"/> Clackamas County Engineering Review | |
| <input type="checkbox"/> Metro: Land Use Notifications | |
| <input type="checkbox"/> ODOT: ODOT R1 Development Review | |
| <input type="checkbox"/> TriMet: Transit Development Group | |

FROM:

Ryan Dyar, Associate Planner, 503-786-7661
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Milwaukie OR 97222
PHONE: (503) 786-7630
planning@milwaukieoregon.gov

- | |
|--|
| <input checked="" type="checkbox"/> Other: NW Natural |
| <input checked="" type="checkbox"/> Other: North Clackamas School District |

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

PROPOSAL:

ZONE: R-MD

The property is being developed with an attached quadplex (4 dwelling units), as allowed outright in the underlying Moderate Density Residential (R-MD) zone. The proposed middle housing land division will place each new dwelling on its own sub-lot for property transfer purposes (sale/ownership) only. The larger property will remain as a single lot for zoning and development purposes.

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

- Milwaukie Municipal Code (MMC) Chapter 12.16 Access Management
- MMC Title 17 Land Division, including:
 - MMC Chapter 17.24 Requirements for Tracts & Easements
 - MMC Chapter 17.26 Middle Housing & Expedited Land Divisions
- MMC Section 19.301 Moderate Density Residential zone (R-MD)
- MMC Chapter 19.700 Public Facility Improvements
- Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.