



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

Application Referral

DATE SENT: July 8, 2025	ADMINISTRATIVE DECISION
COMMENTS DUE: July 22, 2025	TENTATIVE DATE: July 23, 2025
Site location: 8933 SE 39 th Ave	Review type: Type II
Applicant: Curtis Gibson (Ryanwood Consulting Group LLC)	File #(s): VR-2025-009
Applicant phone: 503-209-4268	Application type(s): Variance Request
Application webpage: https://www.milwaukieoregon.gov/planning/vr-2025-009	

TO:

- | | |
|--|--|
| <input checked="" type="checkbox"/> CD Director | <input checked="" type="checkbox"/> Planning Manager |
| <input checked="" type="checkbox"/> Engineering Dev. Rev. | <input checked="" 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 checked="" type="checkbox"/> City Manager | <input checked="" type="checkbox"/> NDA Program Mgr. |
| <input checked="" type="checkbox"/> NDA Chair (email)* & all LUC members:
Ardenwald-Johnson Creek | |
| <input checked="" type="checkbox"/> Other: Code Compliance | |
| <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:

Brett Kelter, Senior Planner, 503-786-7657
kelverb@milwaukieoregon.gov
Planning Department
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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 |
| <input type="checkbox"/> Other: |

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

PROPOSAL:

ZONE: R-MD

Reduce the rear yard setback from 20 ft to 15 ft in conjunction with the development of a detached quadplex (4 separated dwelling units) on the subject property. The proposed reduction qualifies for processing as an administrative variance.

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

- MMC Section 19.301 Moderate Density Residential zone (R-MD)
- MMC Section 19.911 Variances
- MMC Section 19.1005 Type II Review