



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: MHLD (not a land use decision)
Applicant: Curtis Gibson (Ryanwood Consulting Group LLC)	File #(s): MHLD-2025-005
Applicant phone: 503-209-4268	Application type(s): Middle housing land division
Application webpage: https://www.milwaukieoregon.gov/planning/mhld-2025-005	

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:
Ardenwald-Johnson Creek | |
| <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
10501 SE Main St
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 "parent" lot will be developed with a detached quadplex (4 separated dwelling units), as is allowed by right in the underlying Moderate Density Residential (R-MD) zone. The proposed action will place each new dwelling on its own sub-lot, though the parent lot will remain a quadplex development for purposes of zoning.

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

- MMC Title 17 Land Division, including:
 - MMC Chapter 17.24 Requirements for Tracts & Easements
 - MMC Chapter 17.26 Middle Housing & Expedited Land Divisions