



October 30, 2015

Land Use File(s): S-2015-001; VR-2015-003

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Commission on October 27, 2015.

Applicant(s): Sheldon Development, Inc.
Carey Sheldon

Location(s): 5419 SE King Rd

Tax Lot(s): 12E30DC 02500

Application Type(s): Subdivision Approval; Variance

Decision: Approved with conditions

Review Criteria: Milwaukie Zoning Ordinance:

- MMC 19.301 - Low Density Residential Zones
- MMC 19.700 - Public Facility Improvements
- MMC 19.911 - Variances
- MMC 19.1006 - Type III Review
- MMC 19.1200 - Solar Access Protection

Milwaukie Land Division Ordinance:

- MMC 17.12 - Application Procedure and Approval Criteria
- MMC 17.20 - Preliminary Plat

Neighborhood(s): Lewelling

Appeal period closes: 5:00 p.m., November 16, 2015

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1006 Type III Review. The complete case file for this application is available for review between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please contact Vera Kalias, Associate Planner, at 503-786-7653 or kaliasv@milwaukieoregon.gov, if you wish to view this case file.

This decision may be appealed by 5:00 p.m. on November 16, 2015, which is 15 days from the date of this decision. Only persons who submitted comments or made an appearance of record at the public hearing have standing to appeal the decision by filing a

COMMUNITY DEVELOPMENT
BUILDING • ECONOMIC DEVELOPMENT • ENGINEERING • PLANNING
6101 SE Johnson Creek Blvd., Milwaukie, Oregon 97206
P) 503-786-7600 / F) 503-774-8236
www.milwaukieoregon.gov

written appeal. An appeal of this decision would be heard by the Milwaukie City Council following the procedures of MMC Section 19.1010 Appeals. This decision will become final on the date above if no appeal is filed during the appeal period. Milwaukie Planning staff can provide information regarding forms, fees, and the appeal process at 503-786-7630 or planning@milwaukieoregon.gov.

Per MMC Subsection 19.1001.7.E, this land use approval expires unless the applicant has: (1) obtained and paid for all necessary development permits and started construction within 2 years of land use approval, and (2) passed final inspection and/or obtained a certificate of occupancy within 4 years of land use approval. Extensions can be granted per MMC Section 19.908.

Findings in Support of Approval

Sections of the Milwaukie Municipal Code not addressed in these findings are found to be inapplicable to the decision on this application.

1. The applicant, Carey Sheldon, is proposing to subdivide one parcel with an area of 42,987 sf to create 5 lots. The applicant is requesting relief from the minimum lot size to create new lots that range from 6,430 sf to 6,442 sf in order to keep the existing home at 5419 SE King Rd, which will have a lot size of 9,368 sf. This site is in the R-7 Zone. The land use application file numbers are S-2015-001 and VR-2015-003.
2. The proposal requires variances to the minimum lot size for a single family home in the R-7 zone of 7,000 sf.
3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
MMC 19.301, Low Density Residential Zones
MMC 19.700, Public Facility Improvements
MMC 19.911, Variances
MMC 19.1006, Type III Review
MMC 19.1200, Solar Access Protection
MMC 17.12, Application Procedure and Approval Criteria - Land Division
MMC 17.20, Preliminary Plat

The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. Per MMC 19.1001.6, the two applications are being reviewed concurrently according to the highest numbered review type required. A public hearing was held on October 27, 2015, as required by law.

4. MMC 19.301 Low Density Residential Zones
 - a. MMC 19.301 establishes the development standards that are applicable to this site. The existing house is located 53.4 ft from SE King Rd. In order to maintain the existing home and meet minimum density requirements of 5 dwelling units per acre, a variance is requested from the minimum lot size for lots 2-5. Lots 2-5 are proposed to have a minimum lot size of approximately 6,400 sf rather than the 7,000 required. Lot 1 is proposed to have a lot size of 9,368 sf. This is approximately an 8% reduction in lot size. The proposed design with the requested variances does not result in any additional density than if the existing home were demolished and 5 7,000-sf lots were created.

The Planning Commission finds that, as conditioned, the proposal complies with the applicable standards of the R-7 zone.

5. MMC Chapter 19.911 Variances

- a. MMC 19.911.3 establishes the review process for variance applications.

The applicant has requested a variance to the minimum lot size for Lots 2-5 to have a minimum lot size of approximately 6,400 sf rather than the required 7,000 sf. This request requires a Type III review.

- b. MMC 19.911.4.B establishes criteria for approving Type III Variance applications.

An application for a Type III Variance shall be approved when all of the criteria in either 19.911.4.B.1 or 2 have been met. An applicant may choose which set of criteria to meet based upon the nature of the variance request, the nature of the development proposal, and the existing site conditions.

The applicant has chosen to address the criteria of 19.911.4.B.1 Discretionary Relief Criteria.

- (1) *The applicant's alternatives analysis provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.*

The reduction of 600 sf per buildable lot is negligible in the context of the existing neighborhood and will not be apparent once developed. The alternative to the variance is to plat 5 lots with 7,000 sf which would result in the demolition of the existing home fronting on SE King Rd. The existing home was constructed in 1920, is in excellent condition and maintains the existing streetscape with its mature front yard landscaping. It also acts as a buffer to the new homes on SE 54th Ave by maintaining the existing character of the surrounding single-family homes.

The impacts and benefits of the proposal are the same as those that would occur with the baseline code requirements, and there are no negative impacts related to the variance proposal. The Planning Commission finds that this criterion is met.

- (2) *The proposed variance is determined by the Planning Commission to be both reasonable and appropriate, and it meets one or more of the following criteria:*

- (a) *The proposed variance avoids or minimizes impacts to surrounding properties.*

The proposed variance allows the existing home and mature landscaping to remain, which reduces the impacts of the proposed subdivision. If the variance is not approved, the existing home would be demolished and existing landscaping would be removed and a new home would be constructed on the site.

The Planning Commission finds that this criterion is met.

- (b) *The proposed variance has desirable public benefits.*

“Public benefits” are typically understood to refer to benefits to be enjoyed by members of the general public as a result of a particular project, or preservation of a public resource. Aesthetic improvements of a specific and limited nature do not typically constitute a public benefit.

The Planning Commission finds that this criterion is not applicable.

- (c) *The proposed variance responds to the existing built or natural environment in a creative and sensitive manner.*

This criterion encourages flexibility in site planning and development when the existing built or natural environment provide challenges to standard development or site planning.

The proposed variance would allow the existing home and landscaping to remain. This results in the same number of lots under a conventional subdivision, but creatively responds to the existing conditions and maintains the existing streetscape of SE King Rd.

The Planning Commission finds that this criterion is met.

- (3) *Impacts from the proposed variance will be mitigated to the extent practicable.*

As noted in Finding 6.b (1), the Commission finds there are no negative impacts and no mitigation is needed.

The Planning Commission finds that this criterion is met.

The Planning Commission finds that these criteria are met.

7. MMC 19.700 contains regulations for Public Facility Improvements. The proposal complies with these regulations as described in this finding.
- a. MMC Chapter 19.700 applies to partitions, subdivisions, new construction, and modification or expansion of an existing structure or a change or intensification in use that result in any projected increase in vehicle trips or any increase in gross floor area on the site.
- The applicant proposes to partition the existing parcel into 5 new lots. The partition triggers the requirements of MMC Chapter 19.700.
- MMC 19.700 applies to the proposed development.
- b. MMC 19.704 requires submission of a transportation impact study documenting the development impacts on the surrounding transportation system.

The proposed development will create approximately 40 additional trips per day (10 trips per 4 new dwelling units) and will therefore not trigger a significant increase in trip generation. The development does not require a transportation impact study.

MMC 19.704 does not apply to the proposed development.

- c. MMC 19.705 requires that transportation impacts of the proposed development be mitigated in rough proportion of the impacts.

The proposed development does not trigger mitigation of impacts beyond the required frontage improvements. The impacts are minimal and the surrounding transportation system will continue to operate at the level of service previous to the proposed development.

The proposed development, as conditioned, is consistent with MMC 19.705.

- d. MMC 19.708.1 requires that all development shall comply with access management, clear vision, street design, connectivity, and intersection design and spacing standards.

MMC Section 19.708.1 requires all development shall comply with access management, clear vision, street design, connectivity, and intersection design and spacing standards.

The applicant shall construct a driveway approach to meet all guidelines of the Americans with Disabilities Act (ADA) to each new lot. The driveway approach apron shall be between 9 ft and 20 ft in width and least 7.5 ft from the side property line.

MMC Section 19.708.1.E.3 requires that streets shall be extended to the boundary lines of the developing property where necessary to give access to or allow for future development of adjoining properties. The applicant shall construct a two thirds street improvement along the north side of the site in the Mullan Street right-of-way to provide access for future development. The street improvement includes, from the fronting property line, a 5-foot setback sidewalk, 5-foot planter strip, curb and gutter, and a 22-foot paved two-thirds street.

The existing right-of-way width of Mullan Street fronting the proposed development is 25 feet. The Milwaukie Transportation System Plan and Transportation Design Manual classify the fronting portions of Mullan Street a local street. According to Table 19.708.2 Street Design Standards, the required right-of-way width for a local street is between 20 feet and 68 feet depending on the required street improvements. The required right-of-way needed for the required street improvements is 50 feet. The applicant is responsible for 25 feet of right-of-way dedication along Mullan Street fronting the development property.

The applicant shall remove all signs, structures, or vegetation in excess of three feet in height from “vision clearance areas” at intersections of streets and driveways.

The proposed development, as conditioned, is consistent with MMC 19.708.1.

- e. MMC Section 19.708.2 establishes standards for street design and improvement.

The applicant shall construct a half street improvement on the north side of SE King Road along the site's frontage. SE King Road is an arterial street. The street improvement includes, from the fronting property line, construction of a 6-foot wide setback sidewalk, 6.5-foot wide planter strip, curb and gutter, and a 16-foot wide paved half-street. The 16-foot paved half-street is already installed along the development property; the applicant is only responsible for new curb and gutter which aligns a proper turning radius into SE 54th Avenue, the planter strip, and sidewalk.

The existing right-of-way width of SE King Road fronting the proposed development is 60 feet. The Milwaukie Transportation System Plan and Transportation Design Manual classify the fronting portions of SE King Road an Arterial street. According to Table 19.708.2 Street Design Standards, the required right-of-way width for an arterial street is between 54 feet and 89 feet depending on the required street improvements. The required right-of-way needed for the required street improvements is 73 feet. The applicant is responsible for 6.5 feet of right-of-way dedication along SE King Road fronting the development property.

The applicant shall construct a half street improvement on the east side SE 54th Avenue along the site's frontage. The street improvement includes, from the fronting property line, construction of a 5-foot wide setback sidewalk, 5-foot wide planter strip, curb and gutter, and a 14-foot wide paved half-street. 12 feet of the paved half-street is already installed along the development property; the applicant is only responsible for 2 feet of paved width, curb and gutter, the planter strip, and sidewalk.

The existing right-of-way width of SE 54th Avenue fronting the proposed development is 33 feet. The Milwaukie Transportation System Plan and Transportation Design Manual classify the fronting portions of SE 54th Avenue a local street. According to Table 19.708.2 Street Design Standards, the required right-of-way width for a local street is between 20 feet and 68 feet depending on the required street improvements. The required right-of-way needed for the required street improvements is 45 feet. The applicant is responsible for 12 feet of right-of-way dedication along SE 54th Avenue fronting the development property.

The proposed development, as conditioned, is consistent with MMC Section 19.708.2.

- f. MMC 19.708.3 requires that sidewalks shall be provided on the public street frontage of all development.

The construction of sidewalks along the proposed development property abutting all public rights-of-way is included in the street frontage requirements.

The proposed development, as conditioned, is consistent with MMC Section 19.708.3.

- g. MMC 19.708.4 establishes standards for bicycle facilities.

The portions of SE 54th Avenue and SE Mullan Street fronting the proposed development are not classified as a bike route in the Milwaukie Transportation System Plan. The portion of SE King Road fronting the proposed development is classified as a bike route in the Milwaukie Transportation System Plan, however, bike facilities are already in place. As a result, bicycle facility improvements are not required for the proposed development.

MMC 19.708.4 does not apply to the proposed development.

- h. MMC 19.708.5 establishes standards for pedestrian and bicycle paths.

The proposed development property is surrounded by single family residences. The proposed development does not present an opportunity to provide a pedestrian or bicycle path and is not required to provide one.

MMC 19.708.5 does not apply to the proposed development.

- i. MMC Section 19.708.6 establishes standards for transit facilities.

The portions of SE 54th Avenue and SE Mullan Street fronting the proposed development are not classified as a transit route in the Milwaukie Transportation System Plan. The portion of SE King Road fronting the proposed development is classified as a transit route in the Milwaukie Transportation System Plan, however, transit facilities are already in place. As a result, transit facility improvements are not required for the proposed development.

MMC 19.708.6 does not apply to the proposed development.

- j. MMC Section 19.709.2 establishes standards for public utility improvements

The proposed development will be utilizing preexisting public utilities present in the street frontage along SE 54th Ave. A new public water line and stormwater line is proposed in SE Mullan St.

The proposed development, as conditioned, is consistent with MMC Section 19.709.2.

- 8. MMC 19.1200 contains standards for solar access. These standards as described below.

- a. MMC 19.1203.2 states that the standards of Chapter 19.1200 apply to applications for a development to create lots in single-family zones, and are applicable to the proposed subdivision.
- b. MMC 19.1203.5.A states that the Director shall reduce the percentage of lots that must comply with Subsection 19.1203.3, to the minimum extent necessary, if he or she finds the applicant has shown it would cause an adverse impact on density, cost of amenities. Based on the existing street system and the size and orientation of the parent lot, only Lot 1 can meet the design requirements of this section. It is not possible for Lots 2-5 to meet these standards without reducing the total number of lots below the minimum density required, which would render the project economically infeasible.

The proposal is determined to comply with this standard based on the adverse impacts of compliance.

- 9. MMC 17.12.040 contains approval criteria for a preliminary plat. These criteria are met as described below.

- a. MMC 17.12.040.A.1 requires that the proposed preliminary plat complies with Title 19 of this code and other applicable ordinances, regulations, and design standards. These

findings demonstrate that the proposed subdivision and preliminary plat comply with the applicable ordinances, regulations, and design standards in the Milwaukie Municipal Code.

- b. MMC 17.12.040.A.2 requires that the proposed division will allow reasonable development and will not create the need for a variance of any land division or zoning standard. The buildable areas for the primary structures on the parcels are all adequate to accommodate the uses allowed in the R7 zone. The parcels do not have physical constraints that would necessitate the need for a variance in order to develop.
 - c. MMC 17.12.040.A.3 requires that the proposed subdivision plat name is not duplicative and the plat otherwise satisfies the provisions of ORS 92.090(1). The proposed subdivision plat name of "Jones Park" is not duplicative in this jurisdiction and will satisfy the provisions of ORS 92.090(1).
 - d. MMC 17.12.040.A.4 requires that the streets and roads are laid out so as to conform to the plats of subdivisions already approved for adjoining property as to width, general direction, and in all other respects unless the City determines it is in the public interest to modify the street or road pattern. This criterion is satisfied within the confines of what the City can obtain for street right-of-way per MMC Chapter 19.700 in that the streets and roads are preexisting and have preexisting partial width improvements already constructed.
 - e. MMC 17.12.040.A.5 requires a detailed narrative description demonstrating how the proposal conforms to all applicable code sections and design standards. The applicant has submitted this information in the materials submitted for the land use application.
10. MMC 17.20 contains the information required for a preliminary plat application. The materials submitted by the applicant satisfy the requirements of this chapter.
11. MMC 17.28 contains design standards for land divisions and boundary changes. The proposed subdivision satisfies these as described below.
- a. MMC 17.28.010 requires that partitions and subdivisions shall conform with any development plans of the City and shall take into consideration any preliminary plans made in anticipation thereof and shall conform with the requirements of state laws and with the standards established by the City. As demonstrated by these findings, the subdivision conforms with all applicable city criteria and standards.
 - b. MMC 17.28.020 requires that all land divisions and boundary changes that increase the number of lots shall be subject to the requirements and standards contained in Chapter 19.700 Public Facility Improvements and the Public Works Standards for improvements to streets, sidewalks, bicycle facilities, transit facilities, and public utilities. As described elsewhere in these findings, the proposed subdivision complies with Chapter 19.700. Utilities and work within the right-of-way will be reviewed by the Milwaukie Engineering Department for conformance with Public Works Standards.
 - c. MMC 17.28.040 contains standards for lot design.
 - (1) MMC 17.28.040.A requires that the lot size, width, shape, and orientation shall be appropriate for the location and the type of use contemplated. Minimum lot

standards shall conform to Title 19. A variance has been requested to allow Lots 2-5 to have a minimum lot size of approximately 6,400 sf rather than the minimum 7,000 sf. Even with the variance, the proposed parcels have adequate size and dimensions for development and uses allowed in the R7 zone, and conform to the standards of Title 19 as described in these findings.

- (2) MMC 17.28.040.B requires that lot shape shall be rectilinear, except where not practicable due to location along a street radius, or existing lot shape. The sidelines of lots, as far as practicable, shall run at right angles to the street upon which the lots face. As far as practicable, the rear lot line shall run parallel to the street. The proposed parcels are rectilinear in shape, with side lot lines at right angles and the rear lot lines parallel to the street.
 - (3) MMC 17.28.040.C limits compound lot lines for side or rear lot lines. There are no compound lot lines proposed for side or rear lot lines on any parcel.
 - (4) MMC 17.28.040.D allows lot shape standards to be varied pursuant to MMC 19.911. No variance is requested in this application for lot shape standards.
 - (5) MMC 17.28.040.E states that double frontage and reversed frontage lots should be avoided except in certain situations. None of the parcels in the proposed partition have frontage on more than 1 public right-of-way.
 - (6) MMC 17.28.040.F requires that pursuant to the definition and development standards contained in Title 19 for frontage, required frontage shall be measured along the street upon which the lot takes access. This standard applies when a lot has frontage on more than 1 street. All parcels in the proposed partition have only 1 street frontage. As established in Finding 5.a, these frontages meet the minimum required street frontage in the R7 zone.
- d. MMC 17.28.080 contains criteria for public open spaces. The Milwaukie Comprehensive Plan does not identify any planned park or open space for the site. As such, no dedication for public open space is required.
12. MMC 17.32 describes required public improvements. The applicant proposes that all public improvements will meet the standards of this chapter.
13. As described in Finding 4, public notice of these applications was posted on site and mailed to parties identified in the Milwaukie Municipal Code. The applications were referred for comment to the following: Milwaukie Engineering Department, Milwaukie Building Department, Clackamas Fire District #1, and the Linwood Neighborhood District Association. The responses received are summarized below. Agencies did not respond if a response is not listed below.

Milwaukie Building Department – no comment

Milwaukie Engineering Department – the Milwaukie Engineering Department responded with a memorandum regarding public improvements and stormwater. The memorandum has been incorporated as the findings for MMC Chapter 19.700 and in the “Conditions of Approval” and “Other Requirements” sections of this notice.

Clackamas Fire District #1 – responded with a memorandum summarizing standards for water supply. These requirements are incorporated into the findings and conditions of approval.

Conditions of Approval

1. The applicant shall submit a final plat application within 6 months of the preliminary plat approval in accordance with MMC Subsection 17.24.040. The applicant shall obtain approval of the final plat prior to the expiration of this preliminary plat approval.
2. The applicant's final plat application shall include the items listed on the City of Milwaukie Final Plat Checklist. The following specific items and changes are required as part of the application:
 - a. A written narrative describing all changes made to the final plat that are not related to these conditions of approval.
 - b. A final plat that substantially conforms to the plans received by the Planning Department on August 14, 2015 and approved by this action, except as modified by these conditions of approval.
 - c. The plat shall include spaces for signatures by the Milwaukie Planning Director and Milwaukie Engineering Director, and a note indicating that this partition is subject to the requirements of City of Milwaukie Land Use Applications S-2015-001 and VR-2015-003.
3. Prior to approval of the final plat, the following shall be resolved.
 - a. Submit a storm water management plan to the City of Milwaukie Engineering Department for review and approval. The plan shall be prepared in accordance with Section 2 – Stormwater Design Standards of the City of Milwaukie Public Works Standards. In the event the storm management system contains underground injection control devices, submit proof of acceptance of the storm system design from the Department of Environmental Quality.
 - b. Submit full-engineered plans for construction of all required public improvements, reviewed and approved by the City of Milwaukie Engineering Department.
 - c. Obtain a right-of-way permit for construction of all required public improvements listed in these recommended conditions of approval.
 - d. Pay an inspection fee equal to 5.5% of the cost of the public improvements.
 - e. Provide a payment and performance bond for 100 percent of the cost of the required public improvements.
 - f. Provide an erosion control plan and obtain an erosion control permit.
 - g. Dedicate 6.5 feet of right-of-way on SE King Road fronting the proposed development property.

- h. Dedicate 12 feet of right-of-way on SE 54th Avenue fronting the proposed development property.
 - i. Dedicate 25 feet of right-of-way on SE Mullan Street fronting the proposed development property.
 - j. Install all underground utilities, including stubs for utility service prior to surfacing any streets. Relocate or provide a private utility easement for all utilities encroaching onto adjacent properties.
 - k. Construct a 5-foot setback sidewalk, 5-foot planter strip, curb and gutter, and a 22-foot paved two-thirds street along the north side of the site in the Mullan Street right-of-way to the east property line. The two-thirds street improvements include extension of an existing 6-inch diameter ductile iron water main, and all storm water system improvements necessary to accommodate the street improvements.
 - l. Construct a 5-foot wide setback sidewalk, 5-foot wide planter strip, curb and gutter, and 2 feet of paved width along the east side of SE 54th Avenue fronting the proposed development. The half-street improvements include all storm water system improvements necessary to accommodate the street improvements.
 - m. Construct a 6-foot wide setback sidewalk, 6.5-foot wide planter strip, and curb and gutter which aligns a proper turning radius into SE 54th Avenue along the north side of SE King Road fronting the proposed development.
 - n. Construct a driveway approach to meet all guidelines of the Americans with Disabilities Act (ADA) to each new lot. The driveway approach aprons shall be between 9 feet and 20 feet in width and least 7.5 feet from the side property line.
 - o. Provide a final approved set of Mylar and electronic PDF “As Constructed” drawings to the City of Milwaukie prior to final inspection.
 - p. Remove all signs, structures, or vegetation in excess of three feet in height located in “vision clearance areas” at intersections of streets and driveways fronting the proposed development.
4. Prior to final inspection for any building on the proposed development, the following shall be resolved:
- a. Construct a private storm management system (e.g. drywell) on the proposed development property for runoff created by the proposed development. Connect all rain drains to the private storm management system.

Other requirements

The following items are not conditions of approval necessary to meet applicable land use review criteria. They relate to other development standards and permitting requirements contained in the Milwaukie Municipal Code and Public Works Standards that are required at various points in the development and permitting process. They are included for the applicant’s convenience and do not necessarily represent all standards or requirements that may be applicable.

1. The Time Limit on Approval established in MMC 17.04.050 applies to this proposed partition.
 - a. MMC 17.040.050.A: All decisions on boundary changes and land divisions shall expire 1 year after the date of approval. Reactivation of expired decisions may only be made by submission of a new application and related fees. *Staff note - approval of a final plat must occur prior to the expiration of the preliminary plat approval on which the final plat is based.*
 - b. MMC 17.04.050.B: Approvals may be extended up to 6 months upon submission of formal request to the original decision-making authority. One extension of the approval period not to exceed 6 months will be granted if the criteria in MMC 17.04.050.B are satisfied.
2. The requirements on MMC 17.24 for preparation and recording the final plat are as follows:
 - a. MMC 17.24.040: Within 6 months of City approval the applicant shall submit the final plat for City signatures. Approval of the final plat shall be null and void if the plat is not submitted within the time specified or if the plat is not recorded within 30 days after the date the last required signature has been obtained. One copy of the recorded plat shall be supplied to the City.
 - b. MMC 17.04.120.B: Prior to recording a lot consolidation, property line adjustment, subdivision, or partition plat or replat, the applicant shall submit the recording instruments to the Planning Director for a determination of consistency with the City Code and required approvals.
 - c. MMC 17.04.120.A: Recording instruments for boundary change, subdivision, partition, and replat shall be submitted to the County Surveyor within 6 months of City approval.



Dennis Egner, AICP
Planning Director

cc: Carey Sheldon, Sheldon Development, Inc. (23765 SE Hwy 212, Damascus, OR 97089)
All County Surveyors & Planners, Inc. (Attn. Ray Moore, PE, PLS, PO Box 955, Sandy, OR 97055)
Planning Commission (*via e-mail*)
Alma Flores, Community Development Director (*via e-mail*)
Chuck Eaton, Engineering Director (*via e-mail*)
Chrissy Dawson, Engineering Tech (*via e-mail*)
Samantha Vandagriff, Building Official (*via e-mail*)
Bonnie Lanz, Permit Specialist (*via e-mail*)
Mike Boumann and Matt Amos, CFD#1
NDA(s): Lewelling (*via e-mail*)
Interested Persons
Land Use File(s): S-2015-001; VR-2015-003