



April 29, 2016

Land Use File(s): MLP-2015-004 / VR-2016-001

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Commission on April 26, 2016.

Applicant(s): Trisha Clark, NW Land Use Planning

Location(s): 10722 SE 55th Avenue

Tax Lot(s): 1S2E31AB 01700

Application Type(s): Minor Land Partition, Variance

Decision: Approved, with Conditions

Review Criteria: **Milwaukie Zoning Ordinance:**

- MMC Section 19.301 Low Density Residential Zones
- MMC Subsection 19.911.4 Variance Approval Criteria
- MMC Chapter 19.700 Public Facility Improvements
- MMC Chapter 19.1200 Solar Access Protection

Milwaukie Land Division Ordinance:

- MMC Subsection 17.12.040 Approval Criteria for Preliminary Plat
- MMC Section 17.28 Design Standards
- MMC Section 17.32 Improvements

Neighborhood: Linwood

Appeal period closes: 5:00 p.m., May 16, 2016

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 Denny Egner, Planning Director, at 503-786-7654 or egnerd@milwaukieoregon.gov, if you wish to view this case file.

This decision may be appealed by 5:00 p.m. on May 16, 2016, which is 15 days from the date of this notice of 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 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, Trisha Clark NW Land Planning on behalf of Joseph Taylor, Wildcard Investments, LLC, has applied for approval to partition the property at 10722 SE 55th Ave (TLID 1S2E31AB 01700) and has requested a variance to the minimum rear yard setback requirements. This site is in the R-7 Zone. The land use application file numbers are MLP-2015-004 and VR-2016-001.
2. The applicant is proposing to divide the existing rectangular lot into 2 parcels. The property is developed with one residence, which is on the southern portion of the site. The applicant is requesting relief from the R-7 Zone minimum rear yard setback of 20 ft to allow a 5.5-ft rear yard setback for the existing house on proposed Parcel 2. The request for relief from the minimum rear yard setback standards of the R-7 Zone is subject to Type III Variance review, which is being reviewed concurrently with the Type II Minor Land Partition application.
3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
 - MMC Section 19.301 Low Density Residential Zones
 - MMC Chapter 19.700 Public Facility Improvements
 - MMC Section 19.911 Variances
 - MMC Chapter 19.1200 Solar Access Protection
 - MMC Subsection 17.12.040 Approval Criteria for Preliminary Plat
 - MMC Section 17.28 Design Standards
 - MMC Section 17.32 Improvements
4. Per MMC 17.12.020.D.1, applications for a preliminary partition plat (the first phase of a minor land partition, or MLP) shall be processed in accordance with MMC Section 19.1005

Type II Review unless an associated application subject to Type III review is submitted in conjunction with the partition. The requested Variance is subject to Type III review, and the application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. A public hearing was held on April 26, 2016, as required by law.

5. MMC Section 19.301 Low Density Residential Zones

- a. MMC 19.301.2 establishes uses allowed in the R-7 zone. Development on the parcels will be subject to the uses allowed in this subsection.
- b. MMC 19.301.4 establishes development standards for newly created lots. The standards are met as shown in Table 1.

Table 1. Overview of Compliance with Development Standards

Residential Zone R-7 Development Standards			
Standard	Required	Proposed	Staff Comment
1. Minimum Lot Size	7,000 sq. ft.	Parcel 1: 7,353 sq. ft. (6,952 sq. ft. following ROW dedication) Parcel 2: 9,505 sq. ft.	Parcel 2 area calculation reflects required ROW dedication, but Parcel 1 does not. Parcel 1 does not comply with this standard.
2. Minimum Lot Width	60 ft.	Parcel 1: 66 ft. Parcel 2: 105 ft.	Complies with standard.
3. Minimum Lot Depth	80 ft.	Parcel 1: 105 ft. Parcel 2: 90.5 ft.	Complies with standard.
4. Minimum Street Frontage (std. lot)	35 ft.	Parcel 1: 65.8 ft. Parcels 2: 105 ft. along Monroe St.	Complies with standard.
5. Minimum Yard Requirements for Primary Structures	Front: 20 ft. Side: 5 ft. Street side: 20 ft. Rear: 20 ft.	Parcel 1: NA Parcel 2: front (40'). Side (5.5'), street side (42') & rear (5.5')	Complies with standards except for rear yard.
6. Density	5.0-6.2 units/net acre	2 parcels	The site is 0.42 acres and approximately 0.38 net acres with the proposed ROW dedication. Minimum density is 2 dwelling units. Complies with standard.
7. Transportation Requirements	Yes, per MMC 19.700	Right-of-way dedication in lieu of improvements	As conditioned, complies with standard. See Finding 6.

The Planning Commission finds that, as conditioned, these standards are met with the exception of the rear yard setback for which a variance is sought.

6. MMC Chapter 19.700 Public Facility Improvements

- a. MMC Section 19.702 establishes the applicability of this chapter to new development.

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 two new lots. The partition triggers the requirements of MMC Chapter 19.700.

This chapter is applicable to the proposed development.

- b. MMC Section 19.704 requires submission of a transportation impact study documenting the development impacts on the surrounding transportation system.

The proposed development will not trigger a significant increase in trip generation and therefore does not require a transportation impact study.

This section is not applicable to the proposed development.

- c. MMC Section 19.705 requires that transportation impacts of the proposed development be mitigated.

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.

As conditioned, this standard is met.

- d. MMC Section 19.708 contains the City's requirements and standards for improvements to public streets.

- (1) MMC Subsection 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 the 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.

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

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

- (2) MMC Subsection 19.708.2 establishes standards for street design and improvement.

The applicant shall construct a half street improvement on the east side of SE 55th Ave along the newly created lot's frontage. The street improvements include, beginning from the fronting property line, a 5 ft setback sidewalk, 5 ft planter strip, curb and gutter. The applicant agrees that the proposed development will impact SE 55th Ave, and that the ultimate improvement of SE

55th Ave to city standards, including stormwater planter facilities and sidewalks will benefit the subject property. The applicant has requested to dedicate Right-of-Way in lieu of constructing public improvements on SE 55th Ave along the newly created lot. The proposed dedication includes a width of 5 ft on SE 55th Ave and 10 ft in width on SE Monroe Street adjacent to parcel 1. The City has calculated the value of the proposed land dedication and finds it to be roughly proportional to the cost of street improvement construction and, due to the anticipation of improvements constructed as part of the Monroe Street Neighborhood Greenway project which is currently in a planning phase; the City of Milwaukie finds this alternative to be approvable.

The existing right-of-way width of SE 55th Ave fronting the newly created lot is 40 ft. The Milwaukie Transportation System Plan and Transportation Design Manual classify the fronting portions of SE 55th Ave 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 ft and 68 ft depending on the required street improvements. The right-of-way width required to accommodate the required improvements on SE 55th Ave is 50 ft. The applicant is responsible for a right-of-way dedication of 5 ft in width fronting the newly created lot.

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

- (3) MMC Subsection 19.708.3 establishes sidewalks shall be provided on the public street frontage of all development.

The construction of sidewalks along the proposed development property abutting SE 55th Ave is included in the street frontage requirements. MMC Section 19.708 states that “The City recognizes the importance of balancing the need for improved transportation facilities with the need to ensure that required improvements are fair and proportional. The City also acknowledges the value in providing street design standards that are both objective and flexible. Objective standards allow for consistency of design and provide some measure of certainty for developers and property owners. Flexibility, on the other hand, gives the City the ability to design streets that are safe and that respond to existing street and development conditions in a way that preserves neighborhood character”. The proposed development fronts a local road which currently does not contain sidewalks on either side, providing no opportunity for sidewalk connectivity. The City finds that the applicant’s proposal to dedicate right-of-way in lieu of constructing sidewalk along the frontage of the newly created lot provides a greater benefit for future pedestrian connectivity through contribution of needed right-of-way acquisition for the Monroe Street Greenway Project.

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

- (4) MMC Section 19.708.4 establishes standards for bicycle facilities.

The portion of SE 55th Ave fronting the proposed development is not classified as a bike route in the Milwaukie Transportation System Plan. As a result, bicycle facility improvements are not required for the proposed development.

MMC 19.708.4 does not apply to the proposed development.

- (5) MMC Section 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.

- (6) MMC Section 19.708.6 establishes standards for transit facilities.

The portion of SE 55th Ave fronting the proposed development is not classified as a transit route in the Milwaukie Transportation System Plan. As a result, transit facility improvements are not required for the proposed development.

MMC 19.708.6 does not apply to the proposed development.

The Planning Commission finds that, as conditioned, these standards are met.

7. MMC Chapter 19.911 Variances

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

The applicant proposes to reduce the rear yard setback on Parcel 2 from the minimum R-7 Zone requirement of 20 ft to 5.5 ft. This request would reduce the rear yard setback by over 70%, which exceeds the maximum 25% reduction to lot width standards permitted through Type II Variance review.

The Planning Commission finds that the request is subject to a Type III Variance review.

- b. MMC 19.911.4 establishes criteria for approving a variance request.

The applicant has chosen to address the discretionary relief criteria of MMC 19.911.4.B.1.

- (1) Discretionary relief criteria

- (a) 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 applicant indicates that the existing house has a 5.5-ft setback between the garage and eastern property line. This setback condition will not be affected by the partition. The front entrance to the house faces SE 55th Ave, making a reasonable argument for this to be considered as the rear yard and the setback from the northern side of the house to the new boundary with Parcel 1 as a side yard. Figure 19.201-6 Yards in MMC 19.201 Definitions supports this interpretation.

Given the minimum lot width standard of 60 ft, the existing property may not be partitioned without a variance to at least one code standard. Creating a lot that meets the city's dimensional standards will create a new buildable lot which should be fully capable of satisfying applicable building setback requirements for the new home. This will enable the new home on Parcel 1 to be compatible with surrounding development.

This criterion is met.

- (b) 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:

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

The proposed variance avoids creating adverse impacts for surrounding properties. Development on the newly created lot will be subject to the same setback and lot coverage requirements of the R-7 Zone. The building setback variance will be internal to the site and will not pose any discernible adverse impacts on surrounding properties. As noted above, some type of variance would be necessary to divide this property, and the proposed variance will allow for a new lot, which can satisfy all city standards.

This criterion is met.

- (ii) The proposed variance has desirable public benefits.

The proposal will create a modest public benefit by providing additional housing opportunity and by meeting the current density requirements of the R-7 Zone.

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

As noted above, the location of the existing house is driving the need for the variance. Without it, the lot could easily be partitioned in a manner that meets all dimensional requirements. However, the house has significant value, and it is not feasible to remove it and begin anew.

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

The potential impact of the variance on neighboring properties will be mitigated by having the setback reduction located in the middle of the site and not adjacent to adjoining properties. As noted in Table 1, Parcel 1 as proposed will not satisfy the minimum lot size requirement of the R-7 Zone once 5 feet of right-of-way is dedicated along the SE 55th Avenue frontage. To allow compliance with this standard, the rear yard setback should be further reduced from 5.5 feet to approximately 5 feet to create a lot, which meets the minimum lot size standard. With this modification, the new buildable lot will meet all applicable dimensional standards, enabling construction of a new home that also complies with code requirements.

The Planning Commission finds that these criteria are met.

8. MMC Chapter 19.1200 Solar Access Protection

- a. MMC 19.1203 contains the standards for solar access protection for new development.

- (1) MMC 19.1203.2 establishes applicability for this chapter for a partition, unless an adjustment as provided in MMC 19.1203.5 is justified.

The applicant proposes an adjustment. This chapter is not applicable as noted in the findings relating to MMC 19.1203.5 below.

- (2) MMC 19.1203.5 allows the Director (in this case, the Planning Commission) to reduce the percentage of lots that must comply with the design standards in MMC 19.1203.3.

MMC 19.1203.5 A. allows for adjustments to the design standards when compliance would reduce density or increase on-site development costs. Subsection MMC 19.1203.5 A 2 allows consideration of “significant development amenities.”

In this case, the significant development amenity is the existing house, which cannot be reasonably be moved or removed due to the value of this improvement. The house location dictates dividing the property in the manner proposed. In addition, with an east-west dimension of 110 ft (105 ft following right-of-way dedication) removing the house and creating two long parcels with frontage on SE Monroe Street would require a variance to the minimum lot width standard of 60 ft.

The Planning Commission finds that the criteria for granting an adjustment are met.

9. MMC Section 17.12 Application Procedure and Approval Criteria

- a. MMC 17.12.040.A establishes criteria for approving a preliminary plat.

- (1) The proposed preliminary plat complies with Title 19 of this code and other applicable ordinances, regulations, and design standards.

See Finding 5 for an analysis of the proposal against the standards of MMC 19.301 Low Density Residential Zones.

- (2) The proposed division will allow reasonable development and will not create the need for a variance of any land division or zoning standard.

The applicant has requested a variance to the minimum rear yard setback of the R-7 Zone for Parcel 2. See Finding 7 for an analysis of this request.

- (3) The proposed subdivision plat name is not duplicative and the plat otherwise satisfies the provisions of ORS 92.090(1).

The proposed partition is not a subdivision, and this section is not applicable.

- (4) The streets and roads are laid out so as to conform to subdivision plats, which are 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.

No new streets or amended street alignments area proposed, and this section is not applicable.

- (5) A detailed narrative description demonstrating how the proposal conforms to all applicable code sections and design standards.

The applicant has provided this information in the materials submitted for the land use application.

The Planning Commission finds that, as conditioned, these criteria are met.

10. MMC Section 17.20 Preliminary Plat

MMC 17.20 contains the information required for a preliminary plat application.

The materials submitted by the applicant satisfy the requirements of this chapter.

The Planning Commission finds that these requirements are met.

11. MMC Section 17.28 Design Standards

- 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 partition conforms with all applicable City criteria and standards with the exception of the variance request for the rear yard of the existing house.

- 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 in finding 6, the proposed partition complies with Chapter 19.700. Utilities and work within the right-of-way will be reviewed by the Milwaukee 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.

As approved by this action, the proposed parcels have adequate size and dimensions for development and uses allowed in the R-7 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 of either parcel.

- (4) MMC 17.28.040.D allows lot shape standards to be varied pursuant to MMC 19.911.

The applicant has requested a variance to the minimum rear yard setback standard of the R-7 Zone, which is being processed pursuant to MMC 19.911.

- (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 a double or reversed frontage on more than one 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 one street.

The minimum street frontage standard for the R-7 Zone is 35 ft (MMC 19.301.4, Table 19.301.4). Parcel 1 only has street frontage along SE 55th Ave with over 60 ft of frontage. Parcel 2 contains the existing house, which has access via SE Monroe Street, where it has over 100 ft of street frontage. As established in Finding 5.b, these frontages meet the minimum required street frontage in the R-7 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.

- e. MMC 17.28.070 prohibits flag lots in new subdivisions and subdivisions platted after August 20, 2002.

The proposed land division would create 2 lots and is not a subdivision.

The Planning Commission finds that these standards are met.

12. MMC Section 17.32 Improvements

- a. MMC 17.32 described required public improvements.

The applicant proposes to dedicate right-of-way of constructing street and sidewalk improvements.

The Planning Commission finds that these standards are met.

13. The application was referred to the following departments and agencies on March 31, 2016:

- Milwaukie Engineering Department
- Clackamas County Fire District #1
- Linwood Neighborhood District Association Chairpersons and Land Use Committees
- Clackamas County
- Metro

The comments received are summarized as follows:

- Clackamas County Fire District #1 indicated it had no comments or concerns (via email from Matt Amos, Fire Inspector).
- The Milwaukie engineering Department submitted recommended findings and conditions of approval in a memorandum dated April 14, 2016.

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 and deemed complete on March 22, 2016, 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 MLP-2015-004 and VR-2016-001.
3. Prior to approval of the final plat, the following shall be resolved.
 - a. Dedicate 5 ft of Right-of-Way along the frontage of both lots on SE 55th Ave, and 10 ft of Right-of-Way along the frontage of the existing lot on SE Monroe Street.
 - b. Amend the dimensions of Parcel 1 to meet the minimum lot size requirement of 7,000 square feet in the R-7 Zone. The rear yard setback for Parcel 2 may be reduced from 5.5 feet as necessary to satisfy the minimum lot size requirement for Parcel 1.
 - c. Remove all signs, structures, or vegetation in excess of 3 ft in height located in "vision clearance areas" at intersections of streets, driveways, and alleys 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.
 - b. Construct a driveway approach to meet all guidelines of the Americans with Disabilities Act (ADA) to the new lot on SE 55th Ave. The driveway approach apron shall be between 9 ft and 20 ft in width and least 7.5 ft from the side property line, and shall be constructed in conformance with Milwaukie Public Works Standards.

Additional 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 point in the development and permitting process.

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.
3. Prior to commencement of any earth-disturbing activities, the applicant shall obtain an erosion control permit.
4. Development activity on the site shall be limited to 7 a.m. to 10 p.m. Monday through Friday and 8 a.m. to 5 p.m. Saturday and Sunday, per MMC Subsection 8.08.070(l).



Dennis Egner, AICP
Planning Director

cc: Trisha Clark, NW Land Consulting, PO Box 230121, Portland, OR 97281
Joseph Taylor, Wildcard Investments, LLC, PO Box 66406, Portland, OR 97290
Planning Commission (*via e-mail*)
Alma Flores, Community Development Director (*via e-mail*)
Chuck Eaton, Engineering Director (*via e-mail*)
Chrissy Dawson, Engineering Technician II (*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: Linwood(*via e-mail*)
Interested Persons
Land Use File(s): MLP-2015-004