



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206

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Application Referral

DATE SENT: December 31, 2015	ADMINISTRATIVE DECISION
COMMENTS DUE: January 14, 2016	TENTATIVE DATE: January 21, 2015
Site location: 8908 SE 55 th Ave	Review type: Type II
Applicant: Yachin Hillebrand	File #(s): DEV-2015-009, NR-2015-009
Applicant phone: 503-473-5013	Application type(s): Development Review, Natural Resources Review

TO:

CD Director (cover sheet only)

Engineering Dept: Chrissy Dawson, Tech II

Building Official Police Chief

Planning Director City Attorney

City Manager PW Operations

CFD#1: Mike Boumann and Matt Amos

NDA Chair & LUC: Lewelling

NDA program manager (cover sheet only)
Jason Wachs

Clackamas County: Kenneth Kent

Metro: Paulette Copperstone

ODOT: Marah Danielson

TriMet: Heather Boll

Other:

FROM:

Li Alligood, Senior Planner, 503-786-7627
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 Planning Department
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PROPOSAL: **ZONE: M**

The applicant proposes to construct a new 4,200 sq ft metal industrial/office building on the site. The size is zoned Manufacturing Zone M and was previously developed with a single-family dwelling. The dwelling has been demolished and the site is currently vacant. The site is located within the 100-year flood plain, and the eastern portion of the site is located within a mapped Habitat Conservation Area (HCA). The applicant has submitted a Construction Management Plan for work within and within 100 ft of the HCA. The applicant will be required to construct a half-street improvement along the site's 55th Ave frontage (travel lane, gutter, curb, planter strip/stormwater treatment facility, and sidewalk).

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

- MMC 19.309 Manufacturing Zone M
- MMC 19.402 Natural Resources
- MMC 19.500 Supplementary Development Regulations
- MMC 19.600 Off-Street Parking and Loading
- MMC 19.700 Public Facility Improvements