



October 7, 2016

Kurt Dalbey
Mission Homes NW, LLC
PO Box 1689
Lake Oswego, OR 97035

File: #VR-2016-001 (Master File #S-2016-001)

Site: 5126 SE King Rd.

Dear Mr. Dalbey:

Please be advised that the above-referenced land use application has been deemed complete as of the date on this letter, in accordance with Milwaukie Municipal Code (MMC) Subsection 19.1003.3 and Oregon Revised Statutes 227.178. The 120-day deadline by which the City must take final action is February 4, 2017.

A hearing on your application by the Milwaukie Planning Commission is tentatively scheduled for November 22, 2016. We will contact you if there is a change in the hearing date.

Approvability Items

The following items are approvability items, not completeness items. They are listed here for your information and should be resolved at the beginning of the review process so that staff has sufficient time to analyze your proposal and formulate a recommendation with regard to approvability.

1. Access Spacing

The application results in access spacing for the four accesses as follows:

- Commercial DW (5' proposed, 600' requirement) – TL 6500
- Residential DW (24' proposed, 45' requirement) – TL 7000
- Residential DW (25' proposed, 45' requirement) – TL 6404
- Residential DW (77' proposed, 45' requirement) – TL 6405

As indicated, the proposed intersection location makes three of the four driveways non-conforming with MMC 12.16.040. The new driveway proposed for TL 7000 on the new public street will be required to comply with 12.16.040. MMC 12.16.040.B.2 specifies the requirements for modification of access spacing.

Please submit complete supplemental information as specified in MMC 12.16.040.B.2 in order to modify the access spacing and satisfy the criteria for the requested variances and a design substitution in accordance with Section 1.0060 of the Public Works Standards.

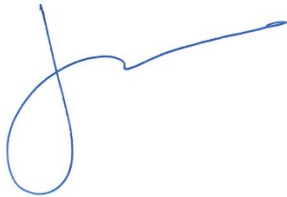
2. Variance request

As noted above, the proposed intersection location creates a non-conforming situation relative to MMC 12.16.040. The new driveway proposed for TL 7000 on the new public street will be required to comply with 12.16.040. The proposal also affects an existing commercial accessway to the north, as indicated above. In accordance with 12.16.050 the remaining two accesses require a variance to comply with MMC 12.16.040.

If you decide to withdraw your application before a decision is rendered, please be aware that application fees are nonrefundable. The City may retain some or all of the deposits for technical reviews, such as traffic studies or natural resource studies, based on actual costs incurred by the City.

If you have any questions or concerns, you can call me at 503-786-7653 or email me at koliasv@milwaukieoregon.gov.

Sincerely,



Vera Kolias, Associate Planner

cc: Ken Sandblast, AICP (Westlake Consultants, Inc. 15115 SW Sequoia Parkway, Suite 150,
Tigard, OR 97224)
Dennis Egner, FAICP, Planning Director
Chuck Eaton, Engineering Director
File(s): VR-2016-007