



**PLANNING DEPARTMENT**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206

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 E-MAIL: [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov)

# Application Referral

<b>DATE SENT:</b> July 27, 2016	<b>PLANNING COMMISSION HEARING</b>
<b>COMMENTS DUE:</b> August 10, 2016	<b>TENTATIVE DATE:</b> September 13, 2016
<b>Site location:</b> 5126 SE King Rd	<b>Review type:</b> Type III
<b>Applicant:</b> Kurt Dalbey, Mission Homes, LLC	<b>File #(s):</b> S-2016-001
<b>Applicant phone:</b> 503-781-1814	<b>Application type(s):</b> Subdivision

## TO:

- CD Director (cover sheet only)
- Engineering Dept. (cover sheet only)  
Alex Roller, Engineering Technician II
- Building Official (cover sheet only)       Police Chief
- Planning Director       City Attorney
- City Manager       PW Operations
- CFD#1: Mike Boumann and Matt Amos
- NDA Chair & LUC: Linwood, Lewelling, Hector Campbell
- NDA program manager (cover sheet only)  
Jason Wachs
- Clackamas County: Kenneth Kent
- Metro: Paulette Copperstone
- ODOT: Marah Danielson
- TriMet: Grant O'Connell
- Other:

## FROM:

Vera Kalias, Associate Planner, 503-786-7653  
[kaliasv@milwaukieoregon.gov](mailto:kaliasv@milwaukieoregon.gov)

Planning Department

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## PROPOSAL:

**ZONE: R-5**

Applicant seeks approval for a subdivision comprised of 14 lots and 1 tract on a 2.66 acre property fronting the south side of SE King Rd. 14 new lots ranging in size between 5,008 SF to 6,876 SF will be served by 2 new public streets: SE 51<sup>st</sup> Ave (which will run north-south connecting to SE King Rd) and SE Lewellyn St (which will connect to SE 51<sup>st</sup> Ave near the center of the site). Two existing single-family homes will be removed. City utility services will be provided via an extension of public sanitary sewer and water lines from SE King Rd to serve all of the proposed new lots.

**Please comment on the following applicable code sections (if no comment, please respond in kind to [kaliasv@milwaukieoregon.gov](mailto:kaliasv@milwaukieoregon.gov)):**

- MMC 12.16 Access Management
- MMC 12.24 Clear Vision at Intersections
- MMC 17.12 Application Procedure and Approval Criteria - Land Division
- MMC 17.20 Preliminary Plat
- MMC 17.28 Design Standards
- MMC 17.32 Improvements
- MMC 19.301 Low Density Residential Zones

- MMC 19.500 Supplementary Development Regulations
- MMC 19.600 Off-street Parking
- MMC 19.700 Public Facility Improvements
- MMC 19.1006 Type III Review
- MMC 19.1200 Solar Access Protection