



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206

PHONE: 503-786-7630
 FAX: 503-774-8236
 E-MAIL: planning@milwaukieoregon.gov

Application Referral

DATE SENT: May 17, 2017	PLANNING COMMISSION HEARING
COMMENTS DUE: May 31, 2017	TENTATIVE DATE: June 27, 2017
Site location: 2024 & 2026 SE Eagle St, 11923 SE 21 st Ave	Review type: Type III
Applicant: Bradley Smith	File #(s): WG-2017-002, VR-2017-005
Applicant phone: (503) 803-1224	Application type(s): Willamette Greenway Review, Variance Request

TO:

- CD Director (cover sheet only)
- Engineering Dept.
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: Island Station
- NDA program manager (cover sheet only)
Jason Wachs
- Clackamas County: Kenneth Kent
- Metro: Paulette Copperstone
- ODOT: Region 1 Development Review
- TriMet: Transit Development Group
- Other: Oregon Parks & Recreation Dept. (certified mail)

FROM:

Brett Kelter, Associate Planner, 503-786-7657
kelverb@milwaukieoregon.gov

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- Other: Department of State Lands (cover sheet only)
- Other: Oregon Dept. of Fish & Wildlife (cover sheet only)
- Other: Oregon Marine Board (cover sheet only)

PROPOSAL:

ZONE: R-5

Build new single-family houses on each of 3 existing vacant lots, with variance requests to reduce the street-side yard setback for one lot and to reduce the front yard setback for two of the lots

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

- Milwaukie Municipal Code (MMC) Section 19.1006 Type III Review
- MMC Section 19.301 Low Density Residential Zones (including R-5)
- MMC Section 19.401 Willamette Greenway Zone (WG)
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.905 Conditional Uses
- MMC Section 19.911 Variances