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: September 13, 2017 **COMMENTS DUE: September 27, 2017**	**PLANNING COMMISSION HEARING** **TENTATIVE DATE: October 24, 2017**
Site location: 11159 SE Maplehurst Rd	**Review type:** Type III
Applicant: Hayes McCoy	**File #(s):** S-2017-003, VR-2017-010
Applicant phone: (541) 923-7554	**Application type(s):** Subdivision (preliminary plat), Variance Request
Application webpage: https://www.milwaukieoregon.gov/planning/s-2017-003	

TO:

- ☒ CD Director (cover sheet)
- ☒ Engineering Dept. Alex Roller, Engineering Tech. II
- ☒ Building Official (cover sheet)   ☐ Police Chief (cover sheet)
- ☒ Planning Director   ☒ City Attorney
- ☐ City Manager   ☒ PW Ops (cover sheet)
- ☒ CFD#1: Mike Boumann and Matt Amos
- ☒ NDA Chair & LUC: Linwood
- ☒ NDA Program Manager (cover sheet)
- ☐ Design & Landmarks Committee
- ☐ Clackamas County: Kenneth Kent
- ☐ Metro: Paulette Copperstone
- ☐ ODOT: ODOT R1 Development Review
- ☐ TriMet: Transit Development Group
- ☒ Other: Rob Livingston, COM Environmental Services coordinator (cover sheet) *electronic copy to follow*

FROM:

Brett Kelver, Associate Planner, 503-786-7657

kelverb@milwaukieoregon.gov

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- ☒ Other: North Clackamas School District (cover sheet)
- ☒ Other: Patricia Holloway, Southgate Planning Association

PROPOSAL: **ZONE:** R-7

Subdivide the subject property to create 11 developable lots, with a variance request to reduce the rear yard setbacks of all lots from 20 ft to 15 ft.

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

- Milwaukie Municipal Code (MMC) Title 17 Land Division
- MMC Section 19.301 Low Density Residential Zones (incl. R-7)
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.911 Variances
- MMC Chapter 19.1200 Solar Access Protection