



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7630
 planning@milwaukieoregon.gov

Application Referral

DATE SENT: August 16, 2018	PLANNING COMMISSION HEARING
COMMENTS DUE: August 30, 2018	TENTATIVE DATE: September 25, 2018
Site location: 6115 SE Harmony Rd	Review type: Type III
Applicant: Steve Kay, Cascadia Planning & Development Services (applicant's rep)	File #(s): VR-2018-005 (master file), NR-2018-005, DEV-2018-006
Applicant phone: 503-804-1089	Application type(s): Variance Request, Natural Resource Review, Development Review
Application webpage: www.milwaukieoregon.gov/planning/vr-2018-005	

TO:

- CD Director (cover sheet)
- Engineering Dept. Planning Director
- Building Official Police Chief (email)
- ROW Coord. (for WCF) PW Director (email)
- City Manager City Attorney
- CFD#1: Mike Boumann and Matt Amos
- NDA Chair & LUC: Linwood
- NDA Program Manager (email)
- Design & Landmarks Committee
- Clackamas County: Kenneth Kent
- Metro: Paulette Copperstone
- ODOT: ODOT R1 Development Review
- TriMet: Transit Development Group (email)
- Other: Doug Baer, Oregon Marine Board

FROM:

- Denny Egner, Planning Director, 503-786-7654
 egnerd@milwaukieoregon.gov
 Planning Department
 6101 SE Johnson Creek Blvd
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 PHONE: (503) 786-7630
 planning@milwaukieoregon.gov
- On-Call NR Consultant
 - COM Erosion Control Specialist (email)
 - Anita Huffman, DSL Wetlands & Waterways
 - Kathy Schutt, Oregon Parks & Recreation
 - North Clackamas School District (cover sheet)
 - Waste Management

PROPOSAL:

The proposed development is a 15-unit multifamily structure and includes variances for the side-yard height plane standard, parking lot landscaping requirements, and front yard setback. Project will disturb a portion of the Water Quality Resource vegetated corridor along Minthorn Creek, with native vegetation planted as mitigation. The proposed structure is subject to the City's design guidelines for multifamily housing

ZONE: R-2

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

- MMC Section 19.302 Medium & High Density Residential Zones (incl. R-2)
- MMC Section 19.402 Natural Resources
- MMC Chapter 19.500 Supplementary Development Regulations
- MMC Subsection 19.505.3 Design Standards for Multifamily Housing
- MMC Chapter 19.600 Off-Street Parking and Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.906 Development Review
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review