

MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 planning@milwaukieoregon.gov

Preapplication Request Form

File #: **21-006PA**

Meeting Date: 10 / 14 / 21 **Time:** 10 a.m. **Location:** 6101 SE Johnson Creek Blvd **Today's Date:** 9 / 27 / 21

Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.

The purpose of the preapplication conference is to acquaint the applicant or applicant's representative with the requirements of the municipal code in preparation for submission of a land use application, including relevant approval criteria, development standards, and procedures. The preapplication conference is not an exhaustive review of all potential issues or requirements. Furthermore, the information provided by the City is not binding, and it does not preclude the City from raising new issues or identifying additional requirements during the land use review process. (MMC 19.1002 Preapplication Conference)

Although the primary purpose is as stated above, preapplication conferences may also be used as part of a due diligence process to obtain a higher degree of certainty about a property development. An applicant is not required to be the property owner to request a preapplication conference.

SITE INFORMATION:

Site Address: 5053 SE King Map & Tax Lot(s): 1 2E 30CD # 6100 Zone: R5

PROPOSAL (brief description):

3 Parcel Minor Land Partition, Existing House will be Renovated and will Remain

Existing Access will be removed, and new access point to be located near Easterly Property Line.

APPLICANT:

Project Contact Name: John DeJong Company: Tech. Engineering

Mailing Address: PO Box 80483, Portland Oregon Zip: 97280

Phone(s): (503) 819- 6494 Email: technicalengineeringinc@yahoo.com

of Expected Attendees: 3 Owner Architect Contractor
 Representative Engineer Other: RE agent

REQUESTED MEETING TYPE:

- Preapplication Meeting—1st meeting free; 2nd meeting \$50; Subsequent meetings \$100/mtg.**
 - Optional meeting with 2 City staff. No meeting notes are provided by staff.
 - Staff will coordinate meeting date and time once Submittal Information (listed on reverse) is received.
- Preapplication Conference—\$200**
 - Optional or required meeting with 3 or more staff. Meeting notes are provided by staff 2 weeks after the conference.
 - City staff from the Planning, Building, Engineering, and Public Works departments usually attend. Other public agencies (such as the Fire District) may attend as necessary.
 - Appointment times are Thursdays from 10:00 a.m.–11:00 a.m.
 - Appointments are scheduled on a first-come, first-served basis. Preapplication Requests must be submitted during counter hours, and by 12:30 p.m. every Thursday for the first appointment available.
 - Appointments must be made no less than **three weeks** before the desired meeting date for **Major projects** (e.g. commercial, industrial, multi-family, subdivisions) and no less than **two weeks** in advance of the desired meeting date for **Minor projects*** (e.g. single family, ADUs, partitions).
- Transportation Impact Study Review—\$100**
 - Mandatory second meeting if the project requires a Transportation Impact Study (TIS).
 - To be scheduled after completion of a TIS by the applicant's engineer.

IMPORTANT INFORMATION ON REVERSE SIDE

PREAPPLICATION REQUEST CHECKLIST:

Once submitted, application materials and applicant information become public record as well as constitute permission for staff to access the site in preparation for the meeting/conference.

Preapplication Meeting: Please submit 3 hard copies of the required information.

Minimum Requirements:

- Completed Request Form and accompanying fee (if any)
- Preliminary site plan and building plans, showing existing and proposed features. (Plans do not need to be professionally prepared, just accurate and reliable.)
- A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
- A list of all questions or issues the applicant would like the City to address.

Preapplication Conference: Please submit 8 hard copies and 1 electronic copy of the required information. Please refer to the [Development Project Checklist](#) for a list of items that may be applicable to your project.

Minimum Requirements

- Completed Request Form and accompanying fee.
- Narrative: A detailed description of your proposal and any specific questions you have. Include a brief description of the physical context of the site, including a map showing the site and surrounding properties.
- A list of all questions or issues the applicant would like the City to address.
- Proposed elevations
- Site/Plot Plan (8½ x 11 or 11 x 17) that includes (if applicable)
 - Parcel and building setback dimensions
 - Existing and proposed structures
 - Location and dimension of existing and proposed easements, access, and driveways
 - Location of existing and proposed utilities: storm, sanitary sewers, and water (including size of service and street location)
 - Width of adjacent right-of-way
 - Existing streets abutting the property
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building)
 - Slope map (if slope is 25% or more)
 - Significant tree locations (all trees with a caliper over 6 inches)
 - Proposed stormwater detention system with topographic contours
 - Location of onsite and adjacent natural resources
 - Circulation system for vehicles, pedestrians, and bicycles

For Office Use Only:

- *Project Type:** Minor Developments (e.g. single family, ADUs, partitions): 2 weeks required for review
 Major Developments (e.g. commercial, industrial, multi-family, subdivisions): 3 weeks required for review
- Routing: File Planning (2) Engineering (2) Building
 Development Manager Public Works Fire CD Director (development)



September, 2021

5053 SE KING RD,
MILWAUKIE, OR,
97222

Clackamas County

T1S R2E S30

Latitude: 45.448467, Longitude: -122.611276

TAXLOT INFORMATION

Tax Lot ID:	12E30CD06100
R Number:	79818
Tax Lot Size:	0.67 acres
Building Area	1375

NARRATIVE for 3 Parcel MLP at
5053 SE King Road, Milwaukie 97222

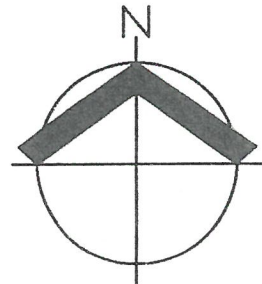
The applicant is proposing a 3 parcel MLP on this rectangular parcel of land on the North side of SE King Road, the topography is fairly level, with slight rise (2% to 5%) from south to north. The existing house is proposed to be renovated and will remain, one large tree, identified as 41" maple/ oak will be removed, all other significant trees are proposed to be retained. The existing access near the westerly property line will be removed, and a new access, constructed to current City of Milwaukie standards, will be constructed near the Easterly property line. This new access onto SE King will serve as the access point for all 3 parcels. All new parcels will be connected to public sewer, storm and water. Said public utilities are all located within the SE King Road existing ROW. The new houses, constructed on Parcels 1 and 3 will have a LIDA (private storm water treatment) facility to treat new impervious areas prior to discharge into the City's public storm system.

Sincerely,

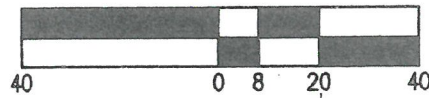
John DeJong
Tech. Engineering

TOWN AND COUNTRY NO.3

DOC. N
DOC. N



SCALE: 1" = 40 FEET



DOC. NO.2004-115490

DOC. N



51ST AVENUE

SE KING ROAD (CR # 132)

SE HOME AVE.
(CR # 2353)

5053 SE KING RD,
MILWAUKIE, OR,
97222

Clackamas County

T1S R2E S30

Latitude: 45.448467, Longitude: -122.611276

TAXLOT INFORMATION

Tax Lot ID:	12E30CD06100
R Number:	79818
Tax Lot Size:	0.67 acres
Building Area	1375
Market Total Value	\$373,214.00
Land Use	SFR
Year Built	1935



TECH. ENGINEERING
PO Box 80483
Portland, Oregon 97280
Phone (503) 819-6494

Owner - Developer : Renat Zhancius
13486 SE 97th Avenue
Clackamas, Oregon 97015

Project : SE King/ Home MLP
5053 SE King Road
Milwaukie, Oregon 97222

Sheet Title : Aerial Photo of
Existing Conditions

Drawn By : JDJ

Checked By : TLA

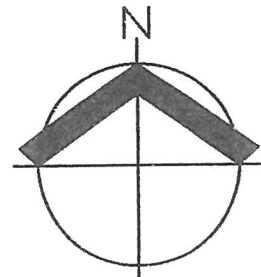
Date : August, 2021

Project : 5053 - 21

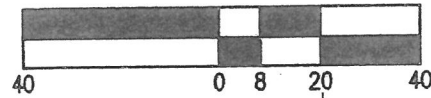
Sheet 3 of 6

TOWN AND COUNTRY NO.3 BLK. 2

DOC. NO.86-38663
DOC. NO.2004-111858



SCALE: 1" = 40 FEET



5027 SE KING RD

DOC. NO.2004-115490

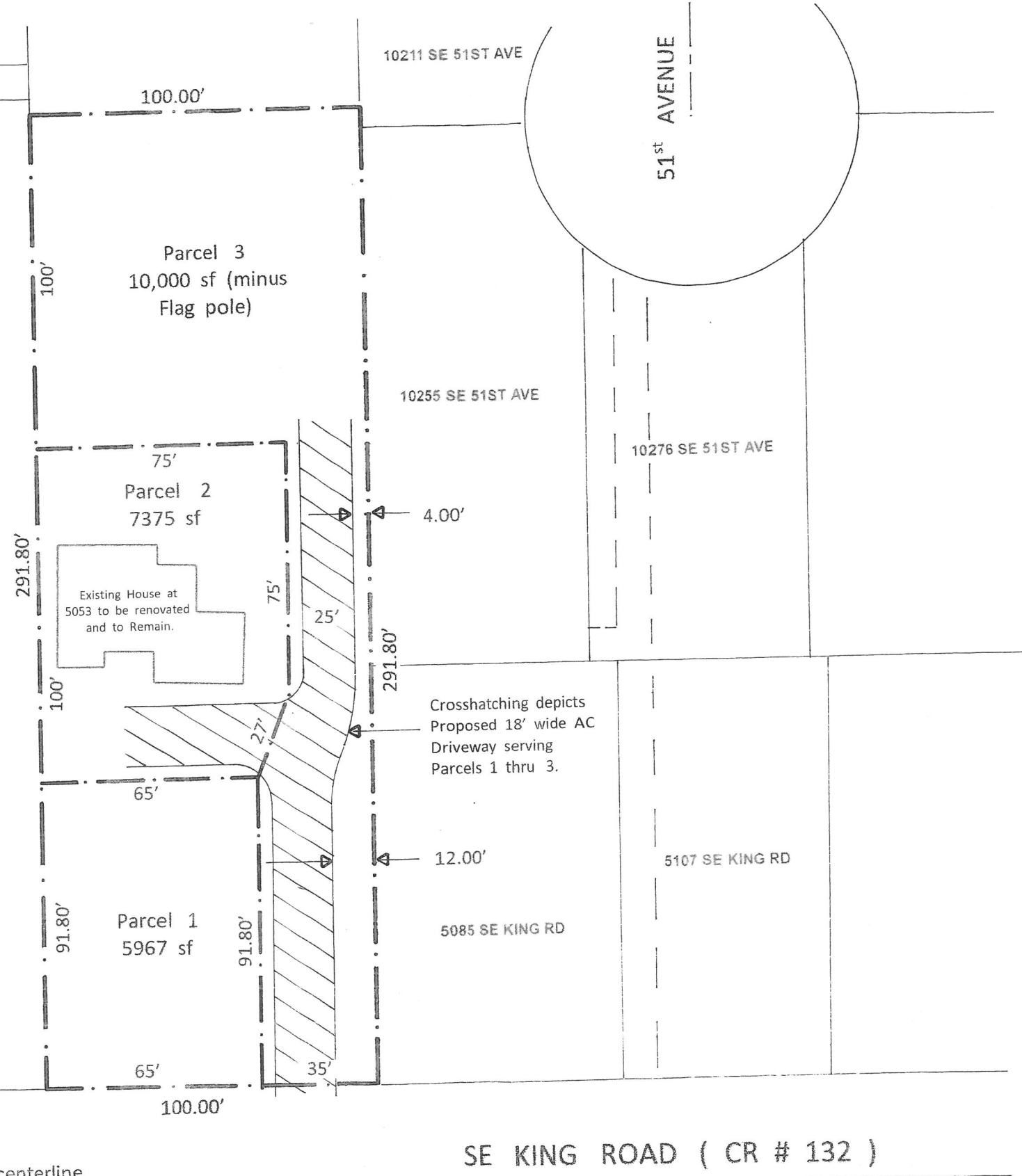
DOC. NO.2005-024995

NOTES :

Existing Driveway at westerly Side of property to be removed and new access to be constructed as depicted on this plan.

The existing house at 5053 SE King will remain, all other outbuildings to be removed.

Existing 41" Oak/ Maple Tree Proposed to be removed, all Other trees shown on the Existing Conditions Plan are Proposed to be retained.



SE KING ROAD (CR # 132)

SE HOME AVE.
(CR # 2353)

MINTHORN ADDITION BLK 10

5053 SE KING RD,
MILWAUKIE, OR,
97222

Clackamas County
T1S R2E S30
Latitude: 45.448467, Longitude: -122.611276

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Owner - Developer :	Renat Zhancius 13486 SE 97 th Avenue Clackamas, Oregon 97015
Project :	SE King/ Home MLP 5053 SE King Road Milwaukie, Oregon 97222

Sheet Title : Preliminary Plat

Drawn By :	JDJ
Checked By :	TLA
Date :	August, 2021
Project :	5053 - 21
Sheet	4 of 6