



CITY OF MILWAUKIE

June 6, 2024

Daniel Marsh and Chuck Dougherty
19120 SE 34th St, Suite 115
Vancouver, WA 98683

Re: Preapplication Report

Dear Daniel Marsh and Chuck Dougherty:

Enclosed is the Preapplication Report Summary from your meeting with the City on 5/23/2024, concerning your proposal for action on property located at 5700 SE Johnson Creek Blvd.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of 2 years from the date of the conference. If a land use application or development permit has not been submitted within 2 years of the conference date, the Planning Manager may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Manager may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

Emilie Bushlen
Administrative Specialist II



CITY OF MILWAUKIE
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
planning@milwaukieoregon.gov
building@milwaukieoregon.gov
engineering@milwaukieoregon.gov

Preapplication Conference Report

Project ID: 24-007PA

This report is provided as a follow-up to the meeting that was held on 5/23/2024 at 10:00 AM

The Milwaukie Municipal Code is available here: <https://ecode360.com/44342404>

APPLICANT AND PROJECT INFORMATION

Applicant:	Daniel Marsh and Chuck Dougherty	Applicant Role: Architect
Applicant Address:	19120 SE 34 th St, Suite 115, Vancouver, WA 98683	
Company:	PM Design Group	
Project Name:	5700 SE Johnson Creek Blvd multi-tenant building	
Project Address:	5700 SE Johnson Creek Blvd	Zone: M
Project Description:	Construct a multi-tenant building for contractors and tradespeople	
Current Use:	Vacant	
Applicants Present:	Daniel Marsh, Chuck Dougherty, Matt Failor	
Staff Present:	Vera Kolas (Senior Planner); Jennifer Backhaus (Engineering Tech III); Jeff Tolentino (Assistant City Engineer); Patrick McLeod (Building Official); Riley Gill (Environmental Services Coordinator)	

PLANNING COMMENTS

Zoning Compliance (MMC Title 19)

<input checked="" type="checkbox"/>	Use Standards (e.g., residential, commercial, accessory)	The property is zoned Manufacturing (M), which permits a variety of manufacturing and industrial uses including contractor base of operations.
<input checked="" type="checkbox"/>	Dimensional Standards	<p>Dimensional standards for the M zone are provided in Milwaukie Municipal Code (MMC) Section 19.309 (specifically in MMC Subsection 19.309.6): https://ecode360.com/43861120.</p> <p>The following standards apply to the property:</p> <p>Front yard: 20 ft</p> <p>Side yard: none, except when abutting a residential district when it must match</p> <p>Rear yard: none, except when abutting a residential district when it must match</p> <p>Street side yard: 10 ft</p> <p>Maximum building height in the M zone is 45 ft.</p> <p>Minimum landscaping = 15%</p>

Land Use Review Process

<input checked="" type="checkbox"/>	Applications Needed, Fees, and Review Type	<p>The proposal is for the development of a new multi-tenant building and parking area.</p> <ul style="list-style-type: none"> • Development Review (Type II): \$1,000 • Natural Resources Review (unless exempt with <150 sq ft of disturbance) (Type I): \$200 <p>Type II Development Review (MMC 19.906: https://ecode360.com/43869398) required because the application is for more than 1,000 sq ft of development in the Manufacturing zone within 120 ft of a residential use.</p> <p>Multiple land use applications are processed concurrently. The lower cost application(s) receive a 25% fee reduction.</p> <p>Land use application: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/42771/landuse_application_rev.pdf.</p>
<input checked="" type="checkbox"/>	Application Process	<p>The applicant must submit a complete electronic copy of all application materials for the City's initial review. A determination of the application's completeness will be issued within 30 days. If the application is deemed incomplete, City staff will provide a list of items to be addressed upon resubmittal.</p> <p>For Type II applications, within 7 days of the application being deemed complete, public notice of the application will be sent to property owners and current residents within 300 ft of the subject property, and a sign with notice of the application must be posted on the site. The application will also be referred to other relevant departments and agencies for review and comment. Parties will have at least 14 days to provide comments before a decision is issued.</p> <p>With Type II review, issuance of a decision starts a 15-day appeal period for the applicant and any party who establishes standing. If no appeal is received within the 15-day window, the decision becomes final. Any appeal of a Type II decision would be heard by the Planning Commission for the final local decision.</p> <p>Development permits submitted during the appeal period may be reviewed but are not typically approved until the appeal period has ended.</p>

Overlay Zones (MMC 19.400)

<input type="checkbox"/>	Willamette Greenway	
<input checked="" type="checkbox"/>	Natural Resources	<p>A small area of Habitat Conservation Area (HCA) is located on the site. The majority of the site is also within 100 ft of a mapped Water Quality Resource Area.</p> <p>If the proposal involves the disturbance of more than 150 sq ft of HCA but is compliant with the nondiscretionary standards provided in MMC 19.402.11.D, then Type I review is required: https://ecode360.com/43869398.</p> <p>The submitted development permits must include a Construction Management Plan: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/36721/nr_const_mgmt_plans_handout.pdf.</p> <p>Interactive online mapping (including natural resource areas): https://milwaukie.maps.arcgis.com/apps/webappviewer/index.html?id=48bfb9fc517446f9cf954d4d1c4413af.</p>
<input type="checkbox"/>	Historic Preservation	
<input type="checkbox"/>	Flex Space Overlay	

Site Improvements/Site Context

<input checked="" type="checkbox"/>	Landscaping Requirements	In the M zone: <ul style="list-style-type: none"> • Minimum vegetation requirement = 15% of lot area
<input checked="" type="checkbox"/>	Onsite Pedestrian/Bike Improvements (MMC 19.504.7)	All developments subject to public transportation facility requirements in 19.700 must provide a system of walkways on the site. The walkways must connect building entrances to one another and to adjacent public streets. Walkways must be constructed with a permeable hard surface material with a minimum width of 5 ft. https://ecode360.com/43868008
<input type="checkbox"/>	Connectivity to surrounding properties	
<input type="checkbox"/>	Flag Lot Design Standards (MMC 19.504.7)	
<input type="checkbox"/>	Building Design Standards (MMC 19.505)	
<input type="checkbox"/>	Downtown Design Standards (MMC 19.508)	
Parking Standards (MMC 19.600)		
<input checked="" type="checkbox"/>	Off-Street Parking Requirements (MMC 19.600)	As of Jan. 1, 2023, the city can no longer require minimum parking for this site. MMC Table 19.605.1 establishes maximum parking quantity requirements. If new off-street parking is provided, it must meet MMC 19.600 regulations, including the provision of electric vehicle charging (MMC 19.605.5) and parking area design and landscaping (MMC 19.606). MMC 19.609 requires that bicycle parking be provided at a ratio of at least 10% of the minimum required vehicle parking for the use. Since no minimum parking is required, then in no case can there be fewer than 2 bicycle parking spaces provided. Effective June 20, 2024, new regulations related to the Climate and Equitable Communities Act will apply to new parking areas, as well as new minimum bicycle parking requirements. Land use applications submitted after the effective date must comply with these new regulations. Revised code information: https://www.milwaukieoregon.gov/planning/za-2022-005 . Current parking code: https://ecode360.com/43862935 If the proposal will have more than the maximum number of parking spaces, then a parking modification application (Type II) would be required: https://ecode360.com/43868585 .
<input checked="" type="checkbox"/>	Multi-Family/Commercial Parking Requirements	See above.
Approval Criteria (MMC 19.900)		
<input type="checkbox"/>	Community Service Use (CSU) (MMC 19.904)	
<input type="checkbox"/>	Conditional Use (MMC 19.905)	
<input checked="" type="checkbox"/>	Development Review (MMC 19.906)	As noted above, Type II Development review is required for the proposal because the application is for more than 1,000 sq ft of development in the Manufacturing zone within 120 ft of a residential use. https://ecode360.com/43869398

<input type="checkbox"/>	Variance (MMC 19.911)	
Land Division (MMC Title 17)		
<input type="checkbox"/>	Design Standards	
<input type="checkbox"/>	Preliminary Plat Requirements	
<input type="checkbox"/>	Final Plat Requirements (See also Engineering Section of this Report)	
Sign Code Compliance (MMC Title 14)		
<input checked="" type="checkbox"/>	Sign Requirements	Signs in the M Zone are regulated by MMC 14.16.050: https://ecode360.com/43858428 .
Noise (MMC Title 16)		
<input checked="" type="checkbox"/>	Noise Mitigation (MMC 16.24)	Note that the City also has a Noise Control ordinance: https://ecode360.com/43856121
Neighborhood District Associations		
<input checked="" type="checkbox"/>	Lewelling	Any City-recognized neighborhood district association whose boundaries include the subject property or are within 300 ft of the subject property will receive a referral and the opportunity to provide comment on the application. Applicants are encouraged to meet with the NDA prior to application submittal: https://www.milwaukieoregon.gov/citymanager/lewelling-nda .
	Choose an item.	
	Choose an item.	
Other Permits/Registration		
<input checked="" type="checkbox"/>	Business Registration	Business registration is required for each business that locates in the proposed development: https://milwaukie.gov/built.com/
<input type="checkbox"/>	Home Occupation Compliance (MMC 19.507)	
Additional Planning Notes		
ENGINEERING & PUBLIC WORKS COMMENTS		
Public Facility Improvements (MMC 19.700)		
<input checked="" type="checkbox"/>	Applicability (MMC 19.702)	MMC 19.702 establishes the applicability of MMC 19.700, including to partitions, subdivisions, replats, new construction, and modification and/or expansion of an existing structure or a change or intensification in use that results in a new dwelling unit, any new increase in gross floor area, and/or in any projected increase in vehicle trips. The proposed development is to construct a new multi-tenant building for contractors and tradespeople, resulting in an increase in trips. MMC 19.700 applies.
<input checked="" type="checkbox"/>	Transportation Facilities Review (MMC 19.703)	A Transportation Facilities Review (TFR) Land Use Application may be required if Clackamas County determines that a TIS is required.

<input checked="" type="checkbox"/>	Transportation Impact Study (MMC 19.704)	A Transportation Impact Study (TIS) may be required by Clackamas County if the development produces 20 or more peak hour trips.
<input checked="" type="checkbox"/>	Agency Notification (MMC 19.707)	The City is required to provide notice to other governmental agencies under certain circumstances. Metro and Clackamas County must be notified if the proposed development is within 200 ft of a designated arterial or collector roadway as identified in Figure 8-1 of the TSP. Johnson Creek Boulevard is classified as an arterial and Stanley Avenue is classified as a collector street. Metro and Clackamas County will be notified. TriMet must be notified if the proposed development is within 200 ft of an existing or proposed transit route as identified on the current TriMet service map and Figure 7-3 of the TSP. Johnson Creek Boulevard is identified as a bus route, TriMet will be notified.
<input checked="" type="checkbox"/>	Transportation Requirements (MMC 19.708)	Access Management: All development subject to MMC 19.700 shall comply with access management standards contained in MMC 12.16. Clear Vision: All developments subject to MMC 19.700 shall comply with clear vision standards contained in MMC 12.24. Right-of-Way dedication on Stanley Avenue will be required as part of this development. Approximately 5.5' of dedication will be required to bring the eastern property in line with the adjacent property to the south. This will allow for future frontage improvements to be constructed on Stanley Avenue. Frontage improvements on Stanley Avenue may include setback concrete sidewalk, new curb and gutter, landscape strips, and street tree planting. Rather than construct these improvements, the City Engineer is recommending payment of a Fee In Lieu of Construction for the entire Stanley Avenue frontage of approximately 114 feet.
<input checked="" type="checkbox"/>	Utility Requirements (MMC 19.709)	A 10-ft public utility easement (PUE) will be required along the Stanley Avenue frontage for this development.
Flood Hazard Area (MMC 18)		
<input checked="" type="checkbox"/>	Development Permit (MMC 18.16.030)	The subject property is located flood hazard zone and a floodplain development permit will be required: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/engineering/page/123586/floodplain_permit_application_rev_10-2019_fillable.pdf . MMC 18.16.030: https://ecode360.com/43859863 Floodplain mapping: https://milwaukie.maps.arcgis.com/apps/webappviewer/index.html?id=170baa6755a44590b4c7ef5c2a62ed5a
<input checked="" type="checkbox"/>	General Provisions (MMC 18.12)	https://ecode360.com/43859957
<input checked="" type="checkbox"/>	Compensatory Storage (MMC 18.20.020)	https://ecode360.com/43860042
<input type="checkbox"/>	Floodways (MMC 18.20.010.B)	
Environmental Protection (MMC 16)		
<input type="checkbox"/>	Weak Foundation Soils (MMC 16.16)	
<input checked="" type="checkbox"/>	Erosion Control (MMC 16.28)	Dust mitigation will be critical to control and mitigate during this work during the dry season due to lack of existing vegetation.

		<p>Construction equipment is permitted to access the work site only at approved construction entrance/exit(s) to reduce track-out and pollution.</p> <p>Erosion control and prevention is required as outlined in MMC16.28</p> <p>Projects that disturb more than 500 square feet within the City of Milwaukie limits require an Erosion Control Permit from the City's Building Department. Even projects that are less than 500 square feet may require a permit based on site conditions and proximity to natural resources such as wetlands and waterways. The applicant must submit an erosion control plan for their project that accurately depicts how sediment will be controlled during the duration of the project.</p> <p>Please review the City's Erosion Control Permit Program Handout for city processes, requirements, and example erosion control plans. The applicant is encouraged to use the City's adopted Erosion Prevention and Sediment Control Planning & Design Manual (2020) for assistance in designing an erosion control plan.</p> <p>Development sites between 1 acre and 5 acres should apply for a 1200-CN permit as outlined on https://www.milwaukieoregon.gov/publicworks/1200cn. Applicants will use the DEQ 1200-C permit application but submit it to the city for review and approval through the Milwaukie Erosion and Sediment Control Program. A 1200-C permit can be found on the DEQ website at https://www.oregon.gov/deq/wa/wapermits/Pages/Stormwater-Construction.aspx. Applicants do not need to submit a permit to DEQ if under 5 acres in site size.</p> <p>For more information, please visit https://www.milwaukieoregon.gov/publicworks/erosion-prevention-and-control or contact erosioncontrol@milwaukieoregon.gov.</p>
<input checked="" type="checkbox"/>	<p>Tree Code (MMC 16.32)</p>	<p>All public trees over 2" in diameter at breast height (DBH) are regulated by the public tree code. Public trees are to be protected through development and included on the inventory and protection plan required by the private development tree code (MMC 16.32.042). Public tree removals require an approved permit for removal, which includes a notice period lasting 14 days but can extend to 28 days if public comment is received.</p> <p>Public trees require a permit for planting (free) – visit milwaukieoregon.gov/trees to learn more.</p> <p>Frontage improvements include tree replanting requirements in the ROW following the public works standards. Public trees may count for partial credit in the development tree code as described in MMC 16.32.042.</p> <p>The tax lot included in the development site will be subject to the development tree code (MMC 16.32.042 A-H) when building permits are submitted. If the lot is divided, the development tree code and the included standards apply to each tax lot independently.</p> <p>The development tree code requires for this development compliance and/or mitigation associated with the following standards:</p> <ul style="list-style-type: none"> - Preservation standard - Planting Standard - Protection Standard - Soil volume standard. <p>For more information on these standards, view the documents attached at the bottom of the residential development tree permits webpage here. Mitigation fees are outlined in the fee schedule. The applicant may seek a variance for one or more of these standards through a Type III variance process (MMC 16.32.042.E)</p> <p>Bonds may be required for tree protection and new plantings as outlined in the fee schedule.</p> <p>Submittal requirements are outlined in MMC 16.32.042.H. An ISA Certified Arborist is required to submit the final documents to the city as defined in MMC 16.32.042. Additional supportive documentation, including canopy lists and tree protection and planting guidance are available at www.milwaukieoregon.gov/sustainability/private-residential-development-tree-permits</p>

		<p>The development tree code application is due at the time of building permit application unless a variance is being requested through the land use application process. Building permits will not be approved without completion and approval of the development tree code application.</p> <p>For more information, please contact urbanforest@milwaukieoregon.gov or call 503-786-7655.</p>
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Public Services (MMC 13)

<input checked="" type="checkbox"/>	Water System (MMC 13.04)	<p>Connection to City utilities is subject to plan and application review. Applications for city utility billing connections shall be made on approved forms: https://www.milwaukieoregon.gov/building/water-connection-application</p> <p>A system development charge and a water service connection fee must be paid prior to any increase in service size or new connection to city water.</p>
<input checked="" type="checkbox"/>	Sewer System (MMC 13.12)	<p>Connection to City utilities is subject to plan and application review.</p> <p>A system development charge must be paid prior to new connections or impacts due to intensification of use to city sanitary sewer.</p> <p>5722 SE Johnson Creek Boulevard appears to have a sanitary sewer lateral that runs through the subject property. Relocation of this lateral may be required as part of this development. A plumbing permit will be required to complete this work.</p>
<input checked="" type="checkbox"/>	Stormwater Management (MMC 13.14)	<p>Stormwater mitigation must meet the city's NPDES permit through design of facilities according to the 2016 City of Portland Stormwater Management Manual.</p> <p>All new impervious surface area more than 500 square feet is required to be treated on site. Stormwater facilities are subject to plan review.</p> <p>A system development charge must be paid prior to building permit issuance.</p>
<input checked="" type="checkbox"/>	System Development Charge (MMC 13.28.040)	<p>All new development or intensification of use shall be subject to system developments charges.</p> <p>Latest charges are determined by the Master Fee Schedule available here: https://www.milwaukieoregon.gov/finance/fees-charges</p>
<input checked="" type="checkbox"/>	Fee in Lieu of Construction (MMC 13.32)	<p>Rather than constructing frontage improvements on the Stanley Avenue frontage, the City Engineer is recommending the applicant pay a Fee In Lieu of Construction.</p>

Public Places (MMC 12)

<input checked="" type="checkbox"/>	Right of Way Permit (MMC 12.08.020)	<p>A Right-of-Way Permit will be required for all utility work within the right-of-way, any new accessway construction at the time of development, and any new connections to the existing sanitary sewer main that runs on the western edge of the property.</p>
<input type="checkbox"/>	Access Requirements (MMC 12.16.040)	<p>Per MMC 12.16.040, private property must be provided street access via accessways (driveways). These driveways must be constructed under a right-of-way permit in accordance with the current Milwaukie Public Works Standards and are subject to plan review.</p> <p>The proposed development may only access Johnson Creek Boulevard with approval from Clackamas County. No changes to the Stanley Avenue access are proposed as part of this development. Any changes to the existing accessway on Stanley Avenue would require a ROW permit and plan review.</p>
<input checked="" type="checkbox"/>	Clear Vision (MMC 12.24)	<p>A clear vision area shall be maintained at all driveways and accessways.</p>

Additional Engineering & Public Works Notes

Utility connections and driveway approach construction can be completed under the same Right-of-Way permit and SDCs will be assessed at the time of building permit submittal. An SDC estimate can be provided upon request. Please note that current SDC rates are only valid for applications received by June 30, 2024.

- **Portland Parks and Recreation (PP&R) regulates the use and crossing of the Springwater Corridor. Information regarding their requirements is as follows:**
 - The Department understands that there is an inactive crossing of the Springwater Trail adjacent to this property. However, in general PP&R seeks to eliminate as many existing crossings of the Springwater Trail as possible, for safety and improved trail user experience. PP&R has worked with adjacent property owners when their property is otherwise landlocked but that does not appear to be the case here. While PP&R supports the utility access, they would likely not support vehicle access across the Springwater Trail corridor, unless the owner has no other access to their property. PP&R asks that the applicant provide information on whether they have legal access to the northwest portion of their property through the adjacent property to the north (owned by Springwater Properties, LLC). Also, the applicant should demonstrate they somehow cannot use the 5-foot wide (approx.) westerly sliver piece of their property to get from SE Stanley Ave to the northwest corner of their property, before PP&R could support granting a legal access crossing of the Springwater corridor.
 - For any work in, or temporary access through, the Springwater Corridor, PP&R will require that the developer obtain a Non-Park Use Permit (NPUP). Information about the process, and the application, can be found at <https://www.portland.gov/parks/non-park-use-permits>. Once they have an application, they will consult with others in Parks to determine whether they can approve the requested uses and under what conditions. Any permanent location of utilities or other improvements, or long term vehicle access, if it were to be approved, would require a long term agreement such as an easement or license agreement. Once they better understand what is needed, they could provide an estimate of associated fees.
- **Clackamas County is the road authority for Johnson Creek Blvd. Information regarding their requirements is attached to these notes.**

BUILDING COMMENTS

All drawings must be submitted electronically through www.buildingpermits.oregon.gov

New buildings or remodels shall meet all the provisions of the current applicable Oregon Building Codes. All State adopted building codes can be found online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>.

All building permit applications are electronic and can be applied for online with a valid CCB license number or engineer/architect license at www.buildingpermits.oregon.gov . Each permit type and sub-permit type are separate permits and are subject to the same time review times and will need to be applied for individually. Plans need to be uploaded to their specific permits in PDF format as a total plan set (not individual pages) if size allows.

Note: Plumbing and electrical plan reviews (when required) are done off site and are subject to that jurisdiction's timelines. The City does not have any control over those timelines, so please plan accordingly.

Site utilities require a separate plumbing permit and will require plumbing plan review. **NOTE:** The grading plan submitted to the Engineering Department does not cover this review.

If you have any building related questions, please email us at building@milwaukieoregon.gov.

Address request form: <https://www.milwaukieoregon.gov/building/new-address-and-street-name-application-form>.

OTHER FEES

<input checked="" type="checkbox"/>	Construction Excise Tax Affordable Housing CET – Applies to any project with a construction value of over 100,000.	Calculation: Valuation *12% (.12)
<input checked="" type="checkbox"/>	Metro Excise Tax	Calculation: Valuation *.12% (.0012)

	Metro – Applies to any project with a construction value of over \$100,000.	
<input checked="" type="checkbox"/>	School Excise Tax School CET – Applies to any new square footage.	Calculation: Commercial = \$0.69 a square foot, Residential = \$1.39 a square foot (not including garages)

FIRE DISTRICT COMMENTS

See the attached memorandum for fire district comments.

COORDINATION WITH OTHER AGENCIES

Applicant must communicate directly with outside agencies. These may include the following:

- Metro
- Trimet
- North Clackamas School District
- North Clackamas Parks and Recreation District (NCPRD)
- Portland Parks and Recreation
- ODOT/ODOT Rail
- Department of State Lands
- Oregon Marine Board
- Oregon Department of Fish and Wildlife (ODOT)
- State Historic Preservation Office
- Clackamas County Engineering

MISCELLANEOUS

State or County Approvals Needed

<input type="checkbox"/>	Boiler Approval (State)	
<input type="checkbox"/>	Elevator Approval (State)	
<input type="checkbox"/>	Health Department Approval (County)	

Arts Tax

<input type="checkbox"/>	Neighborhood Office Permit	
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Other Right-of-Way Permits

<input type="checkbox"/>	Major:	
<input type="checkbox"/>	Minor:	
<input type="checkbox"/>	Painted Intersection Program Permits:	
	<input type="checkbox"/> artMOB Application	
	<input type="checkbox"/> Traffic Control Plan (Engineering)	

<input type="checkbox"/>	Parklet:	
	<input type="checkbox"/> Parklet Application/ Planning Approval	
	<input type="checkbox"/> Engineering Approval	
	<input type="checkbox"/> Building Approval	
<input type="checkbox"/>	Sidewalk Café:	
<input type="checkbox"/>	Tree Removal Permit:	

Infrastructure/Utilities

Applicant must communicate directly with utility providers. These may include the following:

- PGE
- NW Natural
- Clackamas River Water (CRW)
- Telecomm (Comcast, Century Link)
- Water Environmental Services (WES)
- Garbage Collection (Waste Management, Hoodview Disposal and Recycling)

Economic Development/Incentives

<input type="checkbox"/>	Enterprise Zone:	
<input type="checkbox"/>	Vertical Housing Tax Credit:	
<input type="checkbox"/>	New Market Tax Credits:	
<input type="checkbox"/>	Housing Resources:	

PLEASE SEE NOTE AND CONTACT INFORMATION ON THE FOLLOWING PAGE

This is only preliminary preapplication conference information based on the applicant's proposal, and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If a note in this report contradicts the Milwaukie Municipal Code, the MMC supersedes the note. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Patrick McLeod	Building Official	503-786-7611
Harmony Drake	Permit Technician	503-786-7623
Stephanie Marcinkiewicz	Inspector/Plans Examiner	503-786-7636

ENGINEERING DEPARTMENT

Jennifer Garbely	City Engineer	503-786-7605
Jennifer Backhaus	Engineering Technician III	503-786-7608

PLANNING DEPARTMENT

Laura Weigel	Planning Manager	503-786-7654
Vera Kolias	Senior Planner	503-786-7653
Brett Kolver	Senior Planner	503-786-7657
Adam Heroux	Associate Planner	503-786-7658
Ryan Dyar	Associate Planner	503-786-7661

COMMUNITY DEVELOPMENT DEPARTMENT

Joseph Briglio	Community Development Director	503-786-7616
Mandy Byrd	Development Programs Manager	503-786-7692
(vacant)	Housing & Econ. Dev. Prog. Mgr.	503-786-7627
Emilie Bushlen	Administrative Specialist II	503-786-7600
Petra Johnson	Administrative Specialist II	503-786-7600

SUSTAINABILTY DEPARTMENT

(vacant)	Climate & Natural Resources Mgr.	503-786-7668
Courtney Wilson	Urban Forester	503-786-7655
Riley Gill	Environmental Services Coordinator	503-786-7656

CLACKAMAS FIRE DISTRICT

Shawn Olson	Lieutenant Deputy Fire Marshal	shawn.olson@ClackamasFire.com
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Pre-Application Comments

To: City of Milwaukie

From: Shawn Olson, Fire Marshal, Clackamas Fire District #1

Date: 5-29-2024

Re: 24-004PA-5700 SE Johnson Creek Blvd

This review is based upon the current version of the Oregon Fire Code (OFC), as adopted by the Oregon State Fire Marshal's Office. The scope of review is typically limited to fire apparatus access and water supply, although the applicant must comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the fire code official. The following items should be addressed by the applicant:

Fire Apparatus Access:

1. Fire department access to be established within 150' of all portions of a structure.
2. Fire department access roads greater than 150', require a fire department turnaround. Please include this dimension on the submitted access and water supply site plan.
3. All fire department access roads to have minimum turning inside turning radius of 28' and outside radius of 48'.
4. Building 30' or higher, require aerial apparatus access. Roads to be 26' wide.
5. No parking fire lanes to be painted red. Curbs to be painted on one side for roads 26-32' feet wide or 26' wide or less, no parking on both sides.
6. Gates across access roads must be pre-approved by the Fire District.
7. All gates over a fire department access road shall have a means for fire access, such as a Knox Box. Electronic gates will have manual override switches.
8. Access roads shall be constructed to withstand 75,000 lbs.
9. Provide address numbering that is clearly visible from the street for all buildings.

Special Notes:

1. No secondary access is required for this site.
2. Specifications for fire sprinklers systems or available fire flows will be obtained by the designer or applicant. A third-party fire sprinkler contractor can be hired to flow test the closest fire hydrant to determine available fire flows.

Water Supply:

1. Fire Hydrants, Commercial Buildings: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.

Note: This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system. All new buildings shall have a firefighting water supply that meets the fire flow requirements of the Fire Code Appendix B.

2. Maximum spacing between hydrants on street frontage shall not exceed 500 feet. Additional private on-site fire hydrants may be required for larger buildings. Fire sprinklers may reduce the water supply requirements.
3. Fire department connections are to be labeled with the building number or address that it serves.
4. The fire department connection for any fire sprinkler system shall be placed as near as possible to the street, and within 100 feet of a fire hydrant
5. Minimum fire flow requirements shall be met according to Appendix B of the Oregon Fire Code (22).
 - a. Reductions are allowed when the building is provided with a full fire sprinkler system. (Table B105.2)
 - b. Provide fire hydrant flow testing from the closest fire hydrant. Minimum GPM is 1,500 to meet fire flow.

When ready, submit all fire apparatus access and water supply plans to: [Fire Apparatus Access/Water Supply Plan Submittal](#)

If you have questions, please contact Clackamas Fire District @503-742-2663 or email at shawn.olson@clackamasfire.com



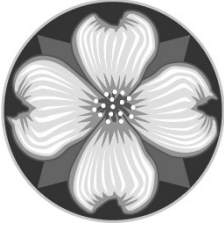
DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

TO: City of Milwaukie, Planning
FROM: Kenneth Kent, Clackamas County Development Engineering,
DATE: May 21, 2024
RE: 24-007PA – Multi-Tenant Building – 5700 SE Johnson Creek Boulevard, Tax Lot 22E01C 00307

This office has the following comments pertaining to this proposal:

1. The project site has an existing access to SE Johnson Creek Boulevard, which is a minor arterial roadway under the jurisdiction of Clackamas County. The access crosses the City of Portland property containing the Spring Water Corridor multi-use trail. It appears that the access is gated and does not serve as a primary access.
2. Clackamas County has adopted standards that require access to be taken from the lower function classification roadway when available. The property appears to currently use SE Stanley Avenue as the primary access. SE Stanley Avenue is designated a collector roadway, which is a lower functional classification roadway. Redevelopment of the site should continue to use SE Stanley for access.
3. Based on the proposed site plan, it appears no access will be provided from SE Stanley Avenue. If primary access is proposed to SE Johnson Creek Boulevard, the applicant will be required to submit a Design Modification application to Clackamas County Development Engineering for consideration of whether access can be permitted, as proposed.
4. Access to SE Johnson Creek Boulevard from the site will require verification of an access easement over the City of Portland property.
5. Provide additional information on total building square footage and anticipated uses. Where the proposed development will generate 20 or more peak hour vehicle trips, a traffic impact study (TIS) is required. Coordinate with Christian Snuffin - 503-742-4716, CSnuffin@clackamas.us, regarding scoping for a TIS.
6. Access onto SE Johnson Creek Boulevard will be required to provide minimum intersection sight distance. Based on the posted speed of 35 MPH, a minimum 395 feet of sight distance is required to the east and west. Sight distance is measured 14.5 feet back from the travel lane/fog line, at a height of 3.5 feet, to a height of 3.5 feet in the center of the oncoming travel lane.
7. If any work is proposed within the right-of-way of SE Johnson Creek Boulevard, a permit will be required from Clackamas County Development Engineering.



MILWAUKIE BUILDING DIVISION
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7623
 building@milwaukieoregon.gov

COMMERCIAL FEE ESTIMATE QUESTIONNAIRE

Please complete the following form for each structure. The more accurate information you can provide, the closer we can estimate your fees.

Project Address: _____

Project Name: _____

Project Type (apartments, retail, school, mixed use, etc): _____

Is this: A New Structure A Remodel An Addition (Adding Square Feet)

Groups, Types of Construction, and Square Footages:

Groups: (A-1, B, F-2, etc)	Types of Construction: (IA, IIB, IIIA, VA, etc)	Square Feet:	Occupant Loads:

Valuations:

*Please complete all sections that are applicable:

Over All Project Valuation:	
Square footage of buildings to be demolished:	
Valuation for the Mechanical Portion:	
Valuation for the Fire Sprinkler Portion:	
Valuation for the Fire Alarm Portion:	
Valuation for the Fire Line Portion:	
Plumbing Permit (Interior) Fees:	Please see application for fees
Plumbing Permit (Exterior) Fees:	Please see application for fees
Valuation for the Med Gas Portion:	
Electrical Permit:	Please see application for fees
SDC's (System Development Charges):	Please contact Engineering for fees
Acres of land you are disturbing:	
Number of cubic yards are you cutting/filling:	
Number of deferred submittals:	

*This estimate is based on one contractor doing each permit type. A separate permit for each type will be required for each separate contractor which could cause fees to increase (example: two different mechanical contractors will require two separate permits for their portions of work).

This form is for estimate purposes ONLY and does not include fees such as additional revision fees, reinspection fees, investigation fees, etc. that are not included in basic permit fees. Fees are subject to change.