

MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Primary File #: MHLD-2024-001

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Amendment to Maps and/or <ul style="list-style-type: none"> <input type="checkbox"/> Comprehensive Plan Map Amendment <input type="checkbox"/> Zoning Text Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Code Interpretation <input type="checkbox"/> Community Service Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Development Review <input type="checkbox"/> Director Determination <input type="checkbox"/> Downtown Design Review <input type="checkbox"/> Extension to Expiring Approval <input type="checkbox"/> Historic Resource: <ul style="list-style-type: none"> <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <ul style="list-style-type: none"> <input type="checkbox"/> Status Designation <input type="checkbox"/> Status Deletion | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Land Division: <ul style="list-style-type: none"> <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Consolidation <input checked="" type="checkbox"/> Partition - middle housing <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Replat <input type="checkbox"/> Subdivision <input type="checkbox"/> Mixed Use Overlay Review <input type="checkbox"/> Modification to Existing Approval <input type="checkbox"/> Natural Resource Review** <input type="checkbox"/> Nonconforming Use Alteration <input type="checkbox"/> Parking: <ul style="list-style-type: none"> <input type="checkbox"/> Quantity Determination <input type="checkbox"/> Quantity Modification <input type="checkbox"/> Shared Parking <input type="checkbox"/> Structured Parking | <ul style="list-style-type: none"> <input type="checkbox"/> Planned Development <input type="checkbox"/> Residential Dwelling <ul style="list-style-type: none"> <input type="checkbox"/> Manufactured Dwelling Park <input type="checkbox"/> Manufactured Dwelling <input type="checkbox"/> Temporary Dwelling Unit <input type="checkbox"/> Transportation Facilities Review** <input type="checkbox"/> Variance: <ul style="list-style-type: none"> <input type="checkbox"/> Variance <input type="checkbox"/> Willamette Greenway Review <input type="checkbox"/> Other: _____ <p>Use separate application forms for:
 Annexation and/or Boundary Change</p> <ul style="list-style-type: none"> • Compensation for Reduction in Property • Value (Measure 37) Daily Display Sign • Appeal |
|---|---|---|

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): **Jahnee Dragoo**

Mailing address: **607 SE Eaton Blvd, Battle Ground** State/Zip: **WA 98604**

Phone(s): **360-912-9507** Email: **jdragoo@wolfind.com**

Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: State/Zip:

Phone(s): Email:

SITE INFORMATION:

Address: **2908 SE Olsen St, Milwaukie, OR 97233** Map & Tax Lot(s): **11E25CA00100**

Comprehensive Plan Designation: Zoning: **R-MD** Size of property: **11,325 SF**

PROPOSAL (describe briefly):

Middle Land Division to create Triplex.

SIGNATURE: I attest that I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by:

Date: **4/3/2024**

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

** Natural Resource and Transportation Review applications **may require a refundable deposit.**

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

DEPOSITS:

Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form

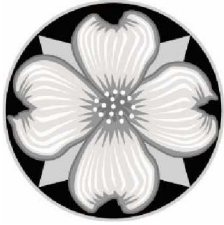
REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	MHLD-2024-001	\$ 2,000			
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$			RECEIPT #:	RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Ardenwald					
Notes:					



MILWAUKIE PLANNING
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Preliminary Plat Checklist and Procedures

All applications for partitions and subdivisions require submission of preliminary development plans and supporting information in accordance with the Milwaukie Land Division Ordinance. In special cases, certain items listed below may not be required and can be waived by staff. All items below must be submitted except when authorized by staff signature at the end of the form. Errors, omissions, or poor quality may result in the application being rejected or declared incomplete pursuant to the Milwaukie Zoning Ordinance and/or Land Division Ordinance. The Zoning and Land Division Ordinances can be found here: www.qcode.us/codes/milwaukie/.

One hard copy and an electronic version of all submittal materials are required.

Application Checklist

1. Detailed description of how the proposal complies with Land Division Ordinance Section 17.12 Application Procedure and Approval Criteria.
2. Detailed description of how the proposal complies with Land Division Ordinance Section 17.16 Application Requirements and Procedures.
3. Detailed description of how the proposal and application complies with Land Division Ordinance Section 17.20 Preliminary Plat including the following minimum requirements:
 - a. Preliminary plats shall be prepared by an Oregon registered land surveyor.
 - b. The following general information shall be submitted with the preliminary plat:
 - 1) Proposed name of the subdivision/partition. The name shall not duplicate nor resemble the name of another subdivision in the county. Subdivision names shall be approved by the County Surveyor in accordance with Oregon Revised Statutes Chapter 92.
 - 2) Appropriate identification clearly stating the map is a preliminary plat.
 - 3) Location by section, township, and range; and a legal description sufficient to define the location and boundaries of the area to be divided.
 - 4) Names and addresses of the owner, subdivider, and engineer or surveyor.
 - 5) Information specified in Section 17.20.060.A.10 related to middle housing land divisions (if applicable).
 - 6) Other information as may be specified on application forms and checklists prescribed by the Planning Director.
 - c. Vicinity map shall be drawn at an appropriate scale, showing all existing subdivisions, streets, and unsubdivided land between the proposed subdivision and the nearest existing arterial or collector streets; and showing how proposed streets may be extended to connect with existing streets. At a minimum, the vicinity map shall depict future street connections for land within 400 ft of the subject property.
4. Existing conditions plan including the following):

- a. Location, width, and names of all existing or platted streets within or adjacent to the tract, together with easements, railroad right-of-way, and other important features, such as section lines and corners, city boundary lines, and monuments.
 - b. Contour lines related to an established benchmark or other datum approved by the Engineering Director, with intervals at a minimum of 2 ft for slopes up to 10% and 5 ft for slopes over 10%.
 - c. Location within the area to be divided, and in the adjoining streets and property, of existing sewers, water mains, culverts, storm drain system, and electric conduits or lines proposed to service the property to be subdivided, and invert elevations of sewer manholes, drain pipes, and culverts.
 - d. Zoning and existing uses within the tract and 200 ft on all sides, including the location and use of all existing structures indicating those that will remain and those to be removed.
 - e. Approximate location of areas subject to inundation or stormwater overflow with approximate high-water elevation. Location, width, direction, and flow of all watercourses on or abutting the tract including wetlands and watercourses as shown on City-adopted natural resource and Title 3 maps.
 - f. Natural features such as rock outcroppings, drainages whether seasonal or perennial, wooded areas, and isolated trees, including type and caliper.
 - g. Floodway and floodplain boundary.
 - h. Areas containing slopes of 25% or greater
5. The preliminary plat plan shall include the following information:
- a. Date, north point, scale, address, assessor reference number, and legal description.
 - b. Name and address of the record owner or owners and of the person who prepared the site plan.
 - c. Approximate acreage and square feet under a single ownership or, if more than one ownership is involved, the total contiguous acreage of all landowners directly involved in the partition.
 - d. For land adjacent to and within the area to be divided, the locations, names, and existing widths of all streets, driveways, public safety accesses, easements, and right-of-ways; location, width, and purpose of all other existing easements; and location and size of sewer and waterlines, drainage ways, power poles, and other utilities.
 - e. Location of existing structures, identifying those to remain in place and those to be removed.
 - f. Dimensioned lot design and layout, showing proposed setbacks, landscaping, buffers, driveways, lot sizes, and relationship to existing or proposed streets and utility easements.
 - g. Existing development and natural features for the site and adjacent properties, including those properties within one 100 ft of the proposal, showing buildings, mature trees, topography, and other structures.
 - h. Elevation and location of flood hazard boundaries.
 - i. The location, width, name, and approximate centerline grade and curve radii of all streets; the relationship of all streets to any projected streets planned by the City;

- indication as to whether roads will continue beyond the plat; and existing and proposed grade profiles.
- j. Lot and block numbers.
 - k. For middle housing land divisions:
 - i. separate utility connections for each dwelling unit;
 - ii. proposed easements necessary for each dwelling unit on the plan for:
 - 1) Locating, accessing, replacing and servicing all utilities;
 - 2) Pedestrian access from each dwelling unit to a private or public road;
 - 3) Any common use areas or shared building elements;
 - 4) Any dedicated driveways or parking; and
 - 5) Any dedicated common area.
6. A conceptual plan shall be provided for complete subdivision or partitioning of the property, as well as any adjacent vacant or underutilized properties, so that access issues may be addressed in a comprehensive manner. The concept plan shall include documentation that all options for access have been investigated including shared driveways, pedestrian accessways, and new street development.
 7. A detailed narrative description demonstrating how the proposal meets all applicable provisions of this title and Title 19.
 8. Plans and drawings as necessary to demonstrate compliance with all applicable provisions of chapters of this title and Title 19.
 9. A drainage summary report and plan that demonstrates estimated pre- and post-development flows, stormwater collection and management measures, and proposed discharges.
 10. Proposed deed restrictions, if any, in outline form.
 11. Improvements to be made by the developer and the approximate time such improvements are to be completed. Sufficient detail regarding proposed improvements shall be submitted so that they may be checked for compliance with the objectives of this title, State law, and other applicable City ordinances. If the nature of the improvements is such that it is impractical to prepare all necessary details prior to approval of the preliminary plat, the additional details shall be submitted with the request for final plat approval.
 12. Location plan drawn to an appropriate scale (on paper no larger than 8½ by 11 inches) showing nearest cross streets, drives opposite the site, and location of buildings and parking areas on adjoining lots.

Application Procedures

1. A preapplication conference with City staff is highly recommended.
2. Appointments may be made for review of preliminary plat requirements through the Planning Department in advance of formal submission.
3. The Planning Department coordinates with appropriate City departments, the Fire District, and other involved agencies as needed.
4. Applications will be screened for completeness at the time of submission. Incomplete applications will not be accepted.

Please contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov with any questions or help with this form.

Jahnee Dragoo

Applicant Name



Applicant Signature

5/24/2024

Date

Waived Items

Milwaukie Planner Signature

Date

LAND USE APPLICATION for PRELIMINARY PLAT MIDDLE LAND DIVISION

2908 SE Olsen St.
Milwaukie, OR 97233

Middle Land Division

Submitted to:

City of Milwaukie, Oregon



SITE ADDRESS

2908 SE Olsen St.

Milwaukie, OR 97233

PROPERTY TAX INFO

MAP: 11E25CA00100 Code Area: 012-002

TAX ACCOUNT NO: 00008556

PLAT INFO

Portion of Lot 11, Block 8, "Bonnie View Acres Plat No.3" in the Southwest ¼ of section 25, T. 1 S. R. 1 E. W.M. Clackamas County

ZONING

R-MD Moderate Density

OWNERS

DEFAUW DAVID A & JULIA A CHRISTOPHER

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19.1003.2 Application Submittal Requirements

SITE DESCRIPTION/ SUMMARY OF PROPOSAL

SITE DESCRIPTION

The subject site is identified as 2908 SE OLSEN ST. The parcel size is 11,325 sq ft and is located within the city's R-MD land use zone. There is an existing house located in the northern portion of the site, which will be retained within Parcel 1; there is also a detached garage and driveway that will only service Parcel 1. There is an Existing Detached ADU that will be retained with Parcel 3, and there will be a new unit permitted under permit no. Record 601-23-001276-MD-ADU on parcel 2.

The site is mostly flat with minor sloping to the west. The Parcel has several trees that are shown on the existing conditions map. All trees will be retained with the exception of a 26" cedar on parcel 2, permits to remove the tree are under record # Record 601-23-001276-MD-ADU.

SUMMARY OF PROPOSAL

Applicant is requesting approval to divide a 11,325 SF lot to create three lots, or a Triplex under a middle land division, one 6008 SF lot (Parcel 1), one 2479 SF lot (Parcel 2) and one 2671 SF flag lot (Parcel 3).

The new Parcel will be served with all public serves, described as follows:

- **Public Water:** Public water is available from the City of Milwaukie by a water mainline within the right of way of both SE 29th AVE and SE Olsen St. The existing house on Parcel 1 is currently provided water service by an individual meter off the main at SE Olsen St, which will be retained, with a new utility easement running along the entirety of the northern property line to service all utilities. The new Parcel 2 will be serviced by a new water line off the main at SE 29th Street, the water line will travel along the southern parcel line of parcel 1, of which an easement for utility service is to be created. Parcel 3 will be serviced by a new water line also off the main at SE 29th St, also along the southern parcel line of Parcel 1. The utility easement will service Parcel 3 as well.
- **Sanitary Sewer:** Public Sewer is available from the City of Milwaukie by a sewer lateral within the right of way of both SE 29th AVE and SE Olsen St. The existing house on Parcel 1 is currently provided sewer service by an line the main at SE Olsen St, which will be retained, with a new utility easement running along the entirety of the northern property line to service all utilities. The new Parcel 2 will be serviced by a new water line off the main at SE 29th Street, the sewer line will travel along the southern parcel line of parcel 1, of which an easement for utility service is to be created. Parcel 3 will be serviced by a new sewer line also off the main at SE 29th St, also along the southern parcel line of Parcel 1. The utility easement will service Parcel 3 as well.
- **Storm Drainage:** Storm drainage for the parcels will be handled on-site. The specific plans for the conveyance will be submitted to city engineering/or permitting and approval before any new Parcel 2 construction begins.
- **Fire Protection:** The site is provided service from Clackamas County Fire District No. 2, Milwaukie Station No. 2.

The new Parcel 2 and Parcel 3 will be developed with the required and appropriate utilities in compliance with appropriate code sections of the City of Milwaukie 's Development Code/or the R-MD zone, along with all other applicable code sections of the Development Code.

TITLE 17 LAND DIVISION

17.26.010.D Approval Criteria—Preliminary Plat

The approval authority may approve, approve with conditions, or deny a middle housing land division preliminary plat based on the following approval criteria:

1. The proposed preliminary plat complies with Title 19 of this code and other applicable ordinances, regulations, and design standards.

Response: The included Preliminary Plat, Existing Conditions Map, and Supplemental Map were prepared per the requirements of Title 19 and the required design standards for the R-MD zoning.

2. The proposed division will allow reasonable development and will not create the need for a variance of any land division or zoning standard.

Response: The proposed land division meets the dimensional standards for 7000 and up lot size (sq ft) for the R-MD zone in Milwaukie Municipal Code (MMC) Table 19.301.4.

3. The proposed subdivision plat name is not duplicative, and the plat otherwise satisfies the provisions of ORS 92.090(1).

Response: The Proposed Plat does not duplicate other plats and satisfies all provisions of ORD 92.090(1).

4. The streets and roads are laid out to conform to the plats of subdivisions already approved for adjoining property as to width, general direction, and in all other respects unless the City determines it is in the public interest to modify the street or road pattern.

Response: The Proposed land Division does not alter or create any streets or roads.

5. A detailed narrative description demonstrating how the proposal conforms to all applicable code sections and design standards.

Response: Submitted Narrative description that addresses relevant code sections title 17.26 and title 19 per instruction given on City of Milwaukie's Preliminary Plat Check List and title 17.26.010.

6. Approval of a preliminary plat for a middle housing land division will be granted if the Planning Manager finds that the applicant has met all of the following criteria:
- a. The middle housing development complies with the Oregon Residential Specialty code and the applicable middle housing regulations in this code. To demonstrate compliance with this criterion, the applicant must submit approved building permits or concurrent building permits demonstrating that existing or proposed structures comply with the Oregon Residential Specialty Code and middle housing regulations in Titles 12 and 19.

Response: Concurrent building permit is being reviewed under record number 601-23-001276-MD-ADU, along with additional concurrent ROW/Access permit under record number 601-24-000752-ROW and Residential site development permit under record number 601-24-000753-SD.

- b. The middle housing development is in compliance with the land use regulations applicable to the parent lot allowed under ORS 197.758(5).

Response: The applicant is proposing a permitted dwelling type of a Triplex that meets all requirements for the parent lot in Table 19.301.4 Moderate Density Residential Development Standards for a lot size of 7,000 and up (sq ft).

- c. Separate utility service connections for public water, sewer, and stormwater will be provided for each dwelling unit.

Response: new public water and sewer lines to provide separate utilities for each parcel will be established, along with a utility easement on parcel 1 to service parcel 2 and 3.

- d. Easements will be provided as necessary for each dwelling unit on the site for:
 - i. Locating, accessing, replacing, and servicing all utilities;
 - ii. Pedestrian access from each dwelling unit to a private or public road;
 - iii. Any common use areas or shared building elements;
 - iv. Any dedicated driveways or parking; and
 - v. Any dedicated common area.

Response: Utility easements will be created for all three parcels, while pedestrian access to the ROW will be available for all parcels without the need for an easement. There are no dedicated common areas or shared building elements planned for this development.

- e. Exactly one dwelling unit will be located on each subplot except for lots or tracts used as common areas, on which no dwelling units will be permitted.

Response: Parcel 1 and Parcel 3 have one existing dwelling unit per lot, and parcel 2 will have a 616 SF modular home placed as the only dwelling unit on that subplot. No additional dwelling units will be permitted on these lots.

- f. Buildings or structures on a subplot will comply with applicable building codes provisions relating to new property lines.

Response: Dwelling Units on Parcel 1 and Parcel 3 have been approved to comply with applicable building codes by the city of Milwaukie. Parcel 2 has a ongoing building permit in review under Record # 601-23-001276-MD-ADU.

- g. Structures or buildings located on the sublots will comply with the Oregon Residential Specialty Code.

Response: All Dwelling units on sublots have been approved under ORSC 2021 code by the state of Oregon.

- h. Where a resulting lot abuts a street that does not meet City standards, street frontage improvements will be constructed and, if necessary, additional right-of-way will be dedicated, pursuant to Chapter 19.700.

Response: Street Frontage requirements are to be reviewed by Jennifer Backhaus and the City of Milwaukie's city engineer, as it is a unique project. Once this requirement is issued, the applicant and property owner will respond and comply with the requirements sent forth by the City of Milwaukie.

- i. The proposed middle housing land division will not cause any existing improvements on the sublots to be inconsistent with applicable standards in this land use code.

Response: Lots were partitioned to keep all three lots within compliance of this land use code.

TITLE 19 ZONING - DEVELOPMENT STANDARDS

19.301 MODERATE DENSITY RESIDENTIAL ZONES

19.301.2 Allowed Uses in Moderate Density Residential Zones

Uses allowed, either allowed by right or conditionally, in the moderate density residential zones are listed in Table 19.301.2.

Response: The applicant is proposing a permitted R-MD use of a Triplex that meets Table 19.301.2 Standards/Additional Provisions for Subsection 19.505.1 Single Detached and Middle Housing Residential Development.

19.301.4 Development Standards

In the moderate density residential zones, the development standards in Table 19.301.4 apply.

Notes and/or cross references to other applicable code sections are listed in the “Standards/Additional Provisions” column. Additional standards are provided in Subsection

19.301.5.

Response: The applicant is proposing a permitted dwelling type of a Triplex that meets all requirements in Table 19.301.4 Moderate Density Residential Development Standards for a lot size of 7,000 and up (sq ft).

19.301.5 Additional Development Standards

A. Yards

On lots greater than 7,000 sq ft in the R-MD Zone, one side yard shall be at least 5 ft and one side yard shall be at least 10 ft, except on a corner lot the street side yard shall be 20 ft.

B. Lot Coverage

The lot coverage standards in Subsection 19.301.4.B.4 are modified for specific uses and lot sizes as described below. The reductions and increases are combined for properties that are described by more than one of the situations below.

1. Decreased Lot Coverage for Large Lots

The maximum lot coverage percentage in Subsection 19.301.4.B.4 is reduced by 10 percentage points for a single detached dwelling, duplex, or residential home on a lot that is more than 10,000 sq ft in Subsection 19.301.4.A.1.

2. Increased Lot Coverage for Single Detached and Middle Housing Dwellings

C. Front Yard Minimum Vegetation

At least 40% of the front yard shall be vegetated. The front yard vegetation area required by this

subsection counts toward the minimum required vegetation for the lot. A property may provide less than the 40% of the front yard vegetation requirement if it is necessary to provide a turnaround area so that vehicles can enter a collector or arterial street in a forward motion.

D. Residential Densities

The minimum development densities in Subsection 19.301.4.C.1 are applicable for land divisions and replats that change the number of lots. Maximum densities apply to single detached dwellings; middle housing is exempt from maximum density, except for townhouses. If a proposal for a replat or land division is not able to meet the minimum density requirement—due to the dimensional requirements for lot width, lot depth, or lot frontage—the minimum density requirement shall instead be equal to the maximum number of lots that can be obtained from the site given its dimensional constraints. The inability of new lot lines to meet required yard dimensions from existing structures shall not be considered as a basis for automatically lowering the minimum density requirement.

E. Accessory Structure Standards

Standards specific to accessory structures are contained in Section 19.502.

F. Off-Street Parking and Loading

Off-street parking and loading is required as specified in Chapter 19.600.

G. Public Facility Improvements

Transportation requirements and public facility improvements are required as specified in Chapter 19.700.

H. Additional Standards

Depending upon the type of use and development proposed, the following sections of Chapter 19.500 Supplementary Development Regulations may apply. These sections are referenced for convenience, and do not limit or determine the applicability of other sections within the Milwaukie Municipal Code.

1. Subsection 19.504.4 Buildings on the Same Lot
 2. Subsection 19.504.8 Flag Lot and Back Lot Design and Development Standards
 3. Subsection 19.505.1 Single Detached and Middle Housing Residential Development
 4. Subsection 19.505.2 Garages and Carports
 5. Subsection 19.506.4 Manufactured Dwelling Siting and Design Standards, Siting Standards (Ord. 2134 § 2, 2016; Ord. 2120 § 2, 2016; Ord. 2110 § 2 (Exh. G), 2015; Ord. 2051 § 2, 2012)
- 19.504.8 Flag Lot and Back Lot Design and Development Standards

A. Applicability

Flag lots in all zones are subject to the development standards of this subsection.

B. Development Standards – Flag Lots

2. Yard Setbacks for Flag Lots

1. Front and rear yard: The minimum front and rear yard requirement for flag lots is 30 ft.

Response: The applicant is proposing a lot size greater than 7,000 sq ft in the R-MD Zone, which will meet all requirements at the building permit application stage, as specified in 19.301.5 Additional Development Standards Sections A-H (above).

19.1003 APPLICATION SUBMITTAL

The applicant should submit a complete electronic copy of all application materials listed in MMC

19.1003.2 for the City's initial review (as noted in Preapplication Conference Report, Land Use Review Process, Replat (Type II)).

19.1003.2 Application Submittal Requirements

All application information must be sufficiently detailed and specific to the development being proposed to allow for adequate public review. The application submittal must include all of the items listed below for the City to accept the application and initiate completeness review. If the application requires sign notice, a sign posting and sign posting affidavit will be required per Subsection 19.1001.6.C.1. If the application requires a public hearing, additional items may be required per Subsection 19.1001.6.D prior to the public hearing.

A. Application form, including signature(s) of the property owner or public agency initiating the application.

B. Deed, title report, or other proof of ownership.

C. Detailed and comprehensive description of all existing and proposed uses and structures, including a summary of all information contained in any site plans. The description may need to include both a written and graphic component such as elevation drawings, 3-D models, and photo simulations, etc. For applications where the subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary on-site “story pole” installations that simulate the proposed development, and photographic representations thereof, may be required at the time of application submittal.

D. Detailed statement that demonstrates how the proposal meets all applicable approval criteria, zoning and land use regulations, and development standards.

E. Site plan(s), preliminary plat, or final plat as applicable.

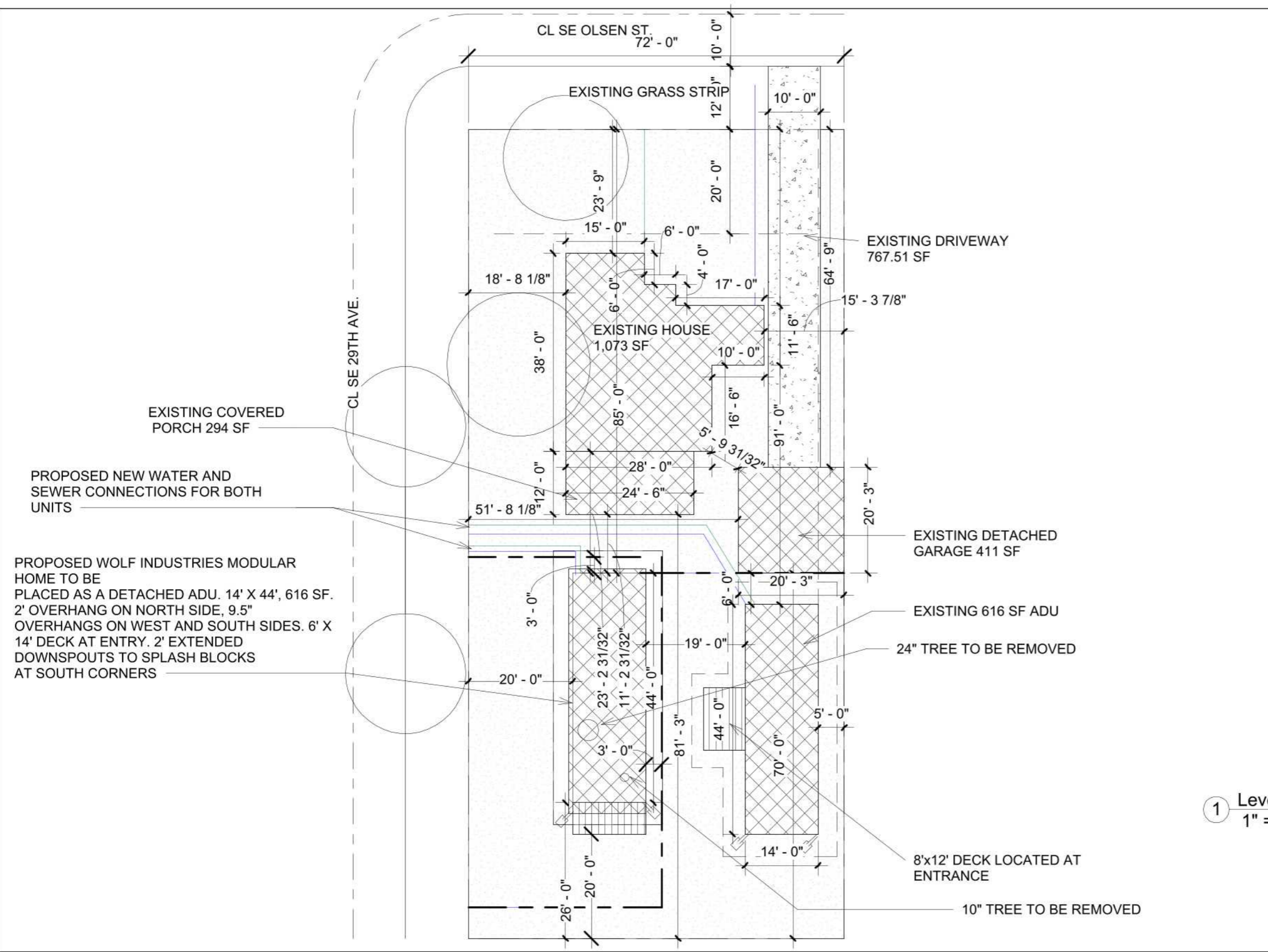
F. All materials identified on the Submittal Requirements form, including the signature(s) of the applicant submitting the materials.

G. Payment of all applicable land use application fee(s) and deposit(s), based on the fee schedule in effect on the date of application submittal.

H. Copy of a valid preapplication conference report if one was required per Subsection 19.1002.2.

Response:

The applicant has provided all information required as noted in 19.1003.2 Application Submittal Requirements A-H (above).



Notes

Property Owner:
David DeFauw
100 SE Littlepage Rd.
Corbett, OR 97019-9741

Site Address:
2908 SE Olsen St.
Milwaukie, OR 97233

Tax Lot ID: 11E25CA00100

Applicant:
Wolf Industries
1601 SE Commerce Ave.
Battle Ground, WA 98604
jdragoo@wolfind.com
360-912-9507

Impervious Area
House: 1240 SF
Garage: 416 SF
Driveway: 722.51 SF
Existing ADU: 616 SF
New ADU: 616 SF
New Driveway: 360 SF
Total: 3970.51 SF
New: 976 SF

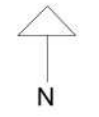
Total Lot Area: .26 Acres, 11,325 SF
Building Coverage: 2,888 SF
Lot Coverage: 25%

Vegetation Coverage: 6913 SF
Vegetation Lot Coverage: 61%

- WATER LINE
- SEWER LINE
- POWER LINE

Site Plan Legend
1" = 20'-0"

① Level 1
1" = 20'-0"



www.wolfind.com

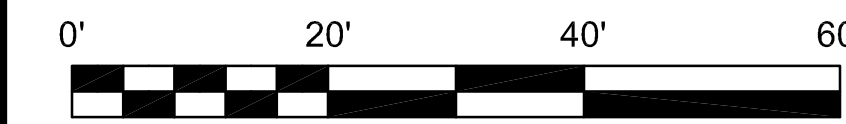
David DeFauw
Detached ADU

No.	Description	Date

Site Plan		A101
Project number	20214	
Date	8/21/2020	
Drawn by	Kirsten	
Checked by	David DeFauw	
Scale		1" = 20'-0"

TOPOGRAPHIC SURVEY

FOR DAVID DEFAUW AND JULIA CHRISTOPHER
 A PORTION OF LOT 11, BLOCK 8, "BONNIE VIEW ACRES PLAT NO. 3"
 IN THE SOUTHWEST 1/4 OF SECTION 25, T. 1 S., R. 1 E., W.M.
 CLACKAMAS COUNTY OREGON
 SCALE 1" = 20'
 MARCH 29, 2024



BASIS OF BEARINGS
 OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE,
 WITH REFERENCE TO GEOID 12A (NAD 83(2011) EPOCH 2010);
 SEE OAR 734-005-0015 (3)(dd).



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Benjamin S. Stacy
 OREGON
 JANUARY 14, 2003
 BENJAMIN S. STACY
 57191

RENEWS: 6/30/2026

CASWELL/HERTEL
SURVEYORS INC.
 6150 S.W. 124TH AVE.
 BEAVERTON, OR 97008
 (503) 644-3179
 info@chsurveyors.com
 www.caswellhertelsurveyors.com

NOTES

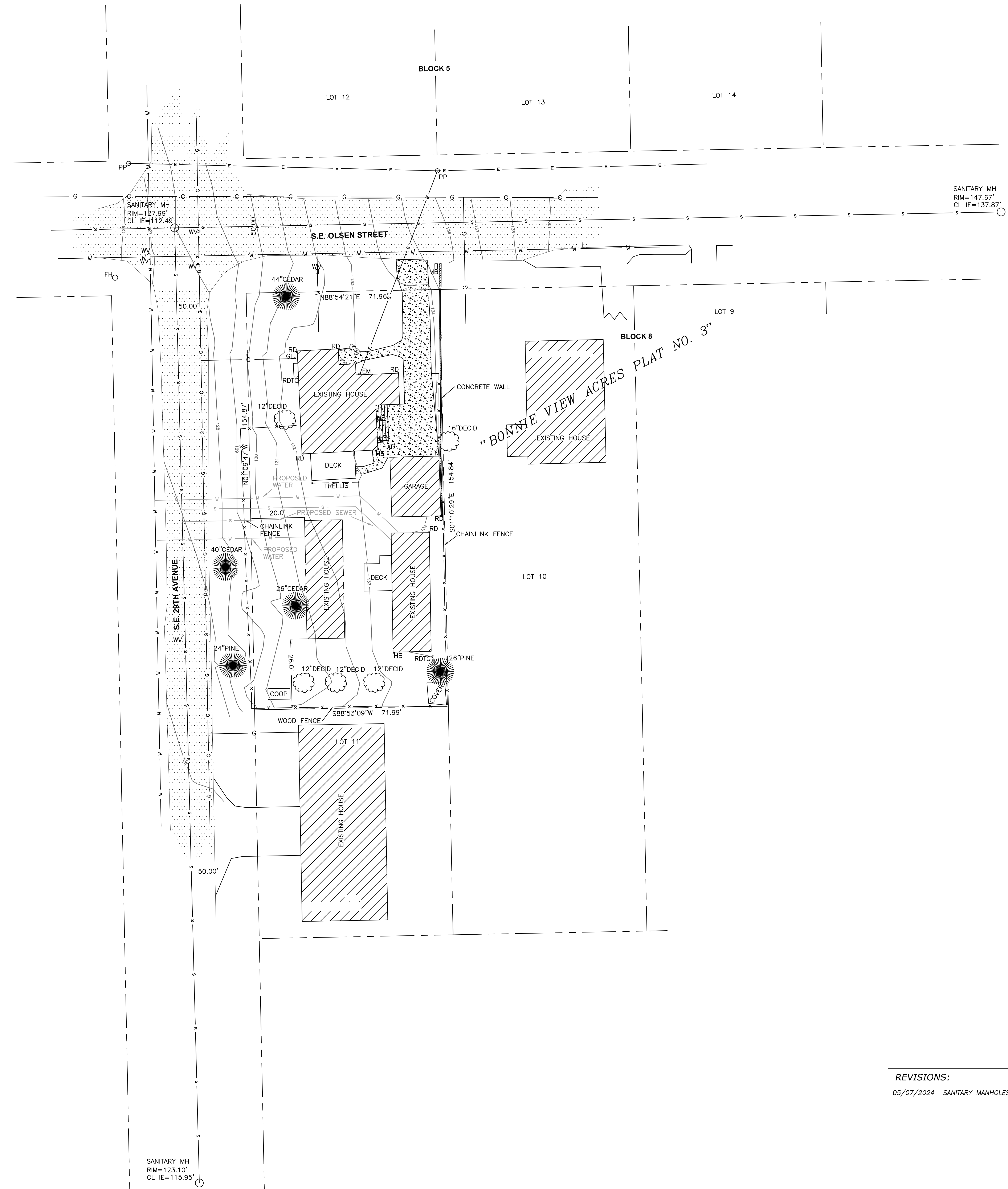
1. VERTICAL DATUM = NAVD88 FROM GNSS MEASUREMENTS.
2. ONE FOOT CONTOUR INTERVAL
3. PROPERTY LINES ARE BASED ON SURVEY TO BE FILED WITH THE WASHINGTON COUNTY SURVEYORS OFFICE.

LEGEND

DECID	DECIDUOUS TREE
EM	ELECTRICAL METER
FH	FIRE HYDRANT
GL	GAS LINE NO METER
HB	HOSE BIB
HR	HANDRAIL
MB	MALIBOX
MH	MANHOLE
PP	POWER POLE
RD	ROOF DRAIN TO PIPE
RDTC	ROOF DRAIN TO GROUND
WV	WATER VALVE
WM	WATER METER

-E- OVERHEAD ELECTRICAL LINE
 -X- FENCE

--- PROPERTY LINE
 CONCRETE SURFACE
 ASPHALT SURFACE



REVISIONS:
 05/07/2024 SANITARY MANHOLES AND INVERT ELEVATIONS ADDED.

PARTITION PLAT NO. _____

FOR DAVID DEFAUW AND JULIA CHRISTOPHER

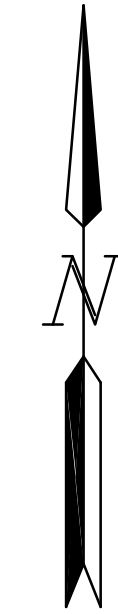
A PORTION OF LOT 11, BLOCK 8, "BONNIE VIEW ACRES PLAT NO. 3"
 IN THE SOUTHWEST 1/4 OF SECTION 25, T. 1 S., R. 1 E., W.M.
 CLACKAMAS COUNTY OREGON
SHEET 11 OF 20 APRIL , 2024

PLANNIGN FLE NUMBER _____



BASIS OF BEARINGS

OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE,
 WITH REFERENCE TO GEOID 12A (NAD 83(2011) EPOCH 2010):
 SEE OAR 734-005-0015 (3)(dd) BETWEEN
 POINTS (165) - (216) N88°54'21"E 265.41'.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH CORNERS FOR THAT CERTAIN PROPERTY DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2020-042908 IN CLACKAMAS COUNTY DEED RECORDS. WORK BEGAN MARCH 29, 2024 WITH DUSTIN STACY AND BEN OVERLUND IN THE FIELD, UNDER MY DIRECT SUPERVISION. A TRIMBLE S7 TOTAL STATION AND R10 GNSS RECEIVER WERE USED FOR MEASUREMENTS.

- 1) THE PROPERTY IS DESCRIBED IN DEED DOCUMENT NUMBER 2020-042908 AS LOT 11, BLOCK 8, PLAT OF "BONNIE VIEW ACRES PLAT NO. 3", EXCEPTING THE SOUTHERLY 85.00 FEET.
- 2) TO ESTABLISH THE NORTH LINE OF SAID LOT 11, I HELD LINE BETWEEN (165) - (216) AND OFFSET THE LINE 50.00' SOUTH. HELD LINE (5) - (166) TO ESTABLISH THE WEST LINE OF SAID LOT 11, INTERSECTING THE NORTH LINE AT (222) TO ESTABLISH THE NORTHWEST CORNER OF SAID LOT 11. THE 3/4" IRON PIPE FOUND AT THIS CORNER WAS DISTURBED AND NOT HELD. HELD (166) FOR THE SOUTHWEST CORNER OF SAID LOT 11 AND (212) FOR THE SOUTHEAST CORNER OF LOT 4, SAID BLOCK 8 AND PRORATED RECORD PLAT DISTANCE BETWEEN (166) - (212) TO ESTABLISH THE SOUTHEAST CORNER OF SAID LOT 11 AT (220).
- 3) MIDPOINTED LINE (5) - (6) TO ESTABLISH THE SOUTHEAST CORNER OF LOT 12, BLOCK 5, PLAT OF "BONNIE VIEW ACRES PLAT NO. 3" AT (217). HELD LINE (217) - (220) AND INTERSECTED THE NORTH LINE OF SAID LOT 11 TO ESTABLISH THE NORTHEAST CORNER AT (218). HELD RECORD DEED DISTANCE OF 85.00' FROM (166) AND (220) ALONG THE EAST AND WEST LOT LINES TO ESTABLISH THE SOUTHWEST AND SOUTHEAST PROPERTY CORNERS AT (219) AND (221).
- 4) ALL MONUMENTS SHOWN THAT ARE NOT SPECIFICALLY MARKED, NOTED HEREON, OR STATED IN THE NARRATIVE AS BEING HELD ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THE BOUNDARY RESOLUTION OF THIS SURVEY AND SHOULD NOT BE CONSTRUED AS ANY PROPERTY CORNER OR CENTERLINE MONUMENT AND ANY BEARING AND DISTANCE TIES ASSOCIATED WITH THEM SHOULD BE ASSUMED AS CALCULATED.

SURVEYOR'S NOTES

1. REFERENCE MATERIAL:
 PLATS: BONNIE VIEW ACRES PLAT NO. 3, PP 1998--081.
 COUNTY ROADS NUMBERS: 1334,
 DEEDS: 2020-042908

LEGEND

- — MONUMENT FOUND AS NOTED.
- — 1" BRASS DISK INSCRIBED "CASWELL HERTEL" SET IN CONCRETE—UNLESS OTHERWISE NOTED
- — 5/8 X 30 INCH IRON REBAR SET WITH YELLOW PLASTIC CAP INSCRIBED "CASWELLHERTEL 503-644-3179"
- () — RECORD BEARING AND/OR DISTANCE PER PLAT OF "BONNIE VIEW ACRES PLAT NO. 3, UNLESS OTHERWISE NOTED.
- [] — PROBABLE ORIGIN OF MONUMENT BY SURVEY NUMBER OR PLAT NAME
- (1) — COMPUTER POINT NUMBER.
- PP — PARTITION PLAT
- PLAT — BONNIE VIEW ACRES PLAT NO. 3
- DEED — DOCUMENT NUMBER 2020-042908

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Benjamin S. Stacy

OREGON
 JANUARY 14, 2003
 BENJAMIN S. STACY
 57191

RENEWS: 6/30/2026

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PLAT NOTES

- 1) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN THE CITY OF MILWAUKIE CITY PLANNING FILE NUMBER
- 2) AS PER MMC 17.24.010.M, MHLD PLATS MUST INDICATE THAT THE LOTS WERE CREATED VIA MHLD AND CANNOT BE FURTHER SUBDIVIDED; AND THAT THE MIDDLE HOUSING DEVELOPED ON THE MHLD LOTS SHALL REMAIN MIDDLE HOUSING AND SHALL NOT BE CONSIDERED ANY OTHER HOUSING TYPE AS A RESULT OF THE MHLD
- 3) THIS PLAT WAS APPROVED AS A MIDDLE HOUSING LAND DIVISION PER O.R.S. 92.031.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DAVID A. DEFAUW AND JULIA A. CHRISTOPHER ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER, THE STREET DEDICATION AS SHOWN.

DAVID A. DEFAUW

JULIA A. CHRISTOPHER

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY VITALY TISHENKO AS PRESIDENT OF MODERN PROPERTIES INC. AN OREGON CORPORATION.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED THIS _____ DAY OF _____, 20____.

OREGON CITY - CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____.

CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF _____, 20____.

APPROVED THIS _____ DAY OF _____, 20____.

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

DEPUTY

STATE OF OREGON)
COUNTY OF _____)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT

WAS RECEIVED AND RECORDED ON _____, 20____.

AT _____ O'CLOCK ____M

AS PARTIION PLAT _____

DOCUMENT NUMBER _____

SHERRY HALL, CLACKAMAS COUNTY CLERK

DEPUTY COUNTY CLERK

PARTITION PLAT NO. _____

FOR DAVID DEFAUW AND JULIA CHRISTOPHER

A PORTION OF LOT 11, BLOCK 8, "BONNIE VIEW ACRES PLAT NO. 3" IN THE SOUTHWEST 1/4 OF SECTION 25, T. 1 S., R. 1 E., W.M. CITY OF MILWAUKIE CLACKAMAS COUNTY OREGON

SHEET 2 OF 2

APRIL , 2024

PLANNING FILE NUMBER _____

CASWELL/HERTEL SURVEYORS INC. 6150 S.W. 124TH AVE. BEAVERTON, OR 97008 (503) 644-3179 info@chsurveyinc.com www.caswellhertelsurveyors.com

REGISTERED PROFESSIONAL LAND SURVEYOR

Benjamin S. Stacy OREGON JANUARY 14, 2003 BENJAMIN S. STACY 57191

RENEWS: 6/30/2026