



**MILWAUKIE PLANNING**  
 10501 SE Main St  
 Milwaukie OR 97222  
 503.786.7630  
 planning@milwaukieoregon.gov

# Application Referral

<b>DATE SENT: September 19, 2024</b>	<b>ADMINISTRATIVE DECISION</b>
<b>COMMENTS DUE: October 3, 2024</b>	<b>TENTATIVE DATE: October 9, 2024</b>
<b>Site location:</b> 11004 SE Stanley Ave	<b>Review type:</b> Type II
<b>Applicant:</b> Don Snair / DBRE Investments	<b>File #(s):</b> MLP-2024-002
<b>Applicant phone:</b> 503-560-4206	<b>Application type(s):</b> Minor land partition
<b>Application webpage:</b> <a href="https://www.milwaukieoregon.gov/planning/mlp-2024-002">https://www.milwaukieoregon.gov/planning/mlp-2024-002</a>	

## TO:

- CD Director
- Engineering Dev. Rev.       Planning Manager
- Building Official               Police Chief
- PW Director
- City Manager                       City Attorney
- CFD#1: Shawn Olson
- NDA Chair (email)\* & All LUC members: Linwood
- NDA Program Manager
- Clackamas County Engineering Review
- Metro: Land Use Notifications
- ODOT: ODOT R1 Development Review
- TriMet: Transit Development Group

## FROM:

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- North Willamette Watershed Dist., ODFW
- Anita Huffman, DSL Wetlands & Waterways
- Other: NW Natural
- Other: North Clackamas School District

\*All referrals are sent by email only unless otherwise noted.

## PROPOSAL:

**ZONE: R-MD**

Partition the property to create one parcel with the existing house and a second, developable back-lot parcel behind the existing house.

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

- Milwaukie Municipal Code (MMC) Chapter 12.16 Access Management
- MMC Title 17 Land Division, including:
  - MMC Chapter 17.12 Application Procedure
  - MMC Chapter 17.16 Application Requirements and Procedures
  - MMC Chapter 17.18 Approval Criteria
  - MMC Chapter 17.20 Preliminary Plat
  - MMC Chapter 17.28 Design Standards
  - MMC Chapter 17.32 Improvements
- MMC Section 19.301 Moderate Density Residential zone (R-MD)
- MMC Chapter 19.600 Off-Street Parking and Loading
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.1005 Type II Review