



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

Application Referral

DATE SENT: February 5, 2025	PLANNING COMMISSION HEARING TENTATIVE DATE: March 11, 2025
COMMENTS DUE: February 19, 2025	
Site location: 9021 SE McLoughlin Blvd (OLCC)	Review type: Type III
Applicant: Jeffrey Munns, Clack Co.	File #(s): MLP-2025-001; VR-2025-001; NR-2025-001
Applicant phone: 503-655-8362	Application type(s): Minor Land Partition; Variance; Natural Resources Review (land division)
Application webpage: https://www.milwaukieoregon.gov/planning/mlp-2025-001	

TO:

CD Director

Engineering Dev. Rev. Planning Manager

Building Official Police Chief

PW Director

City Manager City Attorney

CFD#1: Shawn Olsen

NDA Chair (hard copy & email)* & All LUC members

NDA Program Manager

Design and Landmarks Committee

Clackamas County Engineering Review

Metro: Land Use Notifications

ODOT: ODOT R1 Development Review

TriMet: Transit Development Group

Other: NW Natural

FROM:

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On-Call NR Consultant

North Willamette Watershed Dist., ODFW

Anita Huffman, DSL Wetlands & Waterways

Oregon Parks & Recreation

North Clackamas School District

Robert Olguin, SHPO

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

PROPOSAL:	ZONE: NME
<p>The proposal is to divide the property along the centerline of Johnson Creek to create two separate parcels. Natural resources review is required due to the presence of mapped natural resource areas on the property being divided. A variance is requested to allow a restricted development easement on a portion of the property rather than create a separate tract of resource area. No development on either property is proposed.</p>	
<p>Please comment on the following applicable code sections (if no comment, please respond in kind to kaliasv@milwaukieoregon.gov):</p> <ul style="list-style-type: none"> • MMC 17 Land Division <ul style="list-style-type: none"> • MMC 17.20 Preliminary Plat • MMC 17.28 Design Standards 	

- MMC 19.312 North Milwaukie Innovation area (including the North Milwaukie Employment Zone – NME)
- MMC 19.402.13 Natural Resources – Land Division and Property Line Adjustments
- MMC 19.911 Variances
- MMC 19.1006 Type III Review