



# CITY OF MILWAUKIE

## NOTICE OF TYPE II LAND USE PROPOSAL

Date mailed: March 13, 2025

*Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email [espanol@milwaukieoregon.gov](mailto:espanol@milwaukieoregon.gov).*

You are receiving this notice because development has been proposed in your neighborhood. The proposed development requires notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. A summary of the proposal and information on how to respond to this notice are described below.

**The City will consider written comments on the proposal prior to issuing a decision.**

**To ensure that your comments are considered in the decision, please submit written comments to the staff contact listed below before 5:00 p.m. on Thursday, March 27, 2025. After that date, there is no guarantee that comments will be incorporated into the decision.**

**The decision may be issued as early as 15 days from the date of this public notice.**

**Please include the land use file number for reference.**

<b>File Number(s):</b>	MHLD-2025-001 & MHLD-2025-002 (middle housing land division)
<b>Location:</b>	5026 & 5036 SE Harrison St Tax Lot ID 1S2E30CD, lots 11200 & 11300 <i>A map of the sites is located on the last page of this notice.</i>
<b>Proposal:</b>	Each of the two "parent" lots will be developed with a detached quadplex (4 separated dwelling units), as is allowed by right in the underlying Moderate Density Residential (R-MD) zone. The proposed action will place each new dwelling on its own sub-lot, but each parent lot will remain a quadplex development for purposes of zoning.
<b>Primary Contact Person:</b>	Rick Givens (applicant's representative) Tel. 503-351-8204; Email <a href="mailto:rickgivens@gmail.com">rickgivens@gmail.com</a>
<b>Applicant/Owner:</b>	Alec Shah (Shah Housing Solutions) 4399 Kenthorpe Way, West Linn, OR 97068
<b>Staff contact:</b>	Brett Kever, AICP, Senior Planner City of Milwaukie Planning Department 10501 SE Main St, Milwaukie, OR 97222 503-786-7657, <a href="mailto:kerverb@milwaukieoregon.gov">kerverb@milwaukieoregon.gov</a>
<b>Neighborhood District Association(s):</b>	Hector Campbell NDA, contact Corinn deTorres (Chair) at 971-350-9675 or <a href="mailto:campbellneighbors@gmail.com">campbellneighbors@gmail.com</a>

<b>Applicable Criteria:</b>	<ul style="list-style-type: none"><li>• Milwaukie Municipal Code (MMC) Chapter 12.16 Access Management</li><li>• MMC Title 17 Land Division, including:<ul style="list-style-type: none"><li>○ MMC Chapter 17.12 Application Procedure</li><li>○ MMC Chapter 17.16 Application Requirements &amp; Procedures</li><li>○ MMC Chapter 17.20 Preliminary Plat</li><li>○ MMC Chapter 17.26 Middle Housing &amp; Expedited Land Divisions</li></ul></li><li>• MMC Section 19.301 Moderate Density Residential zone (R-MD)</li><li>• MMC Subsection 19.505.1 Building Design Standards—One to Four Unit Development</li><li>• MMC Chapter 19.600 Off-Street Parking &amp; Loading</li><li>• MMC Chapter 19.700 Public Facility Improvements</li><li>• MMC Section 19.1005 Type II Review</li></ul> <p>Copies of these criteria are available upon request and can also be found at <a href="http://www.qcode.us/codes/milwaukie/">www.qcode.us/codes/milwaukie/</a>.</p>
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**To learn more about a proposal:** Contact the staff contact assigned to the proposal or visit the project webpages at [www.milwaukieoregon.gov/planning/mhld-2025-001](http://www.milwaukieoregon.gov/planning/mhld-2025-001) and [www.milwaukieoregon.gov/planning/mhld-2025-002](http://www.milwaukieoregon.gov/planning/mhld-2025-002). The application materials and the applicable approval criteria and development standards are available for review online—please call or email the staff contact for more information.

**To comment on a proposal:** You are invited to submit comments in writing before the City issues a decision. Comments should be addressed to the staff contact listed above and be directed toward the applicable criteria. If you submit a written comment, you will be sent a copy of the decision. All written comments become part of the permanent record. City staff can discuss this proposal in person or via telephone. However, the City will consider only written comments when issuing the decision on this proposal.

**Neighborhood District Association:** The Neighborhood District Association (NDA), listed on the first page of this notice, may take a position on this proposal. The application materials have been referred to the NDA Chairperson and Land Use Committee members. The proposal may be discussed at an open meeting of the NDA. Please contact the person listed as the neighborhood contact to determine the status of the NDA’s review and position on this proposal.

**Decision:** The Planning Manager will consider any comments received and issue a decision to approve the proposal, approve the proposal with conditions, or deny the proposal. The earliest the decision would be issued is 15 days from the date of this public notice. The decision may be issued after that date depending upon the comments received and complexity of the proposal.

*A copy of the decision will be mailed only to persons that submit written comments prior to the issuance of a decision.*

**To appeal the decision:** The Planning Manager’s decision may be appealed by any party that is aggrieved or adversely impacted by the decision, or that believes an error was made regarding the evaluation of the approval standards and criteria for the proposal. Appeals are heard by the Planning

Commission and must be filed within 15 days of the issuance of a decision. Notice of an appeal hearing will be sent to all parties that received this notice.

Appeals must be made in writing, use forms provided by the City, and include the fee for an appeal. The appeal process and requirements are explained in Milwaukie Municipal Code Section 19.1010 Appeals. Contact staff at 503-786-7630 for information about the appeal process.

After an appeal hearing, the Planning Commission’s decision may be appealed to the Oregon Land Use Board of Appeals (LUBA), 550 Capitol St SE, Suite 235, Salem, OR 97301 (503-373-1265). Any issue that is intended to provide a basis for appeal to LUBA must be raised prior to the issuance of the Planning Manager’s decision or prior to the conclusion of the Planning Commission’s appeal hearing. Failure to raise an issue with sufficient specificity and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue will preclude any appeal on that issue to LUBA.

**Enclosures:**

- Location map
- Proposed preliminary plats

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:**  
THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.



**MHL-2025-001**  
page  
(5026 SE Harrison St)



**MHL-2025-002**  
page  
(5036 SE Harrison St)

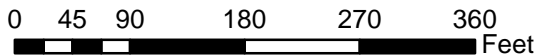
# Enclosure 1







## Location Map

**5026 & 5036 SE Harrison St**  
**(Tax ID = 1S2E30CD, lots 11200 & 11300)**

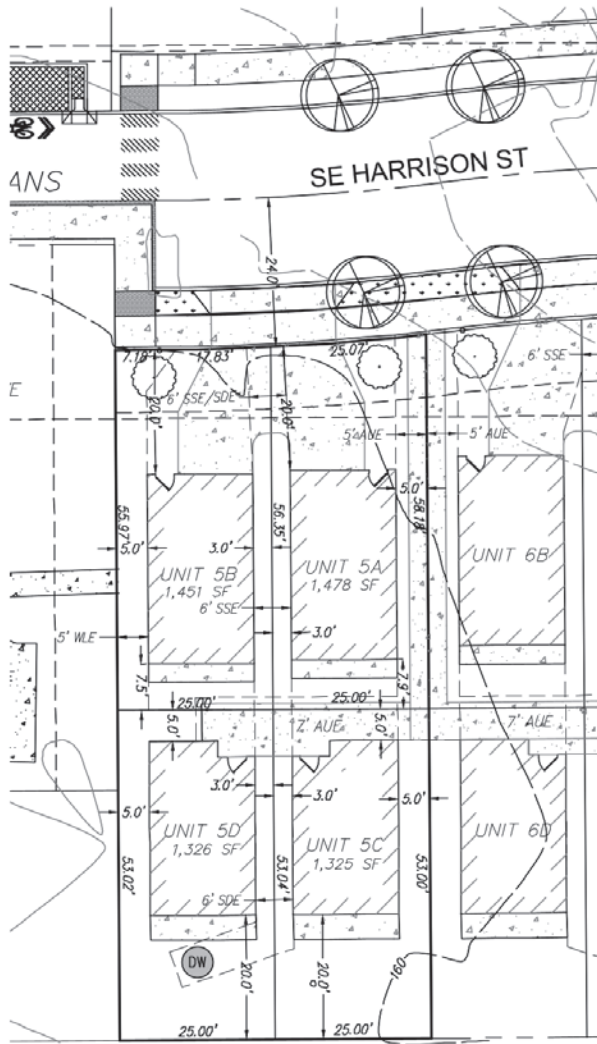
**File #s MHL-2025-001 (5026 site)**  
**MHL-2025-002 (5036 site)**



## Legend

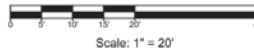
-  MHL-2025-001 & -002 sites
-  300-ft public notice boundary
-  Properties receiving notice
-  Other tax lots

5026 SE Harrison St  
(File #MHL-2025-001)



TAX LOT 900  
MAP 1S, 2E, 31BA  
DEED DOC. NO.  
2012-064574

TAX LOT 1000  
MAP 1S, 2E, 31B  
DEED DOC. NO.  
2016-066055



NOTES

Owner/Applicant:  
Alec Shah  
Shah Housing Solutions, LLC  
4399 Kenthorpe Way  
West Linn, OR 97068  
PH: (971) 678-1952

Legal: 12E30CD11200

Address: 5026 SE Harrison St.

Water: City of Milwaukie

Sewer: City of Milwaukie

Contours: Site Survey

Site Area: 5,580 SF

Engineer:  
DL Consulting WA, Inc.  
4400 NE 77th Ave, Ste 275  
Vancouver WA 98662  
PH: (360) 567-6466

Surveyor:  
Centerline Concepts, Inc.  
19376 Molalla Ave,  
Oregon City, OR 97045  
PH: (503) 650-0188

Zoning: R-MD

PUE = Public Utility Easement  
AUE = Access & Utility Easement  
SSE = Private Sanitary Sewer Easement  
WLE = Private Waterline Easement  
SDE = Private Storm Drainage Easement



Vicinity Map

LOT COVERAGE	
UNIT 5A	598 SQ. FT.
UNIT 5B	598 SQ. FT.
UNIT 5C	536 SQ. FT.
UNIT 5D	536 SQ. FT.
<b>TOTAL</b>	<b>2,264 SQ. FT.</b>
<b>LOT AREA</b>	<b>5,580 SQ. FT.</b>
<b>PERCENTAGE</b>	<b>40.57 %</b>
MIDDLE HOUSING 10% INCREASE	
AREAS OF STRUCTURE UNDER 20' TALL	
UNIT 5A	85 SQ. FT.
UNIT 5B	85 SQ. FT.
UNIT -5C	144 SQ. FT.
UNIT -5D	144 SQ. FT.
<b>TOTAL</b>	<b>458 SQ. FT.</b>
<b>LOT AREA</b>	<b>5,580 SQ. FT.</b>
<b>PERCENTAGE</b>	<b>8.27 %</b>
DISCOUNT REDUCTION PERCENTAGE	
<b>TOTAL COVERAGE PERCENTAGE</b>	<b>40.57 %</b>
<b>PERCENTAGE UNDER 20'</b>	<b>-8.27 %</b>
<b>PERCENTAGE DISCOUNT TOTAL</b>	<b>32.3 %</b>
MIDDLE HOUSING LOT COVERAGE	
<b>TOTAL LOT COVERAGE</b>	<b>2,264 SQ. FT.</b>
<b>AREA UNDER 20'</b>	<b>-458 SQ. FT.</b>
<b>LOT COVERAGE</b>	<b>1,806 SQ. FT.</b>
<b>LOT AREA</b>	<b>5,580 SQ. FT.</b>
<b>LOT COVERAGE</b>	<b>32.3 %</b>

DESIGNED	REG.	DATE	NO.	REVISION
DRAWN	REG.			
SCALE	1" = 20"			
DATE	February 2025			
FILE	25-SHA-100			

Richard E. Givens, Planning Consultant  
292 W Sunrise Vista Dr.  
Green Valley, Arizona 85614  
PH: (503) 351-8204

APPLICANT: Alec Shah, Shah Housing Solutions LLC  
4399 Kenthorpe Way  
West Linn, OR 97068  
PH: (971) 678-1952

MHL-2025-001 - Lot 5 Shah & Trip Estates  
Preliminary Plan



