



June 2, 2017

Land Use File(s): MLP-2017-001, R-2017-003

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Director on June 2, 2017.

Applicant(s): Charles Clark

Location(s): 5158 SE Logus Rd, Tax lot 200 on SE Mullan St
Tax Lot(s): 12E30CD00202, 12E30CD00200
Application Type(s): Minor Land Partition, Replat
Application Description: The applicant has applied for approval of a Minor Land Partition (MLP) to create two lots fronting SE Mullan St (Tax lot 200), as well as, a Replat to extend the property line of 5158 SE Logus Rd south and incorporate more land.

Decision: Approved with Conditions

Review Criteria: Milwaukie Zoning Ordinance:

- MMC 19.301 Low Density Residential Zones
- MMC 19.700 Public Facility Improvements
- MMC 19.1005 Type II Review
- MMC 17.12.040 Approval Criteria for Preliminary Plat
- MMC 17.12.030 Approval Criteria for Lot Consolidation, Property Line Adjustment, and Replat
- MMC 17.20 Preliminary Plat
- MMC 17.28 Design Standards
- MMC 17.32 Improvements

Neighborhood(s): Lewelling

Appeal period closes: 5:00 p.m., June 17, 2017

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1005 Type II Review. The complete case file for this application is available for review between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please contact Mary Heberling, Assistant Planner, at

503-786-7658 or heberlingm@milwaukieoregon.gov, if you wish to view this case file or visit the project webpage at <http://www.milwaukieoregon.gov/planning/MLP-2017-001>.

This decision may be appealed by 5:00 p.m. on June 17, 2017, which is 15 days from the date of this decision.¹ Any person who is adversely affected or aggrieved by this decision may appeal the decision by filing a written appeal. An appeal of this decision would be heard by the Milwaukie Planning Commission following the procedures of MMC Section 19.1010 Appeals. This decision will become final on the date above if no appeal is filed during the appeal period. Milwaukie Planning staff can provide information regarding forms, fees, and the appeal process at 503-786-7630 or planning@milwaukieoregon.gov.

Per MMC Subsection 19.1001.7.E, this land use approval expires unless the applicant has: (1) obtained and paid for all necessary development permits and started construction within 2 years of land use approval, and (2) passed final inspection and/or obtained a certificate of occupancy within 4 years of land use approval. Extensions can be granted per MMC Section 19.908.

Findings in Support of Approval

1. The applicant, Charles Clark, has applied for approval of a minor land partition for Parcel 3 of Partition Plat 1995-132 at Tax Lot ID 12E30CD00200 (Site A) and a replat of existing Parcel 2 of Partition Plat 1995-132 (5158 SE Logus Rd, TL 12E30CD00202) (Site B). The applicant is the property owner, and has authority to initiate the application per Milwaukie Municipal Code (MMC) 19.1001.6.A. The application was initially submitted on April 12, 2017, and deemed complete by the City of Milwaukie (City) as of April 21, 2017. The application has been assigned land use file number MLP-2017-001, R-2017-003.
2. Site A is in the R5 Low Density Residential zone and has no overlay zones or special areas designated in MMC Chapter 19.400. The Comprehensive Plan land use designation for the site and adjacent properties is Low Density. The site has frontage on SE Mullan St and is a vacant lot. Surrounding uses are single family residential dwellings also in the R5 and R7 zones.

Site B is in the R7 Low Density Residential zone and has no overlay zones or special areas designated in MMC Chapter 19.400. The Comprehensive Plan Land Use Designation for the site and adjacent properties is Low Density. The site has frontage on SE Logus Rd and is a flag lot. It has an existing dwelling on the southern portion of the site. Surrounding uses are single family residential dwellings also in the R5 and R7 zone.
3. The proposal is to partition Site A into 2 parcels fronting SE Mullan St. Each parcel is intended to have a single-family dwelling built on it. A replat of Site B, Parcel 2 of Partition Plat 1995-132, is to expand the square footage of 5158 SE Logus Rd, which currently has a single-family dwelling. The applicant intends to build a duplex, by converting the current home on the lot or demolishing the home and building a new duplex, on Site B to meet the density requirements.
4. The standards and criteria that are applicable to the applications are:
 - MMC 19.301 Low Density Residential Zones
 - MMC 19.700 Public Facility Improvements
 - MMC 19.1005 Type II Review

¹ As per MMC Section 19.1010, if the 15th day falls on a weekend or legal holiday, the end of the appeal period shall be extended to the end of the next business day.

- MMC 17.12.040 Approval Criteria for Preliminary Plat
- MMC 17.12.030 Approval Criteria for Lot Consolidation, Property Line Adjustment, and Replat
- MMC 17.20 Preliminary Plat
- MMC 17.28 Design Standards
- MMC 17.32 Improvements

Portions of the Milwaukie Municipal Code not addressed in these findings are found not to be applicable for purposes of rendering this land use decision.

5. MMC 19.901 establishes that a partition and replat are subject to a Type II review. The applications have been reviewed pursuant to the procedures for a Type II Review per MMC 19.1005. The application was deemed complete as of April 21, 2017.
 - a. Per MMC 19.1005.1, the applicant had a preapplication conference on April 21, 2016.
 - b. Public Notice was provided for these applications pursuant to MMC 19.1005.3.
 - (1) Per MMC 19.1005.3.A, the applications were referred for comment to the groups listed in Finding 14 on April 27, 2017.
 - (2) Per MMC 19.1005.3.B, a notice that conforms to the requirements of that subsection was sent to the parties listed in MMC 19.1005.3.B.1 on April 27, 2017.
 - (3) Per MMC 19.1005.3.C, a notice sign was posted on April 24, 2017.
 - c. The City issued a notice of decision on June 2, 2017 that conforms to the requirements of MMC 19.1005.5.
6. MMC 19.301 contains standards for Low Density Residential zones, including the R7 and R-5 zones. The applications meet the standards of this section as described below.
 - a. MMC 19.301.2 establishes uses allowed in the R7 and R5 zones. Development on the parcels will be subject to the uses allowed in this subsection.
 - b. MMC 19.301.4 establishes development standards for the R5 and R7 zones:

Table 1 – Zoning Compliance

Residential Zone R-7 & R-5 Development Standards					
	R-7 Zone Standards	R-5 Zone Standards	Site A Parcel 1 (in R5 Zone)	Site A Parcel 2 (in R5 Zone)	Site B Parcel 3 (in R5 & R7 Zone)
Lot Area	7,000 sq ft for single-family; 14,000 sq ft for duplex	5,000 sq ft for single-family; 10,000 sq ft for duplex	5,750 sq ft	5,750 sq ft	18,055 sq ft (includes 1 SFR on R-7 part of lot)
Lot Width	60 ft	50 ft	50 ft	50 ft	100 ft

Lot Depth	80 ft	80 ft	115 ft	115 ft	164.65 ft
Public Street Frontage	35 ft, 25 ft for single flag lot	35 ft, 25 ft for single flag lot	50 ft	50 ft	15 ft ¹
Lot Coverage	30% max./ 50% max for a duplex	35% max./ 55% max for duplex	TBD ²	TBD ²	~ 15%
Minimum Vegetation	35% min.	25% min.	TBD ²	TBD ²	Greater than 35%
Front Yard Setback	20 ft	20 ft	TBD ²	TBD ²	~ 35 ft
Side Yard Setback	5 ft / 10 ft	5 ft	TBD ²	TBD ²	8 ft / 20 ft
Maximum Building Height	35 ft / 2.5 stories	35 ft / 2.5 stories	TBD ²	TBD ²	2 stories
Side Yard Height Plane	45 degree angle, 20 ft above ground	45 degree angle, 20 ft above ground	TBD ²	TBD ²	45 degree angle, 20 ft above ground
Rear Yard Setback	20 ft	20 ft	TBD ²	TBD ²	20 ft
Residential Density	5.0 units/acre minimum; 6.2 units per acre maximum	7.0 units/acre minimum; 8.7 units per acre maximum	2 dwelling units for Site A— see Finding 6e for details 3 dwelling units for Site B— see Finding 6e for details		

¹ The public street frontage for the existing flag lot at 5158 SE Logus Rd (Site B) is considered legal, non-conforming. The replat to incorporate more land into this flag lot is not intensifying the use and the street frontage will continue to stay legal, non-conforming. The applicant has proposed to eventually put a duplex on this flag lot after the replat approval. The addition of a duplex will be intensifying the use of the flag lot and will require the applicant to apply for a Type III Variance per MMC 19.911.3.C to continue the use of the 15 ft frontage and accessway.

² TBD – To be determined at the time of building permit submittal.

- c. MMC 19.301.5.A establishes side yards for the R7 & R5 zones. The applicant's materials state that the proposed dwellings will comply with these standards.
- d. MMC 19.301.5.C requires that a minimum of 40% of a front yard be vegetated. The applicant's materials state that the proposed dwellings will comply with these standards.
- e. MMC 19.301.5.D requires that land divisions are required to meet the density requirements for the base zone. Site A is in the R5 zone and based on the net lot area of 11,500 sq ft, the site's minimum density requirement is 1.8 units and the maximum density allowed is 2.3 units. Per the rounding procedures in MMC 19.202.4.B, the minimum density is rounded down to the nearest whole number for fractions of 0.50 and below, and maximum residential density is rounded down to the nearest whole

number for fractions of 0.75 and below. The resulting minimum and maximum density for the site is 2 units, respectively. The proposal for Site A results in 2 parcels that can each accommodate a single-family dwelling.

Site B is in both the R7 and R5 zones. Based on the net lot area, for the R7 zone part of the parcel, of 9,990 sq ft, the site's minimum density requirement is 1.2 units and the maximum density allowed is 1.4 units. Based on the net lot area, for the R5 zone part of the parcel, of 8,065 sq ft, the site's minimum density requirement is 1.3 units and the maximum density allowed is 1.7 units. When adding together each zone's minimum and maximum density, the total minimum density allowed is 2.5 units and the total maximum density is 3.1 units. Per the rounding procedures in MMC 19.202.4.B, the resulting minimum density is 2 units and maximum density for the site is 3 units, respectively. The applicant's proposal for Site B results in a duplex to meet the density requirements, either by converting the existing home or demolishing the home and building a new duplex.

- f. MMC 19.301.5.F states that 1 primary dwelling per lot is allowed in the R-7 and R-5 zones. The part of the replat lot (Site B) which has a single-family dwelling unit is in the R-7 zone. The applicant intends to either convert the existing home into a duplex or demolish the existing home and build a new duplex. The site would still only have one primary dwelling with either of those scenarios. The standard is met.
 - g. MMC 19.301.5.G states that off-street parking and loading standards in Chapter 19.600 are applicable. Development on the parcels will be evaluated for compliance with these standards when development of a primary structure occurs.
 - h. MMC 19.301.5.H states that the Public Facility Improvements in Chapter 19.700 are applicable. These are addressed in Finding 8.
7. MMC 19.700 contains regulations for Public Facility Improvements. The proposal complies with these regulations as described in this finding.
- a. MMC Chapter 19.700 applies to partitions, subdivisions, new construction, and modification or expansion of an existing structure or a change or intensification in use that result in any projected increase in vehicle trips or any increase in gross floor area on the site.

The applicant proposes to partition Site A into 2 new lots. The partition triggers the requirements of MMC Chapter 19.700.

MMC 19.700 applies to the proposed development.
 - b. MMC 19.704 requires submission of a transportation impact study documenting the development impacts on the surrounding transportation system.

The proposed development will not trigger a significant increase in trip generation and therefore does not require a transportation impact study.

MMC 19.704 does not apply to the proposed development.
 - c. MMC 19.705 requires that transportation impacts of the proposed development be mitigated in rough proportion of the impacts.

The proposed development does not trigger mitigation of impacts beyond the required frontage improvements. The impacts are minimal and the surrounding transportation system will continue to operate at the level of service previous to the proposed development.

The proposed development, as conditioned, is consistent with MMC 19.705.

- d. MMC 19.708.1 requires that all development shall comply with access management, clear vision, street design, connectivity, and intersection design and spacing standards.

The applicant shall construct a driveway approach for each new lot to meet all guidelines of the Americans with Disabilities Act (ADA) to the new lots on SE Mullan Street (Site A). The driveway approach aprons shall be between 9 feet and 20 feet in width and least 7.5 feet from the side property line.

- (1) MMC Section 19.708.1.E.3 requires that streets shall be extended to the boundary lines of the developing property where necessary to give access to or allow for future development of adjoining properties.

The applicant shall construct a half street improvement along the south side of the site in the Mullan Street right-of-way to provide access for future development. The street improvement includes, from the fronting property line, a 5-foot setback sidewalk, 5-foot planter strip, curb and gutter, and a 14-foot paved half street.

- (2) MMC Section 19.708.1.E.3.a requires that temporary turnarounds shall be constructed for street stubs in excess of 150 feet in length.

Applicant is not required to construct a turnaround.

The proposed development, as conditioned, is consistent with MMC 19.708.1.

- e. MMC Section 19.708.2 establishes standards for street design and improvement. The existing right-of-way width of the future Mullan Street fronting the proposed development is 50 feet. Applicant is not responsible for right-of-way dedication along SE Mullan Street fronting the development property. Frontage improvement requirements on SE Mullan Street frontage are as follows:

- 5-foot setback sidewalk
- 5-foot planter strip
- curb and gutter
- 20 feet of paved asphalt width

Applicant is responsible for construction of 16-foot wide minimum roadway width from SE 51st Avenue to provide access to the proposed two parcels of Site A. City is requiring additional off-site improvements of curb on the north side of this road extension and an additional 4-feet of asphalt on the as well. Applicant is responsible for additional off-site requirement of extending the 6" water main to the east to connect to existing water main in front of 5299 SE Mullan Street.

The City, using public funds, constructed a Capital Improvement Project in 2009 that consisted of sidewalk on the south side and two lanes of asphalt pavement on the fronting portion of SE Logus Road. The applicant is not responsible for further improvements or Right-of-Way dedication on SE Logus Road.

The proposed development, as conditioned, is consistent with MMC Section 19.708.2.

- f. MMC 19.708.3 requires that sidewalks shall be provided on the public street frontage of all development.

The construction of sidewalks along the proposed development property abutting SE Mullan St is included in the street frontage requirements.

The proposed development, as conditioned, is consistent with MMC Section 19.708.3.

- g. MMC 19.708.4 establishes standards for bicycle facilities.

The portion of SE Mullan Street and SE Logus Road fronting the proposed development are not classified as a bike routes in the Milwaukie Transportation System Plan. Bicycle facility improvements are not required for the proposed development.

MMC 19.708.4 does not apply to the proposed development.

- h. MMC 19.708.5 establishes standards for pedestrian and bicycle paths.

The proposed development property is surrounded by single family residences. The proposed development does not present an opportunity to provide a pedestrian or bicycle path and is not required to provide one.

MMC 19.708.5 does not apply to the proposed development.

- i. MMC Section 19.1408.6 establishes standards for transit facilities.

The portion of SE Mullan Street and SE Logus Road fronting the proposed development are not classified as a transit route in the Milwaukie Transportation System Plan. As a result, transit facility improvements are not required for the proposed development.

MMC 19.708.6 does not apply to the proposed development.

- 8. MMC 19.1200 contains standards for solar access. The proposed partition and replat complies with these standards as described below.

- a. MMC 19.1203.2 states that the standards of Chapter 19.1200 apply to applications for a development to create lots in single-family zones, and are applicable to the proposed partition.

- b. MMC 19.203.3 states at least 80% of the lots in a development subject to these provisions shall comply with one or more of the options in this subsection; provided a development may, but is not required to, use the options in Subsections 19.1203.3.B or C below to comply with Section 19.1203.

The applicant states that all parcels in the proposed partition meet or exceed the basic requirement of a 90 ft north-south dimension. All of the front lot lines of the lots are within 2 degrees of true east-west.

The standard is met.

- 9. MMC 17.12.030 contain approval criteria for a replat. These criteria are met as described below.

- a. MMC17.12.030.A.1 requires the proposed replat complies with this title and Title 19 of this code. These findings demonstrate that the proposed replat complies with the applicable ordinances, regulations, and design standards in the Milwaukie Municipal Code.

- b. MMC 17.12.030.A.2 requires that the proposed boundary change will allow reasonable development of the affected lots and will not create the need for a

variance of any land division or zoning standard. The buildable areas for the primary structures on the parcel from the replat are all adequate to accommodate the uses allowed in the R7 and R5 zones. Site B currently has a single dwelling unit and the replat does not affect current development. However, per MMC 19.301.5.F, only 1 primary dwelling unit is allowed in the R-7 and R-5 zones. Minimum density requirements would require another dwelling unit, which does not meet the standards for only 1 primary dwelling unit per lot. A Type III variance would be needed if the applicant wants to add an additional dwelling unit or two on the lot.

The lot also has an existing accessway and frontage of 15 ft, which is legal non-conforming and the replat would not affect this standard. Any redevelopment on the lot will trigger the need to improve the accessway and frontage to 25 ft or a Type III variance to keep the 15 ft.

The parcel does have physical constraints that would necessitate the need for a variance if the applicant chooses to redevelop and add additional dwelling units to the lot.

- c. MMC 17.12.030.A.3 requires that boundary changes shall not reduce residential density below minimum density requirements of the zoning district in which the property is located. The proposed replat does not reduce residential density below the minimum requirements.
10. MMC 17.12.040 contains approval criteria for a preliminary plat. These criteria are met as described below.
- a. MMC 17.12.040.A.1 requires that the proposed preliminary plat complies with Title 19 of this code and other applicable ordinances, regulations, and design standards. These findings demonstrate that the proposed preliminary plat comply with the applicable ordinances, regulations, and design standards in the Milwaukie Municipal Code.
 - b. MMC 17.12.040.A.2 requires that the proposed division will allow reasonable development and will not create the need for a variance of any land division or zoning standard. The buildable areas for the primary structures on the parcels from the partitioning are all adequate to accommodate the uses allowed in the R5 zone. The parcels do not have physical constraints that would necessitate the need for a variance.
 - c. MMC 17.12.040.A.3 requires that the proposed subdivision plat name is not duplicative and the plat otherwise satisfies the provisions of ORS 92.090(1). The proposed plat is a partition plat, and this criterion is not applicable.
 - d. MMC 17.12.040.A.4 requires that the streets and roads are laid out so as 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. This criterion is satisfied within the confines of that the City has already obtained street right-of-way per MMC Chapter 19.700 in that the dedication of right-of-way for SE Mullan St. No other road connections through the site are desirable because the rights-of-way would not offer an opportunity to connect to another right-of-way through redevelopable parcels.
 - e. MMC 17.12.040.A.5 requires a detailed narrative description demonstrating how the proposal conforms to all applicable code sections and design standards. The

applicant has submitted this information in the materials submitted for the land use application.

11. MMC 17.20 contains the information required for a preliminary plat application. The materials submitted by the applicant satisfy the requirements of this chapter.
12. MMC 17.28 contains design standards for land divisions and boundary changes. The proposed partition and replat satisfies these as described below.
 - a. MMC 17.28.010 requires that partitions and subdivisions shall conform with any development plans of the City and shall take into consideration any preliminary plans made in anticipation thereof and shall conform with the requirements of state laws and with the standards established by the City. As demonstrated by these findings, the partition conforms with all applicable city criteria and standards.
 - b. MMC 17.28.020 requires that all land divisions and boundary changes that increase the number of lots shall be subject to the requirements and standards contained in Chapter 19.700 Public Facility Improvements and the Public Works Standards for improvements to streets, sidewalks, bicycle facilities, transit facilities, and public utilities. As described elsewhere in these findings, the proposed partition complies with Chapter 19.700. Utilities and work within the right-of-way will be reviewed by the Milwaukie Engineering Department for conformance with Public Works Standards.
 - c. MMC 17.28.040 contains standards for lot design.
 - (1) MMC 17.28.040.A requires that the lot size, width, shape, and orientation shall be appropriate for the location and the type of use contemplated. Minimum lot standards shall conform to Title 19. The proposed parcels have adequate size and dimensions for development and uses allowed in the R7 and R5 zones, and conform to the standards of Title 19 as described in these findings.
 - (2) MMC 17.28.040.B requires that lot shape shall be rectilinear, except where not practicable due to location along a street radius, or existing lot shape. The sidelines of lots, as far as practicable, shall run at right angles to the street upon which the lots face. The two proposed parcels lots on Site A are rectilinear in shape, with side lot lines at right angles and the rear lot lines parallel to the street. The replat on Site B expands the existing, rectangular flag lot and keeps the rear lot line parallel to the street.
 - (3) MMC 17.28.040.C limits compound lot lines for side or rear lot lines. There are no compound lot lines proposed for side or rear lot lines on either parcel.
 - (4) MMC 17.28.040.D allows lot shape standards to be varied pursuant to MMC 19.911. No variance is requested in this application.
 - (5) MMC 17.28.040.E states that double frontage and reversed frontage lots should be avoided except in certain situations. None of the parcels in the proposed partition have frontage on more than 1 public right-of-way.
 - (6) MMC 17.28.040.F requires that pursuant to the definition and development standards contained in Title 19 for frontage, required frontage shall be measured along the street upon which the lot takes access. This standard applies when a lot has frontage on more than 1 street. All parcels in the proposed partition and replat have only 1 street frontage. As established in Finding 6.b, the frontages for the two lots created on Site A meet the minimum required street frontage in the R5 zone. The existing flag lot (5158 SE Logus Rd) street frontage and

accessway, is legal, non-conforming at 15 ft. The replat on Site B to include more land will not affect the legal, non-conforming status.

- d. MMC 17.28.080 contains criteria for public open spaces. The Milwaukie Comprehensive Plan does not identify any planned park or open space for the site. As such, no dedication for public open space is required.
13. MMC 17.32 describes required public improvements. The applicant proposes that all public improvements will meet the standards of this chapter.
 14. As described in Finding 5, public notice of these applications was posted on site and mailed to parties identified in the Milwaukie Municipal Code. The applications were referred for comment to the following: Milwaukie Engineering Department, Milwaukie Building Department, Clackamas Fire District #1, and the Linwood Neighborhood District Association. The responses received are summarized below. Agencies did not respond if a response is not listed below.
 - Milwaukie Building Department – no comment
 - Milwaukie Engineering Department – the Milwaukie Engineering Department responded with a memorandum regarding public improvements and stormwater management. The memorandum has been incorporated as the findings for MMC Chapter 19.700 and in the “Conditions of Approval” section of this notice.
 - Clackamas Fire District #1 – responded with a memorandum stating that there were limited details to review for access. The water supply and hydrant location should not be an issue in the area.
 - Dave Moss (Property owner at 5015 SE Mullan St.) – provided comments about concerns of connecting Mullan St from the proposed MLP lots to SE 49th Ave. Did not think this would be good for the neighborhood.

Staff Comment: The proposed application would only be required to provide access to the lots created from the MLP on SE Mullan St to SE 51st Ave., and not a connection to SE 49th Ave.

Conditions of Approval

1. Prior to approval of the final plat, the following shall be resolved.
 - A. Submit a stormwater management plan to the City of Milwaukie Engineering Department for review and approval. The plan shall be prepared in accordance with Section 2 – Stormwater Design Standards of the City of Milwaukie Public Works Standards. In the event the storm management system contains underground injection control devices, submit proof of acceptance of the storm system design from the Department of Environmental Quality.
 - B. Utility Improvements
 - a. Onsite Improvements: Construct a 5-foot setback sidewalk, 5-foot planter strip, curb and gutter, and a 20-foot paved half street along the south side of the site in the Mullan Street right-of-way to the east property line. The half street improvements include extension of an existing 6-inch diameter ductile iron water main, an 8-inch diameter HDPE wastewater main, and all storm water system improvements necessary to accommodate the street improvements. Connect 51st Avenue to the development’s frontage with 16-foot wide asphalt street.
 - b. Off-Site Improvements: Construct curb and gutter between the development site and 51st Avenue. Construct an additional 4-feet of asphalt (beyond the required

16-feet) between the development site and 51st Avenue. Connect the east end of the new water main to the west end of water main in front of 5299 SE Mullan Street.

- C. Construct driveway approaches to the new lots on Site A (Parcels 1 & 2) and meet all guidelines of the Americans with Disabilities Act (ADA) prior to final inspection. The driveway approach apron shall be between 9 feet and 20 feet in width and least 7.5 feet from the side property line. The driveway approach apron shall be designed in accordance with MMC 19.504.8.D.3.
 - D. Provide a final approved set of Mylar “As Constructed” drawings to the City of Milwaukie prior to final inspection.
 - E. Remove all signs, structures, or vegetation in excess of three feet in height located in “vision clearance areas” at intersections of streets, driveways, and alleys fronting the proposed development.
2. Prior to final inspection for any building on the proposed development, the following shall be resolved:
- A. Construct a private storm management system (e.g. drywell) on the proposed development property for runoff created by the proposed development. Connect all rain drains to the private storm management system.



Dennis Egner, FAICP
Planning Director

- cc: Charles Clark, PO Box 22208, Milwaukie, OR 97269
Brad Schleining (W.B. Wells & Associates), 6130 NE 78th Court, Suite C-11, Portland, OR 97218
Alma Flores, Community Development Director (*via e-mail*)
Chuck Eaton, Engineering Director (*via e-mail*)
Alex Roller, Engineering Technician II (*via e-mail*)
Samantha Vandagriff, Building Official (*via e-mail*)
Bonnie Lanz, Permit Specialist (*via e-mail*)
Mike Boumann and Matt Amos, CFD#1
NDA(s): Lewelling (*via e-mail*)
Interested Persons