



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: _____

Review type*: I II III IV V

CHOOSE APPLICATION TYPE(S):

Community Service Use

...

...

...

...

Use separate application forms for:

- Annexation and/or Boundary Change
- Compensation for Reduction in Property Value (Measure 37)
- Daily Display Sign
- Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): City of Milwaukie

Mailing address: 10722 SE Main St, Milwaukie, OR Zip: 97222

Phone(s): 503 786 7522 E-mail: fishh@milwaukieoregon.gov

APPLICANT'S REPRESENTATIVE (if different than above): Amy Winterowd

Mailing address: 696 McVey Avenue, Suite 202, Lake Oswego, OR Zip: 97034

Phone(s): 503 914 8276 E-mail:

SITE INFORMATION:

Address: 9600 SE Main St Map & Tax Lot(s): 11E25CB01000

Comprehensive Plan Designation: I+TSA Zoning: MTSA Size of property: 164,689.00 Sq Ft

PROPOSAL (describe briefly):

The applicant is proposing to use a portion of the site, currently a TriMet Park and Ride surface lot, as the temporary location of the City's library during the permanent library's construction. Proposal includes the installation of a 9,200 SF modular building.

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) 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: Amy Winterowd`

Digitally signed by Amy Winterowd`
Date: 2017.12.17 10:08:25 -08'00'

Date: December 18, 2017

IMPORTANT INFORMATION ON REVERSE SIDE

RESET

APPLICATION FOR LAND USE ACTION

Type III

Community Service Use

SUBMITTAL REQUIREMENTS

Submittal Requirement 01 – land use application forms and fees

Submittal Requirement 02 – Proof of ownership of eligibility to initiate application

Please see Attachment A: Letter from TriMet allowing use and Proof of Ownership by TriMet.

Submittal Requirement 03 – Detailed and Comprehensive description of all existing and proposed uses and structures, including a summary of all information contained in any site plans.

The subject property is owned by TriMet and is a surface parking lot used primarily as a park and ride for TriMet's ridership. The lot contains 329 parking spaces. The use of the site as a park and ride was approved by the City in 2005 as a Community Service Use (CSO-05-04). There are no existing structures on the site. The site is composed of concrete paving with periodic storm water planters as per code. Since the lot is paved, there is no increase to impervious area, therefore the storm water systems on site should be sufficient.

The applicant is proposing using the south portion of the site for the temporary relocation of the Ledding Library while the permanent site improvement is constructed. The library would be located within the TriMet parking lot, housed within a single-story modular building provided by ModSpace that measures 132'-4" x 70'-4" (9,307 sf). Some additional square footage will be taken by the ADA access ramp, two bicycle racks (accommodating 8 bicycles), screened garbage and 11 parking spaces. The modular building will have self-contained potable water and sanitary tanks. Although the zoning code does not recognize temporary uses, the proposed temporary library is expected to be in place until approximately September 2019 when the Ledding Library project is expected to be complete.

No permanent improvements are proposed for the site. The impact to the park and ride facility is expected to be minimal considering the temporary use will occupy a small portion of the available parking spaces designated for the park and ride. The modular is sited in its location to work within the placement of existing lights and storm water planters on site.

Submittal Requirement 04 – Detailed statement that demonstrates how the proposal meets all applicable application-specific approval criteria (check with staff) and all applicable development standards (listed below)

- A. Base zone standards in Chapter 19.300
- B. Overlay zone standards in Chapter 19.400
- C. Supplementary development regulations in Chapter 19.500
- D. Off-street parking and loading standards and requirements in Chapter 19.600
- E. Public facility standards and requirements, including any required street improvements in Chapter 19.700.

- A. **Base zone standards.** The base zone designation of the site is Manufacturing-TSA. Please note the Milwaukie Planning Commission approved Community Service Use on this site on February 14, 2006 per files CSO-05-04 and TPR-05-04.
1. *Per MMC 19.904, the proposed use is a Community Service Use, which is permitted in the M-TSA zone subject to MMC 19.904.*
 2. *The building setback, height limitation, and off-street parking and similar requirements governing the size and location of development in the underlying zone are met.*

This project does not propose any permanent improvements to the site.

Setback - Per 19.309.6 Development Standards the minimum setback requirement for the M-TSA zone is 20 feet. The modular is located 175 feet away from the street frontage as shown on the site plan (Figure 1).

Height - Per 19.309.6 Development Standards the maximum height allowed is 45 feet. The modular is 15 feet high as shown on the elevation (Figure 2).

Parking and Loading - Parking requirements per Chapter 19.600 allow for a minimum of 1 parking space per 1,000 square feet and provides for a maximum of 1.2 spaces per 1,000 square feet of floor area. The floor area of the temporary modular building is 9,307 square feet. The site has 329 parking spaces, which is more than sufficient to accommodate the 11 spaces proposed for this temporary use. Bicycle parking will be provided by bike racks to meet the minimum 2 required bicycle parking spaces as shown on the site plan. This project includes two bicycle racks with capacity for eight (8) bicycles total.

Landscaping – No permanent improvements are proposed for the site. The existing conditions addressed the code development standards with street trees and storm water planters

Public Facility Improvements – Chapter 19.700 does not apply to this project.

Screening of Outdoor Uses – The project’s only anticipated outdoor storage is for garbage. The container will be located to the east of the modular unit away from the Main Street sightline and will be screened with a sight-obscuring fence that is at least 6 feet high.

Parking, Loading and Unloading Areas – The site is located in a manufacturing zone and surrounding by manufacturing uses. The area occupied by the modular unit as well as the areas for parking, loading, and unloading are not located within the required 25 foot setback or adjacent to residential land.

External Effects – No new exterior lighting will be required as lighting currently on site will be sufficient for the needs of this project. As this is for the temporary relocation of the library, no operations from this project will produce heat or glare. Similarly, the library will not create undue nuisances such as noise, odor, or electrical disturbances. Lastly, the site is located in a manufacturing zone, surrounded by manufacturing with no residential zoning adjacent to the site. No roof-mounted mechanical equipment will be on the modular.

Additional Standards – please see letter ‘C’ beginning on page 6.

3. MMC 19.904.4 Approval Criteria

a. Specific standards for the proposed uses as found in Subsections 19.904.7-11 are met.

Specific standards outlined in Subsection 19.904.9 (Institutions) will be met by the temporary use, where applicable since the proposed site is located within a manufacturing zone. Subsections 19.904.7 (Schools), 19.904.8 (Nursing or Convalescent Homes), 19.904.10 (Solid Waste Facilities) and 19.904.11 (Wireless Communication Facilities) are not applicable.

a. Utilities, streets, or other improvements were already constructed for the existing site.

b. The site is surrounded by properties all zoned for manufacturing as illustrated by Figure 3 below. The standard does not apply.

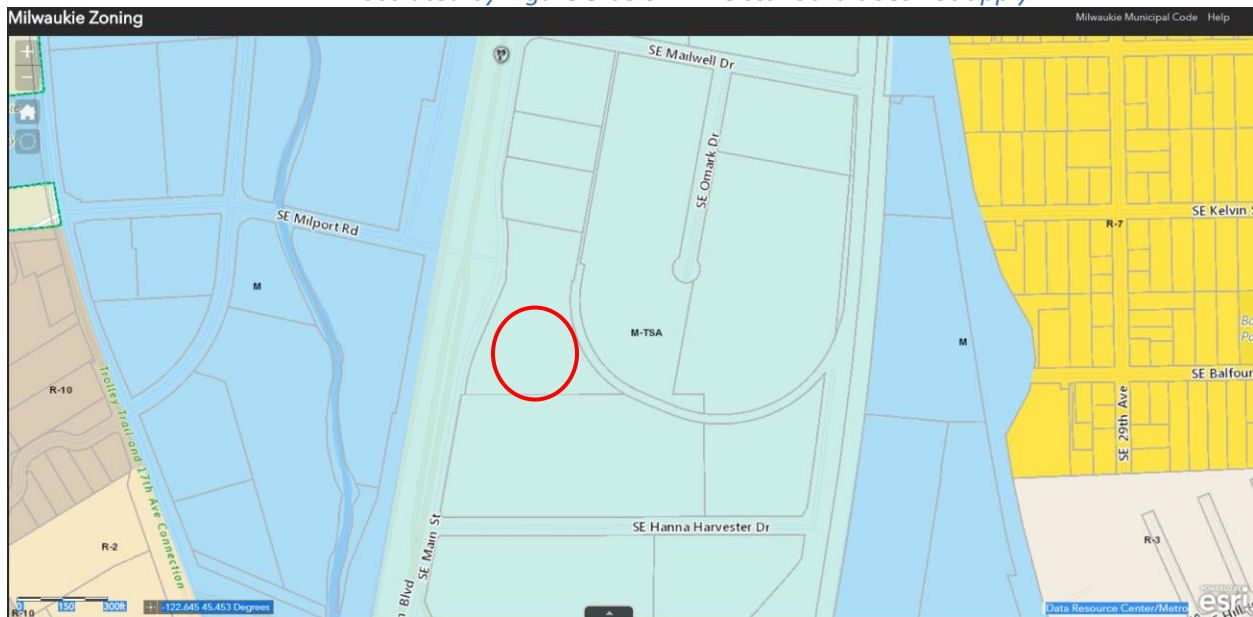


Figure 3. Site context plan.

c. The site is located in a manufacturing zone (M-TSA), therefore this standard does not apply.

d. As shown on Figure 2 (above), the modular is 15 feet high, which meets the maximum height requirement of no more than 50 feet.

e. The site is located in a manufacturing zone (M-TSA), and not adjacent to a residential zone. See Figure 3 (above). This standard does not apply.

f. No new lighting is proposed and the site is not adjacent to a residential zone per Figure 3 (above). This standard does not apply.

g. Typical operational hours for the proposed use will be 10:00 a.m. to 9:00 p.m. Surrounding uses are exclusively manufacturing. As such, the proposed site has no direct adjacency to any residential zones. Due to the nature of the permitted manufacturing uses, which can include multiple shifts for operations (day and/or night), the proposed hours of operations for the temporary use are expected to be compatible. City staff concurred per the Pre-application Report under the Planning Notes section on Page 4.

h. No spire is proposed. The proposed use is not a religious institution. This standard does not apply.

i. The proposed use is not a religious institution. The standard does not apply.

j. The site is developed for a park and ride facility. The temporary use will share parking with the park and ride facility consistent with the intent of the standard.

b. The hours and levels of operation of the proposed use are reasonably compatible with surrounding uses.

Staff of the library will have varying hours, but the library's operational hours will be 10 a.m. to 9 p.m. Monday to Thursday, 10 a.m. to 6 p.m. Friday and Saturday, and 12 p.m. to 6 p.m. on Sunday's. Surrounding uses are exclusively manufacturing. As such, the proposed site has no direct adjacency to any residential zones. Due to the nature of the permitted manufacturing uses, which can include multiple shifts for operations (day and/or night), the proposed hours of operations for the temporary use are expected to be compatible.

c. The public benefits of the proposed use are greater than the negative impacts, if any, on the neighborhood.

There are no expected negative impacts to the proposed temporary use since the existing site has adequate space to continue providing service as a park and ride. The benefits of the temporary use include maintaining ongoing library service to the community while the permanent Ledding Library location undergoes construction. Temporarily relocating to the proposed site allows the Library to continue serving the community in close proximity to the permanent location.

d. The location is appropriate for the type of use proposed.

The proposed location is appropriate for the temporary use due to its close proximity to the Library's permanent location and downtown core as well as its close access to transit and other modes of transportation. The site is also ideal for the proposed temporary use because of the existing paved surface which allows for simple construction of the modular unit.

B. Overlay Zone Standards. The site lies within the Tacoma Station Area Overlay Zone. Per the decision for files CSO-05-4 and TPR-05-04, Community Service Use is permitted for this site.

C. Supplemental Development Regulations. Of the supplementary development regulations in Chapter 19.500, 19.501-19.503 as well as 19.505-19.509 do not apply to temporary use.

Under 19.504 Site Design Standards:

19.504.1 – Clear Vision Areas

The modular will be located more than 100 feet back from the closest street, SE Main Street, which maintains clear vision on the corners of all property at the intersection of streets.

19.504.2 - Maintenance of Minimum Ordinance Requirements

Not Applicable. The proposed use does not reduce lot area, yard, other open space or off-street parking or loading area.

19.504.3 – Dual Use of Required Open Space

Not Applicable. The proposed use is not using any other lot area, yard, other open space or off-street parking area.

19.504.4 – Buildings on the Same Lot

Not Applicable. The property is not zoned as residential.

19.504.5 – Distance from Property Line

The modular will be located more than 100 feet back from the west and north sides of the property, more than 75 feet back from the south side of the property, and more than 50 feet back from the east side of the property.

19.504.6 – Transition Area Measures

Not Applicable. All adjacencies are also zoned Manufacturing

19.504.7 – Minimum Vegetation

Not Applicable - No vegetation area is currently contained on site and this project is a temporary use which will not be adding vegetation.

19.504.8 - Flag Lot Design and Development Standards

Not Applicable. The project is not located on a flag lot.

19.504.9 – On-Site Walkways and Circulation

The site was previously developed and achieved approval.

19.504.10 – Setbacks Adjacent to Transit

The proposed use has been located on the property based on discussions with the property owner, TriMet, in order to minimize the impact to the existing park and ride facility. The location of the temporary building is also based on providing access to the necessary utilities (electrical service). Although the temporary building is located more than 30 feet from the Main Street right-of-way, which provides transit service, the temporary use is located within an active park and ride designed to provide access to transit on Main Street. The proposed use is also temporary and will not be permanently located on-site.

19.504.11 – Preliminary Circulation Plan

Although the site is 3.78 acres and would be subject to this requirement, it is not a vacant site as it is being actively used as an approved park and ride facility. This code section is not applicable to the proposed project.

- D. **Off-street parking and loading.** Per MMC 19.605, the proposed development must provide a minimum of 9 and a maximum of 11 parking spaces. This requirement can be accommodated on the site, while still maintaining ample parking for the park and ride facility. The proposal includes bicycle parking for 8 bicycles. This standard is met.
- E. **Public facility standards and requirements.** Chapter 19.700 does not apply to this project. No permanent improvements are planned for this site.

Submittal Requirement 05 – Site plan(s), preliminary plat or final plat as appropriate

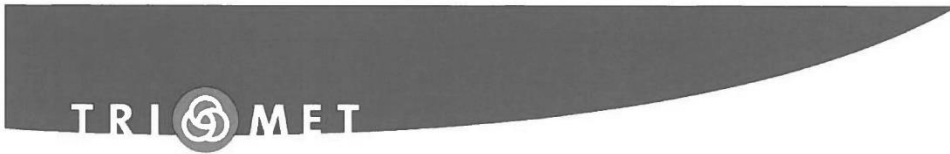


Figure 4. Site Plan

Submittal Requirement 06 – Copy of valid pre-application conference report, when a conference was required.

Please see [Attachment B, Preapplication Report](#).

Attachment A



November 30, 2017

Alma Flores
Community Development Director
City of Milwaukie
6101 SE Johnson Creek Blvd
Milwaukie, OR 97222

Dear Ms. Flores:

Trimet, owner of the Southgate Park and Ride lot located at 9600 SE Main Street, Milwaukie OR, gives permission to the city of Milwaukie to occupy a portion of the site for an 18 month period beginning when the lease agreement is signed for the purposes of temporarily locating the Milwaukie Ledding Library.

Sincerely,

A handwritten signature in black ink, appearing to read "Lance Erz". The signature is stylized and written over a horizontal line.

Lance Erz
TriMet Director of Real Property



CAPITAL PROJECTS AND FACILITIES DIVISION
 710 N.E. HOLLADAY STREET
 PORTLAND, OREGON 97232

SOUTHGATE PARK & RIDE
 EASEMENT FOR INGRESS AND EGRESS

Image © 2009 Metro, Portland Oregon

© 2009 Go

42
Dons
File 746

AFTER RECORD IS RETURN TO:

orig to Center Street

GREGORY R. HOWE, ESQ.
STOEL RIVES, LLP
900 SW FIFTH AVE.
SUITE 2600
1 PORTLAND, OR 97204

Clackamas County Official Records
Sherry Hall, County Clerk

2004-095689



\$51.00

00748132200400956890040048

10/15/2004 02:26:30 PM

CLR-J Cnt=1 Stn=7 AMIEE
\$20.00 \$11.00 \$20.00

2

3

IN THE CIRCUIT COURT OF THE STATE OF OREGON

4

FOR THE COUNTY OF CLACKAMAS

5 TRI-COUNTY METROPOLITAN
6 TRANSPORTATION DISTRICT,
an Oregon Municipal Corporation,

7 Plaintiff,

8 v.

9 6710 LLC, an Oregon Limited Liability
10 Company, et al, RONALD AND
HEATHER KILLOUGH;
11 TERPSICHORIA, an Oregon
corporation; TG THUNDER INC., an
12 inactive Oregon corporation, dba
THUNDER ELITE ALL-STARS,
13 WALDORF ASSOCIATION OF
PORTLAND, INC., an Oregon
14 corporation; STAGES CHRISTIAN
THEATER, INC., an Oregon corporation
15 and STX OREGON PROPERTY
MANAGEMENT CORPORATION, an
16 Oregon corporation

17 Defendant.

No. CCV0306273

GENERAL JUDGMENT IN
CONDEMNATION

STEWART TITLE COM/200200055-61

18 6710 LLC, Ronald and Heather Killough, Terpsichoria, TG Thunder Inc., Waldorf
19 Association of Portland, Inc. and Stages Christian Theater, Inc. are hereafter referred to
20 collectively as Defendants. Orders of default were entered against TG Thunder Inc. on
21 August 28, 2003 and against Terpsichoria, Stages Christian Theater, and Waldorf
22 Association of Portland on August 29, 2003. STX Oregon Property Management was
23 dismissed from this case by judgment entered November 24, 2003.

24 ////

25 ////

26 ////

1 Based upon the stipulation herein, which the Court finds and concludes gives it
2 subject matter jurisdiction and personal jurisdiction over the plaintiff and Defendants and
3 given that all conditions precedent required for the exercise of eminent domain have been
4 satisfied and an agreement having been reached between the parties setting the just
5 compensation due defendant 6710 LLC, it is hereby

6 ORDERED AND ADJUDGED AS FOLLOWS:

7 1. Judgment in condemnation is granted in favor of plaintiff TriCounty
8 Metropolitan Transportation District of Oregon ("TriMet") against Defendants conveying
9 and transferring from Defendants and vesting in plaintiff all of the rights, title, and interest in
10 that certain land located in Clackamas County, Oregon, described in Exhibit A attached
11 hereto and incorporated herein by reference, together with all improvements situated thereon
12 (the "Property").

13 /////

14 /////

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Page 2 - GENERAL JUDGMENT IN CONDEMNATION



File 746
Southgate Theater
9600 SE Main St., Milwaukie

EXHIBIT "A"

The South 50 feet of Tract 1 and all of Tracts 2 and 3, OMARK INDUSTRIAL PARK, in the City of Milwaukie, County of Clackamas and State of Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, recorded April 23, 1991 as Recorder's Fee No. 91018028.

(4)

EXHIBIT A
PAGE 1

Attachment B



December 15, 2017

Amy Winterowd
Plan B Consultancy
696 McVey Ave, Ste. 202
Lake Oswego OR 97034

Re: Preapplication Report

Dear Amy:

Enclosed is the Preapplication Report Summary from your meeting with the City on November 30, 2017, concerning your proposal for action on property located at 9600 SE Main St.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of 2 years from the date of the conference. If a land use application or development permit has not been submitted within 2 years of the conference date, the Planning Director may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Director may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

A handwritten signature in blue ink that reads "Alicia Martin".

Alicia Martin
Administrative Specialist II

Enclosure

cc: Katie Newell, Ledding Library
file

COMMUNITY DEVELOPMENT
BUILDING • ECONOMIC DEVELOPMENT • ENGINEERING • PLANNING
6101 SE Johnson Creek Blvd., Milwaukie, Oregon 97206
P) 503-786-7600 / F) 503-774-8236
www.milwaukieoregon.gov

PRE-APPLICATION CONFERENCE REPORT

This report is provided as a follow-up to a meeting that was held on 11/30/2017 at 10:00am

Applicant Name: Amy Winterowd
Company: PlanB Consultancy
Applicant 'Role': Other
Address Line 1: 696 SW McVey Ave
Address Line 2:
City, State Zip: Lake Oswego OR 97034
Project Name: Library Temporary Location
Description: Library Temporary Location during construction
ProjectAddress: 9600 SE Main St
Zone: Tacoma Station Area Manufacturing Zone (M-TSA); TSA Subarea 4
Occupancy Group:
ConstructionType:
Use: Industrial (I)
Occupant Load:
AppsPresent: Amy Winterowd, Jordan Henderson, Katie Newell
Staff Attendance: Denny Egner, Vera Koliass, Alma Flores, Alex Roller, Samantha Vandagriff, Leila Aman, Peter Passarelli, Jennifer Davidson

BUILDING ISSUES

ADA: Structure shall be fully ADA compliant.

Structural:

Mechanical:

Plumbing:

Plumb Site Utilities:

Electrical:

Notes:

Please note all drawings must be individually rolled. If the drawings are small enough to fold they must be individually folded.

FIRE MARSHAL ISSUES

Fire Sprinklers:

Fire Alarms:

Fire Hydrants:

Turn Arounds:

Addressing:

Fire Protection:

Fire Access:

Hazardous Mat.:

Fire Marshal Notes: See attached.

PUBLIC WORKS ISSUES

Water: Water will be brought to the site by truck. No modifications to water meters serving the site are being proposed, so no water SDC is required.

Sewer: Sewer waste will be removed from the site by truck. No new connections are being made to the existing sewer system, so no sewer SDC is required.

Storm: Entire existing site is impervious, so additional stormwater measures are not required.

Street: The proposed development fronts the east side of SE Main Street, a collector street. The portion of SE Main Street fronting the proposed development has a right-of-way width of 40 feet and a paved width of 30 feet with curb and sidewalk on the east side of the road.

Frontage: The necessary improvements to Main Street were previously constructed with a Capital Improvement Project. The applicant is not responsible for any additional improvements.

Right of Way: No right-of-way dedication will be required with this temporary development.

Driveways: All portions of the development site are fully developed and no modifications are being requested, or are required.

Erosion Control: Per Code Section 16.28.020(C), an erosion control permit is required prior to placement of fill, site clearing, or land disturbances, including but not limited to grubbing, clearing or removal of ground vegetation, grading, excavation, or other activities, any of which results in the disturbance or exposure of soils exceeding five hundred square feet.

Code Section 16.28.020(E) states that an erosion control permit is required prior to issuance of building permits or approval of construction plans. Also, Section 16.28.020(B) states that an erosion control plan that meets the requirements of Section 16.28.030 is required prior to any approval of an erosion control permit.

Traffic Impact Study: Code Section 19.704.1(A) states that the City will determine whether a transportation impact study (TIS) is required. In the event the proposed development will significantly increase the intensity of use, a transportation impact study will be required. The City of Milwaukie Engineering Director will make this determination based on proposed preliminary subdivision design and the number of lots created. The Engineering Director has determined that this development will not require a TIS, as this site has already been constructed to accommodate a very high traffic volume.

PW Notes: TRANSPORTATION SDC
No transportation SDC's will be required. The trip generation during this temporary time will be offset by the lack of trip generation for the existing library site during construction.

PARKS & RECREATION SDC
No parks and recreation SDC's will be required. The employee's accessing the site during this temporary time will be offset by no employees accessing the existing library site during construction.

PLANNING ISSUES

Setbacks: In the M-TSA: Minimum street setback = 20 feet; side and rear yard setbacks = 0 feet unless abutting a residential zone.

Landscape: In the M-TSA, per MMC 19.312.7, 15% of the site is required to be landscaped.

Parking: Per MMC 19.600, the minimum and maximum off-street parking requirements for a library are 1 space and 1.2 spaces per 1,000 sq ft of floor area respectively. Based on a 9,200 -sq ft modular building, a minimum of 9 spaces and a maximum of 11 spaces must be provided.

Transportation Review: Please see the Public Works notes for any information about the requirements of MMC 19.700.

Application Procedures: Community Service Use

The proposed use is a new Community Service Use and is subject to a Type III Community Service Use review per MMC 19.904. The approval criteria identified in 19.904.4, the application requirements in 19.904.6, as well as the specific standards for institutions in 19.904.9 should be addressed in the application materials. The procedures for Type III review are established in MMC Section 19.1006.

Applicant is encouraged to carefully review the following zoning code sections applicable to this project:

1. MMC 19.312 – Tacoma Station Area Manufacturing Zone (M-TSA)
2. MMC 19.600 – Off-street parking
3. MMC 19.904 – Community Service Use

Park and Ride lot

Staff provided the land use decision approving the use of the subject property as a park and ride lot (CSO-05-04). The applicant should review the decision and include information in the application narrative that addresses the proposed use to show that it is not in conflict with the approval.

Application fees are based on the current fee schedule. Fees are typically updated on July 1st of each

year. Current application fees are as follows: Type I = \$200; Type II = \$1,000; Type III = \$2,000.

For the City's initial review, the applicant should submit 5 complete copies of the application, including all required forms and checklists. A determination of the application's completeness will be issued within 30 days. If deemed incomplete, additional information will be requested. If deemed complete, additional copies of the application may be required for referral to other departments and other relevant parties and agencies. City staff will inform the applicant of the total number of copies needed.

For Type III review, once the application is deemed complete, a public hearing with the Planning Commission will be scheduled. Staff will determine the earliest available date that allows time for preparation of a staff report (including a recommendation regarding approval) as well as provision of the required public notice to property owners and residents within 300 ft of the subject property, at least 20 days prior to the public hearing. A sign giving notice of the application must be posted on the subject property at least 14 days prior to the hearing.

Type III applications are quasi-judicial in nature and are decided by the Planning Commission at a public hearing.

The Planning Commission hears land use applications on the second and fourth Tuesdays of every month, and completed applications need to be submitted to the Planning Department no later than 45 days prior to the target Planning Commission hearing. In general, staff recommends that applications be submitted one to two weeks before the 45-day deadline in order to ensure that there is time to make the applications complete if they are initially deemed incomplete. Once the Planning Commission renders a decision, there is a fifteen calendar-day appeal period. Permits submitted during the appeal period may be reviewed but are not typically approved until the appeal period has ended.

Natural Resource Review: The project area does not include any mapped natural resources.

Lot Geography: The subject property is an irregular shaped lot with frontage on Main St.

Planning Notes: The applicant submitted questions with the application materials. Select responses are as follows:

1. Is there a time limit on a temporary use?

The code does not recognize temporary uses. The proposal would be reviewed as a regular CSU and not subject to any time limits.

2. Regarding the hours of operation of the library and its compatibility with surrounding uses, staff notes that a typical industrial area has hours of operation ranging from the typical weekday use to weekend use and late hours for shift work. Therefore, the hours proposed for a library would not be in conflict or incompatible with surrounding uses.

3. Compliance with 19.504.10, setbacks adjacent to transit, should be addressed in the narrative. The application materials should note the transit route and how the building location does not impede transit use for library patrons.

4. The proposal is not subject to 19.504.11 as the site is not considered a vacant site – it is in active use as a park and ride lot.

5. For signs, including daily display signs, please review 14.16.050.

Neighboring properties within 300 ft of the site will receive notice of the proposed development and may submit comments or testify at the hearing.

The preapplication conference is valid for purposes of submitting future land use applications as described in MMC 19.1002.4. A preapplication conference is valid for 2 years.

The full zoning code is available online at:
<http://www.qcode.us/codes/milwaukie/view.php?topic=19&frames=on>

Title 14 - Signs is available online at:
<http://www.qcode.us/codes/milwaukie/view.php?topic=14&frames=off>

ADDITIONAL NOTES AND ISSUES

County Health Notes:

Other Notes:

This is only preliminary preapplication conference information based on the applicant's proposal and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Samantha Vandagriff - Building Official - 503-786-7611

**Stephanie Marcinkiewicz
- Inspector/Plans Examiner - 503-786-7613**

ENGINEERING DEPARTMENT

Chuck Eaton - Engineering Director - 503-786-7605

Alex Roller - Engineering Tech II - 503-786-7695

COMMUNITY DEVELOPMENT DEPARTMENT

Alma Flores - Comm. Dev. Director - 503-786-7652

Leila Aman - Development Manager - 503-786-7616

Alicia Martin - Admin Specialist - 503-786-7600

PLANNING DEPARTMENT

Dennis Egner - Planning Director - 503-786-7654

David Levitan - Senior Planner - 503-786-7627

Brett Kelter - Associate Planner - 503-786-7657

Vera Kolas - Associate Planner - 503-786-7653

Mary Heberling - Assistant Planner - 503-786-7658

CLACKAMAS FIRE DISTRICT

Mike Boumann - Lieutenant Deputy Fire Marshal - 503-742-2673

Matt Amos - Fire Inspector - 503-742-2661

Clackamas County Fire District #1 Fire Prevention Office



E-mail Memorandum

To: City of Milwaukie Planning Department
From: Matt Amos, Fire Inspector, Clackamas Fire District #1
Date: 12/14/2017
Re: Temp Library 9600 SE Main St. 17-022PA

This review is based upon the current version of the Oregon Fire Code (OFC), as adopted by the Oregon State Fire Marshal's Office. The scope of review is typically limited to fire apparatus access and water supply, although the applicant must comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the fire code official. The following items should be addressed by the applicant:

The Fire District has no comments for this proposal.