

**MILWAUKIE PLANNING  
COMMISSION**

**MILWAUKIE CITY HALL  
10722 SE MAIN STREET**

**AGENDA  
TUESDAY, March 23, 2004  
6:30 PM**

		<b>ACTION REQUIRED</b>
<b>1.0</b>	<b>Call to Order</b>	
<b>2.0</b>	<b>Procedural Questions</b>	
<b>3.0</b>	<b>Planning Commission Minutes</b>	<b>Motion Needed</b>
3.1	February 10, 2004	
<b>4.0</b>	<b>Information Items – City Council Minutes</b> City Council Minutes can be found on the City web site at: <a href="http://www.cityofmilwaukie.org">www.cityofmilwaukie.org</a>	<b>Information Only</b>
<b>5.0</b>	<b>Public Comment</b> This is an opportunity for the public to comment on any item not on the agenda	
<b>6.0</b>	<b>Public Hearings</b>	<b>Discussion and Motion Needed For These Items</b>
6.1	Application TAR-03-03 for Dieringer’s Properties Inc continued to this date [from the 2/10/04 hearing] will be heard on April 13, 2004. This hearing will be opened, continued to April 13, and closed. No other action will be taken at this hearing.	
6.2	Type of Hearing: Minor Quasi-Judicial Applicant: Gerritz-Gibson Construction Owner: John Gerritz Location: 5337 SE King Road Proposal: Applicant is requesting approval to create a 4-lot Subdivision with a variance to reduce the 20-foot street side yard setback for lot #1. A Transportation Plan Review is required. File Numbers: S-04-01 / TPR-04-01 / VR-04-01 NDA: Lewelling Staff Person: Lindsey Nesbitt	
6.3	Type of Hearing: Minor Quasi-Judicial Applicant: F. Kelly Somers Owner: City of Milwaukie Location: 6101 SE Johnson Creek Blvd. Proposal: Applicant is requesting approval of a Community Service Overlay and Transportation Plan Review to locate a 5,600 sq. ft. Public Works Operations building at the city Public Service Complex. The building will be replacing an existing temporary trailer. File Numbers: CSO-04-01 / TPR-04-02 NDA: Lewelling Staff Person: Keith Jones	
<b>7.0</b>	<b>Worksession Items</b>	
<b>8.0</b>	<b>Discussion Items</b> This is an opportunity for comment or discussion by the Planning Commission for items not on the agenda.	<b>Review and Decision</b>
<b>9.0</b>	<b>Old Business</b>	
<b>10.0</b>	<b>Other Business/Updates</b>	
10.1	Matters from the Planning Director	<b>Information Only</b>
<b>11.0</b>	<b>Next Meetings:</b>	
11.1	<b>April 8, 2004</b> - This is a special meeting to consider the Milwaukie Transit Center Working Group recommendation for relocation of the Milwaukie downtown Transit Center. <b>April 13, 2004</b> - 1. TAR-03-03 – Dieringer’s Property Inc – 4350 SE King Rd. – continuation of 2/10/04 hearing. 2. TPR-04-03/VR-04-03 – Goodwill Industries – 1750 SE Ochoco St. 3. CSO-04-02/TPR-04-04/VR-04-04 – Waldorf School – 10190 SE 37 <sup>th</sup> Ave. <b>The above items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.</b>	

**THE MILWAUKIE PLANNING COMMISSION WELCOMES YOUR INTEREST IN THESE AGENDA ITEMS. FEEL FREE TO COME AND GO AS YOU PLEASE.**

## Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

### Public Hearing Procedure

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** The staff report is followed by any verbal or written correspondence that has been received since the Commission was presented with its packets.
3. **APPLICANT'S PRESENTATION.** We will then have the applicant make a presentation, followed by:
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **COMMENTS OR QUESTIONS.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** We will then take testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** When you testify, we will ask you to come to the front podium and give your name and address for the recorded minutes. Please remain at the podium until the Chairperson has asked if there are any questions for you from the Commissioners.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all testimony, we will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. We will then enter into deliberation among the Planning Commissioners. From this point in the hearing we will not receive any additional testimony from the audience, but we may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION/ACTION.** It is our intention to make a decision this evening on each issue before us. Decisions of the Planning Commission may be appealed to the City Council. If you desire to appeal a decision, please contact the Planning Department during normal office hours for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** The Planning Commission may, if requested by any party, allow a continuance or leave the record open for the presentation of additional evidence, testimony or argument. Any such continuance or extension requested by the applicant shall result in an extension of the 120-day time period for making a decision.

**The Planning Commission's decision on these matters may be subject to further review or may be appealed to the City Council. For further information, contact the Milwaukie Planning Department office at 786-7600.**

#### Milwaukie Planning Commission:

Donald Hammang, Chair  
Judith Borden, Vice Chair  
Teresa Bresaw  
Brent Carter  
Rosemary Crites  
Mike Miller  
Howard Steward

#### Planning Department Staff:

John Gessner, Planning Director  
Lindsey Nesbitt, Associate Planner  
Keith Jones, Associate Planner  
Jeanne Garst, Office Supervisor  
Marcia Hamley, Office Assistant  
Shirley Richardson, Hearings Reporter