

MILWAUKIE PLANNING COMMISSION

COMMUNITY MEETING ROOM
PUBLIC SAFETY BUILDING
3200 SE HARRISON

AGENDA WEDNESDAY June 9, 2004 6:30 PM

| | | ACTION REQUIRED |
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| 1.0 | Call to Order | |
| 2.0 | Procedural Questions | |
| 3.0 | Planning Commission Minutes | Motion Needed |
| 3.1 | April 27, 2004 | |
| 3.2 | May 11, 2004 | |
| 4.0 | Information Items – City Council Minutes City Council Minutes can be found on the City web site at: www.cityofmilwaukie.org | Information Only |
| 5.0 | Public Comment This is an opportunity for the public to comment on any item not on the agenda | |
| 6.0 | Public Hearings | Discussion and Motion Needed For These Items |
| 6.1 | Type of Hearing: Minor Quasi-Judicial Applicant: Charles Arnell Owner: Charles Arnell Location: 12504 SE 18 th Avenue Proposal: Applicant is seeking approval to make alterations to an existing single family dwelling in the Willamette Greenway Overlay Zone; and is asking for a variance to the transportation design standards. File Numbers: WG-04-01/VR-04-06 NDA: Island Station Staff Person: Keith Jones | |
| 6.2 | Type of Hearing: Minor Quasi-Judicial Applicant: Andrew and Charmaine Coleman Owner: Andrew and Charmaine Coleman Location: 10392 SE 23rd Proposal: Applicant is requesting approval of a variance to construct a subterranean garage. The applicant is requesting the variance to front and side yard setbacks due to the steepness of the slope of the front yard. The construction of the garage will bring the property into compliance with off-street parking standards. File Numbers: VR-04-05 NDA: Historic Milwaukie Staff Person: Lindsey Nesbitt | |
| 6.3 | Type of Hearing: Major Quasi-Judicial Applicant: Michael Wells and Panattoni Development Owner: US Bank and Monte and Susan Greer Location: Harmony Road and International Way Proposal: Applicant is requesting approval to annex industrial land to the City of Milwaukie. File Numbers: AN-04-02 NDA: Business Industrial Staff Persons: John Gessner/Ken Martin | |
| 6.4 | Type of Hearing: Major Quasi-Judicial Applicant: Darren Williams Owner: Prime Properties Inc Location: 5908 SE Hill Street Proposal: Applicant is requesting approval to annex single family properties to the City of Milwaukie. File Numbers: AN-04-01 NDA: Llewelling Staff Persons: John Gessner/Ken Martin | |
| 7.0 | Worksession Items - These items are continued from the 5/25 meeting. Please bring your reports from that packet. If you need another copy of the report please let us know. | |
| 7.1 | Convert Design and Landmarks Commission to a Committee | Staff: John Gessner |
| 7.2 | Economic Development Update | Staff: A Rouyer/J King |
| 7.3 | Lot 16 of Centex Subdivision | Staff: Lindsey Nesbitt |
| 7.4 | Undersized Lots and Garages | Staff: John Gessner |
| 8.0 | Discussion Items This is an opportunity for comment or discussion by the Planning Commission for items not on the agenda. | Review and Decision |
| 9.0 | Old Business | |
| 10.0 | Other Business/Updates | |
| 10.1 | Matters from the Planning Director | Information Only |
| 10.2 | Design and Landmark Commission Report | Review and Comment |
| 11.0 | Next Meeting: June 22, 2004 - CANCELLED The above items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have. | |

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
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