

MILWAUKIE PLANNING COMMISSION

MILWAUKIE CITY HALL
10722 SE MAIN STREET

AGENDA TUESDAY, AUGUST 10, 2004 6:30 PM

		ACTION REQUIRED
1.0	Call to Order	
2.0	Procedural Questions	
3.0	Planning Commission Minutes	Motion Needed
3.1	July 13, 2004	
4.0	Information Items – City Council Minutes	Information Only
	City Council Minutes can be found on the City web site at: www.cityofmilwaukie.org	
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: Mark and Chantelle Gamba Owner: Mark and Chantelle Gamba Location: 10414 SE 24 th Proposal: The applicant is proposing to construct a garage/office in the front setback that would replace an existing structure. A water quality review is required. File Numbers: TPR-04-05/VR-04-07/WQR-04-01 NDA: Historic Milwaukie Staff Person: Keith Jones	
6.2	Type of Hearing: Minor Quasi-Judicial Applicant: City of Milwaukie Owner: ODOT Location: Along McLoughlin Blvd from Harrison Street to the Kellogg Creek Bridge Proposal: This is a request to widen and improve McLoughlin Blvd, primarily on the west side, encroaching into the water quality resource areas of Johnson Creek and Kellogg Creek. File Numbers: VR-04-08/WG-04-02/WQR-04-02 NDA: Historic Milwaukie and Island Station Staff Person: Keith Jones	
7.0	Worksession Items	
8.0	Discussion Items	Review and Decision
	This is an opportunity for comment or discussion by the Planning Commission for items not on the agenda.	
9.0	Old Business	
10.0	Other Business/Updates	Information Only
10.1	Matters from the Planning Director	
10.2	Design and Landmark Commission Report	Review and Comment
11.0	Next Meeting: August 24, 2004	
11.1	MLP-03-01 – Request for Extension – Reich – 5650 SE King Rd – Public Hearing	
11.2	Undersized Lots – Worksession	
11.3	No. Clackamas Parks Advisory Review on Wetland – Worksession	
11.4	Garages in Front Yards - Worksession	
	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
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