



AGENDA

MILWAUKIE PLANNING COMMISSION Tuesday, January 14, 2014, 6:30 PM

MILWAUKIE CITY HALL
10722 SE MAIN STREET

- 1.0 **Call to Order - Procedural Matters**
- 2.0 **Planning Commission Minutes** – Motion Needed
 - 2.1 July 9, 2013
 - 2.2 July 23, 2013
- 3.0 **Information Items**
- 4.0 **Audience Participation** – This is an opportunity for the public to comment on any item not on the agenda
- 5.0 **Public Hearings** – No hearings are scheduled. When hearings are on the agenda, they follow the procedure listed on the reverse side
- 6.0 **Worksession Items**
 - 6.1 Summary: Officer Elections
Staff: Denny Egner
 - 6.2 Summary: Oregon APA Online Presentation – Affordable Housing and Fair Housing for Planning Commissioners
Staff: Denny Egner
- 7.0 **Planning Department Other Business/Updates**
 - 7.1 Planning Commission Notebook Update Pages
- 8.0 **Planning Commission Discussion Items** – This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 **Forecast for Future Meetings:**
 - January 28, 2013 1. TBD
 - February 11, 2013 1. TBD

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

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@ci.milwaukie.or.us. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

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.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Planning Commission:

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Scott Barbur
Sine Bone
Shaun Lowcock
Wilda Parks
Gabe Storm

Planning Department Staff:

Denny Egner, Planning Director
Ryan Marquardt, Senior Planner
Li Alligood, Associate Planner
Brett Kelter, Associate Planner
Alicia Martin, Administrative Specialist II

CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, July 9, 2013
6:30 PM

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Scott Barbur
Sine Bone
Gabe Storm

STAFF PRESENT

Stephen C. Butler, Interim Planning Director

COMMISSIONERS ABSENT

Shaun Lowcock
Wilda Parks

1.0 Call to Order – Procedural Matters*

Chair Batey called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.ci.milwaukie.or.us/meetings>.

2.0 Planning Commission Minutes – None

3.0 Information Items – None

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Public Hearings – None

6.0 Worksession Items

6.1 Summary: Planning Commission Educational Video – “Aging in Place: Planning’s Roles and Responsibilities” – American Institute of Certified Planners, December 2012

Staff: Steve Butler

42 **Steve Butler, Interim Planning Director**, introduced the presentation and noted the context of
43 the topic with regard to Milwaukie's aging population. (A link to the PowerPoint presentation can
44 be found at <http://www.milwaukieoregon.gov/planning/planning-commission-84>.)

45
46 **The Planning Commission** viewed and discussed the presentation.

47
48 **The Commission** noted that it was important that the City allowed for low income housing. This
49 could be done through "inclusionary zoning" where new developments were required to include
50 a certain percentage of low income housing, which elderly residents may qualify for. However,
51 current Oregon law prohibited inclusionary zoning. Promoting accessible housing for the elderly
52 could be done through amendments to the building code for elements such as wider doorways,
53 etc. One of the biggest disadvantages to the elderly in Milwaukie was the lack of sidewalks.

54
55 **Mark Gamba, City Councilor**, in the audience noted alternative options to traditional sidewalks:
56 were there other, cheaper options than street/curb/sidewalk design that would make a road
57 comfortably walkable?

58

59 **7.0 Planning Department Other Business/Updates**

60 7.1 Tacoma Station Area Plan update

61 Staff: Steve Butler

62

63 **Mr. Butler** said that the Council adopted the Tacoma Station Area Plan at their meeting on July
64 2, 2013. He noted changes made to the findings regarding employment goals and the north-
65 south bridge connection across Johnson Creek Blvd at Clatsop, although a potential east-west
66 connection was included. Regarding expanding the M Zone west of McLoughlin Blvd, Council
67 directed staff to construct a work plan no sooner than July 2014 for the planning process for that
68 potential project.

69

70 7.2 Riverfront Park Update

71 Staff: Stephen Butler

72

73 **Mr. Butler** said that the City was awarded a \$1.2 million grant from the Oregon Marine Board
74 with an additional \$1 million match from the Good Neighbor Fund for the southern half of the
75 park to construct the boat ramp, parking lot, and improved access to begin June 2014. Another

76 grant for \$220,000 grant from the Oregon Parks and Recreation Department was likely for the
 77 northern section of the park to build a path along the bank, relocate power poles, and install
 78 riparian enhancements around Klein Point. Funding was still need for the rest of the project
 79 elements.

80

81 **Chair Batey** asked if the nonmotorized boat ramp had been removed from the plan.

82

83 **Mr. Butler** stated that JoAnn Herrigel, Parks and Sustainability Director, could present an
 84 update to the Commission in September.

85

86 **Chair Batey** inquired about the murals code. **Mr. Butler** noted that although the project had
 87 been put on hold due to legal concerns, the project was slowly coming back online.

88

89 7.3 Consultants for the Commercial Core Enhancement Project

90

Staff: Stephen Butler

91 **Mr. Butler** noted that the City held interviews with four consultant teams for the Commercial
 92 Core Enhancement Project, now known as Moving Forward Milwaukie. The Planning
 93 Department recommended a team led by ECONorthwest and Fregonese Associates. He
 94 expected Council to take action at their meeting on July 16, 2013.

95

96 **8.0 Planning Commission Discussion Items – None**

97

98 **9.0 Forecast for Future Meetings:**

99 July 23, 2013 1. Public Hearing: VR-12-05 Setback Variance *continued from*
 100 *6/25/13*

101 2. Worksession: TSP Update Project Briefing

102 August 13, 2013 1. TBD

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104 Meeting adjourned at approximately 8:37 p.m.

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107

Respectfully submitted,

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109

Hannah Haugen, Administrative Specialist II for

110 Alicia Martin, Administrative Specialist II

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112

113

114

115 Lisa Batey, Chair

CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, JULY 23, 2013
6:30 PM

COMMISSIONERS PRESENT

Lisa Batey, Chair
 Clare Fuchs, Vice Chair
 Scott Barbur
 Shaun Lowcock
 Wilda Parks

STAFF PRESENT

Stephen C. Butler, Interim Planning Director
 Li Alligood, Associate Planner
 Brett Kelper, Associate Planner
 Peter Watts, City Attorney

COMMISSIONERS ABSENT

Sine Bone
 Gabe Storm

1.0 Call to Order – Procedural Matters*

Chair Batey called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

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2.0 Planning Commission Minutes – None

3.0 Information Items

Steve Butler, Planning Director, noted Mayor Ferguson was hosting a walking tour of historic downtown Milwaukie on August 2, 2013, as part of First Friday. He informed the Planning Commission that Kari Svanstrom, Assistant Planner, was leaving the City. A planning intern, Jamin Kimmel, has been hired to work on specific projects.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Public Hearings

5.1 Summary: Setback Variance *continued from June 25, 2013*

Applicant/Owner: Ron Woodruff/Perry Nordby

Address: 9925 SE 37th Ave.

File: VR-12-05

44 Staff: Li Alligood

45

46 **Chair Batey** called the hearing to order and read the conduct of continued quasi-judicial hearing
47 format into the record.

48

49 **Li Alligood, Associate Planner**, presented the staff report via PowerPoint. She outlined the
50 dimensions of the original variance requests presented on June 25, 2013, and noted that the
51 applicant had updated his application with more accurate measurements as there had been
52 confusion at the June 25 hearing about what was being presented and what the applicant
53 described during his testimony.

54

55 The original variance request was to extend the dining room eaves by 20 in., extend the garage
56 footprint by 36 in., extend the garage eaves by an additional 30 in., and to construct a new
57 covered patio west of the garage. The applicant submitted a revised request to extend the
58 dining room eaves by 21 in., extend the garage footprint by 21 in., and extend the garage eaves
59 by an additional 6 in.

60

61 The staff recommendation was to approve the revised variance proposal.

62

63 **Chair Batey** called for the applicant's testimony.

64

65 **Ron Woodruff, Applicant Representative**, highlighted that the 6 in. overhang on the garage
66 was required to make the overlapping roofs work, as pictured in Exhibit 7, on page 19 of the
67 packet.

68

69 **Chair Batey** closed the public testimony of this hearing.

70

71 **It was moved by Commissioner Lowcock and seconded by Commissioner Parks to**
72 **approve land use application VR-12-05 for 9925 SE 37th Ave with the revised findings**
73 **and conditions of approval as presented. The motion passed unanimously.**

74

75 **6.0 Worksession Items**

76 6.1 Summary: Transportation System Plan (TSP) Update briefing

77 Staff: Brett Kelper

78

79 **Brett Kelper, Associate Planner**, presented the staff report via PowerPoint and summarized
80 the purpose of the TSP and current update.

81 The TSP looked at all modes of transportation in the system – walking, biking, driving, bus, and
82 soon-to-be light rail – and how to improve the system. The update was required to comply with
83 the State’s Regional Transportation Plan as well as to make the current TSP more accurate.
84 The update would include changes in funding and forecast of funding. Through public
85 involvement for the update, multimodal projects had been identified as a community priority,
86 although how to prioritize those projects was to be determined.

87 **Mr. Kelper** noted the project timeline and that a draft should be available for review within the
88 next week or two. A worksession with City Council would be at the end of August. The first
89 hearing with the Commission would be in September, with a goal for Council hearings to begin
90 in October and adoption by the end of the year.

91

92 **7.0 Planning Department Other Business/Updates**

93 7.1 Commercial Core Enhancement Program (CCEP) Update

94 **Mr. Butler** gave a brief project update with regard to the scope of work and timeline of the
95 project. Council approved the contract with the consultant team, ECONorthwest. The consultant
96 team would provide a more detailed scope of services and public involvement plan by mid-
97 August. The plan was to have a kick-off event in early to mid-September.

98

99 **8.0 Planning Commission Discussion Items**

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101 **Chair Batey** asked **Mr. Kelper** to hand out a drawing of a garage being built in the Island
102 Station neighborhood. She noted the garage being built exemplified a loophole in the recent
103 Residential Design Standards. The loophole was to minimally connect the garage to the house,
104 which made the garage an expansion of the house as opposed to an accessory structure. If it
105 was an accessory structure, it would have not been allowed to be so close to the property line
106 nor to be so large. **Chair Batey** asked all Commissioners to look at the site before the next
107 meeting and there would be a discussion about it.

108

109 **9.0 Forecast for Future Meetings:**

110 August 13, 2013 1. TBD - *Cancelled*

111 August 27, 2013 1. Worksession: Transportation System Plan (TSP) adoption prep

112

113 **Mr. Butler** noted he would email Commissioners links to two videos to watch and be prepared
114 for discussion at the August 27th meeting.

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116 Meeting adjourned at approximately 8:19 p.m.

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120 Respectfully submitted,

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122 Hannah Haugen, Administrative Specialist II, for
123 Alicia Martin, Administrative Specialist II

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128 _____
Lisa Batey, Chair



To: Planning Commission
From: Dennis Egner, AICP, Planning Director
Date: January 7, 2014, for January 14, 2013, Training Session
Subject: Oregon APA Affordable Housing and Fair Housing for Planning Commissioners Online Presentation

ACTION REQUESTED

None. This is a video presentation for discussion only.

BACKGROUND INFORMATION

A Planning Commission training session on affordable housing has been scheduled for the Commission's January 14 meeting. The training session is one of 25 different sessions that are offered for commissioners on the website of the Oregon Chapter of the American Planning Association (<http://www.oregonapa.org/>).

The affordable housing session includes a presentation by Andree Tremoulet and Ellen Johnson. Ms. Tremoulet is a researcher and adjunct professor at PSU and Ms. Johnson is an attorney with the Oregon Law Center. The session focuses on the following:

- Clarifying and defining affordable housing;
- An introduction to fair housing; and
- Statewide Planning Goal 10 and needed housing.

The session is timely given that there are two pending land use applications that deal with housing issues (public hearings before the Commission are expected in late winter or early spring). In addition, there is interest in initiating an update to the City Comprehensive Plan and the completion of a housing needs analysis will be one of the first steps in that process.

ATTACHMENTS

There are no attachments to this report.