

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, FEBRUARY 26, 2013
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Sine Adams
Shaun Lowcock
Wilda Parks
Gabe Storm

STAFF PRESENT

Ryan Marquardt, Senior Planner
Kari Svanstrom, Associate Planner
Damien Hall, City Attorney

COMMISSIONERS ABSENT

Chris Wilson

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

2.1 January 8, 2013

It was moved by Commissioner Parks and seconded by Commissioner Adams to approve the January 8, 2013, Planning Commission minutes as presented. The motion passed unanimously.

3.0 Information Items

There were no information items.

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: Veterinary Clinic in Clackamas Federal Credit Union
Applicant/Owner: Mahlum Architects/Clackamas Federal Credit Union
Address: 10400 SE Main St
File: NCU-13-01
Staff: Kari Svanstrom

Chair Batey called the hearing to order.

Kari Svanstrom, Associate Planner, presented the staff report via PowerPoint. The applicant was requesting replacement of one nonconforming use with another and noted the application met the criteria for nonconforming uses. The site was located in the Downtown Residential Zone

in the Historic Milwaukie neighborhood. Natural resource issues would be reviewed when the applicant submitted a separate application for building expansion.

Ms. Svanstrom noted staff recommended approval with conditions to ensure that the new use was no more detrimental in the Downtown Residential Zone than the current use.

Eric Goodfriend, Mahlum Architects, 1231 NW Hoyt #102, Portland OR 97205, presented the application for the veterinary clinic applicants and summarized the proposal.

Kim Freeman, Veterinarian Oncologist, said that there were currently 3 doctors planning to form a cancer specialty veterinary clinic.

Chair Batey asked what, if any, effort CFCU made to find another financial institution, noting the code favored replacing nonconforming uses with the same kind of nonconforming uses.

Andrew Verencamp, Chief Financial Officer, Clackamas Federal Credit Union (CFCU) said that they had not and explained that the branch hadn't been profitable for several years. They felt that a veterinary use would be a nice addition to downtown.

Dion Shepard, Co-Chair and Land Use Committee member, Historic Milwaukie NDA, testified in favor of the proposed veterinary clinic.

Jean Baker, Co-Chair and Land Use Committee member, Historic Milwaukie NDA, also testified in favor of the use.

Commissioner Storm asked staff about the reasons for the conditions about overnight accommodations and number of animals outside at a time.

Ms. Svanstrom said the conditions related to the requirement for a new nonconforming use to be no more detrimental than the existing use. Those conditions were also in keeping with the applicant's plans—they were not proposing an overnight facility.

Chair Batey closed public testimony and the **Commission** began deliberation. They felt the clinic would be a great asset to the community and encouraged some flexibility with the conditions.

The Commission directed the following changes to the proposed Conditions:

- Condition 1.a: "Clinic hours (open to the public) shall be within the times of 8:00 a.m. to 6:00 p.m. Variations for special evening events, no later than 10:00 p.m. and no more than once a month, are excepted from this requirement. Overnight care of patients by staff is allowed."
- Condition 1.b: "No kenneling of animals shall be provided ~~or overnight accommodation.~~"
- Condition 1.d: Second sentence added to say, "No more than 4 animals at any one time."

It was moved by Commissioner Parks and seconded by Commissioner Lowcock to approve NCU-13-01, Veterinary Clinic in Clackamas Federal Credit Union, with amendments to the conditions of approval as discussed. The motion passed unanimously.

6.0 Worksession Items—None.

7.0 Planning Department Other Business/Updates

- 7.1 Summary: Draft 2013 Planning Commission Work Plan discussion
Staff: Steve Butler

Mr. Marquardt said that the 2012 work plan had been included in their packet for the discussion of the 2013 work plan. The joint session with Council would be on May 7, 2013.

- 7.1 Summary: Adams St Connector Programming meetings
Staff: Kari Svanstrom

Mr. Marquardt and Ms. Svanstrom noted there would be an open house at the Pond House on Thursday, February 28, 2013, from 5:00 to 6:00 p.m., followed by a presentation and discussion from 6:00 to 7:00 p.m. Staff would be presenting the current design and requesting community feedback on the types of programs that could occur in the space.

Chair Batey encouraged people to participate.

8.0 Planning Commission Discussion Items—None.

9.0 Forecast for Future Meetings:

March 12, 2013

It was moved by Vice Chair Fuchs and seconded by Commissioner Adams to cancel the March 12, 2013, meeting. Motion passed unanimously.

March 19, 2013 1. Joint Session with City Council postponed to May 7

March 26, 2013 1. Worksession: Stormwater Master Plan

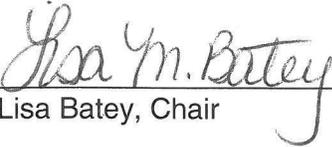
Chair Batey asked the status of the Downtown code amendments.

Mr. Marquardt reported that those were adopted 4-1 by City Council on February 19, 2013, and would be effective on March 21, 2013.

Meeting adjourned at approximately 7:33 p.m.

Respectfully submitted,

Marcia Hamley, Administrative Specialist II



Lisa Batey, Chair