

**CITY OF MILWAUKIE RAIZED
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, February 28, 2012
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Chris Wilson
Mark Gamba
Scott Churchill
Russ Stoll
Clare Fuchs

STAFF PRESENT

Katie Mangle, Planning Director
Brett Kelper, Associate Planner
Ryan Marquardt, Associate Planner
Li Alligood, Assistant Planner
Justin Gericke, City Attorney

COMMISSIONERS ABSENT

Nick Harris, Vice Harris

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 November 22, 2011

Commissioner Fuchs noted a change of Line 404, on 2.1 Page 12, to read "...stated from her experience, bike and pedestrian projects attached to multimodal projects..."

Commissioner Gamba moved to approve the November 22, 2011, Planning Commission minutes as amended. Commissioner Stoll seconded the motion, which passed with Commissioner Churchill abstaining.

2.2 January 10, 2012

Commissioner Churchill moved to approve the January 10, 2012 Planning Commission minutes as presented. Commissioner Stoll seconded the motions, which passed unanimously.

3.0 Information Items

Chair Batey noted Commissioner Stoll's 1 year anniversary. Commissioner Stoll mentioned how he enjoys working with the other Commissioners and staff.

Katie Mangle, Planning Director, introduced Justin Gericke, City Attorney, who was sitting in for Damien Hall.

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: Residential Development Standards
Applicant: City of Milwaukie
File: ZA-11-03
Presenter: Li Alligood and Ryan Marquardt

Chair Batey called the hearing to order and read the conduct of legislative hearing format into the record.

Li Alligood, Assistant Planner, and Ryan Marquardt, Associate Planner, presented the staff report via PowerPoint and described the project's proposal.

Chair Batey called for public testimony in support of the project.

Stephan Lashbrook, 4342 SE Rockwood St, noted he was nearly entirely in support of the project. His comments and concerns addressed garage placement, Accessory Dwelling Units (ADUs), lot size, and tarp structures.

Nathan Bell, 5249 Brookside Dr, supported ADU regulations with modifications.

Chair Batey called for public testimony neutral to the project.

David Aschenbrenner, 11505 SE Home Ave was concerned about the definition of fowl, but supports the provisions on wind turbines, etc.

Greg Hemer, 5822 SE Harrison St, presented his proposal to include a 100% Made in USA incentive as an optional single-family design criterion.

James Knight, 10987 SE 28th Ave, stated he was in favor of increasing housing density and flexibility, specifically for ADUs.

Ray Bryan, 11416SE 27th Ave, noted that he appreciated work done on the project, especially on multifamily standards. He was concerned about detached ADUs in the backyards of existing lots and the impact of them to neighbors. He opposed personal services allowed as Conditional Uses in the Historic Downtown zones.

Chair Batey called for public testimony in opposition to the project.

Steve Smelser, 13395 SE King Rd Happy Valley, noted his comments pertained to single family detached houses. He was opposed to design standards but not opposed to zoning, although aesthetics were subjective.

Katie Mangle, Planning Director, recommended that the hearing be continued to March 13, 2012, keeping the record open for comment.

It was moved by Commissioner Churchill and seconded by Commissioner Gamba to continue the public hearing for ZA-11-03/CPA-11-04 Residential Development Standards to March 13, 2012, as recommended by staff. The motion passed unanimously.

- 5.2 Summary: Furnberg St Single-Family Residence
Applicant: Bruce Goldson
File: WQR-11-05
Staff: Brett Kelter

Brett Kelter, Associate Planner, presented the staff report via PowerPoint. .

Bruce Goldson, Applicant, presented the application.

Chair Batey called for public testimony.

Tracey Anderson, 6415 SE Apple St, is opposed to a 2-story home due to privacy impacts. She noted that Apple St floods often and more development would aggravate the problem. She asked what the City could do to address the flooding problem before allowing more development.

Jeff McDaniel, 6405 SE Apple St, asked about what vegetation was proposed to be removed, noting he had been taking care of the property and would like it to continue to be a preserved resource.

Dennis Teske, 6335 Apple St, felt that the house would impact wildlife in the nearby pond. He noted that the house built on the west of the pond had impacted the bullfrogs and water flows, and the difference was noticed after the fill went in in 2002.

Chair Batey called for the Applicant's rebuttal.

Mr. Goldson responded that the drainage issue on Apple St was City problem. The conditions for approval included a stormwater easement on the south side of the property, and the impacts to the pond would be minimal and the proposed restoration would help habitat.

Chair Batey closed public testimony.

The Commission requested further information from staff regarding stormwater management and flooding issues on SE Apple St and potential wetland fill issues on adjacent assisted living facility property.

It was moved by Commissioner Gamba and seconded by Commissioner Churchill to continue the public hearing for WQR-11-05 to March 13, 2012. The motion passed unanimously.

- 7.0 **Planning Department Other Business/Updates**
 - 7.1 Planning Commission Elections - *postponed*

8.0 Planning Commission Discussion Items

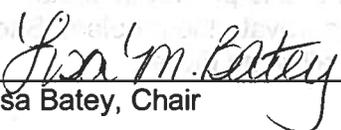
9.0 Forecast for Future Meetings:

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|----------------|---|
| March 6, 2012 | 1. Annual Meeting with City Council |
| March 13, 2012 | 1. Public Hearing: ZA-11-03 Residential Development Standards
<i>tentative</i> |
| | 2. Public Hearing: WQR-11-05 Furnberg St Wetland <i>continuation</i> |
| March 27, 2012 | 1. Public Hearing: ZA-11-03 Residential Development Standards |

Meeting adjourned at approximately 10:33 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Lisa Batey, Chair