

**CITY OF MILWAUKIE  
PLANNING COMMISSION  
MINUTES  
Milwaukie City Hall  
10722 SE Main Street  
TUESDAY, March 10, 2015  
6:30 PM**

**COMMISSIONERS PRESENT**

Sine Bone, Chair  
Shaun Lowcock, Vice Chair  
Shannah Anderson  
Scott Barbur  
Greg Hemer

**STAFF PRESENT**

Li Alligood, Senior Planner  
Vera Koliass, Associate Planner  
Peter Watts, City Attorney

**COMMISSIONERS ABSENT**

Gabe Storm

**1.0 Call to Order – Procedural Matters\***

**Chair Bone** 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 25, 2015

**It was moved by Commissioner Hemer and seconded by Commissioner Anderson to approve the November 25, 2014, Planning Commission minutes as presented. The motion passed unanimously.**

**3.0 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: Moving Forward Milwaukie Downtown Plan and Code Amendments  
*continued from 2/24/15*  
Applicant: City of Milwaukie  
File: CPA-14-02, ZA-14-02  
Staff: Li Alligood

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

**Li Alligood, Senior Planner**, presented the staff report via PowerPoint. She reviewed the hearing schedule and briefed the revisions to the amendments package per direction from the Commission regarding Use, Development, and Design Standards. She noted that the idea of

providing incentives for an open space provision was still in process and a meeting was scheduled with an economist regarding this.

**Ms. Alligood** reviewed the decision-making options and noted staff recommendation was for the Commission to recommend approval to City Council. She reviewed next steps with Council worksessions and hearings.

Staff responded to questions from the Commission:

- Green Globes could be added to the list of approved LEED certified programs available for green building incentives.
- Applying for a variance to building height was possible in order to build to 5 stories without satisfying building height bonuses, although may be more difficult to justify than to satisfy the height bonus criteria.

**The Commission** thanked Ms. Alligood and staff for their time and effort in this project.

**It was moved by Commissioner Hemer and seconded by Commissioner Barbur to recommend approval to City Council of CPA-14-02, ZA-14-02 Moving Forward Milwaukie Downtown Plan and Code Amendments with the recommended findings as presented. The motion passed unanimously.**

## **6.0 Worksession Items**

- 6.1 Summary: Central Milwaukie Plan and Code Amendments  
Staff: Vera Kolas

**Vera Kolas, Associate Planner**, presented the staff report via PowerPoint. She reviewed the project background and noted the focus of tonight's meeting was on the draft amendments for the plans: Central Milwaukie Land Use & Transportation System Plan, Comprehensive Plan amendments, and Milwaukie Transportation System Plan amendments. She reviewed the project goals, process, and public outreach.

The purpose of the Central Milwaukie Land Use and Transportation Plan (the Plan) was to define the boundary and establish a vision for Central Milwaukie. Ms. Kolas described the Guiding Principles and Fundamental Concepts. She noted key changes and proposals which could be ground into larger concepts of Enhancing Economic Opportunities, Promoting High Quality Urban Design, and Improving Multimodal Connectivity.

**Ms. Kolas** reviewed the proposed amendments for the Comprehensive Plan that included adopting the Land Use and Transportation Plan as an ancillary document, and other minimal revisions such as the introduction of the General Mixed Use Zone and a policy for development in Central Milwaukie. The proposed amendments to the Milwaukie Transportation System Plan included recommended projects from the Central Milwaukie Land Use and Transportation Plan, and she described those proposed projects.

Staff responded to questions from the Commission.

- The amendments to the proposed projects map in the Transportation Systems Plan were conceptual at this point and the Monroe Street project had not been completed yet. Once that project was complete, the Central Milwaukie map and plan would be updated to reflect that.

- Most of the residential zoning was consistent with what currently exists, although there was a maximum density in Central Milwaukie rather than no maximum in downtown.
- The McFarland site was essentially split into two development parcels; the eastern parcel was in remediation with DEQ and there were some restrictions for that site. The rest of the site had been remediated and was ready for development.

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

**Ms. Alligood** noted that there was a public event for the Monroe Street Neighborhood Greenway project scheduled for March 18<sup>th</sup> at 6pm at the Milwaukie Christian Church.

#### **8.0 Planning Commission Discussion Items**

##### **9.0 Forecast for Future Meetings:**

- |                |   |
|----------------|---|
| March 24, 2015 | 1. Public Hearing: VR-2015-001 Cambridge Ln ADU Variance                |
|                | 2. Public Hearing: DR-2015-001 Kellogg Lake Bike/Ped Bridge Connections |
|                | 3. Worksession: Central Milwaukie Plan and Code Amendments              |
| April 14, 2015 | 1. Worksession: Central Milwaukie Plan and Code Amendments              |

Meeting adjourned at approximately 7:33 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

  
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Sine Bone, Chair