

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, June 20, 2012
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Chris Wilson
Mark Gamba
Scott Churchill
Clare Fuchs
Shaun Lowcock

STAFF PRESENT

Katie Mangle, Planning Director
Ryan Marquardt, Associate Planner
Justin Gericke, City Attorney

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 April 24, 2012

Commissioner Fuchs moved to approve the April 24, 2012, Planning Commission minutes with corrections to the attendance list. Commissioner Wilson seconded the motion, which passed unanimously.

3.0 Information Items

Chair Batey noted that this was the last meeting for Katie Mangle, Planning Director. She added that Vice Chair Harris had resigned and the Planning Commission Alternate, Wilda Parks, was unable to commit to the Commission at this time. The City would be recruiting for a new Commissioner and elections for Vice Chair would be held at the next meeting.

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 *continued from 4/24/12*
Applicant: City of Milwaukie
File: ZA-11-03
Staff: Ryan Marquardt

Chair Batey reopened the hearing and read the conduct of continued legislative hearing into the record. The record was opened to allow staff to present the revised proposal.

Ryan Marquardt, Associate Planner, presented the staff report via PowerPoint and reviewed the project and proposal. He noted the changes made in response to the Commission's direction and provided more detail on accessory structures, single-family residential design standards with regard to expansion triggers, and the process for Accessory Dwelling Units (ADUs).

Chair Batey opened public testimony.

Jean Baker spoke on behalf of the Historic Milwaukie Neighborhood District Association (NDA). She commented on the multifamily residential open space requirement and how the low income housing bonus was only at the point of sale. She requested more protection of historic resources and noted her preference to not develop the Farmers Market.

Chair Batey closed public testimony.

Planning Commission Deliberation.

The Commission discussed setbacks for eaves; front yard setbacks and landscaping; accessory structure requirements with regard to screening, entrances, conversions, and setbacks; solar panel pitch; and maximum density calculation

The Commission directed staff to make the following revisions:

- Change front yard setback for larger accessory structures to 40 ft from front lot line or behind front of the house. The structure cannot exceed 800 sq ft if property was less than 1 acre or 1500 sq ft for over 1 acre.
- Revise multifamily residential public open space requirement to increase number of items required to 4 items and change threshold to 20 units; under 20 units to require 2 items.
- Remove Willamette Greenway buffer areas and large trees from list as already required.
- Remove density bonus for affordable housing unless it was determined to be a state or regional requirement.
- Remove the limitation on the roof peak height for solar panels.

Commissioner Gamba moved to recommend adoption to City Council of ZA-11-03 Residential Development Standards as amended by the 22-point addendum list and clarification of a 40-ft setback for lots larger than an acre. Commissioner Fuchs seconded the motion, which passed unanimously.

6.0 Worksession Items – None

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Discussion Items

9.0 Forecast for Future Meetings:

- | | |
|---------------|--|
| June 26, 2012 | 1. Public Hearing: CSU-12-03 Light Rail Downtown Station
<i>tentative (Note: Meeting Cancelled)</i> |
| July 10, 2012 | 1. Public Hearing: NR-12-01 Crystal Creek Light Rail Review
2. Worksession: Tacoma Station Planning Project |

Meeting adjourned at approximately 10:08 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Lisa Batey, Chair