

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

COMMISSIONERS PRESENT

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

STAFF PRESENT

Scot Siegel, Interim Planning Director
Brett Kelper, Associate Planner
Brad Albert, Civil Engineer
Damien Hall, City Attorney

COMMISSIONERS ABSENT

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

2.1 June 20, 2012

It was moved by Commissioner Gamba and seconded by Vice Chair Fuchs to approve the June 20, 2012, Planning Commission minutes as presented. The motion passed unanimously.

2.2 July 10, 2012

Chair Batey suggested Item 8.0 be removed the following language be added: “Planning Commission held a vote for Vice Chair which resulted in a tie vote. The issue was deferred to the next meeting.”

It was moved by Commissioner Gamba and seconded by Commissioner Churchill to approve the July 10, 2012, Planning Commission minutes as amended. The motion passed unanimously.

3.0 Information Items

Scot Siegel, Interim Planning Director, noted that the new Planning Director, Steve Butler, would begin at the City on September 17. The Residential Development Standards hearing (ZA-11-03) had been continued to the September 18 City Council hearing. Mr. Siegel would continue to work with the City until October 5.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda.

Jeff Klein noted that he had voted against approval of an application for expansion of the Portland Parks and Recreation maintenance facility at 8545 SE McLoughlin Blvd in 2009 (CSU-09-02), and the building was now occupied by a tax-paying business that had relocated from Portland as a result of the Portland – Milwaukie light rail project. He noted that he had been correct to vote against the application.

5.0 Public Hearings

5.1 Summary: Blount Parking Lot Expansion
Applicant/Owner: Compass Engineering/Blount International, Inc.
Address: 4909 SE International Way
File: NR-12-05
Staff: Brett Kelter

Chair Batey opened the public hearing for NR-12-05 and read the conduct of minor quasi-judicial hearing into the meeting record.

Brett Kelter, Associate Planner, presented the staff report and recommendation via PowerPoint. He explained the project, and noted approval criteria, recommendations, and conditions.

The Commission asked staff to clarify the type of plantings and extent of the mitigation, the extent of the proposed grading, and whether new future buildings would trigger frontage improvements on International Way.

Sarah Hartung, ESA, explained the selection of trees and shrubs for mitigation planting.

Brad Albert, Civil Engineer, explained the amount of grading that would be required for the project, and stated that some future public improvements would be required if new buildings were proposed on the site.

Chair Batey called for the Applicant's presentation.

John Arand, Blount Corporation, presented the application and described the need for additional employee parking.

The Commission asked questions regarding alternative options; on-site parking management; plans for future development on the site; and landscaping options for the proposed parking lot.

John McConnaughey, Environmental Technology Consultants, approached the Commission and responded to questions regarding the impact of paving on tree health; wetland restoration as related to salmon habitat; potential for relocation of proposed mitigation planting to other areas on site; and potential for redesign of the parking lot to retain existing trees.

Ms. Hartung noted that some of the trees on the proposed site plan had been mislabeled as cottonwood trees, but were actually ash trees, and others were invasive trees. She answered questions regarding retaining existing trees and relocating some mitigation planting to other areas of the site.

Mr. Kelper provided clarification regarding parking area landscaping requirements.

There was no public testimony.

Chair Batey closed the public testimony portion of the hearing and opened Commission deliberation.

The Commission discussed safety along International Way; potential modifications to the grading plan; potential for a tree preservation plan; and revisions to the mitigation plan to include other parts of the property.

The Commission directed staff to revise the conditions of approval as discussed.

The Commission took a brief recess and reconvened at 8:45pm.

Mr. Kelper reviewed proposed revisions to the conditions of approval.

The Commissioners discussed potential redesigns of the parking area; the content of revised conditions; and whether the hearing should be continued to allow for additional information.

Damien Hall, City Attorney, clarified conditions of approval could not be discretionary.

Commissioner Churchill requested that language be included in the Notice of Decision to encourage the applicant to prepare a parking management plan.

The Commission held an extensive discussion about revisions to the conditions of approval.

Mr. Siegel and **Mr. Kelper** reviewed the revised conditions of approval, including the following (references to renumbered conditions):

- Added Condition 1.B.ii
- Added Condition 1.C
- Revised Condition 1.E.ii
- Revised Condition 1.E.iv

It was moved by Chair Batey and seconded by Commissioner Churchill to approve NR-12-05 with staff's recommended amendments to the conditions of approval, and directing staff to make conforming changes to the findings of approval. The motion passed unanimously.

6.0 Worksession Items – None

7.0 Planning Department Other Business/Updates – None

8.0 Planning Commission Discussion Items – None

9.0 Forecast for Future Meetings:

- September 11, 2012 1. Public Hearing: CSU-12-11 City of Milwaukie Court Relocation
September 25, 2012 1. Public Hearing: CSU-12-08 PMLR Substation Building
2. Public Hearing: Murals Program / Sign Code Amendments

Meeting adjourned at approximately 9:30 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Lisa Batey, Chair