

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, November 12, 2013
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Scott Barbur
Sine Bone
Shaun Lowcock
Wilda Parks

STAFF PRESENT

Steve Butler, Interim Planning Director
Li Alligood, Associate Planner
Peter Watts, City Attorney

COMMISSIONERS ABSENT

Gabe Storm

1.0 Call to Order – Procedural Matters*

Vice Chair Fuchs 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 September 24, 2013

It was moved by Vice Chair Fuchs and seconded by Commissioner Bone to approve September 24, 2013 Planning Commission minutes as presented. The motion passed unanimously.

3.0 Information Items None

Steve Butler, Interim Planning Director, noted the next Moving Forward Milwaukie project advisory committee meeting was scheduled for October 14, 2013.

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: Design Review for Veterinarian Clinic
Applicant/Owner: Alyssa Leeviraphan & Kim Freeman
Address: 10400 SE Main St.
File: NCU-13-02 & DR-13-05
Staff: Li Alligood

Chair Batey recused herself from the public hearing for a potential bias and left the room.

Vice Chair Fuchs called the hearing to order and read the conduct of quasi-judicial hearing format into the record.

Li Alligood, Associate Planner, presented the staff report via PowerPoint. The property was located in the downtown residential zone DR. The applicant proposed a major exterior alteration and expansion of an existing nonconforming use. The proposal was subject to nonconforming use review and downtown design review. The Design and Landmarks Committee recommended approval for the design review proposal on October 23, 2013.

Ms. Alligood explained that in February 2013, the Commission approved the change of use from a credit union to a veterinarian clinic. She believed the current proposal would not change the findings of that approval. Staff received a letter in support of the proposal from the Historic Milwaukie Neighborhood District Association. Staff recommended approval with the recommended findings and conditions of approval.

Vice Chair Fuchs called for public testimony.

Alyssa Leeviraphan, Mahlum Architects, spoke on behalf of the property owner and described the proposed site and floor plans.

Greg Hemer, DLC Chair, spoke in support of the proposal.

Vice Chair Fuchs closed public testimony and the Commission deliberated.

It was moved by Commissioner Bone and seconded by Commissioner Parks to approve NCU-13-02 and DR-13-05 with recommended findings in Attachment 1 and 2.

6.0 Worksession Items

- 6.1 Summary: Moving Forward Milwaukie Project Briefing
Staff: Li Alligood

Li Alligood, Associate Planner, gave an update on the Moving Forward Milwaukie project. The consultant team had established a detailed scope of work and schedule. The kick-off event was on October 3rd. The next advisory committee was scheduled for November 18th where opportunity sites to consider would be drafted, which would be presented to Council on December 3rd. A public meeting was scheduled for January 16th, and there would be a worksession and study session with Council in February.

Chair Batey asked for survey results from the open house.

Ms. Alligood would forward those results to the Commission.

7.0 Planning Department Other Business/Updates

- 7.1 Summary: Transportation System Plan (TSP) Update

Mr. Butler noted that the TSP update was almost through the adoption process. Language was added that acknowledged that neighborhoods could conduct their own transportation studies; and the downtown parking structure was moved from low to high priority.

- 7.2 Summary: Adams Street Project

The Adams Street project, located between 21st Ave and Main St, was to convert that portion of Adams St to a pedestrian way and the plans were nearly final. The hope was to bid out in February 2014 and for the construction to be done in late summer 2014.

7.3 Summary: Riverfront Park

The City received major funding from the Oregon Marine Board and Oregon Parks and Recreation. The project elements funded through these grants must be completed by October 2014.

7.4 Summary: Staffing Update

The Planning Department was in the process of filling two vacant positions. One was the Assistant Community Development Director (aka Planning Director) and the other was for an Associate Planner. There were finalists for the Assistant CD Director and interviews were scheduled for later in the week.

8.0 Planning Commission Discussion Items — None

9.0 Forecast for Future Meetings:

- 1. November 26, 2013 1. Cancelled
- 1. December 10, 2013 1. Cancelled

The meeting adjourned at approximately 7:35 p.m.

Respectfully submitted,

Hannah Haugen, Administrative Specialist II, for
Alicia Martin, Administrative Specialist II



Lisa Batey, Chair