

**CITY OF MILWAUKIE
PLANNING COMMISSION
DESIGN & LANDMARKS COMMITTEE
JOINT MEETING
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, OCTOBER 23, 2012
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Shaun Lowcock
Mark Gamba
Wilda Parks

STAFF PRESENT

Steve Butler, Planning Director
Bill Monahan, City Manager
Ryan Marquardt, Senior Planner
Li Alligood, Associate Planner (DLC Liaison)
Kari Svanstrom, Associate Planner

COMMISSIONERS ABSENT

Scott Churchill
Chris Wilson

DLC MEMBERS PRESENT

Greg Hemer, Chair
Jim Perrault, Vice Chair
Becky Ives
Scott Barbur

DLC MEMBERS ABSENT

Chantelle Gamba

1.0 Call to Order – Procedural Matters*

Chair Lisa Batey called the meeting to order at 6:32 p.m. and read the conduct of meeting format into the record.

DLC Chair Greg Hemer called the meeting of the Design and Landmarks Committee (DLC) to order.

***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>.*

DLC Vice Chair Jim Perrault entered.

The Commission proceeded to Item 6.1 before Item 2.0.

6.0 Worksession Items

- 6.1 Summary: Government Ethics Training
Staff: Bill Monahan

Bill Monahan, City Manager, reviewed government ethics related to conflicts of interest and referred to the meeting packet.

- A declaration of potential or actual conflicts of interest must be made at each meeting where the source of conflict is discussed.
- He provided a handout, "Guide for Public Officials," which was also available at www.oregon.gov/ogec, and suggested that the Commission invite Ethics Commission staff to provide next year's ethics training.

The Commission and the DLC returned to Item 2.0.

2.0 Planning Commission and Design and Landmarks Committee Minutes

2.1 July 24, 2012 (PC)

Commissioner Mark Gamba moved to approve the July 24, 2012, Planning Commission minutes as presented. Commissioner Shaun Lowcock seconded the motion, which passed unanimously.

2.2 August 28, 2012 (PC)

Commissioner Mark Gamba moved to approve the August 28, 2012, Planning Commission minutes as presented. Vice Chair Clare Fuchs seconded the motion, which passed unanimously.

2.3 July 2, 2012 (DLC)

DLC Vice Chair Perrault moved to approve July 2, 2012, DLC minutes as presented. DLC Member Scott Barbur seconded the motion, which passed unanimously.

3.0 Information Items

Stephen Butler, Planning Director, introduced Kari Svanstrom, Associate Planner. The Commission and Committee welcomed her to the City.

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

Chair Batey stated that the Commission did not normally take public comment during worksession items, so any comments on the proposed downtown code amendments should be made during the audience participation agenda item.

Ed Parecki, Owner, 10600 SE McLoughlin Blvd, expressed his opposition to the proposed downtown code amendments.

Troy Reichlein, Owner, 11074 SE 21st, discussed questions and concerns about existing and proposed downtown use allowances and the proposed downtown code amendments.

5.0 Public Hearings – None

6.0 Worksession Items (continued)

6.2 Summary: Downtown Code Amendments

Staff: Ryan Marquardt

Ryan Marquardt, Senior Planner, provided an overview of downtown code amendments via PowerPoint presentation.

- Staff had prepared the proposed amendments at the direction of Council.
- The amendments were not intended to address all of the issues in the downtown zones, but rather the “low hanging fruit.”

The Commission and the DLC asked questions regarding:

- How the amendments implemented the South Downtown Concept
- Potential impacts on the existing nonconforming uses
- How much downtown properties had spent constructing PARs or in fees in lieu of construction (FILOC)

The Commission and the DLC expressed concerns about:

- The narrow focus of the amendments
- The accelerated timeline for adoption
- The effect of reducing distinctions between the DO and DS zones without broader public outreach

Mr. Marquardt provided the following clarifications:

- South Downtown Concept Plan implementation would be a separate, larger project. The current amendments were intended to address very specific issues.
- The proposed amendments were not intended to change any zoning.
- Although the comments were valid and important, Council had directed staff to move forward with the amendments as proposed. Additional amendments would require significant public outreach and a longer timeline.
- The DLC would not have another meeting about the amendments; the first Planning Commission hearing was scheduled for November 13, 2012.

Chair Batey asked staff to provide information about and comparison of rental rates for office and commercial spaces for the public hearing.

Mr. Marquardt confirmed that the adoption draft amendments would retain the existing 5,000 square foot maximum for retail uses in the DO zone.

7.0 Planning Department Other Business/Updates

7.1 Project Updates

Mr. Butler provided a brief update on the Transportation System Plan (TSP) updates and the Tacoma Station Area Plan, and indicated that more detailed briefings would be scheduled for a future Commission meeting.

8.0 Planning Commission and Design and Landmarks Committee Discussion Items

8.1 Planning Department Work Program Updates

Mr. Butler provided an overview of the current status of the Commercial Core Enhancement Program (CCEP) and discussed potential future Planning Department work program items.

9.0 Forecast for Future Meetings:

Planning Commission

- November 13, 2012 1. Public Hearing: ZA-12-02 Downtown Code Amendments
2. Worksession: TSP update
November 27, 2012 1. Public Hearing: ZA-12-02 Downtown Code Amendments (tentative)

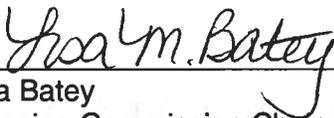
Design and Landmarks Committee

- November 14, 2012 1. Worksession: Milwaukie's Historic Preservation Program
December 3, 2012 1. Worksession: TBD

Meeting adjourned at 9:12 p.m.

Respectfully submitted,

Li Alligood, Associate Planner



Lisa Batey
Planning Commission Chair


Greg Hemer
DLC Chair