



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10501 SE Main Street
www.milwaukieoregon.gov

January 23, 2024

Present: Jacob Sherman, Chair
Joshua Freeman, Vice Chair
Aaron Carpenter
Will Mulhern

Staff: Joseph Briglio, Community
Development Director
Ryan Dyar, Assistant Planner
Adam Heroux, Associate Planner
Vera Koliass, Senior Planner
Laura Weigel, Planning Manager

Absent: Joseph Edge
Amy Erdt
Lauren Loosveldt

(00:11:29)

1.0 Call to Order — Procedural Matters*

Chair Sherman called the meeting to order at 6:30 p.m., read the conduct of meeting format into the record, and Native Lands Acknowledgment.

Note: *The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.*

(00:13:54)

2.0 Planning Commission Minutes

No information was presented for this portion of the meeting.

(00:13:59)

3.0 Information Items

Planning Manager, Laura Weigel let the public know about the Harvey St improvement project open house scheduled on January 31, 2024.

(00:14:48)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:15:25)

5.0 Community Involvement Advisory Committee (CIAC)

No information was presented for this portion of the meeting.

(00:15:55)

6.0 Hearing Items

(00:16:02)

6.1 CU-2023-003-Vacation Rental at 8821 SE 29th Ave.

Assistant Planner, Ryan Dyar, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.301, MMC 19.905, MMC 19.1006. **Dyar** presented the staff report via a power point presentation. Both are included in the meeting packet.

Vice Chair Freeman asked if there are ratios of housing types & assessments for vacation rentals. **Dyar** explained that it would be possible but requires a process to collect data to identify the entry level and affordability of the properties. **Vice Chair Freeman** asked if there are mandated response times regarding complaints. **Dyar** replied that the code does not include a response time for complaints. **Vice Chair Freeman** asked about the distance of the local contacts for the property. **Dyar** believes that one contact is in Portland and the other one is in McMinnville.

The applicants testified that they are out of state but have extensive experience managing properties remotely and confirmed the location of their local contacts.

Chair Sherman closed the public testimony.

Commission Discussion:

Vice Chair Freeman asked the commission to be thoughtful of preserving affordable housing for entry level homes and local residents. **Commissioner Aaron Carpenter** noted that recent home sales in the area have been slow. **Carpenter** motioned to approve CU-2023-003 as presented. **Commissioner Will Mulhern** seconded the motion. The motion was passed with a 4-0 vote.

(00:46:29)

7.0 Work Session Items

(00:46:47)

7.1 Neighborhood Hubs Project Update and Code Discussion

Senior Planner, Vera Kalias and Associate Planner, Adam Heroux presented a project update and explained the proposed code amendments. **Community Development Director, Joseph Briglio**, explained economic development ideas to support the hubs project. **Chair Sherman** spoke about linking transportation infrastructure with the city's long-term projects and incorporating a height bonus to the NMU. **Carpenter** spoke about rezoning and making sure that the development code is clear and non-conflicting. **Briglio** asked the commission if there is any interest in discussing incentives within the Hubs projects. Staff suggested adding that discussion to phase three if favorable. **Mulhern** asked if there were any other zoning amendments that were considered. **Kalias** explained that the proposed rezoning amendments simply aligned with what the public favored throughout the outreach process and that no other

amendments were seriously considered. The commission continued to discuss the key questions presented in the staff report.

(02:11:47)

8.0 Planning Department/Planning Commission Other Business/Updates

Weigel reminded the public that applications are currently open to anyone wanting to join the Planning Commission. **Chair Sherman** reminded the public that applications to join the City Council will be due by February 15th.

(02:13:55)

9.0 Forecast for Future Meetings

February 13, 2024, Hearing Item: No items at this time

February 27, 2024, Work Session: TSP Update
CFEC Amendments

Meeting adjourned at approximately 8:45 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II