



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10722 SE Main Street
www.milwaukieoregon.gov

February 14, 2023

Present: Jacob Sherman, Chair
Joshua Freeman, Vice Chair
Aaron Carpenter
Amy Erdt
Greg Hemer
Lauren Loosveldt

Staff: Justin Gericke, City Attorney
Ryan Dyar, Assistant Planner
Vera Koliass, Senior Planner
Laura Weigel, Planning Manager

Absent: Joseph Edge

(00:18:30)

1.0 Call to Order — Procedural Matters*

Chair Jacob 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>.*

(00:19:33)

2.0 Planning Commission Minutes

2.1 December 13th, 2022, minutes were approved with a 6-0 vote.

2.2 January 10th, 2022, minutes were approved with a 6-0 vote.

(00:20:16)

3.0 Information Items

Planning Manager, Laura Weigel, announced that the board and committees' recruitment is open.

(00:23:32)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:24:06)

5.0 Community Involvement Advisory Committee (CIAC)

Weigel gave an update on the CIAC's public education efforts including land use training 101, the development review process, public testimony guidance, as well as staff's plan to meet with all NDA members. **Weigel** stated that CIAC will communicate through the NDA on a quarterly basis regarding updates on development projects.

Commissioner Amy Erdt & Commissioner Greg Hemer inquired about ways the planning commission can expand the CIAC to involve more members of the public.

Commissioner Lauren Loosveldt expressed concern with extending the CIAC to additional members. **Loosveldt** suggested greater invitation to the meetings when it concerns specific NDA's. **City Attorney, Justin Gericke**, requested clarification from **Erdt & Hemer** if the suggestion is to create a separate committee. **Hemer** clarified the importance to educate the NDA's and to allow the land use chairs an opportunity to express their concerns regarding the rules. **Chair Sherman** noted that there is currently space in the planning commission meetings for community member involvement. **Erdt** discussed the creation of a new website called "Zip and a Mile" which is designed for public outreach, education, and resources. **Milwaukie resident, Charles Bird**, shared concern regarding communication with the NDA's. **Bird** asked why the CIAC is not made up of land use chairs. **Chair Sherman** discussed the composition and potential future composition of the CIAC.

(00:45:35)

6.0 Hearing Items

(00:45:38)

6.1 Code Amendments: Climate Friendly Equitable Communities

Assistant Planner, Ryan Dyar, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC19.902, MMC19.1008. **Dyar** presented the staff report. The proposal would amend the Milwaukie municipal code to comply with recent changes to state administrative rules that govern how jurisdictions regulate off-street parking, these changes were made through the climate friendly and equitable communities rulemaking process. **Dyar** presented the parking reform options; Option A: Remove parking mandates citywide and adopt parking regulation improvements, EV conduit, and parking maximums. Option B; Retain some parking mandates and adopt reducing the burden of existing mandates, types of development without mandates and maximum multifamily mandate of one space/unit, region 2040 center reform, parking reform near priority transit corridors, fair policies or reduced regulation, more populous: price a percentage of on-street spaces. **Dyar** reviewed the cities prior actions and listed the proposed amendments.

- Remove vehicle parking requirements
- Remove references to required parking
- Large parking lots
- Minor, non-substantive, languages change for Title 19 consistency
- Bicycle parking

Dyar noted an area of change within the code regarding new parking lot standards that were not included in January's code amendment discussion.

- Walkways separated with a raised curb must be provided along parking lot driveways
- Crosswalks at intersecting driveways and drive aisles must be raised or constructed of distinctive materials
- Walkways must be constructed with a zero-foot setback along the building's longest façade.
- A main entrance must be provided along the building's longest façade

Staff received one comment from Lake Road NDA member, **Teresa Bresaw**. **Bresaw** inquired what had been put forward and expressed skepticism (points of concerns are summarized by **Dyar** as "clarifying what the rules require, commentary expressing skepticism that removing parking mandates will remove greenhouse gas emissions and that the city should not extend the removal of street parking requirements to greater Milwaukie as it has not been tested"). **Weigel** clarified that **Bresaw's** comment was not submitted as part of the public hearing. **Dyar** presented the staff recommendation for Council to approve the proposed amendments per the findings in support of the approval. **Chair Sherman** asked a clarifying question regarding existing frequent transit service and noted that TriMet's planning within Milwaukie is not complete.

Commissioner Aaron Carpenter asked staff to describe the CFEC recommendation of a 'zero-foot setback along the building'. **Senior Planner, Vera Kolia**s, clarified the CFEC recommendation. Public testimony: **Milwaukie resident, Charles Bird**, commented that electric cars will exist in the future and thus will need parking within the city. **Hemer** motioned to pass ZA-2022-005.

ZA2022-005 was approved by a 6 - 0 vote

(01:19:08)

6.2 Code Amendments: Code Fix "Housekeeping"

Kolias announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC19.902, MMC19.1008. **Kolia**s presented the staff report.

Proposed amendments:

- Zoning Map (HDR changed to R-HD)
- Title 17 Land Division Code (add city engineer and community development director to the list of staff authorized to set the bond amount for a development.
- Zoning Code Definitions (family childcare home, major pruning, structure, delete primary entrance)
- Update: Staff confirmed there is no conflict with other code sections.
- MMC 19.301 and 19.302 Lot Coverage (allow accessory structures as part of the bonus to recognize a timing issue.
- MMC 19.312 NMIA (include e-commerce businesses as part of wholesale and warehousing.
- MMC 19.401 Willamette Greenway (clarify the list of exemptions to comply with Goal 15)

- MMC 19.502 Accessory Structures (retaining wall exemption, add street side yard to table)
- MMC 19.505 Building Design Standards (re-organize section completely, 1-4 units; cottage cluster; townhouses; all-inclusive sections, no new language)
- MMC 19.1006 Type III Review (M56 notice not required for owner-initiated map amendments)
- MMC 19.1010 Appeals (Notice of Decision requirement and process added)
- MMC 19.1102 Annexations (not subject to 120-day rule)

Hemer motioned to pass ZA-2023-001
ZA-2023-001 was approved by a 6 - 0 vote

(01:32:35)

7.0 Planning Department/Planning Commission Other Business/Updates

Hemer reminded the public about 'Volunteer of the Year' nominations.

(01:34:11)

8.0 Forecast for Future Meetings

February 28, 2023

Work session Items:
Variance code update - Vera Kalias
Parks Briefing - Adam Moore

March 14, 2023

Work session Item:
Housing production strategy

Meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II