



PLANNING COMMISSION MINUTES

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

March 12, 2024

Present: Jacob Sherman, Chair
Aaron Carpenter
Joseph Edge
Tina Fuenmayor
Will Mulhern

Staff: Ryan Dyar, Assistant Planner
Justin Gericke, City Attorney
Adam Heroux, Associate Planner
Vera Koliass, Senior Planner

Absent: Joshua Freeman, Vice Chair
Amy Erdt

(00:00:18)

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>.

(00:03:38)

2.0 Planning Commission Minutes

No information was presented for this portion of the meeting.

(00:03:39)

3.0 Information Items

Senior Planner Vera Koliass & Assistant Planner Ryan Dyar let the public know about the upcoming Transportation System Plan event scheduled for Thursday March 21st. **Dyar** gave a quick overview of the TSP and the agenda for the event.

(00:06:16)

4.0 Audience Participation

Milwaukie Resident, **Bernie Stout**, asked about the implementation of the Monroe St Greenway. **Senior Planner Vera Koliass** read the project updates from the city's website and referred **Stout** to the Engineer assigned to the project.

(00:12:05)

5.0 Community Involvement Advisory Committee (CIAC)

Commissioner Aaron Carpenter requested that staff present an overview of the role of

the CIAC as well as an update on the status of the Comprehensive Plan and other engagement activities.

(00:14:25)

6.0 Hearing Items

(00:14:26)

6.1 ZA-2024-001 Neighborhood Hubs Code Amendments

Senior Planner, Vera Kolias, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.902, MMC 19.1008. **Assistant Planner Adam Heroux & Kolias** presented the staff report via a power point presentation. Both are included in the meeting packet.

Carpenter asked if there is a deadline for the recommendation to get to council. **Kolias** replied that there is not a deadline, but staff does have the public hearing tentatively scheduled for an upcoming council meeting. **Commissioner Will Mulhern** clarified the content of the commission's recommendation. **Chair Sherman** closed the public testimony.

Commission Discussion:

The Commission expressed their support to recommend the amendments for approval as proposed. **Carpenter** motioned to approve ZA-2024-001 as presented. **Mulhern** seconded the motion. The motion was passed with a 5-0 vote.

(01:03:42)

6.2 ZA-2022-005 Climate Friendly Equitable Communities Code Amendments

Assistant Planner, Ryan Dyar announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.902, MMC 19.1000. **Dyar** presented the staff report via a power point presentation. Both are included in the meeting packet.

Commissioner Joseph Edge asked staff if they have referenced the long- and short-term parking quantities at the Park Ave. Park & Ride. **Dyar** replied that they did not and that there may have been recent changes to that specific lot. **Chair Sherman** inquired about quantities at the Tacoma / Johnson Creek parking lot. **Dyar** explained how those numbers were negotiated with TriMet. **Carpenter** asked if the city has definitions for the three newly proposed transit centers. **Dyar** replied that they are recognized as TriMet developments. **Chair Sherman** asked about the word choice 'excavation' versus the terms disturbed or modified. **Dyar** explained the verbiage was recommended by the state. **Chair Sherman** closed the public testimony.

Commission Discussion:

Edge expressed his appreciation for the changes staff has made since the work session. Regarding park & rides, transit centers, and light rail stations, **Edge** asked the commission if they should change the language from 'light rail station' to 'high-capacity transit station'. **Mulhern** and **Chair Sherman** agreed with **Edge's** sentiments. **Edge** motioned to approve ZA-2022-005 with amendments as

requested for transit centers, park and rides, and high-capacity transit stations.
Carpenter seconded the motion. The motion was passed with a 5-0 vote.

(01:42:04)

7.0 Planning Department/Planning Commission Other Business/Updates

Chair Sherman reminded the public about the Transportation System Plan workshop happening next week.

(01:42:32)

8.0 Forecast for Future Meetings

March 26, 2024,	Hearing Item:	Title 17 Land Division Code Amendments
	Work Session:	Natural Resource Code Amendments

April 9, 2024,	No items at this time
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Meeting adjourned at approximately 8:15 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II