



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

April 22, 2025

Present: Joseph Edge, Chair
Nicolas Hess
Ryan Lowther
Max Penneck
Jacob Sherman

Staff: Justin Gericke, City Attorney
Brett Kelter, Senior Planner
Laura Weigel, Planning Manager

Absent: Leesa Gratreak, Vice Chair
Juli Garvey

(00:03:53)

1.0 Call to Order — Procedural Matters*

Chair Edge 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>.

(00:05:12)

2.0 Planning Commission Minutes

The February 25 & March 11, 2025, minutes were approved as presented.

(00:06:03)

3.0 Information Items

Planning Manager, Laura Weigel called attention to the upcoming events happening in the city.

(00:07:05)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:08:18)

5.0 Hearing Item

(00:08:20)

5.1 ZA-2025-001 Amendments to Natural Resources Code

Senior Planner, Brett Kelter, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC Sections 19.902 and 19.1008. **Kelter** presented the staff report via a power point presentation. **Kelter** explained that the city has been working on updating this code for several months, with a particular emphasis on water quality resources (WQRs) and habitat conservation areas (HCAs). These regulations have been in place since 2002 and 2011, respectively, and the project aims to integrate residential tree code standards with natural resource areas, address state mandates for housing development, and improve mapping methodologies.

Kelter noted that the tree code applies only in residential zones, while the natural resources code applies city-wide. Efforts are being made to streamline processes for properties that fall under both codes. The state mandates the removal or lowering of barriers to housing development, and a clear and objective path for water quality resource disturbance is being developed. Proposed changes include establishing criteria that would allow limited WQR disturbance within certain parameters, such as not removing native trees over a certain size and maintaining a minimum distance from the top of the bank.

Improvements to the mapping methodology for HCA areas were also proposed, aiming to provide more accurate and fair assessments of natural resource areas. Additionally, **Kelter** distributed copies of a proposed exemption that was not included in the meeting packet, one for installing benches, picnic tables, and similar outdoor furniture within WQRs on public property.

Public testimony: Milwaukie resident, **Dr. Edward Hacmac**, expressed concerns about the impact of regulations on his property and suggested increasing the allowed disturbance for public furniture installation. **Kelter** addressed the written public testimony, comments, and questions from Milwaukie resident, **Teresa Bresaw**. **Commissioner Sherman** had clarifying questions for staff regarding the public testimony. **Chair Edge** closed the public testimony.

The commission discussed how the new code updates may impact development and the importance of protecting natural resources. **Chair Edge** suggested that the proposed new WQR exemption related to outdoor furniture focus more on new impervious surface than the amount of disturbance area. **Commissioner Sherman** motioned to recommend approval of ZA-2025-001 to City Council as proposed with the conceptual amendments. The motion was seconded by **Commissioner Hess**. The motion passed 5-0 by roll call vote.

(01:45:26)

6.0 Community Involvement Advisory Committee (CIAC)

Chair Edge discussed adjusting the public testimony script to include a section that provides Neighborhood District Association (NDA) representatives with the opportunity to speak following an applicant's presentation and before public testimony.

(01:47:31)

7.0 Planning Department/Planning Commission Other Business/Updates

Commissioner Sherman and **Weigel** discussed upcoming updates regarding the Transportation System Plan. **Sherman** let the commission know about Milwaukie's first bike bus in the Ardenwald neighborhood.

(01:50:15)

8.0 Forecast for Future Meetings

May 13, 2025, Hearing Items: CU-2025-002 – 8525 SE 32nd Ave.
DR-2025-001- 10900 SE 21st Ave.

May 27, 2025, No items at this time

Meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II