



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

May 13, 2025

Present: Joseph Edge, Chair
Leesa Gratreak, Vice Chair
Juli Garvey
Nicolas Hess
Ryan Lowther
Max Penneck

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

Absent: Jacob Sherman

(00:14:41)

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>.

(00:15:55)

2.0 Planning Commission Minutes

The April 8, 2025, minutes were approved as presented.

(00:16:34)

3.0 Information Items

Planning Manager Laura Weigel encouraged the public to check out the community calendar for upcoming seasonal events.

(00:17:07)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:17:34)

5.0 Hearing Items

(00:17:37)

5.1 CU-2025-002 8525 SE 32nd (Vacation Rental)

Senior Planner, Brett Kelter, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.301, MMC 19.905, MMC 19.1006. **Kelter** presented the staff report via a power point presentation.

The property, previously a primary residence and short-term rental for eight years, will transition to a vacation rental as the owners move. **Kelter** explained the distinction between short-term and vacation rentals, highlighting that the former requires at least nine months of occupancy as a primary residence, while the latter does not and is considered a form of commercial lodging. Vacation rentals necessitate conditional use approval due to their potential impacts on neighborhood compatibility, noise, and parking.

During public testimony, **Milwaukie resident Austin Brown** expressed concerns about late-night noise and the impact on housing affordability. The applicant responded by offering to implement quiet hours, install signage, and maintain open communication with neighbors. Commissioners discussed the mitigations in place, including off-street parking and screening, and emphasized the importance of ongoing dialogue.

Commissioner Leesa Gratreak motioned to approve the application as presented, **Commissioner Juli Garvey** seconded the motion. Application CU-2025-002 was approved by roll call vote, 6-0.

(00:58:43)

5.2 DR-2025-001 (Multi-unit residential development)

Senior Planner, Vera Kolas, announced the applicable sections of the Milwaukie Municipal Code (MMC): Title 12, MMC 19.304, 19.508, 19.600, 19.700, 19.907, 19.1006. **Kolas** presented the staff report via a power point presentation. Both are included in the meeting packet.

The commission reviewed a Type III Downtown Design Review application for a proposed development at 10900 Southeast 21st Avenue, formerly the site of a Chase Bank. The application outlined plans for a four-story, 45-unit residential building with on-site improvements to provide 17 parking spaces, nine of which would be designated for electric vehicles. Additional amenities included a common room and a secure bike storage area.

The project required discretionary review due to its deviation from a specific downtown design standard, which mandates a six-foot step back on upper floors above the base maximum height. The applicant proposed alternative design elements, such as a three-foot cornice, balconies, and two-foot step backs, to mitigate the perceived mass of the building.

Staff recommended approval of the application, concluding that the proposed design elements met the intent of the guidelines. The commission noted public comment

expressing concerns about affordability and parking. Applicant testimony: **Gene Bolante**, architect, spoke in support of the application.

The commission discussed the long-term implications of the variance and its impact on downtown's visual and spatial openness. While some members raised concerns about potential cumulative effects of similar variances, the majority recognized the necessity of increasing downtown housing supply and supported the design's alignment with existing standards and guidelines. **Commissioner Leesa Gratreak** motioned to approve the application as presented, **Commissioner Nicholas Hess** seconded the motion. Application DR-2025-001 was approved by roll call vote, 4-2.

(01:37:33)

6.0 Community Involvement Advisory Committee (CIAC)

No information was presented for this portion of the meeting.

(01:38:00)

7.0 Planning Department/Planning Commission Other Business/Updates

No information was presented for this portion of the meeting.

(01:38:13)

8.0 Forecast for Future Meetings

May 27, 2025,	Canceled
June 10, 2025,	Work Session Items: Transportation System Plan Project Review Affordable Housing Incentives Code Amendments

Meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II