



## AGENDA

### MILWAUKIE PLANNING COMMISSION Tuesday March 27, 2012, 6:30 PM

MILWAUKIE CITY HALL  
10722 SE MAIN STREET

- 1.0 **Call to Order - Procedural Matters**
- 2.0 **Planning Commission Minutes** – Motion Needed
- 3.0 **Information Items**
- 4.0 **Audience Participation** – This is an opportunity for the public to comment on any item not on the agenda
- 5.0 **Public Hearings** – Public hearings will follow the procedure listed on reverse
  - 5.1 Summary: Residential Development Standards *continued from 3/13/12*  
Applicant: City of Milwaukie  
File: ZA-11-03  
Staff: Li Alligood and Ryan Marquardt
- 6.0 **Worksession Items**
- 7.0 **Planning Department Other Business/Updates**
  - 7.1 Officer Elections
- 8.0 **Planning Commission Discussion Items** – This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 **Forecast for Future Meetings:**
  - April 10, 2012 1. Worksession: North Clackamas Park North Side Master Plan *tentative*
  - April 24, 2012 1. Public Hearing: CSU-12-01 5555 SE King Rd Royalton Place Signage

### Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email [planning@ci.milwaukie.or.us](mailto:planning@ci.milwaukie.or.us). Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at [www.cityofmilwaukie.org](http://www.cityofmilwaukie.org)
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at [www.cityofmilwaukie.org](http://www.cityofmilwaukie.org)
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

#### Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

*The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.*

#### **Milwaukie Planning Commission:**

Lisa Batey, Chair  
Nick Harris, Vice Chair  
Scott Churchill  
Chris Wilson  
Mark Gamba  
Russ Stoll  
Clare Fuchs

#### **Planning Department Staff:**

Katie Mangle, Planning Director  
Susan Shanks, Senior Planner  
Brett Kelter, Associate Planner  
Ryan Marquardt, Associate Planner  
Li Alligood, Assistant Planner  
Alicia Martin, Administrative Specialist II



**To:** Planning Commission

**Through:** Katie Mangle, Planning Director

**From:** Li Alligood, Assistant Planner  
Ryan Marquardt, Associate Planner

**Date:** March 20, 2012, for March 27, 2012, Public Hearing

**Subject:** File: ZA-11-03, CPA-11-04

**File Types:** Zoning Ordinance Amendment, Comprehensive Plan Amendment

**Applicant:** Katie Mangle, Planning Director, City of Milwaukee

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## **ACTION REQUESTED**

Continue the public hearing for application ZA-11-01. Take additional public testimony if presented, hold deliberations, and provide direction to staff regarding desired revisions.

## **BACKGROUND INFORMATION**

On February 28, 2012, the Planning Commission opened the public hearing on the application. The Commission heard presentations from staff, took public testimony, and continued the public hearing to March 13, 2012. At the March 13, 2012, public hearing, the Commission heard a presentation from staff and took additional public testimony. The Commission closed the public testimony portion of the hearing but agreed to hear additional testimony if more people come forward at the next meeting. The Commission continued the hearing to March 27, 2012, and did not direct staff to prepare any revisions to the proposed amendments.

Commissioners are encouraged to contact staff in advance of the hearing with any questions or requests for additional information for the March 27 hearing.

## **COMMENTS**

The following is a summary of the comments received by the City since the March 13, 2012, public hearing. See Attachment 1 for further details. Staff will continue to collect comments and will provide them to the Commission at the March 27 public hearing.

- **Justin Wood, Government & Builder Relations Manager, Home Builders Association of Metro Portland:** Concerns about the impact of design standards on housing variety.

## **ATTACHMENTS**

Attachments are provided only to the Planning Commission unless noted as being attached. All material is available for viewing upon request.

1. Public Comments (attached)

**Alligood, Li**

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**From:** Justin Wood <justinw@hbapdx.org>  
**Sent:** Monday, March 19, 2012 10:05 AM  
**To:** Alligood, Li  
**Subject:** RE: HBA - Design Standard Comments

Li, please submit this as my statement to the planning commission –

*In reviewing the testimony from the last planning commission meeting, I believe Mr. Smelser has made a good case for several changes that should be considered. I believe the setbacks and floor area ratios are generally acceptable and consistent with neighboring jurisdictions. However, design standards in many cases hamper the ability to create a variety of housing choices in a neighborhood. Many of the beautiful older neighborhoods throughout our area were built with no design standards whatsoever and this allowed us to have a diverse neighborhood without cookie cutter homes side by side. Typically the more design standards placed on new homes, the harder you will make it for a diversity of housing stock. I would caution the City to be careful in the amount of design standards it implements, as it will eliminate variety and choice.*

*After talking some more with Mr. Smelser today, he brings up a very good point. If there are 4 options and a new home must choose 2 – a front balcony and a bay window are far more expensive than a front porch or a 2' offset. So basically every home will choose the porch and offset as it will be the most cost effective option. This further illustrates the point regarding having all homes look the same.*

Thanks,

Justin Wood

Government & Builder Relations Manager  
Home Builders Association of Metro Portland  
(503) 684-1880  
(503) 684-0588 fax  
(503) 997-7966 cell

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**From:** Alligood, Li [mailto:AlligoodL@ci.milwaukie.or.us]  
**Sent:** Monday, March 19, 2012 8:43 AM  
**To:** Justin Wood  
**Subject:** RE: HBA - Design Standard Comments

Hi Justin,

I'm not at liberty to revise your comment, but if you would like to revise it yourself I would be happy to share them with the Planning Commission.

Thanks,