

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, December 13, 2011
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Nick Harris, Vice Harris
Chris Wilson
Mark Gamba
Russ Stoll

STAFF PRESENT

Katie Mangle, Planning Director
Ryan Marquardt, Associate Planner
Zach Weigel, Civil Engineer
Damien Hall, City Attorney

COMMISSIONERS ABSENT

Scott Churchill

1.0 Call to Order – Procedural Matters

Chair Batey called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

2.0 Planning Commission Minutes

2.1 October 11, 2011

Chair Batey moved to postpone the October 11, 2011, Planning Commission minutes. No second motion was required.

2.2 October 25, 2011

Chair Batey noted a small typo on Line 227 of 2.2 Page 7.

Commissioner Stoll moved to approve the October 25, 2011, Planning Commission minutes as amended. Commissioner Fuchs seconded the motion. Commissioners Wilson and Harris abstained.

3.0 Information Items

Katie Mangle, Planning Director, informed the Commission that due to mid-year budget reductions, the City would no longer produce formal meeting minutes. Staff will use Granicus software to take "action minutes" to accompany the video recording, which will be available online and archived. However, there will be a minimal written record of the minutes for the Commission to approve and sign.

Ms. Mangle also noted that the agenda was reordered for the worksession to be held first and the public hearing to follow.

4.0 Audience Participation – This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Worksession Items

- 5.1 Summary: Residential Development Standards Project Update: Multifamily Residential Development and Design; Typology
Staff Person: Katie Mangle and Ryan Marquardt

Ryan Marquardt, Associate Planner, presented the staff report via PowerPoint and noted the timeline of the project. He outlined several aspects of the draft code amendments, including wall area and setback, transition measures, cottage cluster housing, review process, and rowhouse design requirements.

6.0 Public Hearings

- 6.1 Summary: Water Master Plan
Applicant: City of Milwaukie
File: CPA-11-02
Staff Person: Ryan Marquardt and Zach Weigel

Chair Batey called the hearing to order at 7:40 p.m. and read the conduct of legislative hearing format into the record.

Ryan Marquardt, Associate Planner, noted that staff was requesting the Planning Commission recommend adoption of the Water System Master Plan as an ancillary document to the Comprehensive Plan. The purpose of adopting the master plans as ancillary documents into the Comprehensive Plan was to coordinate the master plans within one overall document.

Zach Weigel, Civil Engineer, reviewed the proposed amendments and the purpose of a water system master plan with regard to the needs of the water system for the existing and future water systems, improvement projects, and maintenance.

Walt Meyer, West Yost Associates, reviewed the current water system, including capacity and storage, current and buildout demand, aquifers, standards, and the need for capital improvement projects throughout the city. Currently utility billing was only covering operating cost, but in order to provide a sustainable water system, rates would need to be increased.

Ms. Mangle clarified that the decision to raise rates lied with City Council.

Gary Parkin, Engineering Director, and **Beth Kelland, Citizen's Utility Advisory Board (CUAB) Vice Chair** addressed the Commissioners' questions regarding past litigation of triethylamine contamination from industrial entities. The Commission agreed that a separate worksession was needed to address the issue.

Commissioner Fuchs moved to recommend adoption to City Council of the Water System Master Plan, File #CPA-11-02. Commissioner Stoll seconded the motion, which passed unanimously.

7.0 Planning Department Other Business/Updates

- 7.1 Transportation System Plan – Light rail-related amendments

Staff described the project and informed the Commission that it has been tabled until spring 2012.

Damien Hall, City Attorney, and the Commission reviewed and discussed the appeal of the Planning Commission decision on the Kellogg Bridge for light rail application, File # WG-11-01. The hearing was scheduled for January 3, 2012.

7.2 Planning Commission Notebook Update Pages – Item Cancelled

8.0 Planning Commission Discussion Items

9.0 Forecast for Future Meetings:

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| January 10, 2011 | 1. Worksession: Residential Development Standards Project update: Single-Family Residential; Conditional Uses |
| | 2. Information: 6-month Commission Work Plan Forecast |
| January 24, 2011 | 1. Public Hearing: Transportation System Plan amendments <i>tentative</i> |
| | 2. Worksession: Residential Development Standards Project update: Accessory Dwelling Units; Accessory Structures |

Meeting adjourned at approximately 9:42 p.m.

Respectfully submitted,

Alicia Stoutenburg, Administrative Specialist II



Lisa Batey, Chair

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.ci.milwaukie.or.us/meetings>.