

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, January 10, 2012
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Nick Harris, Vice Harris
Mark Gamba
Scott Churchill
Russ Stoll

STAFF PRESENT

Katie Mangle, Planning Director
Ryan Marquardt, Associate Planner

COMMISSIONERS ABSENT

Chris Wilson
Clare Fuchs

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.

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>.

2.0 Planning Commission Minutes

2.1 October 11, 2011

Chair Batey noted a correction to 2.1 Page 8 Line 262: "River Rd was going to be getting some improvements under the Walk Safely Milwaukie Program sidewalks..."

Commissioner Gamba moved to approve the October 11, 2011, Planning Commission minutes as amended, and Commissioner Stoll seconded. Vice Chair Harris abstained. Motion passed unanimously.

3.0 Information Items

Katie Mangle, Planning Director, noted the new front door security system in City Hall.

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 Public Hearings – None

6.0 Worksession Items

6.1 Summary: Residential Development Standards – Single-Family Development and Design, Conditional Uses
Staff: Katie Mangle and Ryan Marquardt

Ryan Marquardt, Associate Planner, presented the second briefing on the Residential Development Standards project and discussed single-family residential (SFR) development and design standards, and Conditional Uses. He noted that tonight's meeting was also to determine if the project was ready to go to public hearing in February or not.

The Commission directed staff to investigate options for: a list of prohibited materials on new SFR development; to allow a developer to request a Type III variance for creative home design; to keep with the recommendation to limit the garage width to 35% of the lot width and an alternative to limit it to 50% (and discuss this standard with Council); to allow garage door windows to count toward the minimum window requirement; to provide more examples of how the lot coverage standard would work. The Commission was in agreement regarding lot coverage increase allowance for single story, duplexes, ADUs and rowhouses. and new building height measurement methodology. The Commission discussed limited conditional uses in residential zones. The Commission was split and would like to discuss with City Council at a study session. The Commission agreed to schedule the public hearing for February 28, 2012.

7.0 Planning Department Other Business/Updates

7.1 Summary: Work Plan Forecast for 2012

Katie Mangle, Planning Director, noted the current workplan and schedule for 2012, current and upcoming projects and how they fit together with regard to workload, etc. She updated the Commission on the Tacoma Station, South Downtown implementation, Residential Development Standards project, Commercial Core Enhancement Program with regard to low hanging fruit code amendments and 32nd and 42nd Ave Corridor studies, and the UGMA area project which would indicate a Comprehensive Plan update. She reviewed last year's workplan with regard to light rail final design, Electronic Sign Code Amendments, population forecast, Transportation Plan update, Façade Improvement Program, Comprehensive Plan update, murals program, Dogwood Park, master planning for larger properties, and further wish list projects.

8.0 Planning Commission Discussion Items

Commissioner Gamba noted that regarding the recent questioning of the Planning Department's integrity, he wanted to publicly state that the Planning staff were excellent and in no way were in collusion with TriMet.


Chair Batey and **Vice Chair Harris** agreed.

9.0 Forecast for Future Meetings:

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|-------------------|--|
| January 24, 2012 | 1. Worksession: Residential Development Standards – Accessory Dwelling Units, Accessory Structures |
| January 31, 2012 | 1. Joint study session with City Council: Residential Development Standards project |
| February 14, 2012 | 1. Public Hearing: Residential Development Standards |

Meeting adjourned at approximately 8:33 p.m.

Respectfully submitted,
Alicia Martin, Administrative Specialist II


Lisa Batey, Chair