

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, January 24, 2012
6:30 PM**

COMMISSIONERS PRESENT

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

STAFF PRESENT

Katie Mangle, Planning Director
Susan Shanks, Senior Planner
Ryan Marquardt, Associate Planner

COMMISSIONERS ABSENT

Nick Harris, Vice Harris

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 November 8, 2011

The minutes of the November 8, 2011, Planning Commission meeting were approved as presented unanimously.

2.2 November 17, 2011

The minutes of the November 17, 2011, Planning Commission meeting were approved as presented unanimously.

2.3 November 22, 2011

Chair Batey noted 2 lines that she wanted to be reviewed via the meeting video. The minutes of November 22, 2011 were deferred until video review.

2.4 December 13, 2011

The minutes of the December 13, 2011, Planning Commission meeting were approved as presented unanimously.

3.0 Information Items

There were no information items.

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 – Accessory Dwelling Units, Accessory Structures
Staff: Katie Mangle and Ryan Marquardt

This item was taken out of order and presented after item 6.2.

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.

- 6.2 Summary: Tacoma Station Area Planning project update
Staff: Susan Shanks

This item was taken out of order and presented prior to item 6.1.

Susan Shanks, Senior Planner, provided an overview of the TGM grant-funded Tacoma station planning project. A consultant had been selected and the contract was being negotiated with ODOT. Along with code amendments, the project would include heavy-duty transportation analysis, and involve a team of consultants. The focus was on the North Industrial Area just south of the proposed station. This project and the City's baseball project would happen concurrently and inform each other. A key objective was to understand what changes the City could make to the City's policies to maximize the opportunities in the area, particularly with regard to light rail, the Springwater Corridor, and the proposed baseball stadium. The goal was to adopt a station-area plan, which could result in rezoning, code amendments, transportation plan, etc. She clarified that Portland was not doing their own plan, as the Milwaukie side of the station area was determined to be more developable. There may be new benefits by creating a "multimodal area," under the new policies of Metro's Title 6 and the Transportation Planning Rule and also since there have been changes to the state-wide transportation planning rule.

7.0 Planning Department Other Business/Updates

Katie Mangle, Planning Director, noted that she was working with Grady Wheeler, Information Specialist, on a press release to explain what happened at the Council hearing for the Kellogg Bridge for light rail appeal to clarify the final decision.

- 7.1 Bowman and Brae property

Katie Mangle, Planning Director, briefed the Commission regarding the recent land use history of the Bowman and Brae property, and described how the process became contentious and costly particularly with regard to the tree. The Applicant agreed to partner with the City and Neighborhood District Association to purchase the property, and Council recently approved the purchase of the property for a future City park.

- 7.2 32nd and 42nd Ave Corridors Project *added*

Ms. Mangle noted the upcoming Corridors project which was part of the broader Commercial Core Enhancement Program to assess what could be done to enhance downtown and central Milwaukie and the key corridors to strengthen them as viable commercial areas. The downtown area work would rely on a Metro grant to fund the studies to move forward. However, staff felt that the 32nd and 42nd corridors could be handled in-house with the help of a Portland State University Urban Studies graduate senior projects program that Milwaukie was selected for. Ryan Marquardt, Associate Planner, will manage the project. Ms. Mangle noted that the project was prompted primarily by citizen feedback in the area and would begin in the spring.

8.0 Planning Commission Discussion Items

Chair Batey noted the question of revisiting the rules regarding the current appeal process with regard to the recent Kellogg Bridge for light rail appeal. She felt that it was not good practice to make or change code policy for one outlier application, and considered the recent appeal was perfect storm. General, applicants have the option to waive the land use clock.

Commissioner Gamba noted that most applicants may not understand the clock and for the protection of the applicant,

Chair Batey noted that staff guided the applicant and was advised to the process. 2:26+++

9.0 Forecast for Future Meetings:

- | | |
|-------------------|--|
| January 31, 2012 | 1. Joint Session with City Council and Residential Development Standards steering committee |
| February 14, 2012 | 1. Tentatively Cancelled |
| February 28, 2012 | 1. Public Hearing: Residential Development Standards
2. Public Hearing: WQR-11-05 Furnberg St Wetland |

Ms. Mangle reviewed the forecast and noted the Design and Landmarks Committee meeting.

Meeting adjourned at approximately 8:33 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II


Lisa Batey, Chair