

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

COMMISSIONERS PRESENT

Lisa Batey, Chair
Chris Wilson
Mark Gamba
Scott Churchill
Clare Fuchs
Shaun Lowcock

STAFF PRESENT

Scot Siegel, Interim Planning Director
Brett Kelper, Associate Planner
Damien Hall, City Attorney

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 May 8, 2012

It was moved by Commissioner Gamba and seconded by Commissioner Fuchs to approve the May 8, 2012, Planning Commission minutes as corrected. The minutes were approved unanimously.

2.1 May 22, 2012

It was moved by Commissioner Churchill and seconded by Commissioner Gamba to approve the May 22 2012, Planning Commission minutes as corrected. The minutes were approved unanimously.

3.0 Information Items

Chair Batey introduced Scot Siegel as the Interim Planning Director.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda.

Yvonne Lazarus complimented Milwaukie staff for being very helpful to her. She inquired about the status of the conditions for the Trolley Trail and Kellogg Bridge for light rail applications.

Chair Batey clarified that meeting conditions of approval occur at different times throughout a project.

Mr. Siegel suggested that Planning staff at the Public Services Facility could walk Ms. Lazarus through the conditions.

5.0 Worksession Items

- 5.1 Summary: Tacoma Station Area Plan
Staff: Scot Siegel

Mr. Siegel introduced Matt Hastie with Angelo Planning Group, the consultant working with the City on the Tacoma Station Area Plan, and asked the Commission for feedback on the project's goals and objectives.

Mr. Hastie reviewed the process, development scenarios, goals and objectives of the project.

The Commission agreed on the need for increased the mixed use and multi-modal activity, bike/pedestrian connectivity, and tax income and employment opportunities in the area. The Commission also asked staff to provide more time for stakeholder discussion during advisory group meetings.

Mr. Siegel stated he would look for opportunities to extend the stakeholder discussion between scheduled consultant visits.

6.0 Public Hearings

- 6.1 Summary: Natural Resource Review for Crystal Creek (Light Rail)
Applicant/Owner: KKK Consulting/TriMet
Address: 2519, 2525, & 2535 SE Harrison St
File: NR-12-01
Staff: Brett Kelder

Chair Batey opened the public hearing for NR-12-01 and read the conduct of minor quasi-judicial hearing into the meeting record.

Brett Kelder, Associate Planner, presented the staff report via PowerPoint. He explained the project, and noted approval criteria, recommendations, and conditions.

Sarah Hartung, ESA, the City's natural resource consultant, discussed the review. She noted that the site was quite overgrown and degraded. The mitigation plan compensated for the planned impact by restoring the creek bed, removing the concrete structure, and planting appropriate native plants with a 5-year maintenance plan.

Mr. Kelder provided a supplemental condition 2-D on 6.1 Pages 19-20 of the packet.

Damien Hall, City Attorney, advised the Commission to discuss the supplemental condition during deliberations.

Commissioner Gamba read a potential conflict of interest statement due to having property downstream from site; however, he does not have an actual conflict of interest.

Jeb Doran, TriMet, and Steve Roelof, Vigil-Agrimis, gave the Applicant's presentation and outlined the project, including the restoration, mitigation, planting, and maintenance plans, access plans, timeframe with regard to the fish window, and design alternatives. They answered

questions from the Commission regarding invasive species, chemical weed treatment, and culvert replacement.

Mr. Kelper noted that the Code limited the natural resource mitigation requirements to the designated project area. Expansion could be encouraged, but requiring it would need to be tied to approval criteria. Although disturbance and chemical use would take place, the property was degraded so, overall, restoration of the project would be an improvement.

Mr. Doran volunteered additional conditions to include the following:

- Limit chemical use to exclude those on the Milwaukie Prohibited Chemical List.
- Require additional invasive species removal and replanting, and extend the restoration by a 2000-2500 sq ft area within the WQR area.
- Continued to research water quality protection options, including weed treatment and track maintenance.

The Commission directed staff to look into the feasibility of a trackway barrier to minimize runoff into the water quality resource area and to provide more information about TriMet's practices for chemical treatment of weeds.

Commission Churchill moved and Commission Gamba seconded to continue the hearing for NR-12-01 Natural Resource Review for Crystal Creek (Light Rail) to a date certain of July 24, 2012. The motion was approved with Commissioner Wilson opposing.

7.0 Planning Department Other Business/Updates

7.1 Election Law Issues for Public Employees *added*

Mr. Siegel noted the recent training on Election Law Issues for Public Employees that also applied to boards and commissions, and handed out the training materials for the Commission to review. He noted a future joint session of the Commission and the Design and Landmarks Committee in the fall to include ethics training.

Mr. Siegel also noted the recruitment for the Planning Director was ongoing and the City had received over 50 applications for both the Planning Director and Senior Planner positions.

8.0 Planning Commission Discussion Items

The Commission held a vote on the Vice Chair position which resulted in a tie. The issue was deferred to the next regular meeting on July 24, 2012.

9.0 Forecast for Future Meetings:

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| July 24, 2012 | 1. Public Hearing: NR-12-01 PMLR Crystal Creek <i>continued tentative</i> |
| | 2. Public Hearing: CSU-12-07 PMLR Signal & Communications Building |
| | 3. Public Hearing: NR-12-02 North Clackamas Park Restoration Project <i>tentative</i> |
| July 31, 2012 | 1. Public Hearing: NR-12-02 North Clackamas Park Restoration Project <i>tentative</i> |

Meeting adjourned at approximately 10:08 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Lisa Batey, Chair