

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, DECEMBER 11, 2012
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Scott Churchill
Mark Gamba
Shaun Lowcock
Wilda Parks

STAFF PRESENT

Steve Butler, Planning Director
Ryan Marquardt, Senior Planner

COMMISSIONERS ABSENT

Chris Wilson

1.0 Call to Order – Procedural Matters*

Chair Batey called the meeting to order at 6:34 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—None.

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: Tacoma Station Area Plan
Staff: Ryan Marquardt

Ryan Marquardt, Senior Planner, said this was the second worksession on the Tacoma Station Area Plan (TSAP).

Matt Hastie, Angelo Planning Group, reported on the preferred scenario recommendations from the project team and the stakeholders' advisory group. He also discussed proposed transportation improvements and priorities, building and site design recommendations, parking, design of key streets, implementation issues, and next steps.

He described the process to date with the project team, the Technical Advisory Committee, the stakeholder Advisory Group, and the Expert Panel of developers; as well as upcoming meetings with Council, Planning Commission, and community meetings.

He outlined the three redevelopment scenarios that had been evaluated and mentioned that all three scenarios assumed: a continuation of industrial and manufacturing in the southernmost portion of the study area, commercial and retail use at the Pendleton site, and several transportation improvements for better access. The preferred redevelopment scenario was a hybrid.

The Expert Panel of developers had said that residential would be difficult to do on the east side of McLoughlin next to the train tracks. They recommended residential (live/work) only as a conditional use.

Commissioner Lowcock mentioned that allowing live/work spaces can be a good way to lay the groundwork for more residential use in the future.

Mr. Hastie addressed schematics for the Opportunity Sites:

- Site A: They were considering landscaping and site improvements to improve the relationship between the site and the park-and-ride, as well as smaller-scale commercial oriented towards the LRT station. He said that the Pendleton owners were open to different types of businesses in the building. The schematic was based on retaining the existing building, with or without renovation.
- Site B: They were considering more intensive uses and additional buildings to take advantage of it being a large site. The historic building could be renovated to be an active use. There could be small plazas and gathering spaces. There should be better connectivity for pedestrians and bicyclists (bike/ped).

He pointed out that the goal was to increase employment density and encourage uses with higher-paying jobs and high property value, which would be of value to the city and the community.

Commissioner Gamba asked how they would recommend rezoning to increase employment.

Mr. Hastie said minimum floor area ratios could help. They didn't recommend employment density requirements, which would be hard to enforce or monitor. It would be important to provide as much flexibility as possible for existing and future businesses and expansion and intensification of existing businesses and property. He said that it couldn't all be done with zoning—the draft TSAP would address strategies for the code, marketing, and working with property owners to meet the goals.

He listed proposed transportation improvement priorities, which focused on better connections for bicyclists and pedestrians, as well as better truck signage and access to Ochoco.

He recommended developing design standards for redevelopment and new development in the future.

The parking analysis found that significant parking utilization was occurring in several areas and that more parking would be needed to support future land uses, especially above Beta St. Several strategies would be needed to address that need.

Chair Batey and Commissioner Churchill liked the idea of a shuttle system serving the Transit Station Area and the downtown area.

Commissioner Gamba asked about the recommendation to reduce the percentage of nonindustrial use in the M Zone south of Beta.

Commissioners Gamba, Lowcock, and Churchill expressed a desire to allow more flexibility to do things we may not be envisioning now.

Chair Batey said it was good, however, to be clear on what the City would prefer.

Mr. Hastie clarified that the recommendation was only for a lower percentage of nonindustrial use south of Beta, rather than actually discouraging nonindustrial uses. He mentioned the importance of protecting the industrial land base and also said the market experts didn't anticipate significant changes in a 20-year horizon.

He said that they developed multiple options for Main Street and other local streets: multiuse bike/ped paths, landscaping or screening, on-street parking, and right-of-way acquisition. They retained the use of head-in parking in some options. They also included examples of "green street" design.

He also informed the Commission that ODOT had begun raising right-of-way issues on Main Street.

He said that the project team was beginning to discuss an implementation strategy, including funding strategies and partnerships.

Steve Butler, Planning Director, clarified that the goal was to move ahead with the Zoning Code and Comprehensive Plan amendments at the same time as the TSAP adoption, which itself would be an ancillary document to the Comprehensive Plan.

The next Planning Commission worksession was scheduled before the community meeting, which would be followed by more Planning Commission worksessions and/or hearings.

7.0 Planning Department Other Business/Updates

7.1 Planning Commission Notebook Replacement Pages

Mr. Butler said that update pages were at their desks for the Residential Development Standards amendments.

7.2 Kellogg for Coho Public Meeting

Mr. Butler said that the next meeting was going to be held on Thursday, December 13, at 6:30 at the Lake Road Presbyterian Church.

7.3 Ethics Training

Mr. Butler said that there would be a training by State Ethics Commission staff on Tuesday, February 26, during the regularly scheduled Council study session. (It was noted that the time would overlap the first hour of the regularly scheduled Planning Commission meeting time.)

7.4 Planning Commission Candidate Interviews

Mr. Butler said that interviews would be held on Wednesday, December 12, for one regular member and one alternate, with recommendations to go to the next Council meeting for appointment.

8.0 Planning Commission Discussion Items

8.1 Thanks to Commissioners Gamba and Churchill

Chair Batey thanked Commissioners Gamba and Churchill for their service to the Planning Commission.

Commissioner Churchill said that it had been a great Commission, with diversity of opinion, respect for different opinions, and lots of encouragement. He thanked Chair Batey for being the chair for the last year. He was looking forward to moving on to the City Council.

Commissioner Gamba said he had really enjoyed being on this Commission, that it had been a really effective group of people that had accomplished a lot of good in a civilized matter. He was going to miss working with them.

Commissioner Lowcock expressed his gratitude to both Commissioners and said he had learned a lot from them.

Commission Parks had appreciated getting to know both of the Commissioners and was looking forward to their work on the Council.

9.0 Forecast for Future Meetings:

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| January 8, 2013 | 1. Public Hearing: ZA-12-02 PAR & Downtown Code (continued) |
| | 2. Officer elections |
| January 22, 2013 | 1. TBD |

Meeting adjourned at approximately 8:16 p.m.

Respectfully submitted,

Marcia Hamley, Administrative Specialist II


Lisa Batey, Chair