

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, February 12, 2013
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Sine Adams
Shaun Lowcock
Wilda Parks
Gabe Storm
Chris Wilson

STAFF PRESENT

Stephen C. Butler, Planning Director
Ryan Marquardt, Senior Planner
Brett Kelper, Associate Planner

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 27, 2012

It was moved by Commissioner Parks and seconded by Commissioner Wilson to approve the November 27, 2012, Planning Commission minutes as presented. The motion passed unanimously.

2.2 December 11, 2012

It was moved by Vice Chair Fuchs and seconded by Commissioner Lowcock to approve the December 11, 2012, Planning Commission minutes as presented. The motion passed 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: Transportation System Plan (TSP) Update
Staff: Brett Kelper

This item was taken out of order and followed Item 6.2.

Brett Kelter, Associate Planner, gave an overview of the TSP, an ancillary document to the Comprehensive Plan, which provides policy direction for transportation matters; addresses various modes (pedestrian, bicycle, vehicles, etc.); identifies projects for implementation; and sets goals to improve livability.

Mr. Kelter noted the TSP was originally adopted in 1997, with a major overhaul in 2007 which involved extensive community involvement. The current update was "light touch" to demonstrate compliance with the State of Oregon's Regional Transportation Plan (RTP). Proposed updates included:

- Adjusting traffic modeling and forecasting to 2035 (currently at 2030).
- Updating maps to reflect completed projects and new projects.
- Updates related to the new Tacoma Station Area Plan (TSAP).

Staff was meeting with the Neighborhood District Associations (NDAs) in the coming week and a Council briefing was scheduled for March 5.

The Commission and staff discussed the following:

- The nature of the TSP and why, for example, the impacts of light rail wouldn't belong in the TSP in great detail. Once light rail was complete, it would be factored into future TSP updates and transportation studies as part of the transportation system.
- Public involvement and opportunities for the public to have input toward projects and priorities.
- Downtown parking concerns - the TSP would address general principles of parking management and the downtown code refresh project would potentially get into more detail about solutions.

Mr. Kelter also clarified that, although the "light touch" approach would affect almost every chapter of the TSP by mostly updating factual information, broad goals and policy changes would require a more extensive public involvement process. However, there would be additional public involvement regarding the prioritization of the proposed projects for this update.

Mr. Kelter addressed some specific questions from Commissions about the downtown parking inventory and designations for the Cash Spot and boat launch locations.

6.2 Summary: Tacoma Station Area Plan (TSAP) Update
Staff: Ryan Marquardt

This item was taken out of order and presented before Item 6.1.

Ryan Marquardt, Senior Planner, introduced the consultant.

Matt Hastie, Angelo Planning Group, presented the staff report via PowerPoint. The presentation focused on implementing the TSAP through the Comprehensive Plan and Zoning Ordinance. He noted the recommended policies and a policy framework for the Comp Plan. He presented the "preferred development scenario" and the four subareas and the proposed projects, and noted that two additional "opportunity sites" had been identified. He said there were several potential transportation improvements, including ways to cross McLoughlin, and outlined zoning recommendations, policy issues, and questions for discussion.

The Commission and staff discussed the following issues:

Overlay Zone Approach

- NR Overlay Zone protections would continue.
- Police/fire access, especially in the secluded area of Subarea 2, should improve as new development occurs.
- The proposed uses were consistent with the current Metro Title 4 “employment” designation.
- Dwelling unit limitations could address any concerns about high-density residential.
- Reasons for an overlay zone, rather than a new zone.

Proposed M Zone Amendments

- Preference to apply to both the North Industrial area or also along Johnson Creek Blvd. If there were major concerns from Johnson Creek Blvd property owners, the broader M Zone amendments would be postponed until another time and removed from the TSAP.

Current Parking Ratios

- There were three options for addressing current parking ratios that were below regional standards for general office, manufacturing, and retail.
- **The Commission** directed staff to raise both minimum and maximum parking ratios to regional standards in conjunction with utilizing traffic demand management strategies.

Mr. Marquardt encouraged Commissioners to email or call staff with any feedback about the other issues they didn't get to tonight.

Mr. Hastie reviewed the timeline for the TSAP process.

Mr. Butler encouraged Commissioners to attend the final stakeholder meeting.

Commissioners Wilson and Fuchs said they might attend.

Chair Batey requested that staff keep the Commission informed about all upcoming meetings on the TSAP.

7.0 Planning Department Other Business/Updates

- 7.1 Ethics and Conflict of Interest training on Tuesday, February 26, at 5:00 p.m.
- 7.2 Commercial Core Enhancement Program (CCEP) revised detailed scoping was in progress for a Metro CET grant with a focus on downtown and opportunity sites and less on mandating preparation of an urban renewal plan.
- 7.3 Updated Planning Commission roster was distributed.

8.0 Planning Commission Discussion Items

- 8.1 The Downtown Code amendments were approved 4-1 by Council at their February 5 meeting and were scheduled for a second reading on February 19.

9.0 Forecast for Future Meetings:

- February 26, 2013 1. Public Hearing: NCU-13-01 Vet Clinic at 10400 SE Main St

- March 12, 2013
2. Worksession: annual Planning Commission work plan
 1. Public Hearing: NCU-13-01 Vet Clinic at 10400 SE Main St
tentative continued

Meeting adjourned at approximately 9:24 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II
Marcia Hamley, Administrative Specialist II



Lisa Batey, Chair