

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, April 23, 2013
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Shaun Lowcock
Wilda Parks
Gabe Storm

STAFF PRESENT

Stephen C. Butler, Planning Director
Ryan Marquardt, Senior Planner
Matt Hastie, Angelo Planning Group

COMMISSIONERS ABSENT

Sine Adams

1.0 Call to Order – Procedural Matters

Chair Batey called the meeting to order at 6:32 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 (TSAP)
Staff: Ryan Marquardt

Ryan Marquardt, Senior Planner, introduced consultant Matt Hastie with Angelo Planning Group. He noted that this was to be an in-depth worksession to discuss policy issues, and review the proposed Comprehensive Plan and Zoning Ordinance amendments in preparation for the public hearing on May 14, with a recommendation for adoption to City Council in June.

Mr. Hastie and Mr. Marquardt presented the staff report via PowerPoint and briefed the Commission on the project. They reviewed recent project activity, including advisory committee meetings, a community meeting, and a project management team meeting to review the drafted ordinance amendments. A public meeting for the M Zone businesses was scheduled for May 8.

Mr. Hastie and **Mr. Marquardt** reviewed and discussed with the **Planning Commission** the proposed amendments, and their zoning recommendations and policy issues, as follows:

- **M Zone:**
 - New list of classifications for permitted, limited, and conditional use classifications.
 - Allowed office and retail use
 - New standards for nuisances and screening
- **Overlay Zone:**
 - Would apply to entire Station Area with subarea-specific provisions
 - Allowed uses and provisions in identified subareas
 - Limited and permitted retail size limits per subareas:
 - Subareas 1 and 2 allow for 30,000 sq ft. The higher limit was due to the location which was closer to the light rail station and better served by transit and was more accessible.
 - Subarea 4 had a smaller limit and allowed standalone uses
 - Traffic impact studies would apply with new development to assess impact and accessibility. System Development Charges (SDCs) would pay for improvements and improvements laid out in the TSAP would come at time of development.
 - Residential provisions and restrictions in subareas
- **Nonconforming uses and setbacks:**
 - Nonconforming uses would be treated the same as elsewhere in the city
 - Minimum/maximum setback:
 - Features and streetscape amenities within the setback; flexibility within a setback range preferred along with minimum landscaping and parking requirements to prevent development on entire lot.
 - Allow zero ft setback for subareas 1 and 3; requiring minimum setback in subarea 4
- **Zoning recommendations and policy issues for:**
 - Height, density, and floor area ratios, per zones
 - Window Coverage requirements
 - Parking strategies and ratio requirements
 - Milwaukie standards are generally lower than regional standards
 - Transportation Demand Management (TDM) plans to guide parking needs
 - Public transit services available in station area so less need for parking
 - Transit Strategies and Phasing to encourage transit use
 - Transportation Priority Improvements
 - Connectivity between Main Street, light rail stations, neighborhoods; and improved crossings.

- **Project implementation**

- Coordination with ODOT for McLoughlin Blvd improvements
- Funding through local funding and state and federal grants
- Main Street jurisdiction transfer to being improvements and expand right-of-way
- Further outreach would occur at time of future development and improvements would be implemented through redevelopment where appropriate
- Key redevelopment sites included Main Street and Opportunity Site B owned by ODT
- All identified projects would be incorporated into the Transportation System Plan update; street cross-section standards would be part of the Public Works Standards
- Grant required establishment of Station Community Boundary to comply with Metro Title 6; the boundary would be split between Milwaukie and City of Portland. The Station Community Boundary would be adopted by resolution which would make the City eligible for Metro funding for projects within the boundary. The TSAP met the requirement to have a plan for the Station Community Boundary.

Chair Batey recommended the Commission review the draft TSAP and pass any comments or concerns to staff.

Mr. Hastie noted that an updated version of the TSAP that included some small adjustments to the language and order as well as the direction from the Commission would be distributed.

6.2 Summary: Draft Planning Commission Work Plan *continued from 4/09/13*
Staff: Steve Butler

Mr. Butler reviewed the work plan and the changes made from the previous worksession, including the increase in priority for the Sign Code amendments and some housekeeping amendments.

The Commission agreed on the proposed work plan.

It was moved by Commissioner Parks and seconded by Vice Chair Fuchs to approve the Planning Commission Work Plan to be presented to City Council on May 7, 2013. The motion was passed unanimously.

7.0 Planning Department Other Business/Updates

Mr. Butler gave an update of the Fresh Look Milwaukie: Downtown Roadmap project and noted a walking tour on April 27th and an open house and workshop on May 9th.

The Oregon Alliance Program was hosting an event focusing on retail and revitalization.

8.0 Planning Commission Discussion Items

Chair Batey noted that some downtown businesses and members of artMOB were unaware of the Adams Street Lanterns project survey. Mr. Butler said he would follow-up.

9.0 Forecast for Future Meetings:

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| May 7, 2013 | 1. Joint Session with City Council |
| May 14, 2013* | 1. Public Hearing: CCS-13-01 Use Determination – Tae Kwon Do Studio |
| | 2. Public Hearing: Tacoma Station Area Plan (TSAP) |
| | <i>*Item order reversed</i> |
| May 28, 2013 | 1. Joint Session with DLC |
| | 2. Worksession: PSU Fresh Look Milwaukie: Downtown Road Map |

Meeting adjourned at approximately 9:29 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Lisa Batey, Chair