

**CITY OF MILWAUKIE
PLANNING COMMISSION
DESIGN & LANDMARKS COMMITTEE
JOINT MEETING
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, May 28, 2013
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Scott Barbur
Sine Bone
Shaun Lowcock
Wilda Parks
Gabe Storm

STAFF PRESENT

Steve Butler, Planning Director
Ryan Marquardt, Senior Planner
Li Alligood, Associate Planner (DLC Liaison)
Damien Hall, City Attorney

COMMISSIONERS ABSENT

Clare Fuchs, Vice Chair

DLC MEMBERS PRESENT

Greg Hemer, Chair
Becky Ives
Chantelle Gamba

DLC MEMBERS ABSENT

None

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.

DLC Chair Hemer called the meeting of the Design and Landmarks Committee (DLC) to order.

***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 2.0 Planning Commission and Design and Landmarks Committee Minutes

2.1 February 23, 2013 (PC)

Commissioner Parks moved to approve the February 23, 2013, Planning Commission minutes as presented. **Commissioner Lowcock** seconded the motion, which passed unanimously.

2.2 March 6, 2013 (PC)

DLC Member Ives moved to approve the March 6, 2013, DLC minutes as presented. **DLC Member Gamba** seconded the motion, which passed unanimously.

3.0 Information Items

DLC Chair Hemer noted that the DLC had two vacancies and encouraged community members to apply.

Steve Butler, Planning Director, noted upcoming public events:

- The Planning Department would be hosting an open house and workshop to discuss the updates to the Transportation System Plan (TSP) on Monday, June 3, and invited the Commission and Committee members to attend.
- An active transportation workshop had been scheduled for Monday, June 13, at TriMet.

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 Worksession Items

- 5.1 Summary: Commercial Core Enhancement Program (CCEP) Update
Staff: Li Alligood

Li Alligood, Associate Planner, provided a brief overview of the Commercial Core Enhancement Program (CCEP) and responded to questions related to Milwaukie's inactive Main Street program; the phasing of the CCEP projects; and the geography of central Milwaukie.

- 5.2 Summary: *Fresh Look Milwaukie: Downtown Road Map* Presentation
Staff: Li Alligood

Ms. Alligood introduced ALIGN planning. **Jeffrey Butts, ALIGN planning**, introduced the ALIGN planning team: **Ryan Lemay, Erica Smith, and Iren Taran**

Mr. Butts and **Mr. Lemay** provided a project overview via PowerPoint, and the team responded to questions regarding desirable uses in downtown Milwaukie, public outreach methods, how to address signage in downtown, how to engage high school students, and how to further engage community residents.

Mr. Butler and **Ms. Alligood** responded to questions about market information and the City's role in economic development.

The Commission and Committee commended and thanked the team for their work.

Chair Hemer adjourned the DLC meeting at 7:45pm. The DLC members left the meeting.

6.0 Public Hearings

- 6.1 Summary: Tacoma Station Area Plan (TSAP)
Applicant/Owner: City of Milwaukie
File: CPA-13-01, ZA-13-01
Staff: Ryan Marquardt

Chair Batey called the hearing to order and read the conduct of legislative hearing format into the record. The hearing was continued from May 14, 2013. The public testimony portion of the hearing had been closed, and the Commission had entered deliberation.

Ryan Marquardt, Senior Planner, introduced **Serah Breakstone, Angelo Planning Group**.

Mr. Marquardt provided a presentation via PowerPoint. He discussed points brought up during the May 14, 2013, public testimony; reviewed the six issues the Commission had identified for further deliberation, which were discussed in the staff report and epacket for the May 14 and May 28 hearings; and identified options for addressing each issue.

The Commission returned to deliberations, referring to the six issues listed in the May 14, 2013, staff report, beginning on 6.1 page 2 of the packet, and directed staff to incorporate the following items into the draft plan and code amendments:

1. Recreation/Entertainment Complex in Subarea 3: Proposed approval criteria for a recreation/entertainment complex as described in Attachment 1
2. Transportation Project 5c – Undercrossing through Springwater Trail Berm: Proposed revisions to the Springwater Corridor Trail undercrossing as described in Attachment
3. Transportation Project 11 – Pedestrian Bridge across Johnson Creek at SE 24th Ave: Proposed addition of a potential second pedestrian/bicycle connection across Johnson Creek as described in Attachment 3
4. M zone amendments: The proposed M zone amendments should apply to all M zone properties, both within the north industrial area and the Johnson Creek industrial area
5. Maximum retail size: Reduce the proposed retail maximums from 30,000 sq ft to 20,000 sq ft in Subareas 2 and 3, and require conditional use approval per MMC 19.905 Conditional Uses for retail development between 20,000 sq ft and 30,000 sq ft
6. Office size: Retain proposed maximums for office sizes in Subarea 4

The Commission agreed with the proposed approaches to the future street connections and parking standards.

Mr. Hall noted that the approval criteria E.1 for a recreation/entertainment complex outlined in red on 6.1 page 7 could be difficult to write findings for, and suggested it be revised to “the recreation/entertainment complex use is not inconsistent with the adopted vision for Subarea 3” or similar language. **The Commission** agreed with Mr. Hall’s proposal and directed staff to incorporate the revisions.

Mr. Marquardt reviewed the issues and amendments to be included in the motion.

Commissioner Parks moved to recommend City Council approval of applications CPA-13-01 and ZA-13-01 with the findings and Comprehensive Plan and zoning map amendments from the May 14 and May 28 meetings and as amended and presented in the attachments at the May 28 meeting and as amended at the May 28 meeting by the Planning Commission, specific amendments being for issue 1, amended conditional use approval criteria; for issue 5, for Subareas 2 and 3, a maximum permitted retail square footage of 20,000 square feet, with a conditional use permitted up to 30,000 square feet. **Commissioner Bone** seconded the motion, which passed unanimously.

Mr. Marquardt noted that City Council hearings were scheduled for June 4 and June 18, 2013. The Council packet would not include the amendments recommended by the Commission at the May 28 meeting.

7.0 Planning Department Other Business/Updates

Mr. Butler passed out updated zoning ordinance pages, and recommended cancellation of the June 11, 2013, public meeting.

Commissioner Lowcock moved to cancel the June 11 meeting. Commissioner Parks seconded the motion, which passed unanimously.

8.0 Planning Commission Discussion Items

9.0 Forecast for Future Meetings:

Planning Commission

- | | |
|---------------|---|
| June 11, 2013 | 1. Cancelled |
| June 25, 2013 | 1. Public Hearing: CPA-13-02 Stormwater Master Plan
2. Public Hearing: VR-12-05 9925 SE 37 th Ave Nordby Variance |

Design and Landmarks Committee

- | | |
|--------------|--------------|
| June 3, 2013 | 1. Cancelled |
| July 1, 2013 | 1. Cancelled |

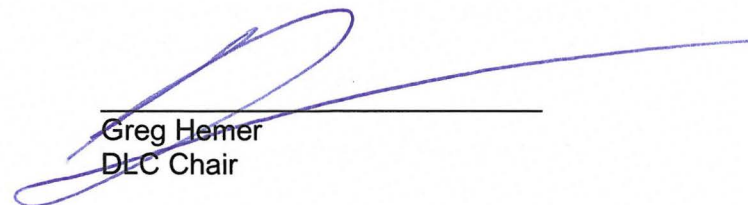
Meeting adjourned at approximately 9:20 p.m.

Respectfully submitted,

Li Alligood, Associate Planner



Lisa Batey
Planning Commission Chair



Greg Hemer
DLC Chair