

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, MAY 14, 2013
6:30 PM**

COMMISSIONERS PRESENT

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

STAFF PRESENT

Stephen C. Butler, Planning Director
Ryan Marquardt, Senior Planner
Kari Svanstrom, 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 - None

3.0 Information Items

Chair Batey introduced and welcomed Scott Barbur as the new Planning Commissioner.

Scott Barbur noted his background and current law business in Milwaukie.

Chair Batey noted the opening of the Milwaukie Farmers Market. She also encouraged citizens to call a hotline to report odors from the Kellogg Treatment Plant.

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

- 5.1 Summary: Tae Kwon Do Use Determination
Applicant/Owner: Kimco Realty/PKII Milwaukie Marketplace LLC
Address: 10840 SE Oak St, Milwaukie Marketplace
File: CCS-13-01
Staff: Kari Svanstrom

Chair Batey called the public hearing to order and read the conduct of minor quasi-judicial hearing format into the record.

Kari Svanstrom, Associate Planner, presented the staff report via PowerPoint. She reviewed the criteria and the allowed uses in the Community Shopping Commercial CCS zone. The proposed use would fall under the Office/School use allowed in the zone. Staff recommended approval with revised findings and conditions.

Ms. Svanstrom answered questions from the Commission.

Bill Brown, Kimo Realty, applicant, felt that the proposed use was an appropriate fit for daily life routines and was a complimentary community use.

Sang Yun, USWC TaeKwonDo, applicant's tenant, described the hopes of the business and potential number of students.

It was moved by Vice Chair Fuchs and seconded by Commissioner Lowcock to approve the use determination for a taekwondo studio for File CCS-13-01 with the revised findings with corrected reference from MMC 19.104 to MMC 19.201 as noted. The motion passed unanimously.

- 5.2 Summary: Tacoma Station Area Plan (TSAP)
Applicant: 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.

Ryan Marquardt, Senior Planner, introduced project consultant **Matt Hastie with Angelo Planning Group**, and presented the staff report via PowerPoint. Staff was seeking recommendation by the Planning Commission to City Council for adoption of the Tacoma Station Area Plan (TSAP). City Council public hearings were scheduled for June 4 and June 18.

Mr. Marquardt reviewed the Executive Summary. He noted that the two application file numbers were because the TSAP was an ancillary document to the Comprehensive Plan, and also involved policy and map amendments involving the M (Manufacturing) Zone and a new overlay for the station area that included land use and design regulations. There would also be a Station Community Plan Boundary ordinance in order to fulfill a Metro Title 6 requirement.

Mr. Hastie and **Mr. Marquardt** reviewed 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; and landscaping standards.
- **Overlay Zone:** would apply to entire Station Area with subarea-specific provisions for allowed, limited, retail, and residential uses.
- **Nonconforming uses and setbacks:** would be treated the same as elsewhere in the city
- **Zoning recommendations and policy issues for:** height, density, and floor area ratios, per zones; window coverage requirements; parking strategies and ratio requirements; and transit strategies and phasing to encourage transit use;
- **Project implementation:** steps and phasing;
- **Transportation Priority Improvements:** connectivity between Main Street, light rail stations, neighborhoods; and improved crossings.
- **Subareas and Opportunity Sites**

Mr. Marquardt noted the current Transportation System Plan (TSP) update and that changes and projects identified within the TSAP would be incorporated into the TSP.

Mr. Marquardt reviewed the comments received after the date of the staff report and responses by staff.

Mr. Marquardt and **Mr. Hastie** responded to questions from the Commission.

Chair Batey called for public testimony.

Neutral

Michael Schiess, 2405 SE Clatsop St, noted Project 11, the pedestrian bridge proposed through his property, was problematic. The area had heavy industrial traffic and posed a high safety risk for cyclists. The project also meant lost privacy for his property. He suggested using pilings in Johnson Creek left from a bridge washed out in the 1996 flood that crossed at the end of Clatsop St into Johnson Creek City Park as a better option for a bridge for both the construction of the bridge as well as cyclist safety and line of site.

Catherine Stauffer, 2405 SE Clatsop St, stated she was a cyclist herself and supported improvements to bike accessibility. However, through experience, the proposed area was very hazardous as it was a major industrial area. She also questioned the long term intent and if the City was supportive of industrial lands.

Peter Stark, 2939 NW Cornell Rd, represented the Oregon Worsted Company. He was in support of TSAP but was concerned about the modifications to the M Zone. He believed development west of McLoughlin Blvd would be stifled by the proposed M Zone changes to office and retail uses, and noted the proposed changes would make existing business nonconforming. Local businesses could do more if the area was incorporated into the overlay zone.

Steve Butler, Planning Director, noted that adding the overlay to the area Mr. Stark suggested would take a lot of extra time and public outreach. The TSAP study area focused around the station area and had not included the west side of McLoughlin Blvd, due primarily to budgetary reasons.

In Opposition

Rick Anderson, Anderson Dye Manufacturing, 2524 SE Moores St, stated Project 5C in Subarea 3A was a proposed bicycle/pedestrian path through their property, noting there was no right-of-way where the path was proposed. He added that one proposed option for parking would remove an automobile repair business and a plastics company, and under the proposed zone changes the businesses would not be allowed to relocate in the area. The estimated cost of the tunnel does not include expenses for land acquisition or damages to existing business. He asked the Commission to reject Project 5C.

Ken Klunder, Arjae Sheet Metal, 8545 SE McLoughlin Blvd, referred to Mr. Scheiss' testimony and added his concern of residential zoning for Subarea 2. He was in support of the TSAP, but the proposed residential area was on a dead-end street and he was concerned about industrial traffic congestion and safety.

Staff responded to public testimony.

Chair Batey closed the public testimony.

The Planning Commission discussed some key issues, including:

- Agreed that retaining the conditional use option of a sports and entertainment complex in Subarea 3 was beneficial.
- Agreed to lower the priority of the tunnel path project 5C due to the property owner's concerns as well as project cost concerns, but left the project as an option for long term consideration.

The Commission agreed to discuss the following issues at the next hearing.

- Proposed bicycle/pedestrian connection and bridge across Johnson Creek near SE 24th Ave and SE Clatsop St.
- Should the Manufacturing M Zone modifications be limited to the TSAP area or apply more broadly to other M zone areas in the city?
- Maximum retail size
- Maximum office space

It was moved by Commissioner Lowcock and seconded by Commissioner Barbur to close public testimony and continue the hearing for CPA-13-01, ZA-13-01, Tacoma Station Area Plan (TSAP), to a date certain of May 28, 2013. The motion passed unanimously.

6.0 Worksession Items – None

7.0 Planning Department Other Business/Updates

Mr. Butler noted there was a public meeting for the Transportation System Plan (TSP) Update project scheduled for June 3, 2013.

He also noted the Adams Street Connector Project was presented to the Design and Landmarks Committee. The DLC supported the project.

8.0 Planning Commission Discussion Items

9.0 Forecast for Future Meetings:

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| May 28 2013 | 1. Joint Session with Design and Landmarks Committee |
| | 2. Worksession: PSU Downtown Road Map Project Presentation |
| | 3. Worksession: Commercial Core Enhancement Program (CCEP) project update |
| June 11, 2013 | 1. Public Hearing: VR-12-05 Nordby Setback Variance |

Meeting adjourned at approximately 10:03 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Lisa Batey, Chair