

**CITY OF MILWAUKIE  
PLANNING COMMISSION  
MINUTES  
Milwaukie City Hall  
10722 SE Main Street  
TUESDAY, February 25, 2014  
6:30 PM**

**COMMISSIONERS PRESENT**

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

**STAFF PRESENT**

Denny Egner, Planning Director  
Ryan Marquardt, Senior Planner  
Peter Watts, City Attorney

**COMMISSIONERS ABSENT**

Clare Fuchs, Vice Chair

**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 January 14, 2014

**It was moved by Commissioner Storm and seconded by Commissioner Bone to approve the January 14, 2014, Planning Commission minutes as presented. The motion passed unanimously.**

**3.0 Information Items**

**Chair Batey** informed the Commission that Vice Chair Fuchs resigned from the Commission that day. She added that her own term was up at the end of March so there would be two open positions available to those interested in serving.

**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: Road Home Pilot Project  
Applicant/Owner: Northwest Housing Alternatives/Milwaukie Christian Church  
Address: 5197 SE King Rd  
File: CSU-13-14  
Staff: Ryan Marquardt

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

**Ryan Marquardt, Senior Planner**, presented the staff report via PowerPoint. He noted the proposal was for a 3-month pilot project at this time, and any continuation of the approval would require another Community Service Use (CSU) review. The project involved allowing a household (one person or family) to sleep in their car overnight on the site for no longer than 30 days. He reviewed the screening process and the rules in place for the participants.

Staff's analysis was that the public benefit outweighed the potential impacts to surrounding neighborhoods, and recommended approval with conditions as presented. Staff believed the program's rules in place were sufficient in mitigating possible impacts, and the site location and its screening added to the compatibility of the program to the area. He clarified the pilot project condition was of a limit of no more than three families and no more than three months. If it was successful, future approval and duration of the program would be handled then.

**Chair Batey** called for the applicant's testimony.

**Russ Isom, Milwaukie Christian Church pastor**, gave some background of the program. In 2009, community members discussed how they could help those in need. The area of homelessness has been a difficult issue to address and the face of homelessness was broad and included families.

**Mr. Isom** noted a Clackamas County homeless study done in January 2013 that found that more than 46% of those counted as homeless (2070) were children under the age of 18; 113 were youth over 18; 283 were in Milwaukie and 37 of those were unsheltered. He understood that this program could not solve homelessness but the church wanted to work with Northwest Housing Alternatives (NHA) to assist in finding housing for households in need. He added that the church wanted to make the families feel welcome and secure and to have a sense of stability. He reviewed the proposed rules and how safety issues would be addressed.

**Angela Trimble, Northwest Housing Alternatives**, gave an overview of NHA and the services they provided. She explained Home Base, a program that addressed preventing homelessness and assisting households in getting out of homelessness. She noted that those residing in their vehicles were the hardest to assist due to communication challenges and instability of immediate need, yet were the most vulnerable. The Road Home program would reach one more family.

**Commissioner Barbur** asked about other similar programs in Eugene and Multnomah County and how prevalent and successful they were.

**Ms. Timble** noted that the program in Eugene was very successful and extensive; she was unsure of the outcome of the program in Multnomah County. She described the limited resources available in Clackamas County and the issues that households have in seeking assistance in Multnomah County. NHA's Annie Ross House accepted whole families, and she noted their partnerships with area churches that gave the ability to connect with and provide services to families or households in need.

**Chair Batey** called for public testimony.

**Mark Wade, 4953 SE Winworth Ct**, inquired what the end-game for this pilot project would be, and was concerned that if Mullen St were to be vacated for development, the church's parking lot would then street frontage and visible.

**Ann Wilson, 5230 SE Logus Rd**, was concerned about the uncertainty and impact on the neighborhood, but was in support of assisting the homeless.

**Chair Batey** verified that property owners would get notified if there was an effort to make the program a permanent program.

**Mr. Marquardt** responded that if the program was to be made permanent, a condition could be added to a future land use approval to address Mr. Wade's concern.

**Ms. Timble** and **Mr. Isom** agreed that although people sleeping in their cars was not a viable shelter option, it existed and so the goal was to at least make it as safe and connected to resources as possible. They reiterated that only applicants that passed screening and were in line with the goals of the program would be utilizing the resource.

**Chair Batey** closed public testimony.

**The Commission** deliberated. They agreed that CSU approval was primarily about the public benefit, which this program provided a great public benefit and therefore should be approved. The applicants have adequately addressed the concerns and possible issues. The option to include a condition regarding tracking complaints and solutions was discussed, but it was determined that the program's monitoring measures were sufficient and made note that this was a pilot project.

**It was moved by Commissioner Parks and seconded by Commissioner Lowcock to approve File CSU-13-14 for the Road Home Pilot Project at 5197 SE King Rd with the recommended findings and conditions of approval, including the amendments presented by staff this date. The motion passed unanimously.**

## **6.0 Worksession Items**

- 6.1 Summary: Planning Commission Work Plan  
Staff: Denny Egner

**Denny Egner, Planning Director**, said the Commission was scheduled for a joint session with the City Council to review the Commission's work plan on March 18. He reviewed the previous year's accomplishments and what was coming in the next year for the Commission and their role in some of Council's goals. He noted:

- The mural code amendments would be returning to the Commission as the proposal has been revised since it was before the Commission in 2012.
- Revisions to the Urban Growth Management Agreement would need to involve Commission review as it was considered part of the Comprehensive Plan.
- The Moving Forward Milwaukie (MFM) project would include implementing new downtown code requirements.
- The Monroe Street Greenway project may involve the Commission if changes to the Transportation System Plan were necessary.
- The Council wanted to review the 'no new evidence' rule.

- **Chair Batey** explained the 'no new evidence' issue and history to the newer Commissioners. She summarized that it was a result of a specific situation, and therefore was trying to fix a problem the City did not have.
- **Mr. Egner** was working with staff on the economic development strategy and how to take a better programmatic approach to economic development.
- The area west of McLoughlin Blvd, as a result of the Tacoma Station Area Plan project, could be relooked at in terms of zoning changes to allow different uses and development.

**Chair Batey** felt that a number of the items would involve the Planning Department rather than the Commission. She was still in support of continuing work on the sign ordinance to prevent cluttered signage throughout the city with potential new development.

**The Commission** agreed that an economic development strategy was important.

**Mr. Egner** believed public involvement was key to this goal but had yet to be defined. However, it could be addressed on different levels – as an element of the Comprehensive Plan update, or by developing a short term policy, such as promoting business, encouraging job growth, etc.

**Commissioner Barbur** noted that an update to the historic preservation elements of the Comprehensive Plan and code were important. The code was significantly out of date.

**Mr. Egner** reviewed his questions for the Commission. He noted he would send out a revised work plan to the Commission based on the discussion prior to the joint session with Council in March.

## **7.0 Planning Department Other Business/Updates**

## **8.0 Planning Commission Discussion Items**

**Commissioner Storm** asked about the stop-work notice on the property at 37<sup>th</sup> Ave and Harvey St that had come before the Commission for a variance request. He noted the construction involved an addition of a second story that was not part of their approval.

**Mr. Egner** would look into the matter and get back to the Commission with an update.

With the departure of Vice Chair Fuchs and the end of Chair Batey's term at the end of March, the Commission agreed to hold officer elections at the March 25 meeting.

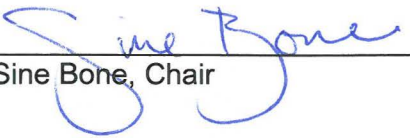
## **9.0 Forecast for Future Meetings:**

- |                |   |
|----------------|---|
| March 11, 2014 | 1. Public Hearing: ZA-13-02 NW Housing Alternatives 2316 SE Willard St                            |
|                | 2. Public Hearing: ZA-14-01 Murals Code Amendment   |
| March 25, 2014 | 1. Public Hearing: ZA-13-02 NW Housing Alternatives 2316 SE Willard St <i>continued tentative</i> |
|                | 2. Public Hearing: CSU-13-15 Milwaukie High School indoor practice facility                       |

Meeting adjourned at approximately 9:18 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

  
Sine Bone, Chair