

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, September 9, 2014
6:30 PM**

COMMISSIONERS PRESENT

Sine Bone, Chair
Wilda Parks, Vice Chair
Scott Barbur
Greg Hemer
Shaun Lowcock
Gabe Storm

STAFF PRESENT

Denny Egner, Planning Director
Vera Koliass, Associate Planner

COMMISSIONERS ABSENT

Shannah Anderson

1.0 Call to Order – Procedural Matters*

Chair Bone 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

3.0 Information Items

Denny Egner, Planning Director, noted that the first meeting of the Monroe Street Neighborhood Greenway project advisory committee (PAC) was held last week with a bike and car tour of Monroe St. He added that Vice Chair Parks was the chair of the PAC.

Vice Chair Parks said she was pleased at the turnout for the tour. Many good comments and observations were made. She felt that there would be a lot of information to discuss once the PAC had its first true meeting. She encouraged the public to attend meetings and open houses for the project, with the first open house scheduled for the beginning of December.

Mr. Egner noted the next PAC meeting was scheduled for late October.

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

6.0 Worksession Items

- 6.1 Summary: Moving Forward Milwaukie Plan and Code Amendments drafts overview with Walking Tour of Downtown
Staff: Denny Egner for Li Alligood

Denny Egner, Planning Director, noted that tonight's meeting would be a two-part worksession beginning with a walking tour of downtown to look at and discuss urban design, and then the Commission would return for their regular worksession to discuss uses in the downtown zones.

He referenced the handouts given to the Commission that included the walking tour guide and a pre-tour overview. He reviewed the pre-tour overview and reminded the Commission of what the development review process entailed. The zoning ordinance outlined specific processes that highlighted standards and guidelines, and he noted the difference between the review types. Currently downtown development required a Type III review that involved the Design and Landmarks Committee and Planning Commission; it was proposed to allow for a more streamlined review option to be available for projects meeting specific criteria, namely Type II review. Residential projects only called for clear and objective review and so he suggested the Commission keep that in mind when considering residential or mixed use projects in downtown.

Mr. Egner pointed to the downtown design checklist and the guidelines, and called out the major principles of the Downtown Land Use Framework Plan. Key principles include mixed uses, which added housing to ensure a lively, pedestrian-friendly downtown, and quality design and materials, and noted that these principles together would enhance Milwaukie's identity.

The Commission went on a walking tour of downtown Milwaukie and resumed the meeting at 7:50 p.m.

Mr. Egner asked the Commissioners to comment on what they saw or noted that should be considered in thinking about the project.

Chair Bone said that, with regard to the right-of-way width to building height ratio, she felt that more of a 3:1 or more was comfortable. She would be interested in exploring more options. Of course, the articulation of the building played a role though.

Commissioner Hemer noted the differences between flat versus peaked roofs, and building height versus floors: a three-floor building could look like a four-story building if peaked roofs were involved.

Vice Chair Parks enjoyed having design elements like differing colors, textures, and design features to create a more diverse look and feel.

Commissioner Lowcock appreciated diversity in design standards and thought it was important to maintain for future development and growth. Creativity was important. The differing facades of the residential floors of the North Main development, for example, created an interesting and diverse feel to the area.

Commissioner Barbur commented on Mr. Egner's use of the term "sense of enclosure" and how it applied to downtown and the surrounding streets.

Chair Bone liked variation in the ground floor façade, like angled or inset entryways and the like to break up the pedestrian experience.

Commissioner Storm asked how to ensure that kind of texture and variation without being prescriptive. It would be easier to be prescriptive than to have more loosely defined guidelines.

Commissioner Hemer pointed out that this would be a significant change of approach and philosophy. Currently the review approach was ‘bring your idea to us, we’ll take a look at it;’ what was being proposed could result in the Planning Director making design decisions or a monoculture downtown. However, if the developers were given a list of choices, then that could allow for some variety while staying within the design goals.

Mr. Egner reminded the Commission that they could review all of these options through this process. However, part of the direction of the MFM project was to find a way to make the development process a little more streamlined and to provide an easier way for developers to get approval for projects. A Type II review process would allow for that with clear and objective standards to apply. For bigger and more complex projects, more discretion and committee review was needed and appropriate.

Mr. Egner said this design discussion would continue as the code was drafted and reviewed. The next meeting would be a joint session with City Council, and the project advisory committee and DLC were invited to attend. The City was awarded a grant from the Department of Land Conservation and Development for an urban designer to provide a presentation to the group. He would include a brief recap of the public feedback received to-date on this project in the staff report for that meeting.

Commissioner Hemer reminded the group of the public input available on the project’s webpage. (<http://www.milwaukieoregon.gov/planning/community-involvement-and-outreach-0>)

Mr. Egner reviewed and the Commission discussed the current allowed uses and proposed changes to those uses downtown. The current allowed uses were limited and prescriptive. They discussed eating establishments, size limitations on retail, and office and commercial uses.

- **Commissioner Hemer** noted he was confused about the public feedback with regard to wanting a grocery store but expecting limits on size – how could a grocery store be viable without adequate size and scale allowed?
- **Mr. Egner** noted that size limits would apply to individual businesses rather than footprints; keeping the scale of downtown in mind and avoiding highly auto-oriented uses was important.
- **Chair Bone** felt that allowing a use to take up an entire block does not seem conducive to a good pedestrian experience.
- **Chair Bone** suggested a limit to the footprint of 10,000 sq ft, which would allow for offices to go up. She asked what “traditional office” meant.
 - **Mr. Butler** explained the difference between traditional offices, which were more inviting offices for Main St that had more activity, versus more back office/call center/industrial type offices.
- **Mr. Egner** explained the intent of allowing manufacturing in downtown as long as it was a secondary use or off of Main St.

- **Mr. Egner** added that parking lots would be conditional uses rather than allowed outright and setbacks would be reduced from 50 ft to 25 ft from Main St but would allow for a parking behind the building.

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Discussion Items

9.0 Forecast for Future Meetings:

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| September 23, 2014 | 1. Public Hearing: CPA-14-01 21 st Avenue Extension Removal
<i>(rescheduled to October 14, 2014)</i> |
| | 2. Joint Session: Moving Forward Milwaukie Downtown Plan and Code Amendments drafts overview |
| October 14, 2014 | 1. Public Hearing: CPA-14-01 21 st Avenue Extension Removal |
| | 2. Worksession: Moving Forward Milwaukie Downtown Plan and Code Amendments drafts overview |

Meeting adjourned at approximately 8:57 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II


Sine Bone, Chair