

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, April 28, 2015
6:30 PM**

COMMISSIONERS PRESENT

Sine Bone, Chair
Shaun Lowcock, Vice Chair
Shannah Anderson
Scott Barbur
Greg Hemer

STAFF PRESENT

Denny Egner, Planning Director
Vera Kolias, Associate Planner
Peter Watts, City Attorney

COMMISSIONERS ABSENT

Gabe Storm

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.milwaukieoregon.gov/meetings>.*

2.0 Planning Commission Minutes

2.1 January 27, 2015

It was moved by Commissioner Hemer and seconded by Commissioner Anderson to approve the January 27, 2015 Planning Commission minutes as presented. The minutes passed unanimously.

3.0 Information Items

Denny Egner, Planning Director, noted the first public meeting for the Neighborhood Main Streets phase of the Moving Forward Milwaukie project was scheduled for May 6, 2015.

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: Moving Forward Milwaukie Central Milwaukie Plan and Code
Amendments #1
Applicant: City of Milwaukie
File: CPA-2015-001
Staff: Vera Kolias and Denny Egner

Chair Bone called the hearing to order and read the conduct of legislative hearing format into the record.

Vera Kalias, Associate Planner, presented the staff report via PowerPoint. Central Milwaukie was Phase 2 of the Moving Forward Milwaukie project. This first hearing would focus on the Comprehensive Plan, Transportation System Plan (TSP), and the Central Milwaukie Land Use and Transportation Plan. She described the relationship between the Central Milwaukie Land Use and Transportation Plan and the Comprehensive Plan, and how the plans guided the Zoning Ordinance.

Ms. Kalias reviewed the Central Milwaukie Land Use and Transportation Plan, which was the first planning document for central Milwaukie that defined a boundary and established a vision for the area. It also created a framework for transportation, development, and circulation to guide future development. She reviewed the Guiding Principles which were high-level statements about the area's future and were intended to capture the community's values and priorities. The Fundamental Concepts were the steps between the Guiding Principles and Implementation which was through the Zoning Ordinance.

The Key Changes and Proposals would include a new General Mixed Use Zone, more development flexibility, streamlined permitting for the Opportunity Sites, a Flex Space Overlay Zone on the Murphy Opportunity Site, new design and development standards and edge treatments, and improved multimodal connectivity.

Ms. Kalias noted the steps of the proposed amendments. The Central Milwaukie Land Use and Transportation Plan would be adopted as an ancillary document into the Comprehensive Plan, and some revisions would be made to the Comprehensive Plan and the Transportation System Plan (TSP). She reviewed the key amendments to the TSP with proposed projects and improved bicycle and pedestrian connections.

Ms. Kalias asked for feedback from the Commission on key issues.

- Did the Commission support the vision and key components of the Central Milwaukie Land Use and Transportation Plan?
- Should there be a revision of the proposed Flex Space Overlay Zone to exclude frontage on 32nd Ave or redraw the boundary to line up between 31st Ave and C St? How should connections through the site be addressed with regard to bicycle and pedestrian connectivity?
- Did the Commission support the proposed revisions and improvements to be included in the Comprehensive Plan or TSP?

Ms. Kalias reviewed staff recommendation for the Commission to reach consensus on this part of the amendment package and then take a vote for the complete package at the final public hearing.

Chair Bone called for public testimony.

Daniel Heffernan, 2525 NE Halsey Portland OR, was representing John Murphy and family who were the owners of the Murphy Opportunity Site. He was supportive of the connectivity plan for access through the site, particularly for alternative modes of transportation. He was concerned about some of the design and development standards in terms of frontage and setback requirements, parking, etc., and how those work with flex space development. However, he would like the focus to be on where the flex space overlay zone boundary was. He believed it should be pushed back from 32nd Ave and Meek St, as the proposed design and development standards would not apply well to flex space development.

Lisa Gunion-Rinker, 3012 SE Balfour St, lived in the Ardenwald neighborhood which included much of Central Milwaukie. She had participated in the community workshops early on in the project. She thought the project was more about promoting business, but as she read it now it seemed to be more focused on housing. With regard to connectivity between Harrison St and 29th Ave, she was concerned about vehicular traffic and impact on neighborhood livability since that connection was only into the neighborhood and not a through street.

Betty Fulmore, 3356 SE Rockwood St, was concerned about 32nd Ave and did not want the changes to result in a lot of small housing units. She would like to see more business rather than more low-income housing. The area needed the income.

Ms. Kolias responded and clarified housing and density in the Comprehensive Plan. Although some expanded residential uses were being proposed to allow for mixed-use development, the focus of the proposals was on expanding allowed commercial uses and streamlining the permitting process to encourage more development.

Mr. Egner added that a portion of the McFarland site was a brownfield and residential was not allowed on it. Also, the proposals allowed for affordable housing but consistent with state law, there was no requirement for affordable housing to be included. Regarding bicycle connectivity through the Murphy site, if that was not possible through development, the connection would have to be taken over to 32nd Ave down to Harrison St.

Chair Bone closed public testimony.

The Commissioner entered into deliberation.

Commissioner Anderson felt that it was difficult to discuss the flex space boundary until after the design and development standards were discussed at the next hearing.

The Commission agreed.

Commissioner Hemer would like to see clarification regarding the bicycle connectivity through the Murphy site, as he was concerned about safety if it was to be directed through flex space businesses with heavy truck traffic. He thought it would be beneficial to add language to better explain the intent and flexibility of the proposed bikeways through the Murphy and McFarland sites.

The Commission agreed.

It was moved by Commissioner Hemer and seconded by Commissioner Storm to continue the public hearing for CPA-2015-001 Moving Forward Milwaukie Central Milwaukie Plan and Code Amendments to a date certain of May 12, 2015. The motion passed unanimously.

6.0 Worksession Items

7.0 Planning Department Other Business/Updates

Mr. Egner noted that the Ethics Training was purchased but would not be available for viewing

until around June.

8.0 Planning Commission Discussion Items

Commissioner Hemer reminded that the grand opening of Riverfront Park was scheduled for May 1st followed by First Friday. The Farmers Market was opening on Sunday May 3rd.

9.0 Forecast for Future Meetings:

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| May 12, 2015 | 1. Public Hearing: CPA-2015-001 MFM Central Milwaukie Plan and Code Amendments #2 |
| | 2. Public Hearing: CSU-2015-001 Gracepointe Church Parking Expansion |
| May 26, 2015 | 1. Public Hearing: CPA-2015-001 MFM Central Milwaukie Plan and Code Amendments #3 <i>tentative</i> : |

Meeting adjourned at approximately 8:11 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II


Sine Bone, Chair