

**CITY OF MILWAUKIE  
PLANNING COMMISSION  
MINUTES  
Milwaukie City Hall  
10722 SE Main Street  
TUESDAY, May 12, 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  
Brett Kelter, Associate Planner  
Vera Koliass, Associate Planner  
Peter Watts, City Attorney

**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 following night was the final Project Advisory Committee (PAC) meeting for the Monroe Street Neighborhood Greenway project. The next public workshop was scheduled for June 1<sup>st</sup>.
- The next Moving Forward Milwaukie PAC meeting for the Neighborhood Main Streets phase was scheduled for May 21<sup>st</sup>.
- Alma Flores, the new Community Development Director, would begin on Monday May 18<sup>th</sup>.
- There have been 3 applications submitted for 2 vacant positions on the Planning Commission. Interviews were yet to be scheduled.

**Commissioner Hemer** commended Brett Kelter, Associate Planner, for his presentation and discussion for the Monroe Street Greenway project at the Historic Milwaukie Neighborhood District Association (NDA) meeting the previous night.

**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: Gracepointe Church Parking expansion  
Applicant/Owner: Glenn Hoerr/Gracepointe Church  
Address: 10707 SE 44<sup>th</sup> Ave  
File: CSU-2015-001  
Staff: Brett Kelter

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

**Brett Kolver, Associate Planner**, presented the staff report via PowerPoint. He oriented the Commission to the site and reviewed the proposal. The parking lot would be expanded into various areas with 42 total additional spaces. There would not be any additional access points. Since there were no additional access points or an expansion of the building, there was no additional mitigation needed to address impacts to adjacent streets or properties. He reviewed the decision-making options.

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

**Glenn Hoerr, applicant for GracePointe Church**, noted that the Church's goal was to provide more parking for attendees and get parking off of the street. The house that was previously on the vacant lot was demolished due to extensive damage. After it was demolished, it opened up the opportunity to expand the parking lot with little impact. Adding parking onsite would benefit the neighbors by reducing on-street parking.

**Chair Bone** called for public testimony. There was none.

**The Commission** entered into deliberation and agreed with staff's evaluation that sidewalk improvements were not triggered and that the expansion would benefit the neighbors.

**It was moved by Commissioner Hemer and seconded by Commissioner Barbur to approve CSU-2015-001 for the Gracepointe Church parking expansion with the findings and conditions as presented. The motion passed unanimously.**

- 5.2 Moving Forward Milwaukie Central Milwaukie Plan and Code Amendments #2  
Applicant: City of Milwaukie  
File: CPA-2015-001  
Staff: Vera Koliass and Denny Egner

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

**Vera Koliass, Associate Planner**, introduced Mary Dorman of Angelo Planning Group, a consultant working on this project, and presented the staff report via PowerPoint. She reviewed the public hearing schedule, and added that tonight's discussion was on the amendments to the Zoning Ordinance. She noted the background, process and outreach, and goals of the project.

**Ms. Koliass** reviewed the existing zones and overlay and their restrictions as well as lack of standards. It was proposed to create a new General Mixed Use (GMU) Zone over much of the Central Milwaukie area with a Flex Space Overlay on a portion of the Murphy opportunity site.

She noted key proposals:

- Proposed development standards that would work together to help develop the character of the area, including building setbacks, residential edge treatments, frontage occupancy requirements, and a preliminary circulation plan for proposals on large lots.
- Proposed design standards to ensure that development in Central Milwaukie was attractive and pedestrian-friendly, and included standards for corners, weather protection, exterior building materials, windows and doors, and roofs.
- Proposed land use review procedures that allowed Type I Development Review throughout the GMU, with a provision for a Type II variance to design standards.

**Ms. Kolias** gave an overview on the key issues and questions for the Commission:

- Type II review trigger for new development.
  - The proposal only called for Type I review for all development, with a Type II Circulation Plan review for development of 3+ acres. Should there be another trigger for Type II review or was Type I sufficient as proposed?
- Design and development standards for flex space development.
  - Flex space was more industrial in nature than mixed use. Should the same design standards be required? A Type II variance review to design standards was available. She reviewed the options requested by the Commission.
- Flex Space Overlay boundary.
  - Should the boundary be pulled back from 32<sup>nd</sup> Ave and/or Meek St?
- Minimum development size for the preliminary circulation plan trigger.
  - The requirement would apply to the size of the development site, rather than the size of the property.
- Residential Edge Treatments.
  - The proposal was for a minimum 10-15 ft setback but staff recommendation was for 15 ft.

**Commissioner Hemer** and staff discussed the assessment of a 3+ acre development to trigger a circulation plan in terms of adjacent tax lots, etc.

**Commissioner Anderson** asked if there would be any flexibility in where the flex space overlay would be applied.

- **Ms. Kolias** replied that since the uses allowed in the flex space overlay would not be allowed in the general mixed use zone, the boundary would need to be fixed.

**Chair Bone** called for public testimony.

**David Aschenbrenner, 11505 SE Wood Ave, represented Hector Campbell Neighborhood District Association (NDA)**, verified that neighborhood notification for development would only allow for comment but would not create standing in the record. He would like to better understand what would be allowed on the McFarland opportunity site, and was concerned about access to the southeast portion of the property should it be sold as a separate parcel for development. He only supported improved bicycle and pedestrian (not vehicular) access from the Murphy Site into the Hillside housing neighborhood. He asked how connections through the McFarland site as proposed in the Central Milwaukie Land Use and Transportation Plan coordinated with the proposed Monroe Street Neighborhood Greenway Concept Plan.

- **Mr. Enger** verified that there was a connection through the site indicated in both plans.

**Lisa Gunion-Rinker 3012 SE Balfour Street**, was the Land Use Committee chair for the Ardenwald-Johnson Creek NDA, and was concerned about the lack of ability for the neighborhood to have standing with the proposed Type I review for development. The concern was not concern about business, but more about the amount and density of residential development. She was not concerned about the proposed design and development standards.

**Daniel Heffernan 2525 NE Halsey St, on behalf of Murphy Plywood, owner of the Murphy Opportunity Site**, discussed flex space and stated there would be a letter submitted to further outline their comments and recommendations. He summarized his comments regarding setbacks, FARs, public street frontage, circulation plans, site access, rooftop equipment screening, Type II variance process, flex space overlay boundary, and heavy equipment access to the site.

**Chair Bone** noted that a written statement from Mr. Heffernan would be helpful.

**The Commission** discussed the key issues, including flex space boundary and standards, bicycle and pedestrian safe paths through the Murphy Site, neighborhood notice, key corners and corner treatments. They agreed to allow for the flex space overlay for the Murphy site up to 32<sup>nd</sup> Ave, with the design standards in place for frontage on a public street. Corner treatments would be required on identified key corners only.

**It was moved by Commissioner Barbur and seconded by Commissioner Anderson to continue the public hearing for CPA-2015-001 for Central Milwaukie Plan and Code Amendments to a date certain of May 26, 2015. The motion passed unanimously.**

**6.0 Worksession Items**

**7.0 Planning Department Other Business/Updates**

7.1 Planning Commission Notebook Update Pages

**8.0 Planning Commission Discussion Items**

**Mr. Egner** noted that Tim Ramis, City Attorney, would be providing a land use training to Planning Commission and City Council on July 28<sup>th</sup>.

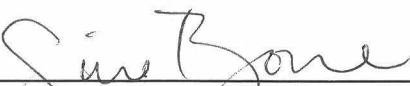
**9.0 Forecast for Future Meetings:**

- |              |                                                                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| May 26, 2015 | 1. Public Hearing: CPA-2015-001 MFM Central Milwaukie Plan and Code Amendments #3                                                                                  |
| June 9, 2015 | 1. Worksession: Moving Forward Milwaukie Neighborhood Main Streets Code Amendments <i>tentative</i><br>2. Worksession: Planning Commission Ethics Training Session |

Meeting adjourned at approximately 9:51p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

  
Sine Bone, Chair