

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, May 26, 2015
6:30 PM**

COMMISSIONERS PRESENT

Sine Bone, Chair
Shannah Anderson
Scott Barbur
Greg Hemer

STAFF PRESENT

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

COMMISSIONERS ABSENT

Shaun Lowcock, Vice Chair

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 Monday was the final open house for the Monroe Street Neighborhood Greenway Concept Plan.

The first open house for the Neighborhood Main Streets phase of the Moving Forward Milwaukie project was scheduled for the following Thursday.

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 #3
Applicant: City of Milwaukie
File: CPA-2015-001
Staff: Vera Koliass and Denny Egner

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

Vera Koliass, Associate Planner, presented the staff report via PowerPoint. She noted the project goals and that tonight's discussion would focus on key questions and direction from the Commission at the previous hearing.

Ms. Kolias reviewed the direction received at the previous meeting that included the Flex Space Overlay zone to be on the entire Murphy site; 3+ acre development would trigger the preliminary circulation plan review; Type I review for development with notification to Neighborhood District Associations, with Type II and III available for variances to design standards; and corner design standards should be limited to identified key corners.

Key questions for discussion:

- Should the proposed design and development standards apply to flex space development in the Flex Space Overlay?
- Which corners should be designated key corners?
- Which building facades should be subject to the exterior building materials design standards?
- What information should be included in the preliminary circulation plan?

Flex Space:

Feedback from the Commission was that development on a public street should meet high development standards, but that there should be some flexibility to those standards for flex space development. Ms. Kolias reviewed the options and compared the proposed design standards with the suggested standards from Daniel Heffernan, a representative for the Murphy site owners, and noted staff's response for each. She reviewed what would trigger a public street with development on the Murphy site, which focused on trip generation.

Key Corners:

Ms. Kolias reviewed the standards for corners and which corners the Commission had noted as potential key corners.

Preliminary Circulation Plan:

The purpose of the circulation plan was to review the proposed site's access and circulation plan to ensure that the policies of the Transportation System Plan (TSP) were considered and implemented, including multimodal access. The proposed contents of a circulation plan included land uses, structures, multimodal circulation, parking, open areas, trees to be preserved, and utility connections. The approved circulation plan could go through review again should it change through the development process.

Chair Bone called for public testimony.

Bernie Stout, 4647 SE Ada Ln, was concerned about general population growth in Milwaukie and asked how this project may expand it. He inquired if there were plans regarding improved connections between Central Milwaukie and the light rail station, particularly if the Murphy and McFarland sites were developed.

- **Chair Bone** responded that, regarding population growth, there were no proposals that increased or decreased residential density for Central Milwaukie or Downtown.
- **Mr. Egner** noted the maximum residential units allowed per site. He added that TriMet was developing its service enhancement plan that would increase bus service between central Milwaukie and downtown. The City was interested in increasing safe crossings throughout the city but funding was needed for those improvements.

Sharon House, 4207 SE Aldercrest Rd, inquired about code enforcement for window coverings in downtown Milwaukie.

- **Mr. Egner** noted that this issue did not apply to the Central Milwaukie public hearing. He acknowledged that there were many violations in downtown but the capacity to enforce on those was very limited.
- **Chair Bone** responded that she agreed with the concern but the Commission was not the correct venue. Perhaps addressing the concern to Council would be the correct path.
- **Mr. Watts** noted that Code Enforcement was an administrative function and so prioritization of time was up to City Council and City Manager. It was not under the purview of the Planning Commission.

Daniel Heffernan, represented the owners of the Murphy site, and generally supported the proposals but addressed a few issues. He felt rooftop equipment screening was not necessary due to the height and size of the buildings would be large enough to screen equipment. He was in support of adopting the base zone design standards but to revise them for flex space later on and allow for Type II review for flex space development. The FAR should be 0.3:1 rather than 0.5:1, which was more in line with other flex space industrial areas. Although a façade on a public street could be accomplished, access would need to be from the back of the building. Additionally, glazing requirements would result in entrances being pushed to the back or side of the building.

- **Chair Bone** noted that the community feedback supported higher design standards to ensure that development looked good, so it was difficult to reduce the standards.
- **Commissioner Lowcock** responded that it was the market that made the determination. There was enough code in place that standards could still be controlled.
- **Commissioner Hemer** noted that any development on 32nd Ave should meet the proposed design standards. However, even if a public street was triggered for the internal area of the Murphy site, those standards were not as critical to apply since the traffic would be local to the flex space.

Ms. Kalias noted that although staff recognized how typical flex space was developed and designed, the proposals were developed as a result of community input, to reflect the vision, and to reflect that the area was in close proximity to residential and commercial uses; it was not within an industrial park. The issues raised seem to focus on the development standards, such as how and where the building sat on the site, rather than with the design standards like exterior materials, etc.

Mr. Egner reminded the Commission that the proposed amendments for the Transportation System Plan (TSP) included bikeways through the Murphy site as opposed to along 32nd Ave. This was a result of community feedback that a bikeway along 32nd Ave was not desired due to its narrowness and safety concerns. Bikeways along with flex space on this site provided challenges and would require a unique design but the circulation should assist with forming the development.

Chair Bone closed public testimony.

The Commission entered into deliberation, beginning with key questions 2-4 and returning to key question 1.

Key Corners – The Commission agreed with the proposed key corners. **Commissioner Hemer** added that 37th Ave and Monroe St should be a key corner if it were to be developed.

Building Facades – The Commission agreed with the proposed amendments and that the standards should be consistent with the downtown standards.

Circulation Plan – The Commission agreed with the proposed required elements of the preliminary circulation plan.

Flex Space –

- **Commissioner Hemer** proposed that flex space use development should not be subject to public street design standards but for frontage along 32nd Ave.
- **Ms. Kolias** proposed to clarify the few specific standards that should be different for flex space development, rather than having no standards within the site.
- **Mr. Egner** noted that regardless of if the development was along a private accessway, quality development was important.
- **The Commission** agreed that the separate design and development standards should only apply to flex space uses beyond those uses allowed in the General Mixed Use zone.
- Regarding location of parking, staff would bring options back to the Commission to review.
- **The Commission** agreed to lower the Floor Area Ratio to 0.3:1.

It was moved by Commissioner Hemer and seconded by Commissioner Anderson to continue the hearing for CPA-2015-001 for the Moving Forward Milwaukie Central Milwaukie Plan and Code Amendments to a date certain of June 9, 2015. The motion passed unanimously.

6.0 Worksession Items

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Discussion Items

9.0 Forecast for Future Meetings:

- | | |
|---------------|--|
| June 9, 2015 | 1. Public Hearing: NR-2015-001 Winsor Ct Addition |
| | 2. Public Hearing: CPA-2015-001 MFM Central Milwaukie Plan and Code Amendments #4 <i>tentative</i> |
| | 3. Worksession: Planning Commission Ethics Training Session |
| June 23, 2015 | 1. Public Hearing: CSU-2015-004 Spring Park Natural Area Restoration <i>tentative</i> |

Meeting adjourned at approximately 8:23 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Sine Bone, Chair

Greg Hemer
Interim Chair