

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, June 9, 2015
6:30 PM**

COMMISSIONERS PRESENT

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

STAFF PRESENT

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

COMMISSIONERS ABSENT

Scott Barbur

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

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: Winsor Ct Addition
Applicant/Owner: Jeff and Shauna Walker
Address: 5256 SE Winsor Ct
File: NR-2015-001, VR-2015-002
Staff: Li Alligood

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

Li Alligood, Senior Planner, presented the staff report via PowerPoint. She reviewed the proposal of the addition in a Water Quality Resource (WQR) area and the variance request for the street side yard setback. She noted the identified alternatives and staff agreed that the proposal was the most practicable. The function of the street side yard setback did not apply to this property. Staff recommended approval with the findings and conditions.

Chair Bone called for the applicant's testimony.

Jeff Walker, 5256 SE Winsor Ct, noted he also planned to add native plantings in the area between his property and his neighbor's property. He thanked staff.

Chair Bone closed public testimony.

The Commission agreed with staff recommendation and appreciated the application as it would add native plantings to the area.

It was moved by Commissioner Hemer and seconded by Vice Chair Lowcock to approve NR-2015-001 and VR-2015-002 for 5256 SE Winsor Ct with the findings and conditions as presented. The motion passed unanimously.

- 5.2 Summary: Moving Forward Milwaukie Central Milwaukie Plan and Code Amendments #4 (continued from 5/26/15)
Applicant: City of Milwaukie
File: CPA-2015-001/ZA-2015-001
Staff: Vera Kolas and Denny Egner

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

Vera Kolas, Associate Planner, presented the staff report via PowerPoint. She reviewed the project background and goals. She noted the direction from the Commission received at the previous hearing regarding design standards for key corners, public street façade requirements, and preliminary circulation plan requirements.

Ms. Kolas noted the key question for review was regarding which design and development standards should apply to flex space development in the Flex Space Overlay area. She compared the differences between development standards for the General Mixed Use (GMU) zone and the Flex Space Overlay, including parking, floor area ratio, maximum setback, frontage and frontage occupancy, and review type.

In response to direction for flexibility for flex space, the proposal was that flex space development would be subject to the same design standards as in the GMU, except for the primary entrance requirement to be on the front property line, and development that abuts residential properties shall include a landscaped screening buffer. In addition, flex space development would be required to use landscaping to separate vehicle and bike/pedestrian accessways into and through the site. She displayed some examples of flex space development that would not meet the project's goals, and development in the Business Industrial (BI) zone that would meet the standards and goals.

Chair Bone called for public testimony.

Daniel Heffernan, 2525 NE Halsey, represented the Murphy site property owners. He was concerned about the maximum 50 ft setback requirement and how much landscaping would be required within that 50 ft.

- **Ms. Kolas** responded that, for the example displayed, the BI zone called for a perimeter of landscaping around parking with a minimum setback.
- **Commissioner Hemer** asked if Mr. Heffernan thought double-bay parking would be more desirable, and what his preferred setback would be.

Mr. Heffernan responded that the parking depended on the tenant, and if development was being built to spec rather than to suit, it would be built to the maximum allowed. He preferred that the measurement for the 50 ft setback exclude the landscaped strip.

Commissioner Hemer asked about green building bonuses for building height, and if there were industrial green building standards.

- **Ms. Kolas** replied that there would be a building height bonus for either a story of

residential or for green building certifications.

- **Commissioner Lowcock** noted that there were industrial green building standards; the certifications had been expanded to include more uses.

Chair Bone closed public testimony.

The Commission agreed that staff's recommendations for the key issues and that the proposal for flex space development met the goal for flexibility.

It was moved by Commissioner Hemer and seconded by Commissioner Anderson to continue the public hearing for CPA-2015-001 and ZA-2015-001 for Central Milwaukie Plan and Code Amendments to a date certain of July 14, 2015. The motion passed unanimously.

6.0 Worksession Items

7.0 Planning Department Other Business/Updates

Denny Egner, Planning Director, noted that staff was in the process of applying for a Transportation Growth Management (TGM) grant from the State for a study of intersections on Hwy 224 for improved pedestrian and bicycle safety crossings. This was a Transportation System Plan project and was reiterated through the Monroe Street Neighborhood Greenway project. He asked for a statement of support from the Commission to include in the grant application.

The Commission agreed to support the grant application.

8.0 Planning Commission Discussion Items

Commissioner Hemer invited the Commission, public, and City staff to attend a ceremony at the Milwaukie Pioneer Cemetery for new headstones for Yakima War and Civil War veterans.

9.0 Forecast for Future Meetings:

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| June 23, 2015 | 1. Public Hearing: CSU-2015-004 Spring Park Natural Area Restoration <i>tentative</i> |
| | 2. Worksession: Land Use Training Agenda Review |
| July 14, 2015 | 1. Public Hearing: MFM Central Milwaukie Plan and Code Amendments #5 <i>tentative</i> |

Meeting adjourned at approximately 7:35 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

~~Sine Bone, Chair~~

Greg Hemer
Interim chair