

**CITY OF MILWAUKIE  
PLANNING COMMISSION  
MINUTES  
Milwaukie City Hall  
10722 SE Main Street  
TUESDAY, July 14, 2015  
6:30 PM**

**COMMISSIONERS PRESENT**

Shaun Lowcock, Vice Chair  
Shane Abma  
Shannah Anderson  
Scott Barbur  
Greg Hemer

**STAFF PRESENT**

Denny Egner, Planning Director  
Vera Kolas, Associate Planner  
Dan Olsen, City Attorney

**COMMISSIONERS ABSENT**

Sine Bone, Chair

**1.0 Call to Order – Procedural Matters\***

**Commissioner Hemer, as pro tem Chair**, called the meeting to order at 6:35 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 – None**

**3.0 Information Items**

**Denny Egner, Planning Director**, introduced the new Planning Commissioner, Shane Abma.

**Commissioner Abma** introduced himself and gave a brief professional history.

**Mr. Egner** also noted that on July 22<sup>nd</sup> there would be two presentations by Joe Minicozzi who was a downtown economic development expert. The Commission was invited to attend.

**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 #5  
Applicant: City of Milwaukie  
File: CPA-2015-001, ZA-2015-001  
Staff: Vera Kolas and Denny Egner

**Commissioner Hemer** called the continued hearing to order and read the conduct of legislative hearing format into the record.

**Vice Chair Lowcock** arrived.

**Vera Kolias, Associate Planner**, presented the staff report via PowerPoint. She reviewed the background, goals, and hearings schedule of the project. This was intended to be the final amendment package hearing.

**Ms. Kolias** summarized the revisions to the amendments based on direction from the Commission regarding flex space development standards, preliminary circulation plans, and design standards. She reviewed staff recommendations, the decision-making options, and the next steps with City Council.

**Commissioner Anderson** requested that incentivizing green building be included in the Fundamental Concept #2 on page 26 of the Central Milwaukie Land Use and Transportation Plan.

**Commissioner Hemer** called for public testimony.

**Daniel Heffernan, representative of the Murphy site property owners, 2525 NE Halsey St Portland**, noted his appreciation for the Commission's time and consideration of his comments and input. Regarding access to the site from 32<sup>nd</sup> Ave, he felt it was important to emphasize safe bike and pedestrian ingress and egress into the site from the east. However, the Transportation System Plan (TSP) only identified one project for a bikeway through the site from 29<sup>th</sup> Ave to the north to 31<sup>st</sup> Ave to the south. His concern was that by creating a bikeway through the site would create an attractive nuisance with regard to crossings on Harrison St at 31<sup>st</sup> Ave. The safer option would be to allow for crossing on Harrison St at 32<sup>nd</sup> Ave.

**Mr. Egner** responded to Mr. Heffernan's comments, specifically that the concept of the north-south bikeway connection through the site was the most direct route and when it was constructed, the intersection at Harrison St would need to be carefully planned with regard to the railroad crossing, etc.

**Ms. Kolias** noted that there was language in the TSP that allowed for flexibility for the proposed projects.

**Mr. Egner** proposed to change the name and description for Project AU in the TSP to reflect a crossing at Harrison St between Campbell St and 32<sup>nd</sup> Ave, from 31<sup>st</sup> Ave, in order to build in more flexibility.

**Commissioner Hemer** closed public testimony.

Planning Commission Deliberation:

**Commissioner Anderson** reiterated her request to include green building incentives in the Central Milwaukie Land Use and Transportation Plan.

- **Ms. Kolias** noted that those incentives were captured in the proposed Zoning Code. She would include the same language under the Development Standards section of Fundamental Concept #2.

**Commissioner Hemer** was not in favor of a bicycle pathway through the Murphy site; however, due to the amount of public input and involvement done on the TSP, he was not in favor of changing it without further public input. Changing the project description to allow for more

flexibility, as well as allowing for Type II Preliminary Circulation Plan process to address access issues, seemed to be the best solution.

**The Commission** discussed how to best address the issue of the proposed bikeway concept. They agreed to allow for the issue to be vetted at the time of development, which would include the Preliminary Circulation Plan.

**It was moved by Vice Chair Lowcock and seconded by Commissioner Anderson to recommend approval to City Council of CPA-2015-001, ZA-2015-001 for Central Milwaukie Plan and Code Amendments with the recommended amendments to the findings and conditions of approval as discussed. The motion passed unanimously**

**6.0 Worksession Items**

- 6.1 Summary: APA Ethics for Planning Commissioners Video  
Staff: Denny Egner

**Mr. Egner** suggested that this item be postponed in order for Chair Bone to be able to participate. **The Commission** agreed.

**7.0 Planning Department Other Business/Updates**

**8.0 Planning Commission Discussion Items**

**Commissioner Hemer** noted the 50<sup>th</sup> Commemoration Vietnam Memorial Wall event was occurring from July 23-26 at Milwaukie High School.

**9.0 Forecast for Future Meetings:**

- |                 |   |
|-----------------|---|
| July 28, 2015   | 1. Public Hearing: WG-2015-001 Riverway Ln Addition                               |
|                 | 2. Joint session with City Council: Land Use Training                             |
| August 11, 2015 | 1. Public Hearing: CPA-2015-002 3 Parks Master Plans                              |
|                 | 2. Worksession: MFM Neighborhood Main Streets Code Amendments #1 <i>tentative</i> |

Meeting adjourned at approximately 8:47 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

  
Shaun Lowcock, Vice Chair