

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, July 28, 2015
8:00 PM**

COMMISSIONERS PRESENT

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

STAFF PRESENT

Li Alligood, Senior Planner
Vera Koliass, Associate Planner

1.0 Call to Order – Procedural Matters*

Chair Bone called the meeting to order at 8:00 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

3.0 Information Items

There were no 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: Riverway Ln Addition
Applicant/Owner: Carter Case/Linsey Pullan
Address: 10545 SE Riverway Ln
File: WG-2015-001
Staff: Vera Koliass

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

Vera Koliass, Associate Planner, presented the staff report via PowerPoint. She noted the location, orientation, and background regarding the setback variance received in 2014 for the same addition. The key question for the Commission was whether the proposed project was consistent with the objectives and policies of the Willamette Greenway overlay. Due to the location of the subject property and its lack of any direct access or visibility to the river, the project would have little to no impact on the river. She reviewed the staff recommendation for approval and the decision-making options.

Ms. Koliass further explained that this application was not included in the original variance application as the applicant wanted to ensure the variance approval prior to submitting this application.

Chair Bone called for public testimony.

Gary Klein, 10795 SE Riverway Ln, was a neighbor of the applicant and a member of the Historic Milwaukie Neighborhood District Association Land Use Committee, and was in support of the application.

Chair Bone closed public testimony.

Planning Commission deliberation.

Commission Lowcock noted that, since a similar, related application had been seen by the Commission previously, he was in favor of approval. The Commission agreed.

It was moved by Commissioner Hemer and seconded by Vice Chair Lowcock to approve WG-2015-001 for 10545 SE Riverway Ln addition with the findings and conditions as presented. The motion passed unanimously.

6.0 Worksession Items

7.0 Planning Department Other Business/Updates

Li Alligood, Senior Planner, noted there was a new GIS Coordinator for the City.

8.0 Planning Commission Discussion Items

Commissioner Hemer thanked the City for the Vietnam Memorial Wall celebration, and noted the opening of the Portland-Milwaukie Light Rail Orange Line celebration was occurring on September 12, 2015.

Commissioner Abma asked about a comment from Mayor Gamba at the joint session regarding the Code, and if it was being updated or had been updated recently.

- **Ms. Alligood** responded that since 2009, major work has been done on the Code with regard to land use review procedures, nonconforming use and variance procedures, code reformatting, residential design standards, and manufacturing zone standards. However, conditional uses and community service uses still needed to be looked at. The Moving Forward Milwaukie Downtown Code Amendments were currently in the public hearing phase with City Council. She noted the direction to staff from Council.


9.0 Forecast for Future Meetings:

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| August 11, 2015 | 1. Public Hearing: CPA-2015-002 3 Parks Master Plans |
| | 2. Worksession: MFM Neighborhood Main Streets #2 |
| August 25, 2015 | 1. TBD |

Meeting adjourned at approximately 8:28 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II


Sine Bone, Chair