

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
Tuesday, June 14, 2016
6:30 PM**

COMMISSIONERS PRESENT

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

STAFF PRESENT

Denny Egner, Planning Director
Vera Kolas, Associate Planner

COMMISSIONERS ABSENT

Sine Adams, Chair
Adam Argo

1.0 Call to Order – Procedural Matters*

Vice Chair Lowcock 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.milwaukieoregon.gov/meetings>.

2.0 Planning Commission Minutes

3.0 Information Items

Denny Egner, Planning Director, stated that applications for the Visioning Advisory Committee were due by Friday, June 17. He also reminded the Commission about the joint session next week regarding the Economic Opportunities Analysis and the Housing Needs Analysis.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda. There was none. Is he into anything in particular

5.0 Public Hearings

- 5.1 Summary: 42nd Ave Variance
Applicant/Owner: Darren Smith/Frontier Ventures, LLC
Address: 10922 SE 42nd Ave
File: VR-2016-004
Staff: Vera Kolas

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

Vera Kolas, Associate Planner, presented the staff report via PowerPoint. She noted the size of the property was less than the required minimum 7,000 sq ft for the R-7 zoning. Previous owners had constructed a number of additions without permits, including a garage converted to living space, a rear addition built within the rear yard setback, and a carport within the front yard

setback. The proposal was to legalize the rear addition, remove the carport and in its place construct an attached garage that would satisfy the off-street parking requirement. Also proposed was to remove the accessory structure shed to reduce the overall lot coverage. The applicant has also submitted a structural report to satisfy the as-built conditions by building code requirements. She noted that the carport and accessory structure have already been removed.

Ms. Kolias reviewed the approval criteria which the proposal met, and staff believed the proposal did not have any negative impacts. Staff recommended approval with the findings and conditions.

Vice Chair Lowcock called for the applicant's testimony.

Darren Smith, 19500 Hidden Springs Rd, West Linn OR, added to the staff presentation that a previous resident of the property had stopped by the house and said the additions were in place in the 1960s. He looked forward to bringing the home back into repair.

Vice Chair Lowcock called for public testimony.

April Westfall, 5723 NE Ainsworth St Portland OR, was in support of the proposal. She was interested in purchasing the home with her partner, Darren Smith, and wanted to make the home beautiful again.

Vice Chair Lowcock closed public testimony.

Commissioner Abma appreciated the applicant's proposal to improve a dilapidated property. However, he was concerned about setting precedent for violating the code and then asking for forgiveness through a variance and thought Findings 6.b.(2)(b) and (c) were not met.

The Commission agreed with Commissioner Abma's assessment regarding the findings and to base the approval on Finding criterion 6.b.(2)(a).

It was moved by Commissioner Hemer and seconded by Commissioner Anderson to approve land use application VR-2016-004 for 10922 SE 42nd Ave with the recommended findings and conditions as amended. The motion passed unanimously.

6.0 Worksession Items

7.0 Planning Department Other Business/Updates

7.1 Planning Commission Notebook Supplemental Update

Mr. Egner noted the supplemental packets would be mailed to the Commissioners.

8.0 Planning Commission Discussion Items

Commissioner Abma said that he had volunteered for the City at the Milwaukie Farmers Market the previous weekend for public interest in the bike and pedestrian paths that the City was proposing. He added that a number of young couples spoke with him, stating that they had recently moved to Milwaukie from Portland.

9.0 Forecast for Future Meetings:

- | | |
|---------------|---|
| June 23, 2016 | 1. Joint Session with City Council: Economic Opportunities Analysis |
| June 28, 2016 | 1. Public Hearing: CU-2016-002 Bob's Red Mill Sign/Restaurant |
| July 12, 2016 | 1. Worksession: Urban Renewal Plan Review |

Mr. Egner briefed the Commission on their role for reviewing the Urban Renewal Plan.

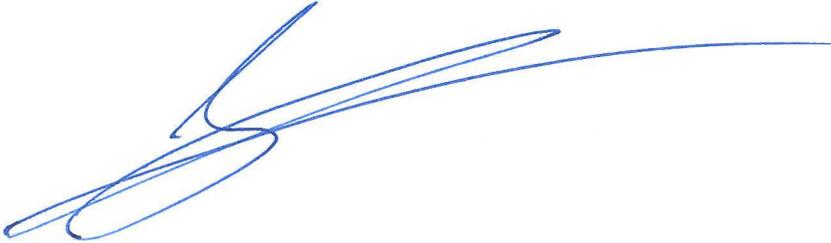
Meeting adjourned at approximately 7:13 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

~~Shane Abma, Chair for~~
~~Sine Adams, Chair~~

Craig Hemen, chair

A large, stylized handwritten signature in blue ink, likely belonging to Craig Hemen, is written over the printed name.