

**CITY OF MILWAUKIE  
PLANNING COMMISSION  
MINUTES  
Milwaukie City Hall  
10722 SE Main Street  
TUESDAY, March 24, 2015  
6:30 PM**

**COMMISSIONERS PRESENT**

Sine Bone, Chair  
Shannah Anderson  
Scott Barbur  
Greg Hemer

**STAFF PRESENT**

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

**COMMISSIONERS ABSENT**

Shaun Lowcock, Vice Chair  
Gabe Storm

**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.milwaukieoregon.gov/meetings>*

**2.0 Planning Commission Minutes**

2.1 December 9, 2014

It was moved by Commissioner Hemer and seconded by Commissioner Anderson to approve the December 9, 2014, Planning Commission minutes as presented. The motion passed unanimously.

**3.0 Information Items**

**Denny Egner, Planning Director**, noted that the public workshop for the Monroe Street Neighborhood Greenway Concept Plan project held the previous week was well-attended. The next Project Advisory Committee (PAC) meeting was scheduled for the following week or so.

The next Moving Forward Milwaukie PAC meeting was scheduled for April 1<sup>st</sup> to discuss the Neighborhood Main Streets component of the project, which was the third and final component.

**Mr. Egner** also noted the City Council would discuss the Moving Forward Milwaukie Downtown Plan and Code Amendments and the Medical Marijuana Dispensaries regulations at the next few meetings.

**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: Cambridge Ln ADU Variance  
Applicant/Owner: Lyndon Murray

Address: 9908 SE Cambridge Ln  
File: VR-2015-001, ADU-2015-001  
Staff: Vera Kolias

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

**Vera Kolias, Associate Planner**, presented the staff report via PowerPoint. The proposed ADU would be located near the existing garage and use the existing driveway and off-street parking. The code required the ADU to be located 10 ft behind the front yard, which would be the façade of the primary dwelling unit or at least 40 ft behind the front lot line; the maximum allowed footprint of an ADU was 800 sq ft. The request was for a variance to the 40 ft setback to allow for a 25 ft front yard setback, and a variance to the maximum footprint to allow for a 1,100 sq ft footprint.

Staff had not identified any negative impacts of the proposal and recommended approval for the proposal with the findings and conditions as presented.

**Chair Bone** called for the applicant's testimony.

**Lindon Murray, applicant and property owner**, explained his intent of the proposal and the reasoning for the location of the ADU with regard to the established trees on the property, the original orientation of the home to 17<sup>th</sup> Ave., etc.

**Chair Bone** called for public testimony.

**James Skinner, 1621 SE McBrod St**, lived adjacent to the subject property. The proposed ADU would not impact his property and was in support of the proposal.

**Steve Ahmend, 10005 SE Cambridge Ln**, inquired as to why the setback variance was necessary on such a large property.

- **Mr. Egner** noted that the intent of the setback requirements; however, those requirements were difficult to apply to this unique property with regard to the layout and position of the existing home on the property. The proposed location seemed to be appropriate on this property.

**Chair Bone** closed public testimony and opened the Planning Commission discussion.

**The Commission** agreed that the request was reasonable given the context of the property, the original orientation, and scale of the property.

**It was moved by Commissioner Hemer and seconded by Commissioner Barbur to approve application VR-2015-001 and ADU-2015-001 for the Cambridge Ln ADU Variance with findings and conditions as presented. The motion passed unanimously.**

- 5.2 Summary: Kellogg Bike/Pedestrian Bridge Connections  
Applicant/Owner: City of Milwaukie, Stacy Bluhm  
Address: Kellogg Lake Light Rail Bridge  
File: DR-2015-001  
Staff: Li Alligood

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

**Commissioner Hemer** declared an ex parte conflict that he was a member of the Portland-to-Milwaukie Light Rail (PMLR) citizen advisory committee and had had discussions regarding the pedestrian bridge but noted that those discussions were not in regard to this specific application and design of the connections.

**Li Alligood, Senior Planner**, presented the staff report via PowerPoint. She oriented the Commission to the bridge noting that the pedestrian bridge platform had been built but the connections had not, which was the focus of this discussion. She reviewed the background of the light rail and pedestrian bridges, and described the project elements for the proposed connections which included galvanized steel railings, ashlar stone-like wall finishes, and round columns. She reviewed the Design and Landmarks Committee (DLC) recommendations as noted, and reviewed the decision-making options for the Commission and comments received.

**Commissioner Hemer** asked about lighting for the connections.

- **Ms. Alligood** responded that there was a lighting plan approved by the DLC for the bridge and so it was assumed that the same lighting would continue for the connections. However, at this time there was no funding for the lighting.

**Chair Bone** called for the applicant's testimony.

**Brad Albert, Civil Engineering**, for Stacy Bluhm, Light Rail Construction Manager, noted the background of the proposed design, budget and design alternatives and constraints, and added that the pedestrian bridge would be owned by the City of Milwaukie.

Staff and the applicant answered questions from the Commission regarding the Milwaukie Black color, galvanized steel, wall construction, and lighting.

**Chair Bone** called for public testimony.

**David Aschenbrenner, 11505 SE Home Ave**, was also a member of the PMLR citizen advisory committee and noted that this project needed to be completed. He was in support of the proposed design.

**Chair Bone** closed public testimony.

**The Commission** discussed the project elements, and agreed that lighting was essential and emphasized that it should be made a priority.

**It was moved by Commissioner Barbur and seconded by Commissioner Hemer to approve application DR-2015-001 for the Kellogg Bike/Pedestrian Bridge Connections with the findings and conditions as presented. The motion passed unanimously.**

## **6.0 Worksession Items**

- 6.1 Summary: Moving Forward Milwaukie Central Milwaukie Plan and Code Amendments #2  
Staff: Vera Kolas and Denny Egner

**Vera Kolias, Associate Planner**, presented the staff report via PowerPoint. The focus of tonight's worksession was on the proposed code amendments. She reviewed the project goals, and noted the vision and implementation of the vision.

The proposed code amendments included a new General Mixed Use (GMU) zone, a Flex Space (FS) overlay zone, added permitted uses, and new/revised Development Standards, Design Standards, and land use review procedures. She reviewed the key proposals.

- Update the current zones to a single GMU zone over much of the area, with the Flex Space overlay applied to a portion of the Murphy site. Per public feedback, the R1 and R2 zones of Penzance and Myrtle Streets would remain, as would the C-CS zoning of the Milwaukie Marketplace.
- Development Standards with regard to minimum lot size, building height, street setbacks, residential edge treatments, frontage occupancy requirements, and primary entrances.
- Preliminary Circulation Plans would be a new development regulation to guide site development on large sites by establishing a conceptual plan for access, connectivity, and circulation.

Staff answered questions from the Commission. The group discussed circulation plans and staff explained that they were geared toward future development and were to work together with MMC Chapter 19.700 Public Facility Improvements.

**Ms. Kolias** reviewed the proposed Design Standards which were similar to those in the Downtown Design Standards with regard to corners, weather protection, exterior building materials, windows and doors, and roofs.

Current land use review procedures were for Type I Development Review throughout the area but for the Murphy and McFarland sites which required a Type III review, which proved to be restrictive to development. The proposed amendments to the review procedures would allow for Type I Development Review throughout the GMU, which currently exists for the C-G zone, with a provision to allow for a Type II variance for design standards.

**Ms. Kolias** asked the Commission for feedback and direction on key issues, including commercial parking lots, circulation plans, ground-floor windows/doors, applicability of proposed design and development standards, and land use review procedures.

**The Commission** agreed that commercial parking lots should be a Conditional Use rather than permitted outright as they were currently.

**The Commission** discussed the merit of Type II review for development in order to notify the neighborhood rather than allowing for only Type I review for all development other than those that required a Type II variance.

- **David Aschenbrenner, 11505 SE Home Ave**, agreed with Commissioners Hemer and Lowcock that Type I review was not sufficient. The Type II review notice gave generally-sufficient information of the proposal and approval criteria for neighbors to review and allowed for public comment.

**The Commission** agreed to further discuss the development review process and flex space at the next worksession.

**7.0 Planning Department Other Business/Updates**

**8.0 Planning Commission Discussion Items**

**9.0 Forecast for Future Meetings:**

- |                |   |
|----------------|---|
| April 14, 2015 | 1. Worksession: MFM Central Milwaukie Plan and Code Amendments <i>tentative</i>                 |
| April 28, 2015 | 1. Public Hearing: CPA-2015-001 MFM Central Milwaukie Plan and Code Amendments <i>tentative</i> |

Meeting adjourned at approximately 9:23 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

  
Sine Bone, Chair