



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10722 SE Main Street
www.milwaukieoregon.gov

October 26, 2021

Present: Lauren Loosveldt, Chair
Joseph Edge, Vice Chair
Amy Erdt
Greg Hemer
Adam Khosroabadi
Robert Massey
Jacob Sherman

Staff: Vera Kolas, Senior Planner
Laura Weigel, Planning Manager
Justin Gericke, City Attorney

Absent:

(00:17:00)

1.0 Call to Order — Procedural Matters*

Chair Loosveldt 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>.*

(00:17:29)

2.0 Meeting Minutes

The August 24, 2021 minutes were approved with a 7-0 vote.

(00:18:13)

3.0 Information Items

No information was presented for this portion of the meeting.

(00:18:40)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:19:39)

5.0 Hearing Items

(00:19:39)

5.1 VR-2021-014, PLA-2021-002, 2215 SE Harrison St

Vera Koliass, Senior Planner, shared the staff report, the applicant is seeking a property line adjustment along the northern boundary of the property. The proposed compound property line preserves existing mature vegetation while minimizing impact to the adjoining property owner, staff did not identify any negative impacts of the property line adjustment. The proposed compound property line follows an existing stacked rock wall. Staff recommended approval of the application.

VR-2021-014, PLA-2021-002, 2215 SE Harrison St, was approved by a 7-0 vote.

(00:34:05)

5.2 ZA-2021-002, Middle Housing Code, Hearing #2

Koliass shared the code review schedule and staff report.

Koliass revisited the discussion on flag lots and back lots in new subdivisions. **Koliass** noted the 2002 code amendments which prohibited flag lots and back lots in new subdivisions and a subsequent public information release document which provided rationale for the prohibition. **Koliass** asked the commission if they supported allowing flag lots and back lots in new subdivisions and if they should be allowed out right or through a variance process. **Vice Chair Edge** asked whether subdivisions would continue to be a Type III development review. **Koliass** responded that subdivisions will likely be permitted by right or through a Type II development review process. **Vice Chair Edge** noted his support for allowing back lots and flag lots by right in new subdivisions. **Commissioner Hemer, Commissioner Sherman, and Commissioner Khosroabadi** noted preference for allowing back lots and flag lots by right but added they would support a Type III variance process as well. **Chair Loosveldt** expressed concern for tree canopy goals but noted her support for allowing back lots and flag lots by right.

Koliass revisited the proposed updates to the parking code discussed at the October 12 Planning Commission hearing. The current proposal requires one parking space per unit but allows by right reductions of 20-25% for proximity to transit and 50% for income-restricted housing. **Koliass** asked the commission if they supported a reduction in the proposed minimum parking requirement to .5 spaces per dwelling unit and if so, would they support allowing the proposed by right reductions as well.

Commissioner Massey asked what parking requirements were recommended by the Comprehensive Plan Implementation Committee (CPIC). **Koliass** responded that CPIC recommended one parking space per unit in accordance with State House Bill 2001 (HB 2001).

Koliass shared the results of the 2021 Residential Parking Study. The study found that the average supply of on street parking was 4 stalls per unit and the average minimum demand was 2 parking stalls per unit. **Koliass** concluded there is currently an abundance of on-street parking spaces. **Commissioner Hemer**

asked whether the 2021 Residential Parking Study assumed each garage was occupied. **Kolias** responded that the study assumed each garage was occupied, the garage capacity was calculated based on the number of doors on each garage.

Vice Chair Edge noted available parking spaces and projected middle housing production estimates and expressed his support for lowering the required parking to .5 spaces or 0 spaces per unit. **Commissioner Khosroabadi** expressed support for lowering the required parking to .5 or 0 spaces per unit. **Commissioner Sherman** expressed support for lowering barriers to middle housing production including reducing required parking to 0 spaces per unit. **Commissioner Hemer** expressed concern for providing parking adjustments by right for proximity to transit.

Kolias noted the guidelines provided by the Large City Model Code, which ties required parking spaces to lot size. The Model Code requires more spaces for larger lots with a maximum of one space per unit. **Vice Chair Edge** asked the commission if they would support a minimum parking requirement which is proportional to lot size. **Commissioner Massey** noted his support for making minimum parking requirements relational to lot size and expressed concern for lowering the minimum parking requirements to .5 or 0 spaces per unit.

Commissioner Hemer expressed support for lowering the minimum required parking to 1 fewer total spaces than the number of units for all middle housing developments but noted opposition to removing parking minimums for middle housing.

Kolias noted the proposed changes to minimum lot size allowing triplexes and quadplexes on lots greater than 3,000 square feet. **Commissioner Khosroabadi** asked why duplexes are not permitted on lots greater than 1,500 square feet. **Kolias** responded that duplexes are permitted anywhere a detached single-family dwelling is permitted.

Kolias noted the additional ways the city can incentivize income-restricted housing. To reduce development costs the city can provide fee reductions, subsidies, and waive System Development Charges (SDCs). Additionally, Kolias proposed reducing minimum setbacks as an additional tool to incentivize income restricted housing. **Chair Loosveldt** expressed support for minimum setback reductions but noted concern in reducing the rear yard setback. **Vice Chair Edge** responded that flag lots and back lots should be allowed to use the larger setback on either the front or rear. **Vice Chair Edge** noted his support for the proposed setback changes for affordable units and asked how the setback adjustment would be used for a development that is partially income restricted. **Edge** expressed support for reducing minimum setbacks for partially income restricted developments. **Commissioner Hemer** expressed support for a tiered approach to reduction of minimum setbacks such that units guaranteed affordable at a lower percentage of the AMI be granted higher setback

reductions. **Hemer** added that setback reductions will visually separate affordable developments from market-rate developments and potentially stigmatize affordable developments. **Commissioner Sherman** requested that minimum setback reductions granted to partially affordable developments include a clause to require the affordable unit to be "substantially similar" to the other units. **Sherman** asked what definition of affordable housing what be used to determine if developments are affordable. **Kolias** responded that affordable housing is defined in the parking section of the proposed code as units which are affordable equal to or less that 80% Area Median Income (AMI) as defined by HUD and guaranteed affordable for 30 years through a restricted covenant.

Commissioner Hemer asked how planning staff will know a development is income restricted affordable housing when the applications is submitted. **Kolias** responded that applicants will be required to submit necessary paperwork which guarantees the required covenant and procedures are in place at the time of an application submittal.

Vice Chair Edge requested staff provide sample pro formas for affordable housing developments at the next hearing. **Laura Weigel, Planning Manager**, responded that providing pro formas may not be possible at the next hearing as the necessary cross department coordination cannot happen within that time frame.

Stephen Lashbrook, a Milwaukie resident, noted his support for the proposed middle housing code updates and expressed concern for reducing parking minimums to .5 or less spaces per unit. Lashbrook requested the definition of half story in the proposed code be rewritten.

Commissioner Hemer requested the commission to vote to change the proposed parking reduction for triplexes to either .33 or .67.

Vice Chair Edge suggested modifying the minimum parking requirements to 0 spaces per unit based on proximity to frequent service transit stops. **Kolias** noted that there is existing code language for proximity to transit reductions which specifies the site must be within 500 feet walking distance from a transit stop which sees service at least once every 30 minutes during peak hours. **Vice Chair Edge** responded asking if the MMC can refer to TriMet's frequent service routes for the proposed reductions.

Commissioner Erdt expressed support for lowering the minimum parking requirement to less than 1 space per unit but more than 0. **Vice Chair Edge** expressed support for lowering the parking minimum to 0 spaces per unit.

Chair Loosveldt polled the commission for support of reducing the parking minimum to 0 spaces per unit. Commissioners Khosroabadi, Sherman, Loosveldt, Edge, and Erdt supported reducing the minimum required parking spaces required to 0 for all middle housing except cottage clusters.

Commissioner Sherman noted his support for reducing the parking minimums for cottage clusters as well. **Kolias** suggested reducing the parking minimum to .5 spaces per unit for cottage clusters. **Chair Loosveldt** polled the commission for support to lower the required parking to .5 spaces per unit for cottage clusters. Commissioners Khosroabadi, Sherman, Loosveldt, Edge, and Erdt supported reducing the minimum required parking to .5 spaces per unit for cottage clusters.

The commission voted to continue ZA-2021-002, Middle Housing Code Amendments, on November 9, 2021 by a 7-0 vote.

(03:12:35)

6.0 Planning Department Other Business/Updates

Weigel noted two new staff members, Community Development Director Joseph Briglio and Associate Planner Adam Heroux.

(03:13:18)

7.0 Planning Commission Committee Updates and Discussion Items

Vice Chair Edge shared that the City Council discussion with ECONorthwest and the Oak Lodge Governance Steering Committee around the Oak Lodge Governance Project is viewable online.

(03:15:24)

8.0 Forecast for Future Meetings

November 09, 2021	1. Public Hearing: VR-2021-015, Filbert St ADU Conversion 2. Continued Public Hearing: Middle Housing and Tree Code – Hearing #3
November 23, 2021	Canceled

Meeting adjourned at approximately 9:45 p.m.

Respectfully submitted,

Will First, Administrative Specialist II