



# CITY OF MILWAUKIE

## PLANNING COMMISSION MINUTES

City Hall Council Chambers  
10501 SE Main Street  
[www.milwaukieoregon.gov](http://www.milwaukieoregon.gov)

October 8, 2024

**Present:** Aaron Carpenter  
Joseph Edge  
Leesa Gratreak  
Will Mulhern

**Staff:** Ryan Dyar, Associate Planner  
Justin Gericke, City Attorney  
Laura Weigel, Planning Manager

**Absent:** Tina Fuenmayor  
Jacob Sherman, Chair

(00:10:56)

### 1.0 Call to Order — Procedural Matters\*

**Commissioner Edge** called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record. **Commissioner Carpenter** nominated **Edge** as Chair Pro Tem, **Commissioner Mulhern** seconded the motion, the commission voted unanimously in favor of **Edge** as Chair Pro Tem. **Edge** read the Native Lands Acknowledgment.

*Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.*

(00:12:40)

### 2.0 Planning Commission Minutes

The August 13, 2024, minutes were approved as presented.

(00:13:22)

### 3.0 Information Items

**Planning Manager, Laura Weigel** let the commission know that **Vice Chair Freeman** had resigned from the Planning Commission. **Weigel** added that City Council had approved an alternate for the planning commission as part of the larger recruitment process last fall. **Weigel** introduced the incoming commissioner, **Max Penneck**.

(00:14:45)

### 4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:15:24)

### 5.0 Community Involvement Advisory Committee (CIAC)

No information was presented for this portion of the meeting.

(00:15:58)

## 6.0 Hearing Items

(00:16:01)

### 6.1 CU-2024-001-Vacation Rental at 11932 SE 35<sup>th</sup> Ave.

**Associate Planner, Ryan Dyar**, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.301, 19.905, 19.1006. **Dyar** presented the staff report via a power point presentation. Both are included in the meeting packet.

The applicant, **Kristina Fedorovskiy**, explained the intentions behind the land use application. **Mulhern** asked about contingency plans when the owner is unavailable for immediate assistance at the vacation rental. **Fedorovskiy** replied that there are 2 back up people available when needed. **Commissioner Gratreak** asked what company they will be working with. **Fedorovskiy** replied they would likely be using Airbnb. **Gratreak** asked about mitigation for parties. **Fedorovskiy** replied that she intends to include language in the rental agreement prohibiting parties. The agreement would also state that any renter breaking the rules would forfeit their stay without a refund. **Gratreak** asked about smoking on the property. The applicant's intention is that there will be no smoking anywhere on the property. Milwaukie residents, **Lauren Robinson** and **Nancy Chauntler**, testified in opposition of the application. **Fedorovskiy** stated that the property has at least 3 parking spaces. **Edge** closed the public testimony. **Carpenter** asked about an operational plan requirement. **Dyar** replied there is no requirement. **Gratreak** asked about calling non-emergency if a renter is defying the rental agreement, **Dyar** replied the first course of action should be calling the rental manager / owner of the property. **Carpenter** asked if the term 'party' is defined in the code. **Dyar** replied that it is not defined in the code. **Edge** clarified that the city can only regulate noise.

#### Commission Discussion:

**Edge** said the proposal meets the conditions of approval. **Carpenter** agreed that the application meets code requirements but asked that staff continue to look over the code regarding vacation rentals. **Mulhern** and **Gratreak** agreed with **Carpenter's** sentiments. **Mulhern** commented on adding more detail to future applications and encouraged **Fedorovskiy** to consider the neighbors' concerns. **Carpenter** motioned to approve CU-2024-001 as presented. **Mulhern** seconded the motion. The motion was passed with a 4-0 vote.

(01:07:58)

## 7.0 Work Session Items

No information was presented for this portion of the meeting.

(01:08:01)

## 8.0 Planning Department/Planning Commission Other Business/Updates

No information was presented for this portion of the meeting.

(01:08:15)

**9.0 Forecast for Future Meetings**

October 22, 2024, Hearing Item: No items at this time

November 12, 2024, Work Session Item: Annual Joint Meeting with NDA's  
(tentative)

Meeting adjourned at approximately 7:40 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II