



# CITY OF MILWAUKIE

## PLANNING COMMISSION MINUTES

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

July 9, 2024

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

**Staff:** Brett Kelter, Senior Planner  
Laura Weigel, Planning Manager

**Absent:** Jacob Sherman, Chair  
Joshua Freeman, Vice Chair  
Tina Fuenmayor

(00:16:57)

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

**Commissioner Edge** called the meeting to order at 6:30 p.m.

The group noted that the Commission chair and vice chair were absent. It was moved by **Commissioner Carpenter** and seconded by **Commissioner Mulhern** to nominate Commissioner Edge to chair the meeting. Motion passed unanimously and Commissioner Edge continued to chair the rest of the meeting.

**Commissioner 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>.

(00:19:11)

### 2.0 Planning Commission Minutes

The June 11, 2024, minutes were approved as presented.

(00:19:57)

### 3.0 Information Items

**Planning Manager Weigel** reported it was Commissioner Graetrek's first meeting as a commissioner and **Graetrek** introduced themselves.

(00:21:21)

### 4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:22:12)

### 5.0 Community Involvement Advisory Committee (CIAC)

No Commissioner provided any information for this portion of the meeting. **Planning Manager Weigel** noted that the Commission would discuss the role of the CIAC at a Commission orientation in September.

## 6.0 Hearing Items

(00:23:40)

### 6.1 DR-2024-002 (11525 SE McLoughlin Blvd, Clackamas Water Environment Services (WES) Addition)

**Senior Planner Brett Kelter** announced applicable sections of the Milwaukie Municipal Code (MMC): 12.16, 18, 19.304, 19.401, 19.402, 19.508, 19.600, 19.700, 19.804, 19.904, 19.905, 19.907, and 19.1006. **Kelter** presented the report that is in the meeting packet.

**Commissioner Mulhern** and **Kelter** discussed the need to look at rezoning the WES facility to accommodate future projects. **Commissioner Gratreak** and **Kelter** commented on the location of the required bicycle parking on the WES site. **Commissioner Edge** and **Kelter** confirmed that the application was a reorganization of existing functions on the site and that the Commission's decisions are the bulk of the application are non-discretionary.

Applicant Presentation. **WES Director Greg Geist** and **Shem Harding** with Deca Architecture provided the applicant report that is in the meeting packet.

**Commissioner Gratreak** and **Harding** discussed WES' plans to use existing materials and the methodology use to determine which parts could be reused or needed to be new. **Commissioner Carpenter** and **Harding** noted the involvement of the surrounding neighbors in the facility and landscape design process. **Commissioner Mulhern** and **Geist** commented on how the facility improvements would decrease the number of vehicle trips to-and-from the facility.

Audience Testimony. No audience member wished to address the Commission in support of, against, or from a neutral position regarding the application.

**Commissioner Edge** closed the public testimony.

Commission Discussion:

**Commissioner Edge** reviewed the decision points and criteria. **Commissioners Carpenter, Mulhern, Gratreak, and Edge** expressed support for the application.

**Commissioner Carpenter** motioned to approve application file DR-2024-002 with the revisions noted by staff. **Commissioner Gratreak** seconded the motion. The motion was passed with a 4:0 vote.

## 7.0 Work Session Items

(01:12:26)

### 7.1 Natural Resources Code Amendments

**Planning Manager Weigel** and **Kelter** presented the report that is in the meeting packet. **Commissioner Carpenter** remarked on the lack of natural resource areas in the city and **Commissioner Gratreak** and **Kelter** noted which external entity provides on-call natural resource consulting services (currently it is ESA). **Commissioner Edge** commented on the importance of how much attention approved plans get from the city.

**Kelter** continued to present the report, discussing water quality resource (WQR) areas. **Commissioner Gratreak** and **Kelter** remarked on the definition of a "good" WQR areas.

**Commissioner Edge** and **Weigel** commented on how the code amendments relate to Statewide Planning Goal 6 and Metro regional rules that establish a connection between the presence of native plant species and better water quality outcomes. **Commissioner Edge** asked about scalable minimum buffer areas, and **Kelver** and **Weigel** explained how WQR area size is determined and noted the possibility of revisiting how it is calculated. They also commented on how state and (proposed) city WQR requirements factor into middle housing development processes. **Commissioners Mulhern and Edge** and **Kelver** discussed how WQR area disturbances are mitigated. The group noted that the city did not have a water resource disturbance permit, but the state required such a permit.

**Kelver** finished the report included in the packet. The group commented on whether a property had to be replatted for a multiunit development to be approved. They noted how a designated WQR area would impact future attempts to replat a property and how multiunit or cottage cluster development interacts with natural resource areas.

**Commissioner Edge** commented on invasive species mitigation requirements and when natural resource area clean-up work might be required. **Kelver** and **Weigel** suggested that staff and the Commission could consider such issues further and noted how the city had managed to get natural resource areas cleaned up to date.

(02:28:40)

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

There were no staff or Commission updates.

(02:29:00)

#### **9.0 Forecast for Future Meetings**

July 23, 2024	Canceled.
August 13, 2024	1. Hearing Item: DR-2024-001 (1847 Food Park), continued. 2. Discuss Annual Joint meeting of the Planning Commission and NDAs.

**Commissioner Gratreak** moved to adjourn, and **Commissioner Mulhern** seconded the motion. Motion was passed 4:0.

Meeting adjourned at approximately 9:01 p.m.

Respectfully submitted,  
Scott Stauffer, City Recorder