



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10501 SE Main Street
www.milwaukieoregon.gov

September 9, 2024

Present: Jacob Sherman, Chair
Joshua Freeman, Vice Chair
Aaron Carpenter
Tina Fuenmayor
Will Mulhern

Staff: Justin Gericke, City Attorney
Brett Kelper, Senior Planner
Vera Kolias, Senior Planner
Laura Weigel, Planning Manager

Absent: Joseph Edge
Leesa Gratreak

(00:10:24)

1.0 Call to Order — Procedural Matters*

Chair Sherman called the meeting to order at 6:30 p.m., read the conduct of meeting format into the record, and 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>.*

(00:11:15)

2.0 Planning Commission Minutes

No information was presented for this portion of the meeting.

(00:11:17)

3.0 Information Items

Planning Manager, Laura Weigel mentioned the upcoming open house for the Washington-Monroe St Greenway project. **Weigel** presented the tentative dates for the planning commission to meet with the NDAs and City Council.

(00:12:43)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:13:18)

5.0 Community Involvement Advisory Committee (CIAC)

No information was presented for this portion of the meeting.

(00:14:04)

6.0 Hearing Items

(00:14:04)

6.1 DR-2024-001: 1847 Food Park, Continued

Senior Planner, Vera Kolas, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC title 12, chapters 19.304, 19.508, 19.600, 19.700, 19.907, 19.911, 19.1006. **Kolas** presented the staff report via a power point presentation. Both are included in the meeting packet.

The applicant's representative, **Garrett Stevenson**, introduced the project architects; **Karl Refi, Terry Amundson**, and **Eric Saunders**. **Stevenson** outlined their goals for the meeting. **Raffe** presented the project via slideshow. **Commissioner Will Mulhern** asked about consideration for an indoor food hall. **Amundson** explained that the design was inspired by the existing site. **Commissioner Aaron Carpenter** asked about other layouts for building locations. **Amundson** explained the vision behind the concept. **Commissioner Tina Fuenmayor** asked about the design process regarding frontage guidelines. The representatives explained how they believe their design meets the intent of the guidelines. **Andy Fisher**, Milwaukie resident, asked why the design cannot meet the 1:1 FAR standard. **Stevenson** replied that it doesn't meet the standard because the structure is not principally a building. **Chair Sherman** closed the public testimony.

Commission Discussion:

The commission discussed the design guidelines, the current design of the project, and expressed their thoughts on the future development of the city. **Carpenter** and **Chair Sherman** asked the applicants clarifying design questions. The commission took a 10-minute recess. **Stevenson** asked to re-open the public testimony. **Chair Sherman** re-opened the public testimony. The applicants addressed some of the commission's concerns and proposed some conditions of approval including fence height and percentage of open perimeter fence, they also discussed basement floor elevation. **Chair Sherman** noted keeping the historic horse ties on the sidewalk. **Chair Sherman** closed the public testimony. The commission continued deliberation.

Mulhern motioned to approve DR-2024-001 as presented and subject to the conditions of approval as outlined, motion to approve VR-2024-002 was included. **Vice Chair Freeman** seconded the motion. The motion was passed with a 3-2 vote.

(02:34:22)

7.0 Work Session Items

(02:34:22)

7.1 Natural Resources Code Amendments

Senior Planner, Brett Kelder presented the latest updates and proposed changes. **Carpenter** asked about slope specifications with respect to identifying natural resource areas. **Kelder** confirmed there is some methodology in the code explaining how slope is calculated. **Chair Sherman** asked whether particular features are or are not identified on the natural resources map. **Fuenmayor** asked whether any historic maps had been

used to identify natural resources. **Kelver** noted their questions and suggestions. **Carpenter** asked if the proposed changes would alleviate staff workload. **Kelver** answered yes. **Carpenter** recommended collaboration with the engineering department to ensure that stormwater management standards and practices can improve wetland health. **Kelver** acknowledged the suggestion.

(03:16:42)

8.0 Planning Department/Planning Commission Other Business/Updates

No information was presented for this portion of the meeting.

(03:17:00)

9.0 Forecast for Future Meetings

September 24, 2024, Hearing Item: Canceled

October 8, 2024, Hearing Item: CU-2024-001; Vacation Rental

Meeting adjourned at approximately 9:45 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II