



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

September 26, 2023

Present: Jacob Sherman, Chair
Aaron Carpenter
Will Mulhern
Amy Erdt

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

Absent: Joshua Freeman, Vice Chair
Joseph Edge
Lauren Loosveldt

(00:14:46)

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>.*

(00:17:02)

2.0 Planning Commission Minutes

(00:17:05)

2.1 July 25, 2023 minutes were approved as presented

(00:17:30)

3.0 Information Items

Planning Manager, Laura Weigel let the commission know that all future planning commission meetings will be at the new City Hall.

(00:18:57)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:20:16)

5.0 Community Involvement Advisory Committee (CIAC)

No information was presented for this portion of the meeting.

(00:21:05)

6.0 Hearing Items

(00:21:08)

6.1 WG-2023-001 1600 SE Lava Dr.

Senior Planner, Vera Koliás, announced the applicable sections of the Milwaukie Municipal Code (MMC): Titles 12,13,19.302,19.401,19.504,19.505,19.600,19.700,19.905, 19.1006. **Koliás** presented the staff report via a power point presentation. Both are included in the meeting packet.

Chair Sherman asked about the difference between land use applications within the Willamette Greenway vs. not in the Willamette Greenway. **Koliás** explained that there are additional land use reviews needed for projects proposed in the Willamette Greenway. **Chair Sherman** asked about sidewalk details, **Koliás** confirmed those details. **Commissioner Aaron Carpenter** asked for an overview of the purpose of the Greenway. **Koliás** explained that it is an overlay zone that is part of goal 15 that affects properties adjacent to the Willamette River with the goal of protecting the river. The applicant, **Britany Randall**, with Brand Land Use submitted their power point presentation for the record. **Carpenter** asked what the exterior materials will be. The architect for the project, **Gene Bolante**, replied that the materials will be a mix of fiber cement, vinyl, wood, and paint. **Commissioner Will Mulhern** asked how they made the decision for allotted parking spaces. **Randall** explained it was a combination of what the site can support and what the market can support. **Chair Sherman** asked what the minimum parking requirements are for this site. **Koliás** said there are no off-street parking requirements. **Carpenter** asked about the storm water planter. **Randall** explained the GSI (green stormwater infrastructure) meets the city's requirements. **Bolante** explained how storm water planters work.

Public testimony: **Sharon Streeter**, a resident of the Waverly Greens Apartment Complex, spoke in opposition voicing concerns about cutting down the Big Leaf Maple. **Tony Forni**, Milwaukie resident, spoke in opposition citing the Cherry Blossom trees, questioning the Willamette Greenway requirements, building height requirements, parking, construction hours, and ADA accessibility. **Maria Nash**, Milwaukie resident, spoke in neutrality citing parking concerns. **Chair Sherman** asked about the ADA ramps. Engineering Tech III, **Jennifer Backhaus** explained how the ADA ramps will be installed. **Tiffany Cushman**, Milwaukie Resident, spoke in opposition regarding the building height, the placement of the trash receptacles, the placement of the storm water planters, delivery drivers, where work crews will park, existing trees, and potential native artifacts. **Commissioner Mulhern** asked about the fig trees' location. **Koliás** replied the trees are on the property to be developed. **Chair Sherman** asked what would happen if archeological resources were discovered. **Randall** explained they have inadvertent artifact discovery plans in place in case something is found. **Randall** responded to earlier testimony: the Big Leaf Maple cannot be preserved. The building will not have an elevator. Construction times are limited. There are state laws for drainage and

standards for solar arrays. The enclosed trash will have privacy screening. WDC will maintain the property.

Chair Sherman closed the public testimony.

Commission Discussion:

Carpenter thanked the public for showing up and staff for their hard work. **Chair Sherman** noted that the decision-making criteria for the Willamette greenway review and the burden of proof has been met. **Mulhern** agreed with **Chair Sherman**, and thanked everyone for coming out, **Mulhern** expressed hope for the applicant to hear the concerns of the residents. **Chair Sherman** discussed amending the conditions of approval to include an erosion control plan and an inadvertent discovery plan. **City Attorney Justin Gericke** discussed the amendment be based on state standards. **Kolias** suggested including the items as 'other requirements'. **Carpenter** motioned to approve WG-2023-001 with the amended conditions as proposed. **Mulhern** seconded the motion. The motion passed with a 4-0 vote.

(01:51:19)

7.0 Planning Department/Planning Commission Other Business/Updates

Chair Sherman reminded everyone about the Ledding Library Lecture series. **Weigel** let the public know about the grand opening of the new City Hall and the upcoming Transportation System Plan advisory committee meetings. **Kolias** gave an update on the upcoming Neighborhood Hubs workshops. **Carpenter** encouraged everyone to go to their local NDA meeting.

(01:51:32)

8.0 Forecast for Future Meetings

October 10, 2023,	Hearing Item(s):	MHS Parking Modifications
October 24, 2023,	Hearing Item(s):	No items at this time.

Meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II