



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

April 9, 2019

Present: Kim Travis, Chair
Adam Argo
Joseph Edge
Greg Hemer
Lauren Loosveldt
Robert Massey

Staff: David Levitan, Senior Planner
Mary Heberling, Assistant Planner
Justin Gericke, City Attorney

Absent: John Henry Burns, Vice Chair

1.0 Call to Order – Procedural Matters*

Chair Travis called the meeting to order at 6:30 pm 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>.

2.0 Planning Commission Minutes

2.1 September 25, 2018

Commissioner Hemer moved to approve the minutes. Commissioner Massey seconded. The Planning Commission voted 6-0 to approve the minutes.

2.2 November 27, 2018

Commissioner Argo moved to approve the minutes. Commissioner Hemer seconded. The Planning Commission voted 6-0 to approve the minutes.

3.0 Information Items

David Levitan, Senior Planner, provided the following updates:

- The Housing Town Hall was scheduled for April 18
- The Middle Housing Options event was held on April 3
- Community Development staff were presenting on findings from the Middle Housing Options event on April 16

Chair Travis welcomed Commissioner Loosveldt to the Planning Commission.

4.0 Audience Participation

There were no public comments submitted for this portion of the meeting.

5.0 Public Hearings

5.1 Summary: Riverway Ln Single-Family Replacement

Applicant/Owner: Creighton Architecture/Jenifer & Tony Forni

Address: 10577 SE Riverway Ln

File: WG-2019-001

Staff: Mary Heberling, Assistant Planner

Chair Travis called the hearing to order and read the conduct of quasi-judicial hearing format into the record. She asked if any commissioner wished to declare any bias, ex parte contact, or conflict of interest. None of the commissioners acknowledged any bias or conflict of interest regarding ex parte contacts.

Mary Heberling, Assistant Planner, presented the staff report via PowerPoint noting features of the site and describing the circumstances of the application. Key points were as follows:

- The applicant sought to replace an existing single-family home on a property within the Willamette Greenway Overlay Zone.
- The proposed new house would meet all other relevant zoning requirements, but the placement so close to the Willamette River necessitated this hearing.
- Although the new house would have two stories where the previous one had only had one, the second story was not anticipated to block the views of the Willamette from any neighboring buildings.
- Staff recommended approval of the application with no conditions.

Applicant Testimony

Tony Forni and Greg Creighton, Applicants, provided testimony with the following key points:

- The house was positioned more than 400 feet from the river in such a way as to be mostly not visible from the river.
- The existing home was in poor condition.
- They would like to avoid making frontage improvements if possible.

Public Testimony

Roger Forni, 10663 SE Riverway Lane, testified that he supported the application.

Judy Cannon, 10360 SE Waverly Ct, asked what the difference in height would be between the existing house and the proposed new house.

- **Commissioner Edge** noted that the new structure would be 9.5 feet taller.

Gary Klein, 10795 SE Riverway Ln, testified in favor of the proposal on behalf of the Historic Milwaukie Land Use Committee.

Planning Commission Questions

City Staff responded to a question from Commissioner Edge by explaining that any frontage improvements were not part of the current approval criteria.

Applicant's Rebuttal

Mr. Forni testified that the house would be far enough to the side of the property that it would not interfere with views from Waverly.

Planning Commission Deliberation

Commissioner Massey stated, based on his site visit, that the testimony about the views and heights seemed accurate.

Commissioner Hemer moved to approve the application. Commissioner Argo seconded. The Planning Commission voted 6-0 in favor of approval.

6.0 Work Session Items

6.1 Summary: Comprehensive Plan Town Hall Discussion

Mr. Levitan provided the following information:

- The Planning Department was asking Planning Commissioners to volunteer to facilitate discussions at the upcoming Housing Town Hall.
- Members of the public appreciated photo representations of different housing options so Planning staff was getting more of those for the meeting.
- Milwaukieplan.com included a list of upcoming Comprehensive Plan events.

7.0 Planning Department Other Business/Updates

Commissioner Hemer offered a reminder to commissioners to return paperwork to the Office of the City Recorder by April 15, and that the City's volunteer dinner was on April 30.

Justin Gericke, City Attorney, clarified that there was no plan for formal oversight for electric scooter rentals in Milwaukie.

8.0 Planning Commission Committee Updates and Discussion

There were no updates for this portion of the meeting.

9.0 Forecast for Future Meetings

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| April 23, 2019 | 1. Hearing Item: NR-2018-005 Elk Rock Estates |
| May 14, 2019 | 1. Hearing Item: CU-2019-001 Indoor Recreation Use |
| | 2. Hearing Item: CSU-2019-002 Milwaukie High School Parking Lot |

Meeting adjourned at approximately 7:35 PM



Kim Travis, Chair

Respectfully submitted,
Dan Harris
Administrative Specialist II