

**CITY OF MILWAUKIE  
DESIGN AND LANDMARKS COMMITTEE  
MINUTES  
Public Safety Building  
3200 SE Harrison Street  
Wednesday, July 27, 2011, 2011  
6:30 PM**

**DLC MEMBERS PRESENT**

Greg "Frank" Hemer, Chair  
Jim Perrault, Vice Chair  
Patty Wisner  
Chantelle Gamba

**STAFF PRESENT**

Katie Mangle, Planning Director  
Li Alligood, Assistant Planner, (DLC Liaison)

**MEMBERS ABSENT**

Becky Ives

**1.0 Call to Order – Procedural Matters**

**Chair Greg Hemer** called the meeting to order at 6:36 p.m. and read the conduct of meeting format into the record.

**2.0 Design and Landmarks Committee Notes**

2.1 June 22, 2011

This item was taken out of order and addressed after Item 9.0.

**DLC Member Jim Perrault moved to approve the June 22, 2011, DLC meeting notes as presented. DLC Member Chantelle Gamba seconded the motion. The minutes were approved, with DLC Member Patty Wisner abstaining.**

**3.0 Information Items**

**Li Alligood, Assistant Planner**, noted that next month there would be a worksession regarding the Kellogg Bridge design review application, and procedures around the design review would be discussed later on.

**4.0 Audience Participation** –This is an opportunity for the public to comment on any item not on the agenda. There was none.

**5.0 Public Meetings** – None

**6.0 Worksession Items**

6.1 Summary: Façade Improvement Program application review  
Staff Person: Li Alligood

**Chair Hemer** requested that **Meganne Steele, Metro**, go over the program basics for Ms. Wisner as she was absent at the last meeting. He noted how helpful the further explanation had been in reviewing the proposals.

**Ms. Steele** reviewed the purpose and goals of the program. She applauded the DLC for their thoughtfulness in deliberations and the decisions made at the June 22 meeting.

**Ms. Alligood** reviewed the process and criteria for reviewing the proposals and the outcome for proposals from the previous meeting.

The proposals were taken out of order.

- E. Applicant: Milwaukie Masonic Lodge  
Owner: Same  
Address: 10636 SE Main St

**Eric Huth, Chairman, Milwaukie Masonic Lodge**, explained the differences between the revised proposal and the proposal presented and approved at the June 22 meeting. He noted that due to fiscal constraints, the project needed to be scaled back and the revised proposal did not include full-scale painting.

**The Committee**, although disappointed, agreed that the building was an important downtown structure and needed support.

**The Committee** approved the application unanimously in the amount of \$6,355.50.

- A. Applicant: Carmen and Brian Meyer  
Owner: Same  
Address: 11008 SE Main St

**Ms. Alligood** noted that the Applicants had worked with Ms. Steele and Metro, and had received design assistance.

**The Committee** noted the vibrant yet historic colors proposed. They were excited about what a significant visual statement it would make in downtown, particularly with regard to the historic elements, and the coupled anchoring of the improvements to the Masonic Lodge.

**The Committee** approved the application unanimously in the amount of \$10,000.00.

- B. Applicant: Main/Monroe Investors, LLC  
Owner: Same  
Address: 10883 SE Main St

**The Committee** discussed the proposal improvements to the south of the building, which included stucco façade, windows, and lighting.

- **Ms. Alligood** noted that although signage was included in the proposal, the signs had already been fabricated and installed and were not eligible for reimbursement under the program.

**Ms. Wisner** noted that the proposal significantly changed the façade, which had merit and would provide what the program was hoping for, which was to improve the downtown experience and draw business by improving the storefront.

**DLC Member Jim Perrault** expressed his disapproval; it appeared to be a complete rebuild rather than a simple façade improvement.

- **Ms. Alligood** confirmed that the application met the program eligibility criteria.

**The Committee** approved the application, with **Mr. Perrault** opposing, in the amount of \$10,000.00.

- C. Applicant: Johnny Ashy  
Owner: Nelson's Nautilus Plus  
Address: 10466 SE Main St

**The Committee** discussed the proposal to paint the building in the current color scheme. They felt that the proposal was more maintenance than true façade improvement, and that the goals of the program seemed to be better matched with true Main Street-type locations, particularly with regard to the pedestrian experience.

**The Committee** denied the application unanimously.

- D. Applicant: Pietro's Restaurant Group, Inc.  
Owner: Geraldine Willie  
Address: 10300 SE Main St

**The Committee** noted that the proposal to repaint with the current colors was also maintenance with no significant improvement.

**The Committee** denied the application unanimously.

- F. Applicant: Bernard's Garage, Inc.  
Owner: MDDA, Inc.  
Address: 2036 SE Washington St

**The Committee** reviewed the proposal to repaint, repair, and add an awning and exterior lighting, and noted that the proposal had been resubmitted after being denied at the June 22 meeting. Although the proposal had improved per the recommendations to the applicant, some elements were the same as the initial proposal, specifically repainting in current colors and patch repair.

**The Committee** approved the application, with **Mr. Perrault** opposing, in the amount of \$7,371.00.

This item was taken out of order.

6.2 Summary: Design Review Meeting Procedures Overview  
Staff: Li Alligood

**Ms. Alligood** reviewed the Committee's past work on the design review meeting procedures. She briefly explained the different review types and their processes as updated through the Land Use and Development Review Tune-Up project completed in the spring.

- The DLC's role in the Type III Design Review process was to review design review applications and make a recommendation to the Planning Commission. She referred to Section 6.2 Page 29 of the epacket.

**Ms. Alligood** reviewed the key points defined in the code:

- The public notice process was now the same as a Planning Commission public hearing, although the notice period was shorter for the DLC.
- The rules of procedure and how to conduct meetings had been further defined.
- Findings were proposed by staff and the DLC forwarded them with its recommendations to the Planning Commission. Findings could be revised by request from the DLC.
- It was important for DLC members to remain impartial, and to be aware of conflicts of interest and ex parte contacts. Although the DLC recommendations to the Planning Commission were not appealable, the Planning Commission's decisions were. A conflict of interest on the DLC could result in appeal of the Planning Commission's decisions.

6.3 Summary: Electronic Sign Code project (new agenda item)  
Staff: Katie Mangle

**Katie Mangle, Planning Director**, reviewed the Electronic Sign Code project that staff and the Planning Commission had been working on. The project and code changes were small and quick, as the code was currently weak in some areas and too restrictive in others. There were two major proposed changes: more restrictions on large moving LED billboard signs, like that in the North Industrial Area: relaxed restrictions on smaller readerboard LED signs along McLoughlin Blvd, like the '76 gas station sign. Two Planning Commissioners talked to the Historic Milwaukie Neighborhood District Association, and the NDA was supportive. The Planning Commission hearing was tentatively scheduled for the end of the summer.

## 7.0 Other Business/Updates

7.1 Joint DLC/City Council meeting debrief

**Chair Hemer** and **Ms. Wisner** explained the history and intent of the Historic Properties presentation which was presented to City Council at the July 5 joint DLC/City Council meeting. Chair Hemer noted that there was grant funding available for municipalities that had historic resource commissions, and proposed the possibility of the DLC acting as a Historic Resource Commission, although there may be some hurdles to this. He noted the rich history of Milwaukie and that it should be advertised.

**The Committee** agreed that it was open to the prospect of becoming a historic resource commission.

7.2 Letter from NDA Leaders (new agenda item)

**Ms. Gamba** discussed a letter regarding the TriMet light rail public art. The letter had been sent from Milwaukie NDA leaders to a number of community volunteers in July. She noted that, according to her conversations with members of the group, some members of the NDA leadership were in fact not present for the writing of the letter, nor were they in agreement with the statements it contained. She noted the letter had resulted in the resignation of a valuable committee member from the light rail Art Advisory Committee, and she hoped the NDA leadership will handle the situation appropriately.

**The Committee** discussed the letter and its contents.

- **Chair Hemer** sent a response letter to the NDA leaders describing the many opportunities to be involved in the light rail project, and invited them to attend DLC meetings. He noted that the DLC had no decision-making authority regarding public art.

## **8.0 Design and Landmarks Committee Discussion Items**

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

- August 24, 2011      1. Worksession: Façade Improvement Program application review  
                                 2. Worksession: Kellogg Bridge design review
- September 27, 2011   1. Worksession: Façade Improvement Program application review  
                                 2. Public Meeting: Kellogg Bridge design review

**Ms. Alligood** discussed the meeting forecast and reminded the DLC that they would be the subject of increased attention for the foreseeable future.

- The meeting in September on the Kellogg Bridge would be the group's first public design review meeting and will be an important meeting. The worksession in August would be a chance for an initial review of the land use process.
- Ms. Mangle was providing an in-depth briefing to City Council for the South Downtown Concept Plan in September, and what components would be involved in that project.

Meeting adjourned at approximately 8:45 p.m.

Respectfully submitted,

Alicia Stoutenburg, Administrative Specialist II



Greg "Frank" Hemer, Chair