

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, JULY 23, 2013
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Scott Barbur
Shaun Lowcock
Wilda Parks

STAFF PRESENT

Stephen C. Butler, Interim Planning Director
Li Alligood, Associate Planner
Brett Kelper, Associate Planner
Peter Watts, City Attorney

COMMISSIONERS ABSENT

Sine Bone
Gabe Storm

1.0 Call to Order – Procedural Matters*

Chair Batey called the meeting to order at 6:30 p.m. 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.ci.milwaukie.or.us/meetings>.

2.0 Planning Commission Minutes – None

3.0 Information Items

Steve Butler, Planning Director, noted Mayor Ferguson was hosting a walking tour of historic downtown Milwaukie on August 2, 2013, as part of First Friday. He informed the Planning Commission that Kari Svanstrom, Assistant Planner, was leaving the City. A planning intern, Jamin Kimmel, has been hired to work on specific projects.

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 Hearings

- 5.1 Summary: Setback Variance *continued from June 25, 2013*
Applicant/Owner: Ron Woodruff/Perry Nordby
Address: 9925 SE 37th Ave.
File: VR-12-05
Staff: Li Alligood

Chair Batey called the hearing to order and read the conduct of continued quasi-judicial hearing format into the record.

Li Alligood, Associate Planner, presented the staff report via PowerPoint. She outlined the dimensions of the original variance requests presented on June 25, 2013, and noted that the

applicant had updated his application with more accurate measurements as there had been confusion at the June 25 hearing about what was being presented and what the applicant described during his testimony.

The original variance request was to extend the dining room eaves by 20 in., extend the garage footprint by 36 in., extend the garage eaves by an additional 30 in., and to construct a new covered patio west of the garage. The applicant submitted a revised request to extend the dining room eaves by 21 in., extend the garage footprint by 21 in., and extend the garage eaves by an additional 6 in.

The staff recommendation was to approve the revised variance proposal.

Chair Batey called for the applicant's testimony.

Ron Woodruff, Applicant Representative, highlighted that the 6 in. overhang on the garage was required to make the overlapping roofs work, as pictured in Exhibit 7, on page 19 of the packet.

Chair Batey closed the public testimony of this hearing.

It was moved by Commissioner Lowcock and seconded by Commissioner Parks to approve land use application VR-12-05 for 9925 SE 37th Ave with the revised findings and conditions of approval as presented. The motion passed unanimously.

6.0 Worksession Items

- 6.1 Summary: Transportation System Plan (TSP) Update briefing
Staff: Brett Kelter

Brett Kelter, Associate Planner, presented the staff report via PowerPoint and summarized the purpose of the TSP and current update.

The TSP looked at all modes of transportation in the system – walking, biking, driving, bus, and soon-to-be light rail – and how to improve the system. The update was required to comply with the State's Regional Transportation Plan as well as to make the current TSP more accurate. The update would include changes in funding and forecast of funding. Through public involvement for the update, multimodal projects had been identified as a community priority, although how to prioritize those projects was to be determined.

Mr. Kelter noted the project timeline and that a draft should be available for review within the next week or two. A worksession with City Council would be at the end of August. The first hearing with the Commission would be in September, with a goal for Council hearings to begin in October and adoption by the end of the year.

7.0 Planning Department Other Business/Updates

- 7.1 Commercial Core Enhancement Program (CCEP) Update

Mr. Butler gave a brief project update with regard to the scope of work and timeline of the project. Council approved the contract with the consultant team, ECONorthwest. The consultant team would provide a more detailed scope of services and public involvement plan by mid-August. The plan was to have a kick-off event in early to mid-September.

8.0 Planning Commission Discussion Items

Chair Batey asked **Mr. Kelper** to hand out a drawing of a garage being built in the Island Station neighborhood. She noted the garage being built exemplified a loophole in the recent Residential Design Standards. The loophole was to minimally connect the garage to the house, which made the garage an expansion of the house as opposed to an accessory structure. If it was an accessory structure, it would have not been allowed to be so close to the property line nor to be so large. **Chair Batey** asked all Commissioners to look at the site before the next meeting and there would be a discussion about it.

9.0 Forecast for Future Meetings:

August 13, 2013

1. TBD - *Cancelled*

August 27, 2013

1. Worksession: Transportation System Plan (TSP) adoption prep

Mr. Butler noted he would email Commissioners links to two videos to watch and be prepared for discussion at the August 27th meeting.

Meeting adjourned at approximately 8:19 p.m.

Respectfully submitted,

Hannah Haugen, Administrative Specialist II, for
Alicia Martin, Administrative Specialist II



Lisa Batey, Chair