

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, June 10, 2014
6:30 PM**

COMMISSIONERS PRESENT

Sine Bone, Chair
Wilda Parks, Vice Chair
Scott Barbur
Greg Hemer
Gabe Storm

STAFF PRESENT

Denny Egner, Planning Director
Peter Watts, City Attorney

COMMISSIONERS ABSENT

Shannah Anderson
Shaun Lowcock

1.0 Call to Order – Procedural Matters*

Chair Bone 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

2.1 April 8, 2014

It was moved by Vice Chair Parks and seconded by Commissioner Storm to approve the April 8, 2014, Planning Commission minutes as presented. The motion passed unanimously.

3.0 Information Items

Denny Egner, Planning Director, noted that Northwest Housing Alternatives (NHA) would be submitting for appeal to the Land Use Board of Appeals (LUBA) of the decision by City Council to reverse the Planning Commission's decision on NHA's zone change application. He explained the process of a LUBA appeal.

Mr. Egner also welcomed the new Planning Commissioner, Greg Hemer.

Commissioner Hemer introduced himself and noted he had previously serviced as Chair of the Design and Landmarks Committee (DLC) and was a supporter of the Milwaukie Museum.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda.

Jessica Renner and Annie Roth, Linwood Elementary Parent-Teacher Association board members, explained that the school had won a Safe Routes to School grant to add sidewalks around the school. Ms. Roth noted that they hoped to become a pilot school for other area

schools. She added that the group was building the project team and needed a Planning Commissioner to be on the team.

Vice Chair Parks asked if a facilitator was identified for the project.

Ms. Roth stated that City Councilor Mark Gamba was working with them, along with the Safe Routes to School program staff and the Bicycle Transportation Alliance (BTA).

Ms. Renner noted that they were only in the planning stages at this point, including information and data gathering, to prepare an action plan.

Vice Chair Parks would like to help as she lived in the Linwood neighborhood.

5.0 Public Hearings

- 5.1 Summary: Moda Parking Expansion
Applicant/Owner: Moda Health
Address: 10505 SE 17th Ave
File: P-14-01, DR-14-03, WG-14-01
Staff: Denny Egner for Brett Kelver

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

Commissioner Barbur declared a potential conflict, stated the Historic Milwaukie Neighborhood District Association (NDA) had discussed the application and took a vote at the May 12 meeting. He did not participate in the discussion or the vote, and believed he would be able to make an unbiased decision.

Commissioner Hemer declared ex parte contacts as he had participated in the Design Review meeting as a member of the DLC.

Peter Watts, City Attorney, asked Commissioner Hemer if he had taken formal action on the application as part of the DLC.

Commissioner Hemer clarified that the DLC approved the staff recommendations regarding the street lighting and the Willamette Greenway review that would be presented to the Commission tonight.

Mr. Watts noted his concern about Commissioner Hemer's previous participation on this application.

Commissioner Hemer agreed to abstain from this public hearing.

Denny Egner, Planning Director, presented the staff report via PowerPoint. He oriented the Commission to the site and noted the zoning and overlays. He described the proposal to expand parking beyond the allowed amount and displayed the site plan which showed the amount of trees lost in the expansion. He noted the approval criteria for the three application types and staff recommendation.

Regarding the key issues:

- The proposed parking ratio was comparable to other jurisdictions;
- The applicant provided public transit incentives to their employees, which reduced demand on parking generally;
- Downtown standards regarding lighting were not applicable considering how separate the subject site was from the downtown area;
- The site was separated from the river by housing so the Willamette Greenway issues weren't necessarily applicable either

Mr. Egner reviewed the staff's recommendations and decision options.

Vice Chair Parks asked about the leased spaces downtown and if that agreement would continue or would those spaces be freed up with this proposal.

Mr. Egner believed that was the case but would be a question for the applicant.

Chair Bone called for the applicant's testimony.

Jerry Offer, OTAK Inc., the applicant's representative, noted that he and the applicant appreciated the recommendation for approval and agreed with the conditions as written. He confirmed Vice Chair Parks' question regarding freeing up the leased parking spaces in the downtown area. He noted there was an adjustment to the proposed site plan with regard to tree removal, with less trees being removed.

Chair Bone called for public testimony.

Gary Klein, 10795 SE Riverway Lane, noted the history of the area and applicant's property ownership. He was a member of the Johnson Creek Watershed Council (JCWC) which had done a number of plantings in the area with help from Moda Health, as the CEO was involved with nature conservancy. He felt there was little concern regarding the trees slated for removal and added that the neighbors approved of the proposed lighting. He felt that Moda was a great employer and neighbor, and supported the proposal.

James Fossen, 11836 SE 34th, member of the Design and Landmarks Committee, noted how the DLC came to their recommendation on the proposal. He said the public testimony at their meeting had been in support and the overall sentiment was that Moda Health was a great neighbor. The lighting style was preferred as it cast light downward rather than outward, like how the recommended style for downtown did.

Chair Bone closed the public testimony.

The Commission felt that the proposal was fair and appreciated the public support and testimony received.

It was moved by Commissioner Storm and seconded by Vice Chair Parks to approve land use applications P-14-01, DR-14-03, and WG-14-01 for 10505 SE 17th Ave with the findings and conditions as presented. The motion passed with Commissioner Hemer abstaining.

6.0 Worksession Items – None

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Discussion Items

9.0 Forecast for Future Meetings:

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| June 24, 2014 | 1. Worksession: Moving Forward Milwaukie Downtown and Central Milwaukie Action & Implementation Plan |
| July 8, 2014 | 1. TBD |

Meeting adjourned at approximately 7:39 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II


Sine Bone, Chair