



MILWAUKIE

Dogwood City of the West

To: Planning Commission
From: Denny Egner, Planning Director
Date: March 18, 2016 for March 22, 2016
Subject: Supplemental Packet

Enclosed is the supplemental packet for the March 22nd Planning Commission meeting and includes the materials per Agenda Item below.

- Revised Agenda
- 5.1 CSU-2015-008 Northwest Housing Alternatives
 - Attachment 4 – Additional Comments Received (since the original packet posting)

A supplemental e-packet PDF has been posed and can be viewed at <http://www.milwaukieoregon.gov/planning/planning-commission-146>. If you have trouble accessing the link, feel free to contact Alicia Martin at (503) 786-7600 or martina@milwaukieoregon.gov.



AGENDA
REVISED

MILWAUKIE PLANNING COMMISSION
Tuesday, March 22, 2016, 6:30 PM

MILWAUKIE CITY HALL
10722 SE MAIN STREET

1.0 Call to Order - Procedural Matters

1.1 Planning Commission Photos

2.0 Planning Commission Minutes – Motion Needed

2.1 July 14, 2015

2.2 July 28, 2015 Joint Session

2.3 July 28, 2015

3.0 Information Items

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

5.0 Public Hearings – Public hearings will follow the procedure listed on reverse

5.1 Summary: Shelter and Office

Applicant/Owner: Stephen McMurtry, Northwest Housing Alternatives

Address: 2316 SE Willard St

File: CSU-2015-008, CU-2015-002, TFR-2015-001

Staff: Keith Liden

6.0 Worksession Items

7.0 Planning Department Other Business/Updates

7.1 Planning Commission Additional Interim Update Pages

8.0 Planning Commission Discussion Items – This is an opportunity for comment or discussion for items not on the agenda.

9.0 Forecast for Future Meetings:

April 12, 2016 1. Public Hearing: MLP-2015-004/VR-2016-001 55th Ave Partition

April 26, 2016 1. TBD

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@ci.milwaukie.or.us. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Planning Commission:

Sine Adams, Chair
Shaun Lowcock, Vice Chair
Shane Abma
Shannah Anderson
Adam Argo
Scott Barbur
Greg Hemer

Planning Department Staff:

Denny Egner, Planning Director
Keith Liden, Planning Consultant
Brett Kelver, Associate Planner
Vera Kolias, Associate Planner
Alicia Martin, Administrative Specialist II

March 14, 2016

Keith Linden
City of Milwaukie
Planning Department
6101 SE Johnson Creek Blvd
Milwaukie, OR 97206
keith.liden@gmail.com

To Whom It May Concern,

My name is Bethany Robinson and I am a Milwaukie resident. I have lived in Milwaukie for five years and enjoy raising my family in this unique town. I would like to offer my full support for Northwest Housing Alternatives' land use application for Conditional Use and Community Service Use to redevelop their existing campus.

I understand the value that Northwest Housing Alternatives brings to our community through the homes they build and the services they deliver to Clackamas County. I know that NHA's programs and services have created real change for Milwaukie families living in poverty.

If you have any questions, please feel free to contact me at (703) 350-6445.

Sincerely,

A handwritten signature in black ink that reads "B. Robinson". The signature is written in a cursive, flowing style.

Bethany A. Robinson

March 14, 2016

Keith Linden
City of Milwaukie
Planning Department
6101 SE Johnson Creek Blvd
Milwaukie, OR 97206
keith.liden@gmail.com

To Whom It May Concern,

My name is David Robinson and I am the owner of Robinson Law Firm, LLC in Downtown Milwaukie. As a local business owner I would like to offer my full support for Northwest Housing Alternatives' land use application for Conditional Use and Community Service Use to redevelop their existing campus.

I understand the value that Northwest Housing Alternatives brings to our community through the homes they build and the services they deliver to Clackamas County. I know that NHA's programs and services have created real change for Milwaukie families living in poverty.

As a small business owner who appreciates NHA's presence in and contribution to our community, I look forward to the expansion of their campus, increasing opportunities for families in need of affordable housing.

If you have any questions, please feel free to contact me at (503) 964-3406.

Sincerely,



David L. Robinson, Managing Attorney
Robinson Law Firm, LLC



Robinson Law Firm, LLC
10600 SE McLoughlin Blvd., Suite 205
Milwaukie, Oregon 97222
Phone: (503) 964-3406
Email: info@RobinsonLawPDX.com

Joe Gillock
9716 SE 29th Ave
Milwaukie, OR 97222

Planning Commission
City of Milwaukie
10722 SE Main Street
Milwaukie, OR 97222

March 16, 2016

RE: Northwest Housing Alternatives' land use application

Dear Members of the Milwaukie Planning Commission,

My name is Joe Gillock and I am a resident of Milwaukie. I've lived here since January of 2012 and have been excited to see the improvements to the City over the last few years, such as the new Orange Line and many new small businesses in downtown and on 32nd Avenue. I also participated in the initial community input process for the Downtown and Central Milwaukie Plan process and am looking forward to the outcomes of that process being realized.

Milwaukie is unique in that it is very close to a major American city, but has its own distinctive downtown area and neighborhoods. One thing we very much have in common with Portland and the other smaller cities and towns in the metro area, though, is that the cost of housing in Milwaukie has increased exponentially over the last several years. I believe that especially in this time of change and growth for the City, it is imperative that we ensure that all members of our community have access to quality affordable housing. In that spirit I would like to offer my full support for Northwest Housing Alternatives' land use application for Conditional Use and Community Service Use to redevelop their existing campus.

If you have any questions, please feel free to contact me at 503.975.8639.

Sincerely,

Handwritten signature of Joe Gillock in black ink, consisting of the letters 'JAG' followed by a horizontal line.

Joe Gillock

Keith Linden
City of Milwaukie
Planning Department
6101 SE Johnson Creek Blvd
Milwaukie, OR 97206
keith.liden@gmail.com

March 15, 2016

Dear Mr. Linden,

We are writing to you in support of Northwest Housing Alternatives' land use application request for Conditional Use and Community Service Use for the redevelopment of their existing campus. Our names are Elizabeth (Elysa) and Eric Foxman. We have been residents of Milwaukie for a dozen or so years. I work at Ledding Library on the Circulation Desk. My husband is a Pharmacist.

Our connection to Northwest Housing Alternatives is a peripheral one; first having encountered them at their May fundraiser – The Annie Ross House Plant Sale. Over the years we have kept informed of their work and have helped our local Square and Round Dance club organize food drives for them.

We are always struck by their commitment and dedication to the unique niche of those families experiencing homelessness. They not only offer interim emergency housing but look to help them transition from crisis to stability by supporting them in their search for and their attainment of permanent and affordable housing. The Annie Ross program works with Family Support Specialists to guide the parents on the road to breaking the cycle of poverty. The staff uses a strengths-based plan of action determined by an individual family's specific needs. The intention is to give the children a stable and secure foundation as well as the skills to give them the best possibility of succeeding in school and throughout their lives.

My husband and I recently attended the Northwest Housing Alternatives' Open House and found their planning and consideration of the environment (both neighbors and the land) to have the same thoughtful, considerate and respectful attention as their other programs. We heartily support Northwest Housing Alternatives' plans for the future care of those in need and, in particular at this time, offer our support for their land use application for Conditional Use and Community Service Use.

Thank you for taking the time to consider our input,

Elizabeth and Eric Foxman

March 16, 2016

Keith Linden
City of Milwaukie
Planning Department
6101 S.E. Johnson Creek Blvd
Milwaukie, OR 97206
Keith.liden@gmail.com

RECEIVED
MAR 16 2016
CITY OF MILWAUKIE
PLANNING DEPARTMENT

To Planning Committee,

My name is Shirley Stageberg and I have lived in the general area for 46 years. Most of that time I have been in the city of Milwaukie proper where I purchased my home in 1982. My sons attended Rowe Junior High and graduated from Milwaukie H. S. As a long term resident, I would like to offer my full support for Northwest Housing Alternative's land use application for Conditional Use and Community Service Use to redevelop their existing campus.

Northwest Housing Alternatives has also been here in Milwaukie about the same amount of time as I have. The Annie Ross House over the years has helped so many families stabilize and then lead independent lives. With the current high rents families are desperate for afford housing and the additional apartments would help to meet that need and deliver services to people living in poverty.

I have seen the plans being submitted. Northwest Housing already has the funds and their design would improve the site. I am especially impressed with environmental features being included.

Please support this plan.



Shirley Stageberg
4213 S.E. Rio Vista St.
Milwaukie, OR 97222