

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, JANUARY 10, 2017
6:30 PM**

COMMISSIONERS PRESENT

Shane Abma, Chair
Scott Barbur, Vice Chair
Shannah Anderson
Greg Hemer
Adam Argo
John Burns
Kim Travis

STAFF PRESENT

Denny Egner, Planning Director
David Levitan, Senior Planner
Vera Kolas, Senior Planner

1.0 Call to Order – Procedural Matters*

Chair Abma 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 February 23, 2016
- 2.2 April 26, 2016
- 2.3 September 13, 2016
- 2.4 September 27, 2016
- 2.5 November 22, 2016

Chair Abma noted Alicia Martin had made the change for the correction he requested regarding the nominations at the September 27, 2016 meeting.

It was moved by Commissioner Hemer and seconded by Vice Chair Barbur to approve the Planning Commission Minutes for February 23, April 26, September 13, September 27, and November 22, 2016 as amended. The motion passed unanimously.

3.0 Information Items

Denny Egner, Planning Director, updated the Planning Commission on upcoming meetings and discussion items. The appeal hearing for the King Road Subdivision would be heard by City Council on January 17, 2017. The January 24 Planning Commission meeting would be canceled so the Commissioners could attend the City's Visioning "Place It!" workshop event.

The Housekeeping Code amendments were scheduled to go to City Council on February 7. As directed by the Commission, the Sign Code portion of the were removed from the amendment

package and would return to the Commission for a worksession on February 14 and public hearing on February 28.

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

This agenda item was taken out of order.

5.2 Summary: Harmony Rd Mini Storage—to be continued again to February 14, 2017

Applicant/Owner: Hans Thygeson

Address: 5945 & 5965 SE Harmony Rd

File: CU-2016-001, NR-2016-001, TFR-2016-001, VR-2016-003

Staff: Brett Kolver

Chair Abma opened the public hearing and called for a motion.

It was moved by Commissioner Anderson and seconded by Commissioner Travis to continue the public hearing for CU-2016-001, NR-2016-001, TFR-2016-001, and VR-2016-003 to a date certain of February 14, 2017. The motion passed unanimously.

5.1 Summary: Island Station Garage
Applicant/Owner: Greg Bambusch & Chelsey Callaghan
Address: 12035 SE 20th Ave
File: WG-2016-002, VR-2016-008
Staff: Vera Kolas

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

Vera Kolas, Associate Planner, cited the applicable Code criteria, presented the staff report via PowerPoint and addressed clarifying questions from the Commission. The Engineering Department required that the existing driveway be replaced at the time of development, so an additional condition of approval was recommended and included in the packet. Additionally, Patricia McGinnis on SE 19th Ave had questions regarding the intent of the second story and Ms. Kolas deferred to the applicant to address Ms. McGinnis' comments. Staff recommended approval of both applications.

Ms. Kolas clarified that the proposed exemptions for the Willamette Greenway Zone Overlay proposed as part of the City's housekeeping code amendments (ZC 2016-002) would not have exempted the proposed project. The review would still be required due to the construction of a larger, new structure on the property.

She added that the driveway needed to be relocated a little to the north to meet the curb cut requirements in the current Code due to its proximity to the property line.

Chair Abma called for the applicant's testimony.

Greg Bambusch, Property Owner, stated the proposed two-story garage would replace the existing, decrepit, single-story garage. He described his plans for future phases that would

enlarge the house and increase the roofline height to around 20-ft high, which would then match the design of the new garage structure.

Chair Abma closed the public testimony portion of the hearing.

Planning Commission Deliberation

Commissioner Hemer believed the two-story structure fit into the character of the neighborhood and that the plan was sensitive to the neighborhood and natural resources. He supported the proposal.

It was moved by Commissioner Hemer and seconded by Commissioner Anderson to approve WG-2016-002 and VR-2016-008 for 12035 SE 20th Ave with the recommended findings and conditions as presented. The motion passed unanimously.

Chair Abma read the rules of appeal into the record.

6.0 Worksession Items

- 6.1 Summary: Visioning Update
Staff: David Levitan

David Levitan, Senior Planner, updated the Commission on the Visioning process, reviewing the development of the Vision Statement and progress being made by the Vision Advisory Committee (VAC) on the development of the Action Plan. The first Town Hall was well attended and a lot of feedback was received. The second Town Hall was scheduled for February 15 and would focus primarily on getting input on the Action Plan items needed to achieve the Vision.

Key discussion items and responses to Commissioners' questions were as follows:

- The interested persons list for the vision process had approximately 250 names, including the Commission, City Council, and other City staff. The list continued to grow as people attended events and responded to social media and other channels.
- As a next step, the VAC, Commission, and Visioning Steering Committee would take the more general, sample actions provided by the public and develop metrics regarding how to implement and fund those actions and determine the priorities. The metrics would provide an indication about whether the vision had been achieved.
- Because contradictory action items did exist, it was important to develop priority and actions that made sense as a whole. The action plan would be used in a number of City functions and serve an important role in the future.
- The City's visioning process was focused on programs and projects more than Code changes and would identify the types of partnerships required to get some of the action items done.
- Some concern was expressed that the Vision Statement was too long.

Mr. Levitan said the next VAC meeting would focus on refining the Vision Statement and the goal area statements that would frame the Action Plan items.

7.0 Planning Department Other Business/Updates

- 7.1 Summary: Pending Extension for MLP-2015-002
Staff: Brett Kolver

Mr. Egner reviewed the extension for the subdivision, noting the Commission would receive the related notice. If the extension was not granted, the applicant would have to go through the entire review process again. He was not aware of any specific criteria for granting an extension or of any extension requests being denied; however, there was a limit on how many extensions could be granted.

7.2 Summary: Planning Commission Elections

Commission Hemer was elected as 2017 Planning Commission Chair 6 to 0 to 1 with Commissioner abstaining.

Commissioner Argo was unanimously elected 2017 Planning Commission Vice Chair.

8.0 Planning Commission Discussion Items

9.0 Forecast for Future Meetings:

January 24, 2017 1. Worksession: Place It! Exercise

February 14, 2017 1. Public Hearing: CU-2016-001 et al Harmony Rd mini-storage


Commissioner Hemer invited the Commission to a special opening night of *How It Once Was* on January 27, 2017 from 4-7pm at the Milwaukie Museum.

Commissioner Argo suggested that the Commission be briefed at some point on the joint worksession of the Project Advisory and Technical Advisory Committees on the North Milwaukie Industrial Area Project, which was very interesting.

Meeting adjourned at approximately 7:45 pm.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Greg Hemer, Chair for
Shane Abma, Chair

as amended