

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, March 22, 2016
6:30 PM**

COMMISSIONERS PRESENT

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

STAFF PRESENT

Denny Egner, Planning Director
Keith Liden, Temporary Planner
Shelby Rihala, City Attorney

1.0 Call to Order – Procedural Matters*

Chair Adams 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.milwaukieoregon.gov/meetings>.

2.0 Planning Commission Minutes

- 2.1 July 14, 2015
- 2.2 July 28, 2015 Joint Session
- 2.3 July 28, 2015

It was moved by Commissioner Hemer and seconded by Vice Chair Lowcock to approve the Planning Commission Minutes for July 14, July 28 Joint Session, and July 28 Regular Session as presented. The motion passed unanimously.

3.0 Information Items

Denny Egner, Planning Director, reminded the group of the volunteer appreciation dinner scheduled for April 7, 2016.

Mr. Egner also noted that Keith Liden would be the contracted planner presenting the hearing this evening.

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: 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

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

Commissioner Hemer declared that he had been on the Design and Landmarks Committee with Sherri Grau who was an employee at Northwest Housing Alternatives (NHA). He also had done some research work for the Milwaukie Historical Society on the Annie Ross House. However, neither would affect his decision.

Keith Liden, Temporary Planner, presented the staff report via PowerPoint. He noted the location, zoning, and site conditions. The applications involved a community service use request for 8 temporary shelter units, conditional use for a 12,500 sq ft office building, and a transportation facilities review. A future multifamily housing project would be reviewed through the Type I process. He outlined the primary elements for each application request. A traffic impact study had been conducted and found the impact of the changes to be minimal, but there were some improvements needed on Lake Rd and some public sidewalks.

Mr. Liden outlined the key issues.

- The applications met the criteria and the proposal was compatible with the surrounding uses.
- The parking was found to be sufficient and was eased by access to transit, possible shared parking, and incentives for alternative transportation for employees.
- Conditions were drafted to provide adequate landscaping and buffering, particularly around the parking lot, and to address lighting.

Staff recommended approval of the applications with the recommended findings and conditions. He noted a few corrections to the staff report.

Chair Adams called for the applicant's testimony.

Stephen McMurtry, Housing Development Director, and **Martha McClelland, Executive Director**, presented the applicant's testimony. They agreed with staff's findings and conditions.

Ms. McClelland reviewed NHA's history and mission. She noted the old and limited space conditions of the current office space and shelter, and the need for new office space and shelter. The need for housing for the homeless was growing. NHA's location and services were ideal in providing for those in need. She outlined neighborhood outreach activities and the estimated project timeline.

Mr. McMurtry added the goals for the public outreach done to improve neighborhood communication and partnership.

Bill Lanning, MWA Architects, outlined the proposed site design and layout, the building design and form, and sustainability elements.

Chair Adams called for public testimony.

In Support:

Wes McNat was in support of the project. He had used NHA's services in the past and stated their services were very helpful.

Lester Garrison, Milwaukie Presbyterian Church, stated the church had supported NHA and the Annie Ross House in several ways and plan to continue through construction. In addition, the church was one of a group that were involved with a program called Shelter Our Neighbor (SON), which provided 2-week sessions of housing for families that were waiting for availability at the Annie Ross House. He stated that this year, every 2-week session was filled and the church was ill-prepared to provide that level of consistent need. The need for shelter of these families persists and the church was very much in favor of the additional space for the Annie Ross House and NHA. The church shared 10 spaces of their parking lot with NHA, and added that there were additional spaces available should NHA need more.

Janet Cartmill, 5466 SE Monroe St, Milwaukie, was in support for the proposal and found the need for low-income and emergency housing in the area called for more services. She donated produce to NHA through the Milwaukie Community Gardens and found the programs run very well and the properties well-maintained.

In Opposition:

Ray Bryan, 11416 SE 27th Ave, Milwaukie, was the chair of the Historic Milwaukie Neighborhood District Association (NDA) and presented testimony for the neighbors. His concern was regarding the impact the development would have on the surrounding neighborhood, particularly with parking, and requested that the proposed development be reduced in size. He was concerned about construction occurring all days. He also hoped NHA would agree to create a good neighbor agreement.

Michael Park, 2460 SE Willard, lived in the home that would now be adjacent to the proposed parking lot. He was concerned about the impact of a parking lot, landscaping, and multistory building right next to his home. Parking continued to be an issue in the area. He also noted problem behaviors he had witnessed of some shelter residents.

The Commission took a break and reconvened at 8:00pm.

Mr. Egner noted he received two letters in support of the applications during the break from David and Cynthia DeVore and Colby Phillips.

Applicant's Rebuttal

Diego Arguea, Traffic and Transportation Engineer with Kittelson & Associates, commented on the parking issue and clarified the calculation for number of parking spaces required. It was also found that 15% of employees currently used alternative transit modes. The 19 on-street spaces were public parking.

Ms. McClelland noted that it was assumed that each resident at the shelter would have a car, although that was not NHA's experience, and parking for the multifamily housing met the code requirement. NHA would be willing to enter into a good neighbor agreement and would also agree to limit construction to weekdays. NHA would accept the offer from the church for a shared parking agreement should there be a need for more.

Mr. Egner clarified that the code allowed for the applicant to decide whether to use the parking

reduction option. He also noted that a neighborhood parking permit program was outlined and could be available to the neighborhood residents but the process would need to be finalized first.

Chair Adams closed public testimony.

Planning Commission Deliberation

- **Commissioner Hemer** felt 50 parking spaces was minimal for the proposed development. However, it was per the code calculations and the shared parking agreement with Milwaukie Presbyterian Church eased his concern.
- **Commissioner Argo** noted the proposed design was to code but the transportation program management that NHA included in their application was not required due to less than 100 employees. Therefore, NHA went above and beyond with their transportation demand management.
- **Chair Adams** agreed that the proposal used the site more efficiently, particularly with regard to parking. She was in support of limiting construction to the weekdays.
- **Vice Chair Lowcock** appreciated the sustainability elements included in the proposal.
- **The Commission** agreed that conditioning a shared parking agreement and good neighbor agreement had merit, and construction should be limited to weekdays unless circumstances arise.

Mr. Egner asked how the Commission wanted to address the good neighbor agreement; what would be addressed in the agreement, did they want to review it once created, or was it a request for good faith/best efforts, etc.?

The Commission discussed the conditions. They agreed a condition for the applicant to pursue reasonable and good faith efforts to enter into a good neighbor agreement with Historic Milwaukie NDA; a condition for no construction on weekends; and the current relationship and agreement between NHA and the church was sufficient with no need for a condition.

It was moved by Commissioner Hemer and seconded by Commissioner Argo to approve land use applications CSU-2015-008, CU-2015-002, TFR-2015-001 for 2316 SE Willard St with the findings and conditions as amended. The motion passed unanimously.

6.0 Worksession Items

7.0 Planning Department Other Business/Updates

Mr. Egner noted the new Senior Planner, David Levitan, started on March 21, 2016. Also Clare Fuchs, a previous Commissioner, was hired as the Sustainability Director.

8.0 Planning Commission Discussion Items

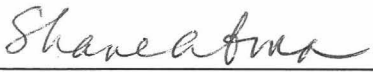
9.0 Forecast for Future Meetings:

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| April 12, 2016 | 1. Public Hearing: MLP-2015-004/VR-2016-001 55 th Ave Partition |
| | 2. Worksession: |
| April 26, 2016 | 1. TBD |

Meeting adjourned at approximately 8:51 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Shane Abma
Shane Abma for Sine Adams, Chair