



# CITY OF MILWAUKIE

## PLANNING COMMISSION MINUTES

City Hall Council Chambers  
10722 SE Main Street  
[www.milwaukieoregon.gov](http://www.milwaukieoregon.gov)

JANUARY 23, 2018

**Present:** Greg Hemer, Chair  
Adam Argo, Vice Chair  
John Henry Burns  
Sherry Grau  
Scott Jones  
Kim Travis

**Staff:** Denny Egner, Planning Director  
David Levitan, Senior Planner  
Brett Kelter, Associate Planner  
Vera Koliass, Associate Planner  
Mary Heberling, Assistant Planner  
Tim Ramis, City Attorney

### 1.0 Call to Order – Procedural Matters\*

**Chair Hemer** 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 November 28, 2017

**Commissioner Jones moved and Vice Chair Argo seconded to approve the November 28, 2017, Planning Commission minutes as presented. The motion passed unanimously.**

### 3.0 Information Items

**Denny Egner, Planning Director**, noted that the Planned Development land use application for 13333 SE Rusk Rd has been withdrawn by the applicant.

The next Comprehensive Plan Advisory Committee meeting was scheduled for Wednesday, January 31<sup>st</sup>.

The City Council public hearing for the North Milwaukie Industrial Area Plan will begin on February 6<sup>th</sup>.

**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: Milwaukie High School Historic Resource Deletion  
Applicant/Owner: North Clackamas School District  
Address: 11200 SE 23<sup>rd</sup> Ave (2301 SE Willard St)  
File: HR-2017-002 (master file, with ZA-2017-004 and CPA-2017-003)  
Staff: Brett Kelter, Associate Planner

**Chair Hemer** recused himself from the public hearing as he was a board member of the Milwaukie Historical Society which had submitted comment on the application.

**Vice Chair Argo** called the hearing to order and read the conduct of legislative hearing format into the record.

**Brett Kelder, Associate Planner**, presented the staff report via PowerPoint. He noted that this was only a part of the application package for Milwaukie High School, which would be addressed at a later date through a Community Service Use review process. He added that this was a Type IV process and that the Commission's role was to make a recommendation to City Council.

**Mr. Kelder** reviewed the proposal, which focused on the classroom building that had been designated as a significant historic resource through the Cultural Resource Inventory conducted in 1988. The building was designated as a historic resource on both the Zoning Map and Comprehensive Plan Map, therefore the need for the code amendment applications. The larger project was for significant renovation of the Milwaukie High School campus, including the demolition and reconstruction of the main classroom building. He noted the process steps for removal and demolition of a historic resource, and added that the existing building had undergone several renovations and upgrades over the years, but at this point maintaining the building was not feasible.

Although not indicated in the Code as part of the review process, the application had been reviewed by the Design and Landmarks Committee. Their recommendation, along with public comments received, was for the applicant to work with the City on finalizing a State Historic Preservation Office (SHPO) Memorandum of Agreement and to consider opportunities to repurpose existing features or materials.

**Vice Chair Argo** called for the applicant's testimony.

**Andrew Tull, 3J Consulting, 5075 SW Griffith Dr, Beaverton, OR 97005**, spoke as the representative for North Clackamas School District. He described the steps taken to date for the project, and added that SHPO had been involved and had done an assessment of the building and the impacts the project would have on the building. Other proposed steps for historic preservation included photo documentation of the building as well as information and displays of features and history.

**Matt Jacoby, BRIC Architecture, 1233 NW Northrup St Ste. 100, Portland, OR 97209**, noted that the team had studied how to save historic features of the building in the project. However, the building did not meet current seismic regulations and there were other design and structural complications that made preserving the building not feasible. He noted the potential features in the proposal that would memorialize the history and reuse of materials. He presented images of the building and added that there was very little of the original building left. He presented ideas and images for reuse of some of the original materials as well as wood from the giant cedar slated for removal.

**Vice Chair Argo** called for public testimony.

**Greg Hemer, 5822 SE Harrison St**, spoke on behalf of the Milwaukie Historical Society, located at 3737 SE Adams St. He said that he was impressed with the proposal and added that

the Milwaukie Historical Society had resources available for the project. He supported approval of the recommended findings and conditions.

**Vice Chair Argo** closed public testimony.

### **Planning Commission Deliberation**

The Commission agreed that the proposal was appropriate and was pleased with the schematic proposal at this point.

**Commissioner Travis moved and Commissioner Burns seconded to recommend approval to City Council of application HR-2017-002 for removal of Milwaukie High School from the Historic Resources Inventory with the recommended finding and conditions as presented. The motion passed unanimously.**

#### **6.0 Worksession Items — None**

#### **7.0 Planning Department Other Business/Updates**

##### **7.1 Planning Commission Officer Election**

**Chair Hemer** thanked the group for the opportunity to serve as Chair on the Commission but that he would step down as Chair to give the opportunity to another Commissioner. He noted that as a member of the Milwaukie Historical Society, he often experienced conflicts of interest and anticipated that those conflicts may continue with the pace of development in the city.

**Chair Hemer** nominated Commissioner Travis as Chair and Commissioner Burns as Vice Chair.

**Vice Chair Argo** stated he also would step down as Vice Chair.

**Commissioner Grau and Vice Chair Argo seconded to designate Commissioner Travis as Planning Commission Chair. The motion passed unanimously.**

**Vice Chair Argo** thanked Chair Hemer for his service and for chairing the group through difficult applications and decisions. He added it was a pleasure serving as Vice Chair and agreed that the Chair and Vice Chair roles should demonstrate consistency in attendance and that rotating leadership roles through the Commission was beneficial for the group and members.

**Commissioner Hemer moved and Vice Chair Argo seconded to designate Commissioner Burns as Vice Chair. The motion passed unanimously.**

#### **8.0 Planning Commission Discussion Items**

**Commissioner Hemer** noted that there was a new exhibit at the Milwaukie Historical Museum beginning February 3<sup>rd</sup>. He added that the State of the City address was scheduled for February 6<sup>th</sup>.

#### **9.0 Forecast for Future Meetings:**

February 13, 2018    1. Public Hearing: VR-2017-013 5047 SE Jackson St Driveway  
Variance

- February 27, 2018
2. Public Hearing: CSU-2017-009 Ledding Library Temporary Location
  3. Worksession: Comprehensive Plan Update project update
  1. Public Hearing: CSU-2017-010 Rowe Middle School Improvements

Meeting adjourned at approximately 7:26 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



---

Kim Travis, Chair