



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10722 SE Main Street
www.milwaukieoregon.gov

FEBRUARY 27, 2018

Present: Kim Travis, Chair
Adam Argo
Joseph Edge
Sherry Grau
Greg Hemer
Scott Jones

Staff: Denny Egner, Planning Director
Brett Kolver Associate Planner
Tim Ramis, City Attorney

Absent: John Henry Burns, Vice Chair

1.0 Call to Order — Procedural Matters*

Chair Travis 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 www.milwaukieoregon.gov/meetings.

2.0 Planning Commission Minutes — None

3.0 Information Items

Denny Egner, Planning Director, noted the third City Council public hearing on the North Milwaukie Industrial Area (NMIA) Code and Comprehensive Plan Amendments was scheduled for March 6th.

The next Comprehensive Plan Advisory Committee meeting was scheduled for March 5th.

Also, the Commissioners should receive an invitation to the Volunteer Appreciate Dinner soon.

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: Rowe Middle School Improvements
Applicant/Owner: North Clackamas School District
Address: 3606 SE Lake Rd
File: CSU-2017-010
Staff: Brett Kolver, Associate Planner

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

Brett Kelter, Associate Planner, presented the staff report via PowerPoint. The proposal was funded through a school bond measure and included building additions, increased classrooms, reduced parking spaces, and additions and upgrades to sports facilities and play areas. He displayed a map of where the project elements would occur and the programming in those areas.

Mr. Kelter outlined the key issues regarding sufficient transportation facilities and parking, and addressed whether the athletic field improvements satisfied the CSU approval criteria.

- The impacts of the additions warranted improvements to the transportation facilities.
- Although an approval was granted in 2010-11 to exceed the maximum number of parking spaces allowed, the proposed improvements would reduce the number of parking spaces.
- With the building additions and the proposed uses of the athletic fields, the parking should be adequate for the uses at the site.

Staff recommended approval of the proposal with conditions that included frontage improvements along Shell Ln. **Mr. Kelter** reviewed the decision-making options.

Staff answered questions from the Commission as follows:

- The trigger for street improvements was primarily based on an increase in trips, which was based on the square footage of the site improvements; then rough proportionality was assessed.
- The street improvements were described regarding elements and width.
- For private improvement projects for the public right-of-way, performance bonds were obtained to secure the cost of the improvements.

Chair Travis called for the applicant's testimony.

David Hobbs, North Clackamas School District, 4444 SE Lake Rd, and **Andrew Tull with 3J Consulting, 5075 SW Griffith Rd #150 Beaverton 97005**, introduced the District's project manager, Marc Bargenda, and Brian Feeney from 3J Consulting, sitting in the audience.

Mr. Tull reviewed and displayed the proposed building and field improvements, which were primarily renovation and modernization of the common areas with a few additions. He addressed the recommended conditions of approval and requested that the condition requiring improvements to Shell Ln be removed. He noted that the review and approval of a right-of-way permit prior to the issuance of building permits would negatively impact the construction schedule, particularly with respect to the school year. He requested the requirement at least be deferred to the following year, but added why the applicant disagreed with the requirement as follows:

- The City was required to establish a connection between conditions and the rough proportionality of the impacts of the project.

- The District asserted that the proposed improvements were insignificant and that the Shell Ln improvements were unrelated to any impacts from the project. The improvements would not increase the use of the portion of Shell Ln in question.
- The staff report stated that the project would not adversely impact the neighborhood.
- The District was willing to dedicate right-of-way and a turn-around at the end of Shell Ln to accommodate emergency vehicles.

The applicants answered questions from the Commission as follows:

- Although there would be a reduction in the parking spaces, the total would remain above the minimum parking required.
- Practice time for the high school was anticipated to be after the middle school students would be mostly off-campus and participants would be bussed from the high school.

Chair Travis called for public testimony.

Howard Lanoff, 12577 SE Boss Ln, said that although the covered area and new tennis courts were needed, he preferred the large open space.

Mr. Kelper and **Alex Roller, Engineering Technician II**, answered questions from the Commission regarding the recommended improvements along Shell Ln, responsibility for the frontage, proportionality, and options for modifications to the proposal. Permit issuance with a performance bond in lieu of the constructed improvements could be an option.

Mr. Kelper suggested amending the recommendations as follows:

- In Condition 2, strike the sentence regarding the timeline for improvements and strike the end of the following sentence as it related to the struck sentence.
- Under Additional Requirements, leave 1c as it was written but to add a note to 1d to provide a performance guarantee.

Staff addressed further questions and concerns regarding how trip generation was calculated, as it was based on the building square footage and did not take into account usage of athletic fields, which were considered an ancillary use.

Commissioner Edge clarified that, since the proposed development triggered a requirement for frontage improvements, but that Lake Rd, as the priority frontage, was already improved, the required improvements would then move to the next priority street, i.e., Shell Ln. Also, since the Community Service Use was essentially a conditional use in a residentially-zoned district, the expectation would be to require mitigation for the conditional use and therefore improve the available frontages.

Chair Travis called for the applicant's rebuttal.

Mr. Tull began with acknowledging Mr. Lanoff's testimony and confirmed that during afterschool hours the school property was available to the public and that covered

play areas were a necessity in Oregon.

Regarding the trees along Shell Ln, he believed an arborist would be needed to assess the condition of the trees. He added that, during the 2010 land use application, public testimony displayed that the trees should be preserved.

Mr. Tull reiterated that the impacts of the proposed development on the neighborhood would be very low, which the application package and staff's assessment affirmed. In addition, the District had taken measures to further reduce the impact by arranging the bus program for high school athletics. He believed that the proposed development should not trigger frontage improvements to the section of Shell Ln in question. The recommended condition for improvements on Shell Ln would have a financial impact on the District. He asked the Commission to encourage staff to allow for the full range of flexibility and design modifications and other reductions if the condition was approved.

Commissioner Edge and **Mr. Tull** discussed transportation impact issues with respect to the proposed reduction of parking spaces.

Chair Travis noted that the student drop-off area was not related to parking; on-site parking was primarily for the faculty and staff and was currently insufficient. Her focus was on allowing for faculty and staff to have adequate parking facilities.

Chair Travis closed public testimony.

Planning Commission Deliberation

Commissioner Argo noted that the issue of parking and trip generation was a policy discussion that needed to include all stakeholders if there was interest by the community to enact transportation demand management (TDM) measures; it was not within the preveue of the applicant. He was in support of staff's proposed amendments to the conditions to allow for flexibility and minimal requirements and modifications.

Commissioner Edge supported the minimal requirements option for frontage improvements but also supported taking the opportunity to get those frontages improved.

Commissioners Hemer, Grau, and Jones agreed with the amended conditions and supported the project being able to move forward.

Commissioner Hemer moved and Commissioner Argo seconded to approve application land use application CSU-2017-010 for 3606 SE Lake Rd with the recommended findings and conditions as amended. The motion passed unanimously.

6.0 Worksession Items — None

7.0 Planning Department Other Business/Updates

Commissioner Hemer requested an update regarding his statement that the City was in violation of Goal 1 as part of the public involvement process of the Comprehensive Plan Update Project.

Mr. Egner responded that two neighborhood district association (NDA) representatives were added to the project advisory committee.

8.0 Planning Commission Discussion Items

Chair Travis noted that the next Comprehensive Plan Advisory Committee meeting was scheduled for Monday, March 5th, and a public town hall was scheduled for April 4th.

9.0 Forecast for Future Meetings:

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| March 13, 2018 | 1. Public Hearing: CSU-2017-007 Milwaukie High School Renovation |
| March 27, 2018 | 1. Public Hearing: CSU-2018-002 Ledding Library Reconstruction
2. Public Hearing: CPA-2018-001 Scott Park Removal from Comprehensive Plan |

Meeting adjourned at approximately 8:56 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Kim Travis, Chair