



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

January 22, 2019

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

Staff: Denny Egner, Planning Director
Mary Heberling, Assistant Planner
Justin Gericke, 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 <http://www.milwaukieoregon.gov/meetings>.*

2.0 Planning Commission Minutes - None

3.0 Information Items

Denny Egner, Planning Director, said that the City Council pinned down the Comprehensive Plan Block 2 policies. Natural Resources and Willamette Greenway would be included into the Block 3 policies. The Comprehensive Plan Advisory Committee's (CPAC) first meeting on housing would be January 29, 2019 and the meeting on Block 3 policies would be held February 4, 2019. The housing meeting would be held at the Public Safety Building.

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: Railroad Ave Zone Change
Applicant/Owner: I&E Construction, Inc./Jeff Bolton
Address: Railroad Ave at Stanley Ave
File: ZA-2018-002
Staff: Mary Heberling, Assistant Planner

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

Commissioner Hemer declared an ex parte contact, noting he answered a question at a Linwood NDA meeting about the zone change request.

Mary Heberling, Assistant Planner, presented the staff report via PowerPoint, and noted the site location and surrounding zoning designations. The proposal was for a Zoning Map

amendment from R-7 to R-5, a Comprehensive Plan Land Use Map amendment from low to moderate density, and related approval criteria. She said the proposal triggered a Type V process for the Commission to make a recommendation to City Council for a final decision.

Staff addressed clarifying questions as follows:

- Only the vacant, middle property would be redeveloped at this time.
- A Transportation Impact Study (TIS) was not required. Constraints to the site limited the number of homes allowed to less than the maximum density, so the increase in traffic trips was found to be minimal.

Chair Travis called for applicant's testimony.

Jeff Bolton, 1438 Pine St, Lake Oswego, OR, stated that based on the wetlands and natural resource impacts, a half-acre of the 1.83 acres on Tax Lot 3000 was not usable. The neighboring property owners were approached about and agreed to being included in the zone change. Although a subdivision was being considered and the layout was still uncertain, it was decided to continue with the zoning and land use map amendments at this time. The applicant supported the staff report and recommendations regarding the proposed amendments.

Chair Travis called for public testimony.

Rebecca Ives, 12223 S. 41st Ct, Milwaukie, OR, stated she was a member of the Tree Board, but was commenting as a private citizen. She asked that the white oak trees on the property be discussed when any future development or subdivision plans were reviewed.

Jesse Tremblay, Land Use Chair, Linwood NDA, 12103 Sequoia Ave, Milwaukie, OR, was concerned about not requiring a TIS as the land was currently vacant, so there would be more than 12 to 15 added trips. The NDA supported the R-7 to R-5 zone change, which would help with housing affordability.

The Commission clarified that the increase in trips was in addition to what was already allowed and planned for in the existing R-7 zone. The Commission was to consider the difference in what was currently allowed and what would be allowed by the zone change, which did not trigger the TIS.

Chair Travis called for applicant's rebuttal.

Mr. Bolden stated an existing conditions plan was submitted showing the wetlands and trees included on the property, most of which were within the wetland area. Existing conditions and impacts to trees and wetland areas would be addressed through the subdivision application process. The subdivision application would also address preliminary connectivity with regard to the adjacent lots and the need for a TIS would be determined at that time.

Chair Travis confirmed there was no public additional testimony and closed public testimony.

Planning Commission Deliberation

The Commission discussed whether the site should have even higher density to allow multifamily and multiuse buildings, which would accommodate City Council's housing goals. The application also added new home ownership opportunities, which were needed for a balanced housing supply and addressed a public need. However, requiring a Comprehensive Plan

Amendment seemed excessive for a R-7 to R-5 zoning change.

Mr. Egner noted the Commission could consider increasing densities in other areas during the synthesis stage of the Comprehensive Plan process.

Commissioner Hemer moved and Commissioner Argo seconded to recommend to City Council the zoning and land use map changes proposed in ZA-2018-002 and CPA-2018-002. The motion passed unanimously.

6.0 Worksession Items – None

7.0 Planning Department Other Business/Updates

7.1 Officer Elections

Commissioner Hemer moved and Commissioner Argo seconded to reelect Kim Travis as the 2019 Planning Commission Chair. The motion passed unanimously.

Commissioner Hemer moved and Commissioner Grau seconded to reelect John Henry Burns as the 2019 Planning Commission Vice Chair. The motion passed unanimously.

8.0 Planning Commission Committee Updates and Discussion Items

Mr. Egner suggested the Commission hold a Worksession on February 12 for an update on the Cottage Cluster Workgroup project. He noted his involvement in the feasibility analysis of the proposed pedestrian bridge from Oak Grove to Lake Oswego and updated the Commission on the project's status.

Commissioner Edge said the feasibility study grant was approximately \$400,000 and the projected cost of a new bridge was approximately \$20 million. He noted that the Design and Landmarks Committee (DLC) would be recommending code amendments to the Planning Commission for the Downtown Design Standards and Guidelines update project. Also, the first public engagement meeting for the Park Ave Stationary Development and Design Standards Project would be held January 23rd and he addressed questions about the project.

Mr. Egner clarified a CPAC housing subcommittee was not formed, but extra meetings would be held, and people could come and participate. Certain interests would be invited to present.

Commissioner Hemer announced a new exhibit, "Milwaukie Kids, Growing Up in the Good 'Ole Days" would start at the Milwaukie Museum on February 2nd. He invited everyone to a special City Council meeting on February 5th when the Black History Month Proclamation would be presented by the Milwaukie Historical Society and Kimberly Moreland from the Oregon Black Pioneers would present the stories of two prominent African American pioneers.

9.0 Forecast for Future Meetings:

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| February 12, 2019 | 1. Public Hearing: CU-2018-004 St Vacation Rental |
| | 2. Public Hearing: AP-2019-001 Appeal of 43 rd Ave Partition |
| February 26, 2019 | 1. Public Hearing: CU-2018-003 Rusk Rd Senior Living Facility |

Meeting adjourned at approximately 7:50 p.m.

Respectfully submitted,

Nancy Miller, Administrative Specialist II



Kim Travis, Chair