



AGENDA
REVISED

MILWAUKIE PLANNING COMMISSION
Tuesday, January 10, 2017, 6:30 PM

MILWAUKIE CITY HALL
10722 SE MAIN STREET

1.0 Call to Order - Procedural Matters

2.0 Planning Commission Minutes – Motion Needed

- 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

3.0 Information Items

4.0 Audience Participation – This is an opportunity for the public to comment on any item not on the agenda

5.0 Public Hearings – Public hearings will follow the procedure listed on reverse

- 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 Koliass
- 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-206-003
Staff: Brett Kelter

6.0 Worksession Items

- 6.1 Summary: Visioning Update
Staff: David Levitan

7.0 Planning Department Other Business/Updates

- 7.1 Summary: Pending Extension for MLP-2015-002**
Staff: Brett Kelter
- 7.2 Summary: Planning Commission Elections**

8.0 Planning Commission Updates and Discussion Items – This is an opportunity for comment or discussion for items not on the agenda.

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 Road mini-storage

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@ci.milwaukie.or.us. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Planning Commission:

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

Planning Department Staff:

Denny Egner, Planning Director
David Levitan, Senior Planner
Brett Kelter, Associate Planner
Vera Kolas, Associate Planner
Mary Heberling, Assistant Planner
Alicia Martin, Administrative Specialist II
Avery Pickard, Administrative Specialist II

**CITY OF MILWAUKIE
 PLANNING COMMISSION
 MINUTES
 Milwaukie City Hall
 10722 SE Main Street
 TUESDAY, February 23, 2016
 6:30 PM**

COMMISSIONERS PRESENT

Sine Adams, Chair
 Shane Abma
 Adam Argo
 Scott Barbur
 Greg Hemer

STAFF PRESENT

Denny Egner, Planning Director
 Brett Kelper, Associate Planner
 Dan Olsen, City Attorney

COMMISSIONERS ABSENT

Shaun Lowcock, Vice Chair
 Shannah Anderson

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

3.0 Information Items

There were no information items.

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: Rockwood St Partition
 Applicant/Owner: Louie & Debra Bomotti
 Address: 4401 SE Rockwood St
 File: MLP-2015-006, VR-2015-007
 Staff: Brett Kelper

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

Brett Kelper, Associate Planner, presented the staff report via PowerPoint. He noted the location and orientation of the property and described the proposed 2-parcel partition. The existing shop on the new lot would remain for now, although if the property were to change ownership, a condition could be to limit the time the shop could remain for the benefit of the neighbors. Due to the configuration of the new lot, the variance request was for the minimum lot depth. The applicant demonstrated and staff agreed that the variance was reasonable and met

the approval criteria. Staff recommended approval with the findings and conditions as presented.

Chair Adams called for the applicant's testimony.

Louis Bomotti, 4401 SE Bomotti, noted the hedges at the end of 44th Court were on the other side of the fence from his property. He asked if it was possible to get an extension on the timeline for removing the existing shop on the new lot, if he were to sell the lot with the existing house and the new lot did not sell within the timeframe established in the proposed conditions of approval.

Mr. Kelper described the timeline outlined in Recommended Condition 2E and noted that, if either of the parcels were transferred to separate ownership, the existing shop could remain on the new lot for up to 2 years before being removed.

Dan Olsen, City Attorney, suggested that a condition be included to allow for an extension if the parcels were to come under separate ownership and the new lot (with the existing shop) did not sell within the 2-year period.

Chair Adams closed public testimony.

Planning Commission Deliberation

The Commissioners discussed the extension option to allow for a softer timeline, finally settling on an allowance of up to 3 years for the existing shop to remain if the front parcel was sold.

It was moved by Commissioner Hemer and seconded by Commissioner Abma to approve land use applications MLP-2015-006 and VR-2015-007 for 4401 SE Rockwood St with the recommended findings and conditions as amended. The motion passed unanimously.

5.2 Short-term Rentals Code Amendments (continued from 2/09/16)
Applicant: City of Milwaukie
File: ZA-2015-003
Staff: Denny Egner

Chair Adams called the hearing to order and read the conduct of continued legislative hearing format into the record.

Denny Egner, Planning Director, noted the testimony from the last hearing and the request to continue the hearing. Also received was a letter from Housing Land Advocates (HLA) that noted the amendments did not adequately address Goal 10 regarding affordable housing. Additional findings had been drafted to address Goal 10. The claim was that vacation and short-term rentals took away from the available housing stock in Milwaukie. The findings state that short-term rentals where there was a resident onsite did not affect the housing inventory; vacation rentals required a Conditional Use request that was burdensome. He raised the question of actual demand for these types of rentals in Milwaukie; currently the number was relatively low.

Dan Olsen, City Attorney, disclosed his wife was a board member of HLA although he has had no conversation or knowledge outside of this application regarding the letter received.

Chair Adams called for public testimony.

Sid Blasé, 2121 SE Sparrow St, gave background regarding her bed & breakfast and experience with the City. She believed that short-term rentals were good for the growth of Milwaukie. She was opposed to the additional parking space requirement. She requested that the provision for renting only to one party be changed to one to two rooms.

Gerard Lester, 4724 NE 14th Ave, Portland, worked for Vacasa, a vacation rental management company. He noted that the vacation rental industry was growing, was affordable for families, and benefited the communities they were located in. He believed that affordable housing and vacation rentals were two very different entities. Vacasa adhered to the rules and regulations of the communities in which it managed properties. The homeowner usually did not reside on the property or only part-time; it functioned as a vacation rental.

Larissa Peterson, 410 W 10th St, Vancouver, also worked for Vacasa as the business representative for Portland. She noted that the current regulations limited vacation rental opportunity. She described different guest and property owner scenarios and the limitations some regulations created for the property owners. Vacation rentals rarely limited affordable housing. The Conditional Use process for vacation rentals was cost-prohibitive for property owners.

Mr. Egner agreed that the Conditional Use process was more burdensome but staff felt that allowing for process and notification was warranted. However, that was the Commission's decision. No comment had been received from the neighborhood district associations.

- **Ms. Blasé** noted that the Island Station NDA had offered to write a letter in support.

Mr. Egner confirmed that accessory dwelling units (ADUs) could be short-term rentals or vacation rentals.

Chair Adams closed public testimony.

Planning Commission Deliberation

Parking: The Commission agreed that an additional parking space should not be required for short-term rentals.

Rooms versus Parties: The Commission discussed the reasons for and issues with both code scenarios. **The Commission** agreed to list the provisions for hosted and unhosted: hosted would allow for 1-2 bedrooms; unhosted would allow for one party/reservation and for no more than 95 days of the year.

Required owner occupancy days: Unhosted would require the owner to reside on the property for 270 days of the year.

Conditional Use for vacation rentals: The reasoning was for providing notice to neighbors. There was no notice for home occupation businesses or for long-term rentals. **The Commission** agreed to retain the Conditional Use requirement.

It was moved by Commissioner Hemer and seconded by Commissioner Argo to recommend approval to City Council of ZA-2015-003 for Short-term Rentals Code Amendments with the recommended findings as modified. The motion passed

unanimously.

6.0 Worksession Items

- 6.1 Summary: Comprehensive Plan Visioning Update
Staff: Denny Egner

Mr. Egner noted that a visioning consultant had talked with City Council about different visioning approaches. Council wanted to keep the visioning focused and look at all City services, and then create two approaches looking at the land use process and all other City services. An Economic Opportunity Analysis was in process and proposals for a Housing Needs Analysis were due that week. Those products would inform the process. Council was also interested in creating an action plan to address other issues. There would be a committee formed for the project as well.

7.0 Planning Department Other Business/Updates

Mr. Egner noted that the first meeting of the Urban Renewal Advisory Group was held last week and the boundaries for the urban renewal areas were discussed. The next meeting would be on March 30 and would discuss potential projects, which included projects from the Downtown Land Use Framework Plan and the Central Milwaukie Land Use and Transportation Plan.

8.0 Planning Commission Discussion Items

Commissioner Barbur updated the group on the library expansion project. Council had approved to put a bond measure to fund the expansion on the ballot for the May election.

9.0 Forecast for Future Meetings:

- | | |
|----------------|--|
| March 8, 2016 | 1. TBD – <i>Cancelled</i> |
| March 22, 2016 | 1. Public Hearing: CSU-2015-008 Northwest Housing Alternatives
<i>tentative</i> |
| | 2. Public Hearing: MLP-2015-004 55 th Ave Partition |

Meeting adjourned at approximately 9:23 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Shane Abma
for Sine Adams, Chair

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, APRIL 26, 2016
6:30 PM**

COMMISSIONERS PRESENT

Sine Adams, Chair
Shaun Lowcock, Vice Chair
Shane Abma
Adam Argo
Greg Hemer

STAFF PRESENT

Denny Egner, Planning Director
David Levitan, Senior Planner
Keith Liden, Temporary Planner
Dan Olsen, City Attorney

COMMISSIONERS ABSENT

Shannah Anderson
Scott Barbur

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 – There were none.**3.0 Information Items**

Denny Egner, Planning Director, noted City Council had adopted a No Cause Eviction regulation and declared a housing emergency based on the increasing difficulty to find affordable housing in Milwaukie. The No Cause Eviction regulation required landlords to provide a 90-day notice to evict a tenant without cause.

Mr. Egner first introduced the new Senior Planner, David Levitan.

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: 55th Ave Partition
Applicant/Owner: Trisha Clark, NW Planning/Joseph Taylor, Wildcard Investments LLC
Address: 10722 SE 55th Ave
File: MLP-2015-004, VR-2016-001
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 assisted at the Linwood Neighborhood District Association (NDA) meeting with reading the proposal and answered questions for the group.

Keith Liden, Temporary Planner, presented the staff report via PowerPoint. He reviewed the proposal that involved dividing the existing lot into two parcels; the variance request was for the minimum rear yard setback and minimum lot size for Parcel 1 with the setback within the subject property. Staff recommendation was for approval for both the partition and variance, with a condition for a minimum 7,000 sq ft lot size and allow for a further reduction of the rear yard setback to 5 ft. He reviewed the decision-making options and comments received.

Chair Adams called for the applicant's testimony.

Trisha Clark, PO Box 230121 Portland OR 97281, represented the property owner. She summarized the changes that have occurred with the application including the parcel orientation and roadway access, and noted that the need for a variance was not indicated at the preapplication conference. She described other details regarding stormwater management and easements.

Chair Adams closed the public testimony.

It was moved by Commissioner Hemer and seconded by Commissioner Argo to approve MLP-2015-004, VR-2016-001 for 10722 SE 55th Ave with the findings and conditions as amended. The motion passed unanimously.

6.0 Worksession Items

- 6.1 Summary: Comprehensive Plan Visioning Update
Staff: David Levitan

David Levitan, Senior Planner, introduced himself and gave an overview of the project to update the Comprehensive Plan (Comp Plan). The current Comp Plan was adopted in 1989 and has had minor revision since. Conditions have changed in the city and City Council directed staff to begin a 3-year process to update the Comp Plan. Currently, several technical studies were being done, an Economic Opportunities Analysis, Housing Needs Analysis, and a Buildable Lands Inventory, to guide the process. He described the intent and process of each study, and the advisory groups involved. The next step would be to develop a Community Vision and Action Plan. A Request for Proposals was currently posted.

Mr. Levitan noted that Council directed staff to develop a Community Vision and Action Plan over the next year. The Vision would be an aspirational document and the Action Plan would detail how the City would achieve the vision. There would be extensive community outreach and involvement, including an advisory group. He described the relationship between the Vision and the Comp Plan.

Mr. Egner noted that the Action Plan was broader than only a land use document; it included direction such as neighborhood outreach, public safety, resilience-related issues, etc., that would involve different departments as well. He added the City had received a grant for the North Milwaukie Industrial Area project, a project that would also feed back into the Comp Plan process.

Mr. Levitan asked for direction from the Commission on if the Vision Project Advisory Group should transition into the Comprehensive Plan Review Committee, as the current Comp Plan called for creating the latter group during a major update. He also asked if the Commissioners had suggestions on potential outreach methods for the visioning process. He noted that it was important to establish a diverse and representative public outreach program for the community.

Staff answered questions from the Commission and the group discussed the advisory groups, the project's timeline, review of the RFP, and previous visioning work through other projects.

6.2 Summary: Marijuana Business Code Amendments
 Staff: Denny Egner

Mr. Egner noted the hearing for the code amendments was scheduled for May 24. He reviewed the draft amendments which included the regulations for the different types of marijuana businesses that the Oregon Liquor Control Commission (OLCC) regulates as well as home recreational and medicinal grow sites. The regulation that required medicinal marijuana dispensaries to be located 1,000 ft apart would apply to recreational retail outlets as well. The proposal allowed for testing labs and research facilities in office and industrial zoned areas. An addition to be made was regarding odor control. Any production or processing facilities and warehousing would be allowed in the industrial and manufacturing zones. He reviewed other items included in the amendments such as energy use for lighting for grow sites, colocation of production and retail, and home occupation standards for home medical grow sites.

Mr. Egner answered questions from the Commission about warehousing, production, and processing.

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Updates and Discussion Items

Commissioner Hemer noted that May 7th was the Milwaukie plant sale day, with plant sales at the Ledding Library Pond House, Annie Ross House, Oak Lodge and Oak Grove garden clubs, and at the Milwaukie Historic Museum. There also would be a book sale at the museum.

9.0 Forecast for Future Meetings:

- | | |
|--------------|--|
| May 10, 2016 | 1. Cancelled |
| May 24, 2016 | 1. Public Hearing: WG-2016-001 11906 SE 19 th AVE |
| | 2. Public Hearing: Marijuana Business Code Amendments |

Meeting adjourned at approximately 8:33 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Sine Bone, Chair

**CITY OF MILWAUKIE
 PLANNING COMMISSION
 MINUTES
 Milwaukie City Hall
 10722 SE Main Street
 TUESDAY, September 13, 2016
 6:30 PM**

COMMISSIONERS PRESENT

Shaun Lowcock, Vice Chair
 Adam Argo
 Scott Barbur
 Greg Hemer

STAFF PRESENT

Vera Koliass, Associate Planner
 Shelby Rihala, City Attorney

1.0 Call to Order – Procedural Matters*

Vice Chair Lowcock 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 October 13, 2015
- 2.2 January 12, 2016
- 2.3 January 26, 2016

It was moved by Commissioner Hemer and seconded by Commissioner Argo to approve the October 13, 2015 and January 12, 2016 minutes as presented, and amending the January 26, 2016 minutes, correcting Page 2 to reflect that Commissioner Hemer was the Acting Chair. The motion passed unanimously.

3.0 Information Items

Vera Koliass, Associate Planner, announced November 2nd as the Save the Date for the first community conversation about the Visioning Process with speaker Brian Scott, BDS Planning and Urban Design. She added a strong candidate was being considered for the current Planning Commission vacancy, and invited recommendations for other candidates, especially in light of the upcoming second vacancy.

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 – None.

6.0 Worksession Items

- 6.1 Summary: Housekeeping Amendments Discussion
 Staff: Vera Koliass

Vera Kolias, Associate Planner, presented the staff report, and reviewed the proposed Housekeeping Code Amendments, which were not intended to affect the meaning or intent or change policy of the Code. She noted the project timeline and expected to have the amendments adopted by end of the year. She confirmed she would contact the Commissioners who were absent to get their feedback as well. She addressed questions from the Commission regarding zone designations, definitions, and locations; the processes involved for determining exemptions and initiating boundary changes to the Natural Resources Map; and the differences between additions and accessory structures, County Land MR1 and City R-2 zones, and R-2 and R-3 zones.

Key points of discussion and changes regarding certain Code sections were as follows:

- MMC 19.401 Willamette Greenway Zone WG – Concern was expressed about Subsection 19.401.5.D and the need for a more public process regarding the arbitrary 250-ft trigger proposed for a Type II review. Input was needed, especially from those within the Willamette Greenway Overlay Zone, and such changes would involve a change to the Comprehensive Plan, which would require a public hearing. The Commission consented to maintain the original Code section with the addition of proposed Subsection 19.401.5.B regarding exempted activities.
- MMC 19.502 Accessory Structures – Further clarification was needed regarding for whom interior passages were intended.
- MMC 19.600 Off-Street Parking and Loading – The Commission agreed that both proposed options for widening a driveway should be allowed.
- MMC 19.904 Community Service Use – Wireless Communication Facilities – Table 19.904.11.C should be changed to read “P/III” for Planning Commission review. The change would also be noted in the legend. **Ms. Kolias** would ensure the proposed amendments were consistent with the existing Code tower height requirements. The Commission supported including the highlighted language taken from the FCC.
- MMC 19.907 Downtown Design Review – To avoid excluding unique or artistic site improvement options, such as decorative or bike share bicycle rack systems, an option for DLC review should be provided if such features deviated from existing design standards.
- MMC 14.16.050 Manufacturing Zones (Signs) – **Ms. Kolias** corrected the language in the last sentence of the commentary of Item 2 (6.1, Page 27) to state that only one roof sign was allowed.

Ms. Kolias added that staff also recommended creating a Type II variance process for varying the height of a fence. She circulated a memorandum from Denny Egner, Planning Director, to the city manager regarding a fence situation in Island Station. Currently, all fence height adjustments required a Type III process.

Commissioner Hemer maintained the \$1,000 Type II variance fee for a fence height variance was disproportionate to the cost of a fence, which was a pretty straightforward project. **Ms. Kolias** explained the fee applied to all Type II variances and was intended to help pay for the cost of conducting the Type II variance process.

The Commission agreed fence height variances should be a Type II review so neighbors would know the reason for the proposed change in fence height.

Commissioner Hemer suggested modifying the solar orientation standard so that it only applied to a 50-lot subdivision. It was not applicable to individual homes. In addition, a simple

tree ordinance, at least for new residential construction, was needed within the next couple months. The Parks and Recreation Board was working on one for the Tree City Program. A simple tree ordinance would help avoid further contention in the future and help balance property owners' rights with those who value trees

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Discussion Items

Chair Lowcock encouraged the public to participate in filling the vacancies on the Commission.

Commissioner Argo noted that the North Milwaukie Industrial Area Advisory Group had toured and discussed the site and several properties, and applied a Strength Weakness, Opportunity, Threat (SWOT) type of analysis, which was enlightening and worthwhile. The consultant, MIG, would present an existing conditions report at an upcoming meeting. He would continue to update the Commission about the project, and added the area provided a unique opportunity to make an effective economic and vibrant district as it transitioned to downtown.

9.0 Forecast for Future Meetings:

- | | |
|--------------------|---|
| September 27, 2016 | 1. S-2016-001 5126 SE King Rd 14-Lot Subdivision, New Commission Chair Election, Visioning Community Conversation |
| October 11, 2016 | 1. Worksession: Housekeeping Amendments Discussion |

Meeting adjourned at approximately 8:21 pm.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Shane Abma, Chair, for
 Shaun Lowcock, Vice Chair

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, SEPTEMBER 27, 2015
6:30 PM**

COMMISSIONERS PRESENT

Shane Abma
Scott Barbur
Shannah Anderson
Adam Argo
Greg Hemer

STAFF PRESENT

Denny Egner, Planning Director

COMMISSIONERS ABSENT

Shaun Lowcock, Vice Chair

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.

Denny Egner, Planning Director, convened the meeting and called for the election of a new Planning Commission Chair at this time, taking Agenda Item 6.1 out of order.

6.0 Worksession Items

- 6.1 Summary: Elect new chair
Staff: Denny Egner

Commissioner Hemer nominated Scott Barbur as the new Planning Commission Chair.

Commissioner Anderson nominated Shane Abma as the new Planning Commission Chair.

Shane Abma was elected new Planning Commission Chair by a vote of 2 to 1 with Shane Abma and Scott Barbur abstaining.

Mr. Egner understood that should he arrive, this was to be Vice Chair Lowcock's last meeting and suggested the Commission elect a new Vice Chair, who would take office at the next meeting. The Commission would elect a new Chair and Vice Chair in January as five or six candidates had filed for openings on the Planning Commission.

Commissioner Anderson nominated Shane Abma as the new Planning Commission Vice Chair.

Commissioner Barbur was unanimously elected new Planning Commission Vice Chair, effective at the next Planning Commission meeting.

1.0 Call to Order – Procedural Matters

Chair Abma called the meeting to order at 6:49 p.m. and read the conduct of meeting format into the record.

2.0 Planning Commission Minutes – There were no minutes for review.

3.0 Information Items

Denny Egner, Planning Director, announced the City had recently contracted with a private service to transcribe the Commission’s meeting minutes. He provided additional information about the Visioning Community Conversation, scheduled for October 11th, and the Town Hall for the Community Vision to be held November 2nd at 6:00 pm at the Waldorf School, which he encouraged the Commissioners to attend. He reviewed several items addressed at City Council with these key comments:

- The Urban Renewal Plan was now in effect. In early January, staff would discuss how to structure the program, what actions to take in the coming year, and the makeup of the advisory committee to the Urban Renewal Agency.
- The marijuana business regulations were adopted with minor changes to the Commission’s version.

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 – No public hearings were scheduled.

6.0 Worksession Items

- 6.1 Summary: Elect new chair
Staff: Denny Egner

This agenda item was addressed at the beginning of the meeting.

- 6.2 Summary: Review Work Program and Bylaws
Staff: Denny Egner

Mr. Egner reviewed the staff report, highlighting the 2017 Work Program. In addition to the policy work, he noted that the Urban Growth Management Agreement (UGMA) with Clackamas County, which required a Comprehensive Plan Amendment, would be coming before the Commission for approval, as well as a few complicated planning projects that he described. He sought the Commissioners’ feedback on the accomplishments and goals and asked if anything in the Bylaws needed to be updated. He added that City Council had not set goals this spring in order to focus on advancing or completing the goals set the previous year, and progress had been made on the library expansion, urban renewal, economic development, and the Bike and Pedestrian Safety Program.

Key points of discussion and changes regarding the work program were as follows:

- Having at minimum, a new construction tree ordinance, even as simple as a 1:1 replacement of trees removed during construction, was vital to address citizen concerns about foliage eliminated during new construction.
- An ordinance addressing destruction and remodeling/redevelopment was needed to balance private property rights and historic preservation objectives.
- It was suggested that the Commission partner with the Parks and Recreation Board (PARB) and Design and Landmarks Committee (DLC) to research other cities’ sample ordinances and initiate the process, as these topics fell within their scope.

- **Mr. Egner** noted the PARB's focus was for tree ordinance on public land and/or in the right-of-way, whereas a new construction ordinance would affect private land.

Key points of discussion and suggested changes related to the Bylaws were as follows:

- The Commission discussed amending the Purpose section to adhere to the roles and responsibilities as outlined in Milwaukie Municipal Code 2.16.010. It was noted that the Commission also had a decision-making roll for many quasi-judicial applications.
 - **Mr. Egner** said he would check the wording in other bylaws.
- The Commission briefly discussed the membership criteria and the purpose for allowing two nonresident members on the commission. It was noted that many City commission's bylaws limited the number of members from one profession.

The Commission consented to the proposed change to the Purpose section.

7.0 Planning Department Other Business/Updates

Commissioner Hemer announced Sunday Parkways was scheduled for October 2nd. The event provided 8.5 miles of closed roads for people to walk or bike on in Milwaukie and the Sellwood area. Volunteers were still needed.

8.0 Planning Commission Discussion Items – There were none.

9.0 Forecast for Future Meetings:

- | | |
|------------------|-------------------------------------|
| October 11, 2016 | 1. Visioning Community Conversation |
| October 25, 2016 | 1. Housekeeping Amendments |

Mr. Egner confirmed the Joint City Council/Planning Commission meeting would be held on October 18, 2016.

Meeting adjourned at approximately 7:13 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Shane Abma, Chair

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

COMMISSIONERS PRESENT

Shane Abma, Chair
Scott Barbur, Vice Chair
Adam Argo
Greg Hemer

STAFF PRESENT

Denny Egner, Planning Director
Vera Koliass, Associate Planner
Mary Heberling, Assistant Planner
Peter Watts, City Attorney

COMMISSIONERS ABSENT

Shannah Anderson

1.0 Call to Order – Procedural Matters*

Chair Abma 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 – No Minutes for review

3.0 Information Items - None

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

Chair Abma announced that the public hearing on the Harmony Road Mini Storage would open only for a continuance; no public testimony would be taken this evening.

- 5.1 Summary: Bridge City Church professional use offices
Applicant/Owner: Bridge City Community Church
Address: 2816 SE Harrison St
File: CU-2016-004
Staff: Mary Heberling

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

Mary Heberling, Assistant Planner, cited the applicable approval criteria and presented the staff report, noting staff's recommended approval. She clarified parking was available in the back and across the street and that the proposal would not affect the community service use. No correspondence had been received regarding the application.

Marc Schelske, Pastor, Bridge City Community Church, described how the eight parking spaces were used onsite and noted about 65 spaces were available in the lot across the street

Chair Abma confirmed there was no public testimony regarding the application and closed the public hearing.

Commissioner Hemer noted the site had ample parking and the proposal fit the zoning.

Commissioner Barbur agreed parking was not an issue, having lived across the street from the church for the last ten years.

It was moved by Commissioner Hemer and seconded by Vice Chair Barbur to approve land use application CU-2016-004 a conditional use allowing Bridge City Church to use spaces within the church as professional offices with the findings and conditions as presented. The motion passed unanimously.

5.2 Summary: King Rd Subdivision
Applicant/Owner: Mission Homes NW, LLC
Address: 5126 SE King Rd
File: S-2016-001, VR-2016-007
Staff: Vera Kalias

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

Commissioners Hemer and **Argo** declared that the application had been discussed at a Linwood Neighborhood District Association (NDA) meeting, which they attended.

Vera Kalias, Associate Planner, presented the staff report and comments received, as well as a design modification request submitted by the applicant to address issues with crosswalks and driveway access spacing. She reviewed the proposed design revisions and the related additional condition of approval, noting that staff recommended approval of the proposed applications with conditions. She added that the design modification request met the code, but had not yet been reviewed by the Fire District. No arborist report was supplied to the City, and she deferred to the applicant about whether they had attended any NDA meetings.

Charles Eaton, Engineering Director, addressed issues regarding the crosswalks and turn lanes for the subdivision and church to the north across King Rd. He noted the applicant had the burden of proving that the proposed intersection location fit the existing uses in the area and would not create a safety issue. He described the mitigation proposed to allow for the proposed location, which included adding the median, moving the road, and an enhanced crosswalk. **Mr. Eaton** said that he believed the intersection could be designed to function properly and the revised design met Public Works Standards, but more information was required since only a sketch was presented. Except for the accessway spacing off of the intersection, the City had no other issues that were not already addressed in the conditions of approval. If the applicant could not mitigate the problem, a variance would have to be requested.

Chair Abma called for the applicant's testimony.

Ken Sandblast, Planning Director, Westlake Consultants, 15115 SW Sequoia Pkwy, Suite 150, Tigard, OR 97224, noted the subject site was one of the few in town that could be developed as a subdivision. He presented the application with the following key comments:

- He confirmed the proposal was a replat of the existing 32-lot subdivision of record. The density allowed in R-5 was 16 lots and the applicant's proposal was for only 14 lots, all of which met or exceeded the dimensional standards of the R-5 Zone.
- With regard to future connectivity, there was an opportunity to extend the street system to Home Ave to the west.
- Due to the limited frontage available on King Rd, the variance for the access spacing was requested because there were no other options for access.
- The newly proposed street, SE 51st Ave, met and exceeded City standards for local streets, and included 32 ft of asphalt to provide parking on both sides of the street.
- He clarified that a tree inventory of the property was completed, but no report was submitted because it was not required, as noted in the staff report. To satisfy R-5 zoning standards and provide local street connectivity, a majority of the trees had to be removed, although trees would be saved wherever possible.
- The applicant appreciated the City's ongoing communication to resolve the issues regarding the accessways on the north side of King Rd.
 - The applicant submitted a diagram depicting an enhanced crosswalk. Staff confirmed the exhibit addressed the design standard by showing the design was feasible and could be done, and the applicant would be able to satisfy the condition at the time of final engineering.
 - The applicant submitted a report from a traffic engineer where the additional trips were not expected to create an unsafe situation with turning movements into the church driveway.
 - The applicant acknowledged that the new median was to be a restriction on the new street intersection itself and the design would force people to turn right-in and right-out, but would not restrict any traffic flow on King Rd.
 - The applicant's traffic engineer found that for only one peak hour on Sunday, there was a 4.7% chance of conflict between two cars, one turning left into the subdivision and one turning left into the church. The traffic engineer said that was no different than the rest of King Rd. The applicant believed the proposed design would improve access and safety.
- The applicant had not met with any NDAs or the church, as the church access issue had just come up recently.
- The applicant stated they would do their best to save trees, notably some on the edge of the property, but did not want to commit to something they could not do. Most trees were right in the middle of the site, where the connectivity and public street requirements were to be provided. The arborist's inventory and analysis showed about 105 trees and some were not in good shape. He noted the City did not have a tree code, so no regulations exist at this time.
- He confirmed the applicant had considered opportunities to purchase vacated land to the east, south, and west to make a connection, but had not spoken to any property owners.

Chair Abma called for testimony favor of, neutral, and opposed to the application.

David Aschenbrenner, Chair, Hector Campbell NDA, 11505 SE Home Ave, Milwaukie, stated the NDA had submitted comments. He noted concerns about the street not being fully built and the lack of fencing on the south end of the site and surrounding the stormwater facility.

Concern was also expressed about noise and other impacts to the neighborhood during construction, as well as concern about the lots sitting vacant and not maintained.

Elizabeth Richard, 5085 SE King Rd, Milwaukie, stated she lived across the street from the proposed development and that her biggest concern was traffic. She commended that the staff report said traffic report was inadequate, but no new traffic report had been submitted. A new traffic report should be required given the newly proposed median and right-in/right-out to determine how it would impede the speed and flow of traffic on King Rd. The right-out only restriction would pose a traffic hardship for residents of the new development and she thought a street connection to Home Ave would provide an option.

Lee Garnett, 4928 SE Llewelyn St, testified in opposition. He was concerned about the number of trees proposed for removal. He asked if the timber would be sold and if the arborist surveyed for endangered birds' nests, noting he had seen hawks and eagles in those woods. He said the development would result in his property losing shade in the summer and the view of the tree line he has had for 16 years, and noted the City desperately needed a tree protection ordinance. He was concerned about the potentially dangerous intersection being constructed and asked how many times King Rd would be blocked during construction. He asked how the proposed development would improve the neighborhood, and what the developer was giving back for removing trees, adding a dangerous intersection, and creating worse congestion problems. He urged the Commission to deny the application.

Staff addressed questions raised during public testimony as follows:

- Staff was unaware of any proposed fencing at the southern border and deferred to the applicant for a response.
- The Fire District was satisfied with the street configuration. Fire trucks could back to Llewelyn and then turn around.
- Per the Municipal Code, the City followed the City of Portland's requirements for stormwater facilities. There were no requirements for fencing, unless specifically called out. The facilities were typically very shallow, planted infiltration areas.
- The City required barricades at dead end streets where no curb exists to prohibit movement. A condition of approval required reserve strips to prohibit access to the other lots until they developed.

Mr. Eaton illustrated how the median design would provide a continuous left turn refuge and allow cars to queue without blocking the intersection. He added:

- The traffic impact study accounted for all traffic, including traffic from other developments, because King Rd was an arterial road.
- The existing properties connected to sewer through the old vacated right-of-way where City utilities were located.
- Noise issues and the construction timeline would be addressed in the applicant's engineering and construction plans. The City's noise ordinance would restrict the hours of construction.

Mike Robinson, Land Use Attorney, stated once the final plat was recorded, the developer would begin construction as soon as possible. There was no incentive to leave the lots sitting vacant.

Kurt Dalbey, Mission Homes Northwest, stated the subdivision provided the opportunity to do all of the building at the same time. All 14 homes would be built at the same time to have as little

impact on the neighborhood as possible. He added:

- The properties would be landscaped and trees planted on every lot. Each house would be fenced on all sides and fencing would be added along the roadway to provide security for the neighborhood.
- Saving trees on the perimeters of each lot was a high priority without impacting the trees with sewer, water, stormwater, etc., that had to be considered. The goal was to leave every tree possible on the perimeter of the subdivision and between houses. A number of lots were wider which allowed space to add trees or retain them if safely possible. His primary concern in hiring an arborist was safety to avoid trees falling after a subdivision was completed. He had experienced trees falling on houses when they had tried to keep trees that could not safely coexist with underground utility lines.
- Although 16 lots were allowed by zoning, only 14 lots would be developed; the least number of lots reasonable to use the property properly.
- The timber being removed was not marketable. The total value of the timber was only about \$20,000.

Mr. Robinson added the trees were not being removed for profit, but to make the development possible. The applicant would retain as many trees as possible, but the City did not have an applicable approval standard for tree preservation.

Don Richards, Arborist, stated no inventory of endangered birds or other species had been done as it was not required or requested by the City.

Mr. Robinson requested a short recess prior to the applicant providing rebuttal.

Chair Abma called for a short recess and reconvened the meeting at approximately 8:35 pm. He called for the applicant's rebuttal.

Mr. Robinson reminded that the Commission's decision was based on approval criteria, which according to staff, had been met with the recommended conditions of approval. He stated:

- The traffic study had determined the intersection was not unsafe, that the City could grant the deviation to access spacing standards, and that the traffic impact created by the 14-lot subdivision would be minimal and would not significantly alter the operation or safety of existing transportation facilities.
 - The traffic study also revealed no concern about queueing during peak times for the church, which was not a peak time for trips to and from the neighborhood. The intersection could operate without the median, but the applicant worked in good faith to address staff's concerns and would construct the median if the Commission deemed it necessary.
 - He clarified there was no legal reason the subdivision had to defer access to the church. The condition was recommended by the City Engineer and the applicant would comply if the Commission required it.
- In response to public testimony, he confirmed development would begin as soon as the final plat was recorded. The applicant would work with staff to develop a construction mitigation plan and comply with the City's standards regarding construction noise.
 - The applicant would try to address the concern regarding displacement of animals.
 - Not allowing parking adjacent to the crosswalk made sense.
 - The applicant understood the original, November 1st traffic study was deemed not adequate because no mitigation had been proposed; however, the applicant's traffic

engineer determined no mitigation was required because the intersection would be safe.

- Though the City's code did not require tree preservation, the applicant would preserve as many trees as possible and would plant street trees and trees on the lots, according to the City's Code.

The Commission discussed whether to close or continue the hearing given that the revised design plans for the intersection and median had been presented at tonight's hearing. Concern was expressed about the need for the Fire District to review the design; however, the applicant and City Engineer had agreed to work together to achieve a workable design solution.

Chair Abma closed the hearing.

Planning Commission Deliberation

The Commission deliberated about the challenges of the median mitigation requested by the City Engineer and the conclusion by the traffic study that the initial design was safe. The Commission ultimately agreed to abide by the City Engineer's recommendation.

Commissioner Hemer recommended adding a condition to require fencing along the southern portion of the site. He agreed the City needed a tree ordinance and explained that the Commission was not able to enforce any tree preservation because no regulations currently existed.

Ms. Kolias suggested amending the condition regarding the median to allow for other design options and review by the Clackamas Fire District.

Chair Abma reopened the public hearing to allow the applicant to respond.

Mr. Robinson stated he agreed with adding "or other acceptable design" as it gave the applicant an opportunity for a broader discussion about an acceptable design with the City Engineer. However, the design should be subject to the City Engineer's decision, not the Fire District's standards.

Denny Egner, Planning Director, agreed with Mr. Robinson's suggestion.

Chair Abma closed the public hearing.

Ms. Kolias read the amended language for Condition 4s into the record stating, "The proposed street shall be constructed with a median ***or other acceptable design*** in SE King Rd, restricting access to right in-right out of SE 51st Avenue, while providing access for the existing left turn movement entering and exiting the existing commercial and residential driveways. ***The design of the median or other acceptable design shall be in accordance with City standards, coordinated with Clackamas Fire District, and approved by the Engineering Director.***"

It was moved by **Commissioner Hemer** and seconded by **Commissioner Argo** to approve land use applications S-2016-001 and VR-2016-007 with the recommended findings and conditions of approval as amended regarding street median design and read into the record by staff and an additional condition to require a fence on the southern border of the subdivision along SE 51st Ave. The motion passed unanimously.

Chair Abma read the rules of appeal into the record.

- 5.3 Summary: Harmony Road Mini Storage
Applicant/Owner: Han Thygeson
Address: 5945 and 5965 SE Harmony Rd
File: CU-2016-001
Staff: Brett Kolver

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

It was moved by Commissioner Hemer and seconded by Commissioner Argo to continue the public hearing for land use application CU-2016-001 to a date certain of December 13, 2016. The motion passed unanimously.

6.0 Worksession Items – There were none.

7.0 Planning Department Other Business/Updates

Mr. Egner reported that the Visioning Open House at the Waldorf School was a success, and another public event was scheduled for February when development of the Action Plan would begin. On December 6th, City Council would appoint two new Planning Commission members, Kim Travis and John Henry Burns.

8.0 Planning Commission Discussion Items

Commissioner Hemer commended the committee working on the Visioning who met after the Open House. He encouraged everyone to attend Picture with Santa Day on December 17th at the Milwaukie Museum.

9.0 Forecast for Future Meetings:

December 13, 2016 1. Housekeeping Code Amendments

Meeting adjourned at approximately 9:27 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Shane Abma, Chair



To: Planning Commission
Through: Dennis Egner, Planning Director
From: Vera Kalias, Associate Planner
Date: January 3, 2017, for January 10, 2017, Public Hearing
Subject: **File:** WG-2016-002; VR-2016-008
Applicant: Greg Bambusch
Address: 12035 SE 20th Ave
Legal Description (Map & Tax Lot): 1S1E35DA04000
NDA: Island Station

ACTION REQUESTED

Approve application WG-2016-002 and VR-2016-008 and adopt the recommended Findings and Conditions of Approval found in Attachments 1 and 2. This action would allow for construction of a new detached accessory structure on the site.

BACKGROUND INFORMATION

The applicant, Greg Bambusch, has applied for approval to construct a detached residential accessory structure on the subject property, to replace an existing smaller garage in the same location. The subject property is zoned for residential use but is entirely covered by the Willamette Greenway overlay, which requires additional land use review.

A. Site and Vicinity

The subject property is located at 12035 SE 20th Ave (see Figure 1). The site is developed with a 1-story single-family detached dwelling, with an existing 1-story



Figure 1. Site and Vicinity

detached garage. The existing house and garage face 20th Avenue.

The proposed new structure is a detached 2-story garage which will replace the existing 1-story garage. The proposed development triggers land use review against the applicable standards of the Willamette Greenway section of the zoning code and requires a variance because the height of the proposed garage exceeds the height of the primary structure.

The surrounding properties are developed with detached single-family dwellings. A 2-story home is located on the adjacent property next to where the proposed garage will be located.

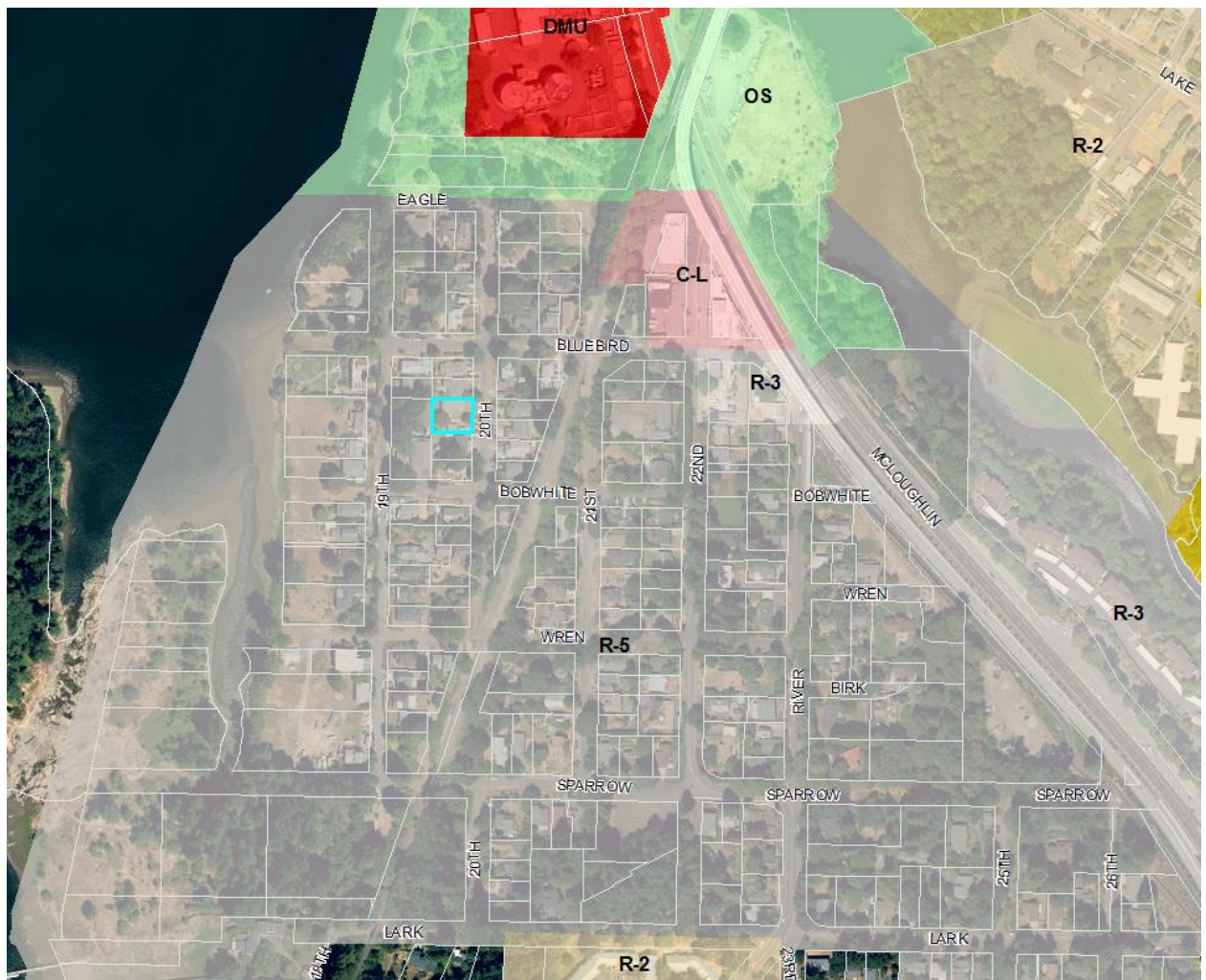


Figure 2. Zoning

B. Zoning Designation

The site is zoned Residential R-5 (see Figure 2). The Willamette Greenway overlay covers the entire property (See Figure 3).

C. Comprehensive Plan Designation

Low Density

D. Land Use History

City records indicate no previous land use actions for this site.

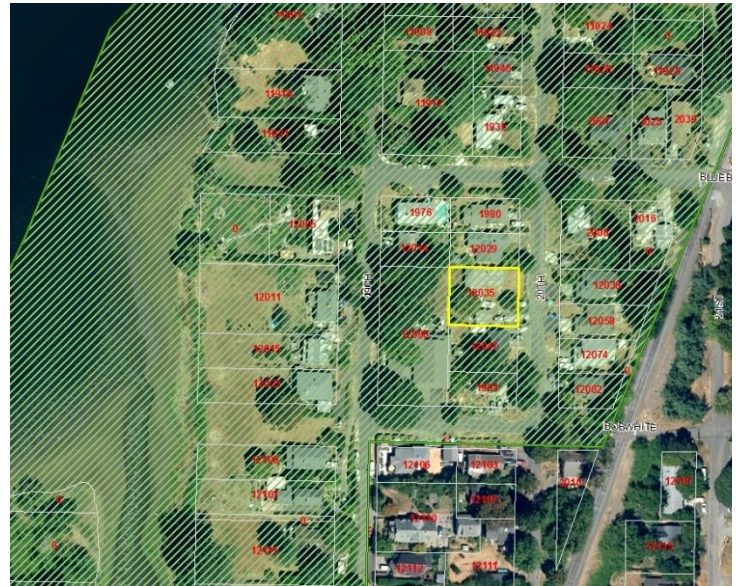


Figure 3. Willamette Greenway

E. Proposal

The applicant is seeking land use approval for the proposed new accessory structure as a conditional use in the Willamette Greenway overlay zone. The proposal includes the removal of an existing smaller 1-story garage and replacement with the proposed 2-story 728-sq ft detached garage (see Figures 4-5).



Figure 4. Front Elevation



Figure 5. Proposed site plan

The project requires approval of the following application(s):

1. Willamette Greenway review (file #WG-2016-002)
2. Type III Variance (VR-2016-008) to allow an accessory structure greater in height than the primary structure on the property.

The Applicant's Narrative and Supporting Documentation includes more information and detail about the proposed activity (see Attachment 3).

KEY ISSUES

Staff has identified the following key issue for the Planning Commission's deliberation. Aspects of the proposal not listed below are addressed in the Findings (see Attachment 1) and generally require less analysis and discretion by the Commission.

A. Is the proposed project consistent with the objectives and policies ("...to protect, conserve, enhance, and maintain the natural, scenic...and recreational qualities of lands along the Willamette River...") for the Willamette Greenway?

The proposed development is consistent with the nature of existing development on the site and the neighborhood, which is not visible from the river. Views to and from the river will not be affected by the proposed development and the site does not provide public access to the river.

The project area is at least 600 ft from the nearest point of the river, with a tier of residences mature landscaping between. The proposed development presents no significant impacts to the character of the river and is compatible. The project area is not

visible from the river, due to topography and the existence of residential development between the site and the river. The garage will not affect visual corridors to the river.

B. Does the proposed variance have any negative impacts?

Staff has not identified any negative impacts with the proposal. The subject property is more than 600 feet from the Willamette River and the site provides adequate area for replacement of the existing detached 1-story garage with the proposed new 2-story detached garage. While the proposed new garage will be taller than the existing garage, and the primary structure, it has been designed in a residential style in keeping with the surrounding neighborhood. Other 2-story structures exist in the neighborhood, including directly adjacent to the proposed location. The applicant has future plans the enlarge the primary structure; the accessory garage is the first phase and having a second story will provide needed space and flexibility in overall lot coverage going forward.

The proposed structure has been designed such that no windows will be installed in the south wall in order to preserve the privacy of the adjacent property to the south. The structure is also located 9 ft from the side property line, exceeding the minimum 5 ft. The structure is 38 ft from the front property line and 36 ft from the rear property, well exceeding the minimum 20 ft required.

The applicant is improving a property such that it will generally fit the character of the existing neighborhood.

CONCLUSIONS

A. Staff recommendation to the Planning Commission is as follows:

1. Approve the Willamette Greenway review and Variance for the proposed new accessory structure on the subject property. This will result in replacement of an existing smaller garage with a larger detached 2-story garage structure.
2. Adopt the attached Findings and Conditions of Approval.

B. Staff recommends no significant conditions of approval (see Attachment 2 for the full list of Conditions of Approval).

CODE AUTHORITY AND DECISION-MAKING PROCESS

The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC).

- MMC Section 19.301 Low Density Residential Zones
- MMC Section 19.502 Accessory Structures
- MMC Section 19.401 Willamette Greenway Zone WG
- MMC Section 19.905 Conditional Uses
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review

This application is subject to Type III review, which requires the Planning Commission to consider whether the applicant has demonstrated compliance with the code sections shown above. In Type III reviews, the Commission assesses the application against review criteria and development standards and evaluates testimony and evidence received at the public hearing.

The Commission has 4 decision-making options as follows:

- A. Approve the application subject to the recommended Findings and Conditions of Approval.
- B. Approve the application with modified Findings and Conditions of Approval. Such modifications need to be read into the record.
- C. Deny the application upon finding that it does not meet approval criteria.
- D. Continue the hearing.

The final decision on these applications, which includes any appeals to the City Council, must be made by March 18, 2017, in accordance with the Oregon Revised Statutes and the Milwaukie Zoning Ordinance. The applicant can waive the time period in which the application must be decided.

COMMENTS

Notice of the proposed changes was given to the following agencies and persons: City of Milwaukie Building Department, City of Milwaukie Engineering Department, City of Milwaukie Operations Department (Stormwater Division), Clackamas Fire District #1, Island Station Neighborhood District Association (NDA), Oregon Parks and Recreation Department, Oregon Department of State Lands, Oregon Department of Fish and Wildlife, Oregon State Marine Board, and Oregon Department of Transportation. The following is a summary of the comments received by the City. See Attachment 4 for further details.

- **Alex Roller, Engineering Tech II, Milwaukie Engineering Department:** The existing driveway must be replaced at the time of development. A condition of approval has been included to address this comment.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	Early PC Mailing	PC Packet	Public Copies	E-Packet
1. Recommended Findings in Support of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Recommended Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Applicant's Narrative and Supporting Documentation received October 28, 2016.				
a. Narrative	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Site Plan Sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Photo Sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d. Elevation and Floor Plan Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Early PC Mailing	PC Packet	Public Copies	E- Packet
e. Application Forms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f. Preapplication Conference Notes (August 18, 2016)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

Early PC Mailing = paper materials provided to Planning Commission at the time of public notice 20 days prior to the hearing.

PC Packet = paper materials provided to Planning Commission 7 days prior to the hearing.

Public Copies = paper copies of the packet available for review at City facilities and at the Planning Commission meeting.

E-Packet = packet materials available online at <http://www.milwaukieoregon.gov/planning/planning-commission-164>.

Recommended Findings in Support of Approval
File # WG-2016-002; VR-2016-008
Bambusch Garage at 12035 SE 20th Ave

Sections of the Milwaukie Municipal Code not addressed in these findings are found to be inapplicable to the decision on this application.

1. The applicant, Greg Bambusch, has applied for approval to construct a detached residential accessory structure on the subject property. The subject property is a single tax lot located at 12035 SE 20th Ave and is zoned Residential R-5, with the Willamette Greenway overlay. The proposed development triggers land use review against the applicable standards of the Willamette Greenway section of the zoning code as well as a variance review due to the height of the proposed garage. The land use application file number is WG-2016-002 and VR-2016-008.
2. The proposed development is a new 2-story detached garage, 728 sq ft in size, which will replace an existing 1-story garage, 360 sq ft in size. The site is developed with a 1-story single-family detached dwelling. The proposed new garage will be located in approximately the same location as the existing garage accessible from an existing driveway to SE 20th Ave. The surrounding properties are developed with detached single-family dwellings. A 2-story home is located on the adjacent property next to where the proposed garage will be located.
3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
 - MMC Section 19.301 Low Density Residential Zones
 - MMC Section 19.502 Accessory Structures
 - MMC Section 19.401 Willamette Greenway Zone WG
 - MMC Section 19.905 Conditional Uses
 - MMC Section 19.911 Variances
 - MMC Section 19.1006 Type III Review
4. The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. A public hearing was held by the Planning Commission on January 10, 2017, as required by law.
5. MMC Section 19.401 Willamette Greenway Zone

MMC 19.401 establishes standards for the Willamette Greenway overlay designation. The subject property is entirely within the Willamette Greenway zone as shown on the City's zoning map.

 - a. MMC Subsection 19.401.5 Procedures

MMC 19.401.5 establishes procedures related to proposed uses and activities in the Willamette Greenway zone. Development in the Willamette Greenway zone requires conditional use review, subject to the standards of MMC Section 19.905 and in accordance with the approval criteria established in MMC Subsection 19.401.6.

The construction of a new accessory structure constitutes "development" as defined in MMC Subsection 19.401.4 and is subject to the conditional use review standards of MMC 19.905 and the approval criteria of MMC 19.401.6.

b. MMC Subsection 19.401.6 Criteria

MMC 19.401.6 establishes the criteria for approving conditional uses in the Willamette Greenway zone.

(1) *Whether the land to be developed has been committed to an urban use, as defined under the State Willamette River Greenway Plan*

The State Willamette River Greenway Plan defines “lands committed to urban use” in part as “those lands upon which the economic, developmental and locational factors have, when considered together, made the use of the property for other than urban purposes inappropriate.”

The subject property has been developed for private residential use since at least 1946, when the existing house was built. The land is committed to an urban use.

(2) *Compatibility with the scenic, natural, historic, economic, and recreational character of the river*

The project area is not adjacent to the Willamette River and is separated from the river by 19th Avenue and other residential properties to the west. While the proposed new garage will be taller than the existing garage, it has been designed in a residential style in keeping with the surrounding neighborhood. The proposed development presents no significant impacts and is compatible with the character of the river.

(3) *Protection of views both toward and away from the river*

The project area is not adjacent to the Willamette River. The location of the proposed new garage is more than approximately 600 feet from the river. Existing mature vegetation and structures on the adjacent properties across SE 19th Ave to the west allow no views of the river. The proposed development does not affect views toward and away from the river.

(4) *Landscaping, aesthetic enhancement, open space, and vegetation between the activity and the river, to the maximum extent practicable*

The proposed development will not affect existing landscaping, vegetation, open space, or any aesthetic enhancement between the location of the new detached garage and the river.

(5) *Public access to and along the river, to the greatest possible degree, by appropriate legal means*

The subject property is a private residential property and does not provide public access to the Willamette River. Public access to the river is available from Spring Park to the south and Milwaukie Riverfront Park to the north. Visual access to the river is provided along the trail across the Kellogg wastewater treatment plant, which is located to the northwest of the subject property.

(6) *Emphasis on water-oriented and recreational uses*

The site is a private residential property and has no direct access to the Willamette River. Water-oriented and recreation uses are available nearby at Spring Park and Milwaukie Riverfront Park.

(7) *Maintain or increase views between the Willamette River and downtown*

The subject property is approximately two-thirds of a mile from the nearest portion of downtown Milwaukie located on the east side of McLoughlin Boulevard (Highway 99E), though it is only approximately 800 ft from the Kellogg wastewater treatment plant property, a majority of which is zoned for Downtown Mixed Use. The other existing structures and vegetation in the general area already block views to the river. The proposed development will have no effect on views between the river and downtown-zoned areas.

(8) *Protection of the natural environment according to regulations in Section 19.402*

The subject property does not include any natural resource areas.

(9) *Advice and recommendations of the Design and Landmarks Committee, as appropriate*

The subject property is not within a downtown zone and the proposed activity does not require review by the Design and Landmarks Committee.

(10) *Conformance to applicable Comprehensive Plan policies*

The Willamette Greenway Element in the Milwaukie Comprehensive Plan includes policies related to land use, public access and view protection, and maintenance of private property. These policies include the requirement of a conditional use permit for new development and intensification of existing uses, evaluation of development impacts to visual corridors, and limitations on authorizing the unrestricted public use of private land.

The Open Spaces, Scenic Areas, and Natural Resources Element includes policies to conserve open space and protect and enhance natural and scenic resources.

The proposed development is being reviewed through the Willamette Greenway conditional use process as provided in MMC Subsection 19.401.5. The project will not impact visual corridors. The proposed development is on private property and does not involve any changes to public access to the river over private land. The project area is outside the 100-year floodplain.

(11) *The request is consistent with applicable plans and programs of the Division of State Lands*

There are no known plans or programs of the Department of State Lands (DSL) that affect the property.

(12) *A vegetation buffer plan meeting the conditions of Subsections 19.401.8.A through C*

The subject property is not immediately adjacent to the Willamette River and does not include a vegetation buffer area as described in MMC Subsection 19.401.8.A.

The Planning Commission finds that the proposed activity meets all relevant approval criteria provided in MMC 19.401.6.

The Planning Commission finds that the proposed activity meets all applicable standards of the Willamette Greenway zone.

6. MMC Section 19.905 Conditional Uses

MMC 19.905 establishes regulations for conditional uses, including standards for reviewing modifications to existing conditional uses. As noted in Finding 5-a and as provided in MMC Subsection 19.401.5.A, activities within the Willamette Greenway zone that trigger Willamette Greenway review are subject to the provisions of Section 19.905 as conditional uses.

a. MMC Subsection 19.905.3 Review Process

MMC 19.905.3 establishes the process by which a new conditional use, or a major or minor modification of an existing conditional use, must be reviewed.

As noted in Finding 5-a, the proposed development is an activity within the Willamette Greenway zone that requires review as a conditional use. The existing use on the subject property is a private residence, which is an allowed use in the underlying residential R-5 zone. The proposed development involves construction of a new detached accessory structure, which represents a major modification to the existing use.

MMC 19.905.3.A requires that a major modification of an existing conditional use be evaluated through the Type III review process per MMC Section 19.1006.

b. MMC Subsection 19.905.4 Approval Criteria

MMC 19.905.4.A establishes the approval criteria for a new conditional use or a major modification to an existing conditional use.

(1) *The characteristics of the lot are suitable for the proposed use considering size, shape, location, topography, existing improvements, and natural features.*

The subject property is a residential lot approximately 8,333 sq ft in area. The property is developed with a detached single-family dwelling, 1 detached accessory structure, and accompanying landscaped areas. The site provides adequate area for replacement of the existing detached accessory structure (a 1-story garage) with the proposed new accessory structure (a 2-story detached garage).

The Planning Commission finds that this standard is met.

(2) *The operating and physical characteristics of the proposed use will be reasonably compatible with, and have minimal impact on, nearby uses.*

The subject property is adjacent to other single-family residential properties on all sides. The proposed development involves replacing an existing 1-story detached garage with a 2-story detached garage that will meet all applicable yard setbacks. Views toward and from the river in the project area are already constrained, and the proposed development's impacts on nearby uses will be negligible.

The Planning Commission finds that this standard is met.

(3) *All identified impacts will be mitigated to the extent practicable.*

The proposed development presents no significant impacts.

The Planning Commission finds that this standard is met.

- (4) *The proposed use will not have unmitigated nuisance impacts, such as from noise, odor, and/or vibrations, greater than usually generated by uses allowed outright at the proposed location.*

The proposed development will not result in any different use of the subject property than currently exists and will not generate any unmitigated nuisance impacts.

The Planning Commission finds that this standard is met.

- (5) *The proposed use will comply with all applicable development standards and requirements of the base zone, any overlay zones or special areas, and the standards in Section 19.905.*

The subject property is in the Residential R-5 zone, with development standards provided in MMC Section 19.301. The applicable development standards are those for lot coverage (maximum of 35% of lot area) and minimum vegetation (minimum of 25% of lot area). Currently, the 8,333-sq ft lot is covered by approximately 1,717 sq ft of structural footprint (20.6% lot coverage). The proposed development will expand the footprint of existing structures to approximately 2,090 sq ft (25% lot coverage) and will decrease the amount of vegetated area to approximately 5,000 sq ft (61% minimum vegetation), leaving the site well over the minimum thresholds for compliance with both applicable standards.

In addition, the new garage is subject to the standards for accessory structures provided in MMC Section 19.502. Specifically, the proposed new garage falls into the “Type C” category in MMC Table 19.502.2.A.1.a for residential accessory structures, which allows a maximum building height of 25 ft or not taller than the highest point of the primary structure, maximum structural footprint of 75% of primary structure, and side and rear setbacks of the base zone (5 ft and 20 ft respectively).

The proposed new garage has an average roof height of just under 25 ft, is 728 sq ft in area, and will be located 9 ft from the side property line 38 ft from the rear property line. The new structure will be approximately 13 ft from the existing house on the site, exceeding the 5-ft minimum requirement established in MMC Subsection 19.502.2.A.1.b(3). The proposed new garage will be taller than the existing home on the property, which requires a variance. A Type III variance application has been submitted.

As addressed in Finding 5, the proposed activity will comply with the relevant standards of the Willamette Greenway overlay zone. As addressed elsewhere in Finding 6, the proposed activity is compliant with the other standards of MMC 19.905.

With variance approval the Planning Commission finds that this standard is satisfied.

- (6) *The proposed use is consistent with applicable Comprehensive Plan policies related to the proposed use.*

As addressed in Finding 5-b-10, the proposed development is consistent with all relevant policies in the Comprehensive Plan.

The Planning Commission finds that this standard is met.

- (7) *Adequate public transportation facilities and public utilities will be available to serve the proposed use prior to occupancy pursuant to Chapter 19.700.*

The Engineering Department has reviewed the proposal and confirmed that existing public transportation facilities and public utilities are adequate to serve the proposed development.

The Planning Commission finds that this standard is met.

The Planning Commission finds that the proposed development meets all of the approval criteria outlined in MMC 19.905.4.A for a major modification to an existing conditional use.

- c. MMC Subsection 19.905.5 Conditions of Approval

MMC 19.905.5 establishes the types of conditions that may be imposed on a conditional use to ensure compatibility with nearby uses. Conditions may be related to a number of issues, including access, landscaping, lighting, and preservation of existing trees.

The Planning Commission finds that, as proposed, the new development sufficiently mitigates any negative impacts as proposed and that no additional conditions are necessary to ensure compatibility with nearby uses.

- d. MMC Subsection 19.905.6 Conditional Use Permit

MMC 19.905.6 establishes standards for issuance of a conditional use permit, including upon approval of a major modification of an existing conditional use. The provisions include a requirement to record the conditional use permit with the Clackamas County Recorder's Office and provide a copy to the City prior to commencing operations allowed by the conditional use permit.

An additional requirement has been included with the conditions of approval to outline the conditional use permit process.

The Planning Commission finds that the proposed development is consistent with the relevant standards established in MMC 19.905 for conditional uses.

7. MMC Chapter 19.911 Variances

- a. MMC 19.911.3 establishes the review process for variance applications.

The applicant has requested a variance to allow a detached accessory structure that is taller than the primary structure on the property. This request is not permitted through a Type II review and must be processed through Type III review.

The Planning Commission finds that the application is subject to Type III review for the proposed addition.

- b. MMC 19.911.4.B establishes criteria for approving Type III Variance applications.

An application for a Type III Variance shall be approved when all of the criteria in either 19.911.4.B.1 or 2 have been met. An applicant may choose which set of criteria to meet based upon the nature of the variance request, the nature of the development proposal, and the existing site conditions.

The applicant has chosen to address the criteria of 19.911.4.B.1 Discretionary Relief Criteria.

- (1) *The applicant's alternatives analysis provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.*

Neither the applicant nor staff have identified any impacts from the proposal. The proposed structure has been designed such that no windows will be installed in the south wall in order to preserve the privacy of the adjacent property to the south. The structure is also located 9 ft from the side property line, exceeding the minimum 5 ft. The structure is 38 ft from the front property line and 36 ft from the rear property, well exceeding the minimum 20 ft required.

The applicant has future plans the remodel and enlarge the primary structure; the accessory garage is the first phase and having a second story will provide needed space and flexibility in footprint going forward.

The Planning Commission finds that this criterion is met.

- (2) *The proposed variance is determined by the Planning Commission to be both reasonable and appropriate, and it meets one or more of the following criteria:*

- (a) The proposed variance avoids or minimizes impacts to surrounding properties.

Neither the applicant nor staff have identified any impacts from the proposal. However, the proposed structure has been designed such that no windows will be installed in the south wall in order to preserve the privacy of the adjacent property to the south. The structure is also located 9 ft from the side property line, exceeding the minimum 5 ft. The proposed structure is 38 ft from the front property line and behind the primary structure, and 36 ft from the rear property, well exceeding the minimum required.

The Planning Commission finds that this criterion is met.

- (b) The proposed variance has desirable public benefits.

“Public benefits” are typically understood to refer to benefits to be enjoyed by members of the general public as a result of a particular project, or preservation of a public resource. Aesthetic improvements of a specific and limited nature do not typically constitute a public benefit.

The Planning Commission finds that this criterion is not applicable.

- (c) The proposed variance responds to the existing built or natural environment in a creative and sensitive manner.

This criterion encourages flexibility in site planning and development when the existing built or natural environment provide challenges to standard development or site planning. The site is flat and rectilinear and is developed with a conventional single-family dwelling.

The Planning Commission finds that this criterion is not applicable.

The Planning Commission finds that the criteria within this subsection are satisfied.

- (3) *Impacts from the proposed variance will be mitigated to the extent practicable.*

Neither the applicant nor staff have identified any impacts from the proposal. However, the proposed structure has been designed such that no windows will be installed in the south wall in order to preserve the privacy of the adjacent property to the south. The structure is also located 9 ft from the side property line, exceeding the minimum 5 ft. The structure is 38 ft from the front property line and 36 ft from the rear property, well exceeding the minimum 20 ft required.

The Planning Commission finds that this criterion is met.

The Planning Commission finds that these criteria are met.

8. The application was referred to the following departments and agencies on November 21, 2016:

- Milwaukie Building Department
- Milwaukie Engineering Department
- Clackamas Fire District #1
- Island Station Neighborhood District Association (NDA) Chairperson and Land Use Committee (LUC)
- Oregon Parks and Recreation Department
- Oregon Department of State Lands (DSL)
- Oregon Department of Fish and Wildlife
- Oregon State Marine Board
- Oregon Department of Transportation (ODOT)

The comments received are summarized as follows:

- **Alex Roller, Engineering Tech II, Milwaukie Engineering Department:** The existing driveway must be replaced at the time of development. A condition of approval has been included to address this comment.

Recommended Conditions of Approval
File # WG-2016-002
Bambusch Garage at 12035 SE 20th Ave

Conditions

1. At the time of submittal of the associated development permit application(s), the following shall be resolved:
 - a. Final plans submitted for development permit review shall be in substantial conformance with plans approved by this action, which are the plans stamped received by the City on October 28, 2016.
 - b. As needed, provide a narrative describing any changes made after the issuance of this land use decision that are not related to these conditions of approval.
2. At the time of development, the existing driveway must be replaced and built to meet Milwaukie Public Works Standards and shall conform to Public Works Standards Detail 502F. This work will be completed under a Right-of-way permit.

Additional Requirements

The following items are not conditions of approval necessary to meet applicable land use review criteria. They relate to other development standards and permitting requirements contained in the Milwaukie Municipal Code and Public Works Standards that are required at various point in the development and permitting process.

1. Conditional Use Permit

As per MMC Subsection 19.905.6, the City will issue a conditional use permit upon approval of an application to allow major modification of an existing conditional use (including Willamette Greenway conditional uses). The applicant must record the conditional use permit with the Clackamas County Recorder's Office and provide a copy to the City prior to commencing operations allowed by the conditional use permit.
2. Limitations on Development Activity

Development activity on the site shall be limited to 7:00 a.m. to 10:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday, as per MMC Subsection 8.08.070(l).
3. Expiration of Approval

As per MMC 19.1001.7.E.1.a, proposals requiring any kind of development permit must complete both of the following steps:

 - a. Obtain and pay for all necessary development permits and start construction within two (2) years of land use approval.
 - b. Pass final inspection and/or obtain a certificate of occupancy within four (4) years of land use approval.

Greg Bambusch and Chelsey Callaghan Residence
12035 SE 20th Ave Milwaukie, OR 97222

Proposal is to demolish the existing 1-story garage and construct a 728-SF 2-story detached garage in the R-5 zone.

The project requires the following review:

1. Type III Variance – required because the proposal exceeds the standards for a Type C accessory structure.
2. Type III Willamette Greenway Review – the property is located in the Willamette Greenway overlay zone.

Code Review

MMC 19.301 R-5 Development Standards

R-5 Zone	Allowed by Code	Existing	Proposed
# of Units	1-2	1	1
Maximum Lot Coverage	Not more than 35% of lot area, including all structures (lot size x .35)	15.4%	23.75%
Minimum Landscaped Area	Not less than 25% of lot area (lot size x .25)	70%	61%
Setback from Front Property Line	20 feet minimum	23' 8"	38'
Setback from Rear Property Line	20 feet minimum	22' 10"	38'
Setback from Side Property Lines	5 feet minimum	5'	9'

Building Height	2½ stories or 35 feet, whichever is less	15'	24' 11"
Side Yard Height Plane Limit	20 feet/45 degrees at side yard setback	None	Roof overhang of 12" into sideyard
Front Yard Minimum Vegetation	Minimum 40% of the front yard shall be vegetated	75%	70%

MMC 19.502 Accessory Structure Standards

	STANDARD	Allowed	Proposed
GENERAL	Maximum lot coverage (all buildings on site)	35%	23.75%
	Minimum landscaped area	25%	61%
SETBACKS	Setbacks from front and street side property lines (excluding fences, pergolas, arbors, or trellises)	Street side yard = 15' min. (40' minimum if in front yard)	38' from front
	Setbacks from rear and side property lines	20' min.	38' rear, 9' from side
	Building setbacks from other structures	5' min.	13'
SIZE	Structure height	25' OR height of primary structure (allowed at least 15 ft)	24'11" to peak of roof
	Maximum size for lots less than 10,000 sq ft	75% of main dwelling sq ft or 1,500 sq ft (whichever is less)	53.4%

	Maximum size for lots greater than 10,000 sq ft	75% of main dwelling sq ft <i>AND</i> at least 850 sq ft allowed	N/A
DESIGN	Minimum roof pitch for accessory structures	4-in rise for every 12 in of run	6” rise for every 12” of run
	Siding and roofing materials when visible from right-of-way (street or sidewalk)	Must be material commonly used on residential structures	Lap Siding and asphalt shingles

MMC 19.911.4.B Variance Review Approval Criteria

An application for a Type III variance shall be approved when all of the criteria in either Subsection 19.911.4.B.1 or 2 have been met. An applicant may choose which set of criteria to meet based upon the nature of the variance request, the nature of the development proposal, and the existing site conditions.

1. Discretionary Relief Criteria

a. The applicant’s alternatives analysis provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.

b. The proposed variance is determined by the Planning Commission to be both reasonable and appropriate, and it meets **one** or more of the following criteria:

(1) The proposed variance avoids or minimizes impacts to surrounding properties.

1. South neighbor-12047- South Exterior of new structure to have no windows facing North side of next door neighbor.
Preserving neighbors privacy
2. Shift new structure so it is 9’ off the South property line, existing structure is currently 5 feet.

(2) The proposed variance has desirable public benefits.

1. Tie gutters into city storm water system on both structures
2. Raises property taxes

(3) The proposed variance responds to the existing built or natural environment in a creative and sensitive manner.

1. Proposed structure takes into account leaving 2 existing large trees in proposed location

c. Impacts from the proposed variance will be mitigated to the extent practicable.

1. Site Plan attached showing location of proposed structure

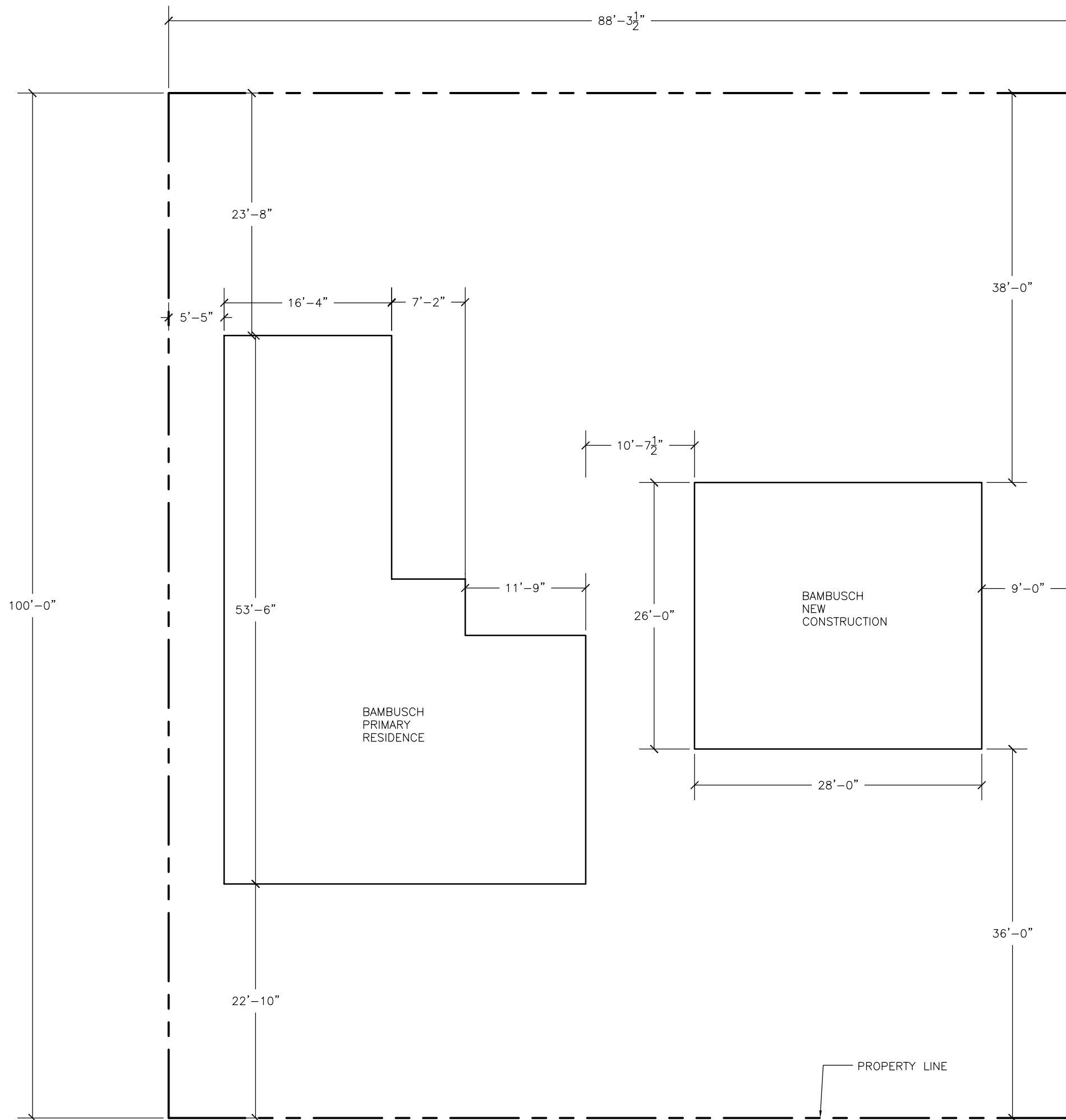
MMC 19.401.6 Willamette Greenway Conditional Use Review

Proximity to River:

1. Property has no view of river from any point
2. Distance to river from property is approximately 450 feet
3. River is not viewable even standing on rooftop
4. Property sits a block and a half from river

Surrounding Properties:

1. North Property- 12029- Single story house approximately 20 feet high (I lived and renovated this house for 8 years and substantially raised the value of home)
2. West Property- Dump Truck House. Approximately 35 feet tall recently remodeled structure. Tall enough to drive dump through. 4 lots with large Oak trees
3. South Property- 12047- Two story split level. Closest structure to proposed new building
4. East Structures- 12036, 12058, and 12074- Single story structures across 20th street



Date: 10-27-2016		Drawing No. 1 of 1	
Scale: 3/32" = 1'-0"		Site	
By: GB		12035 SE 20th Ave Milwaukie, OR 97222	
Greg Bambusch Residence			

Photos:















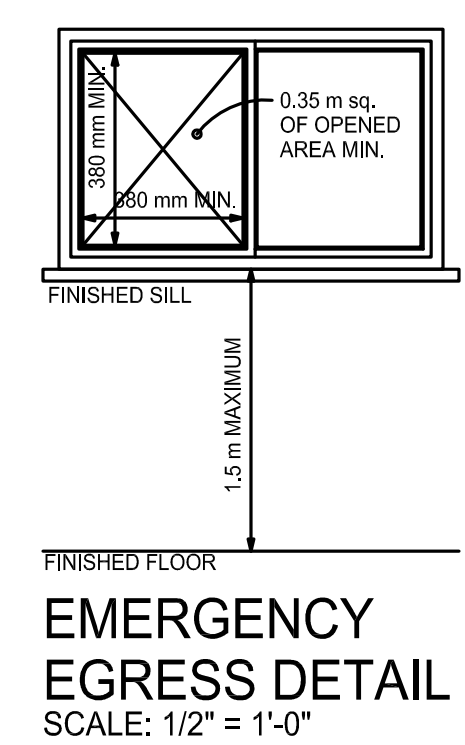
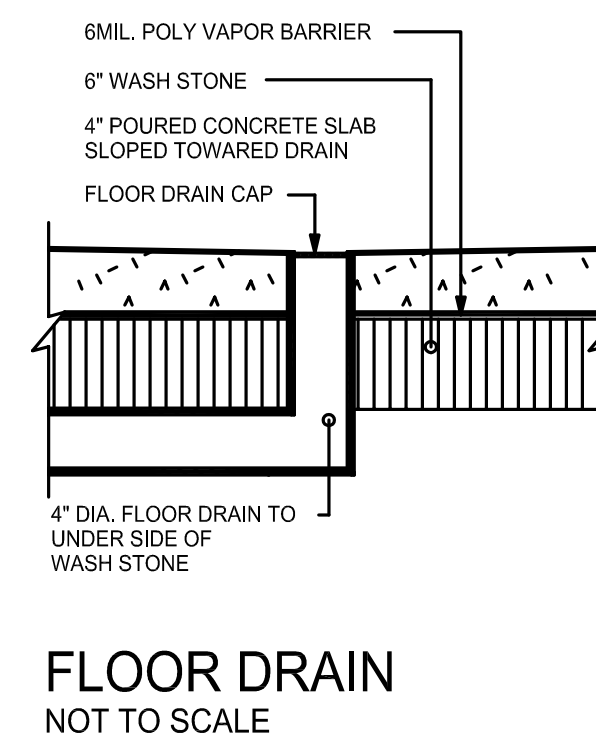
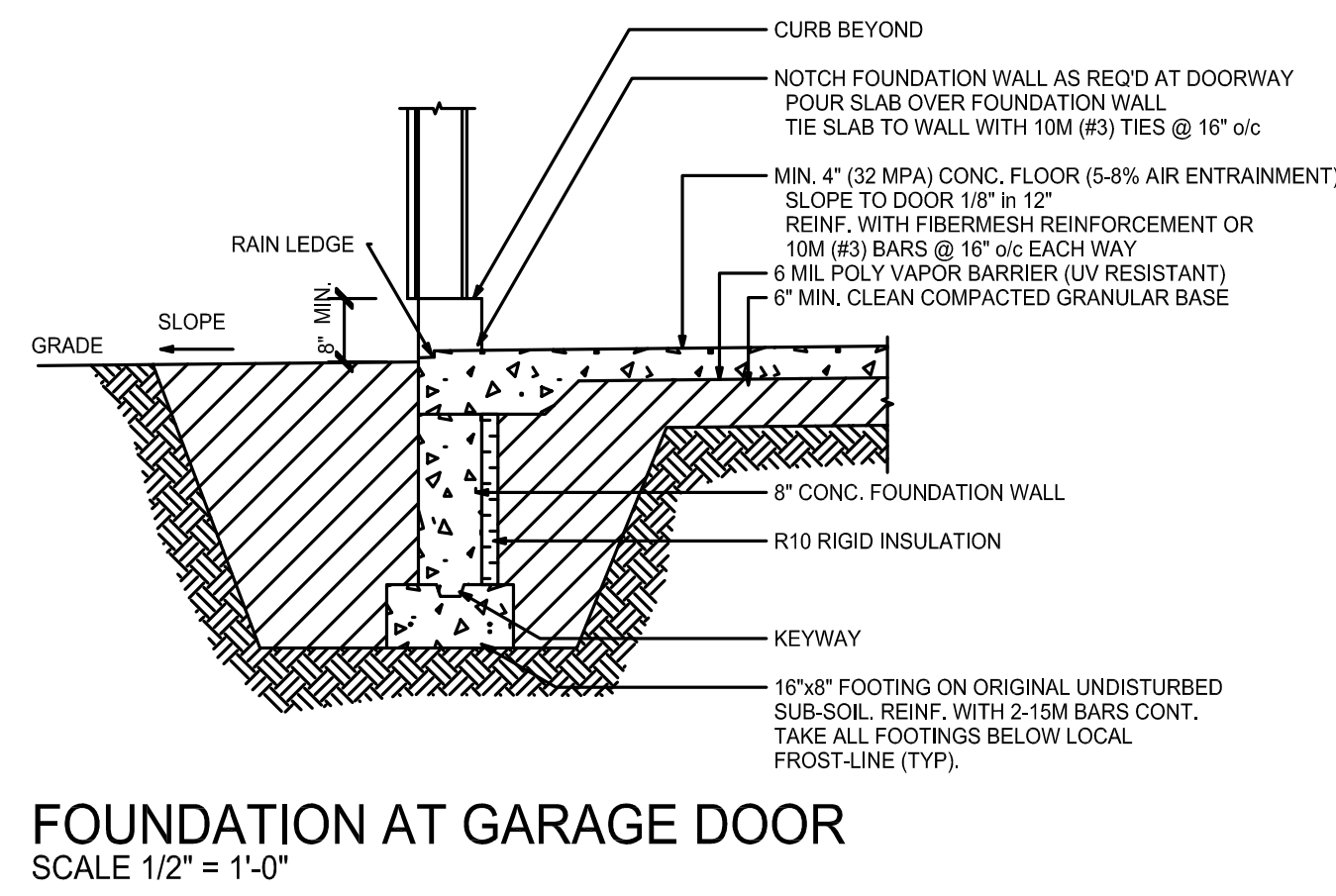
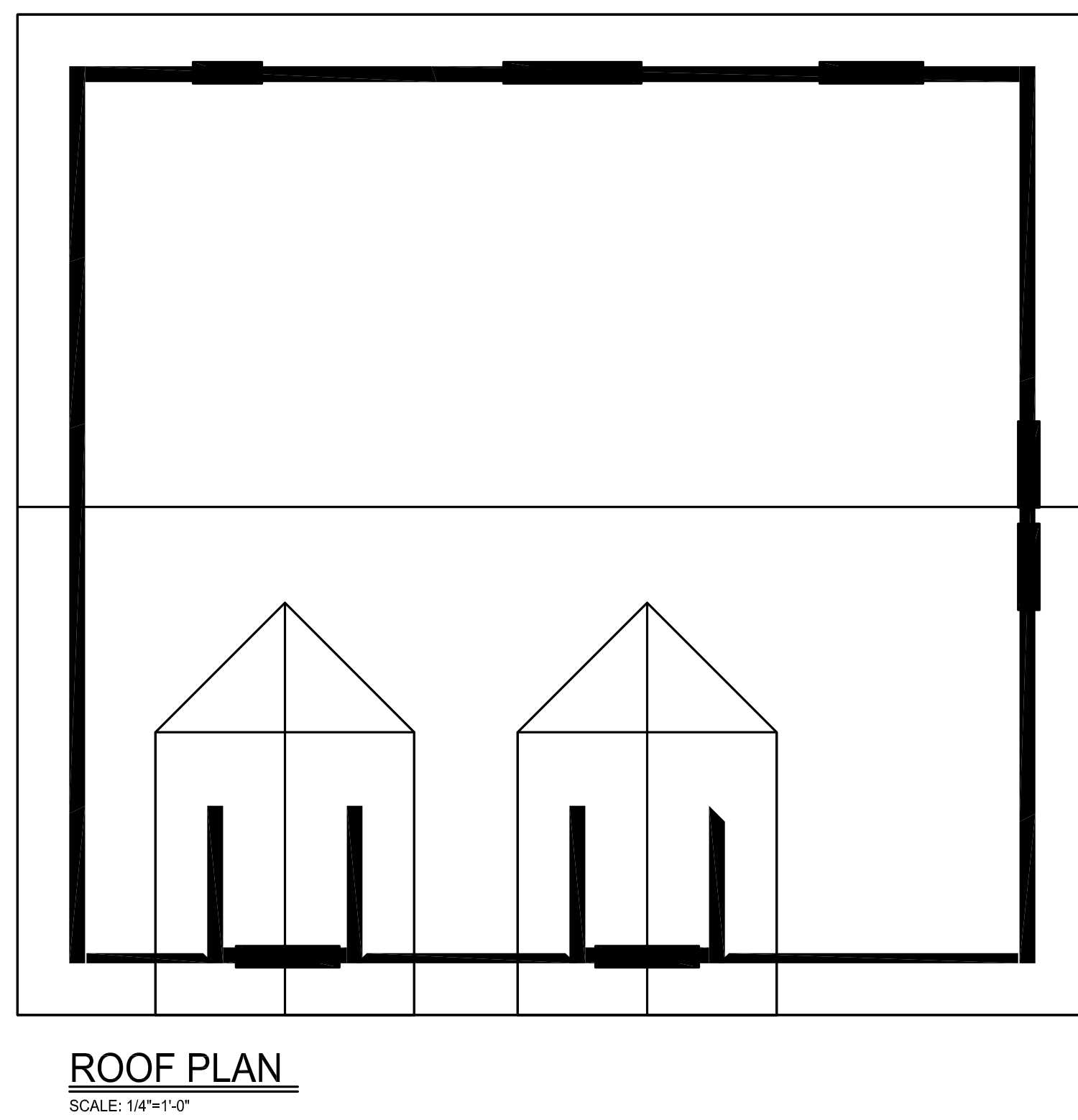
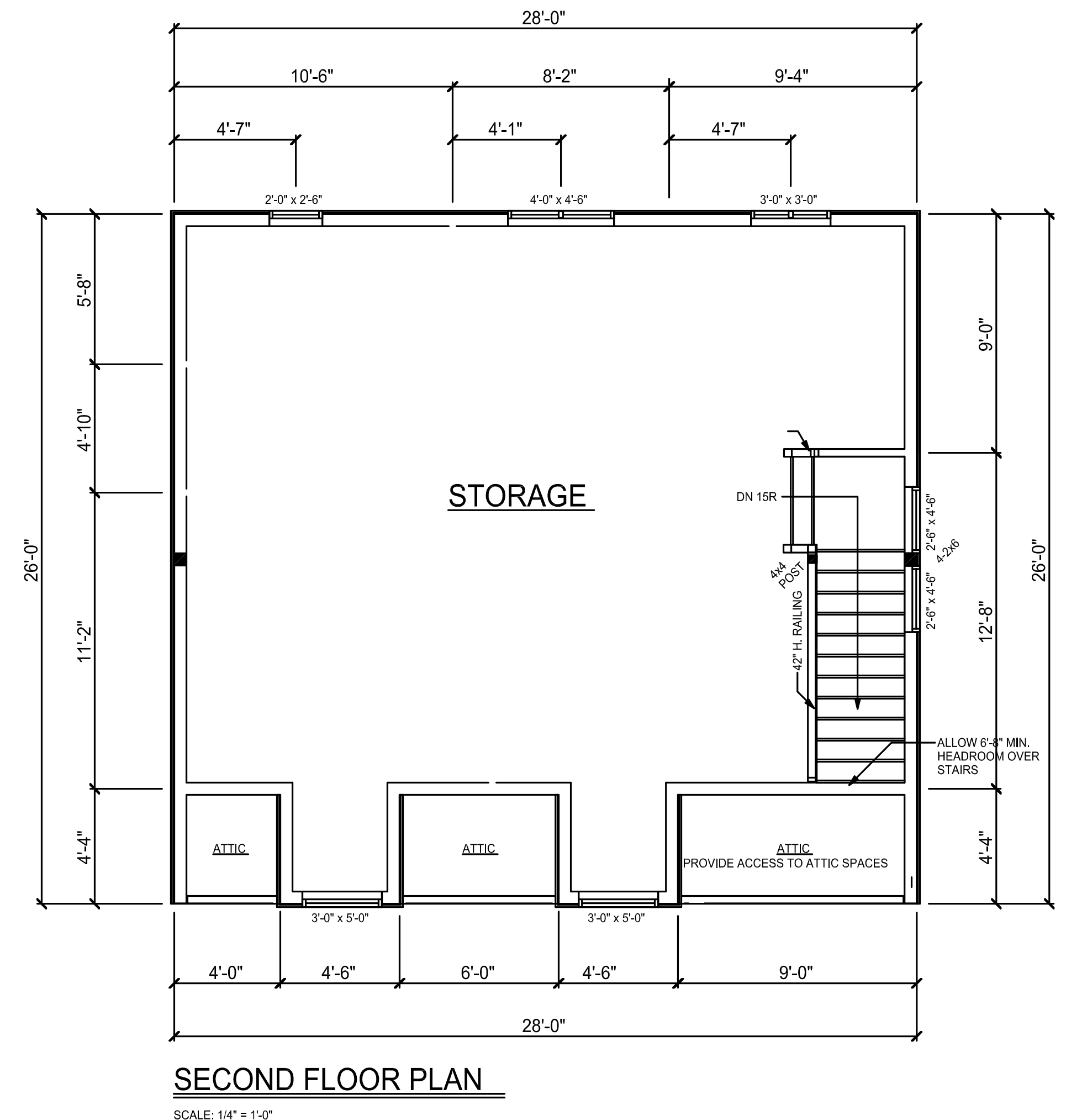
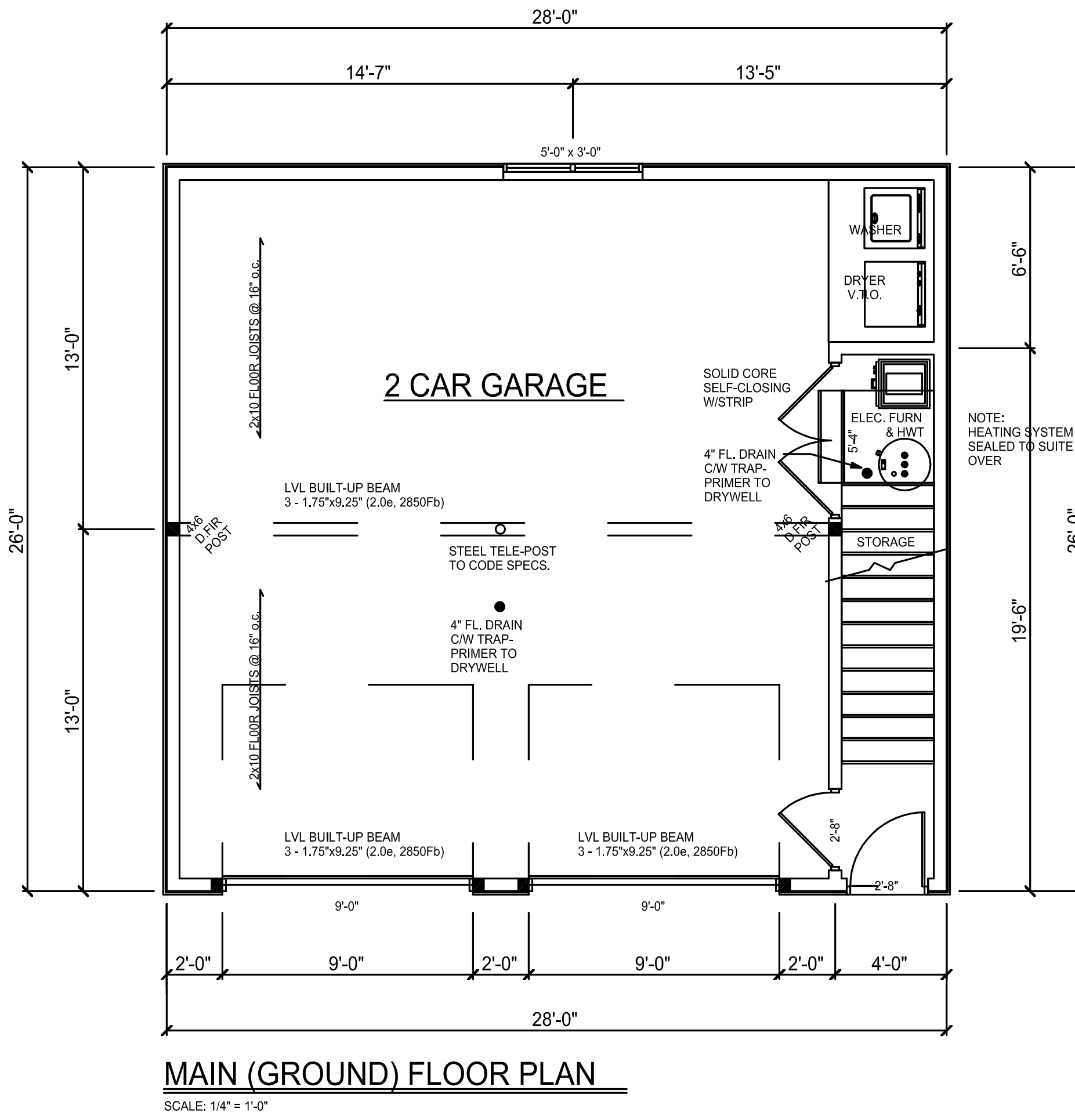
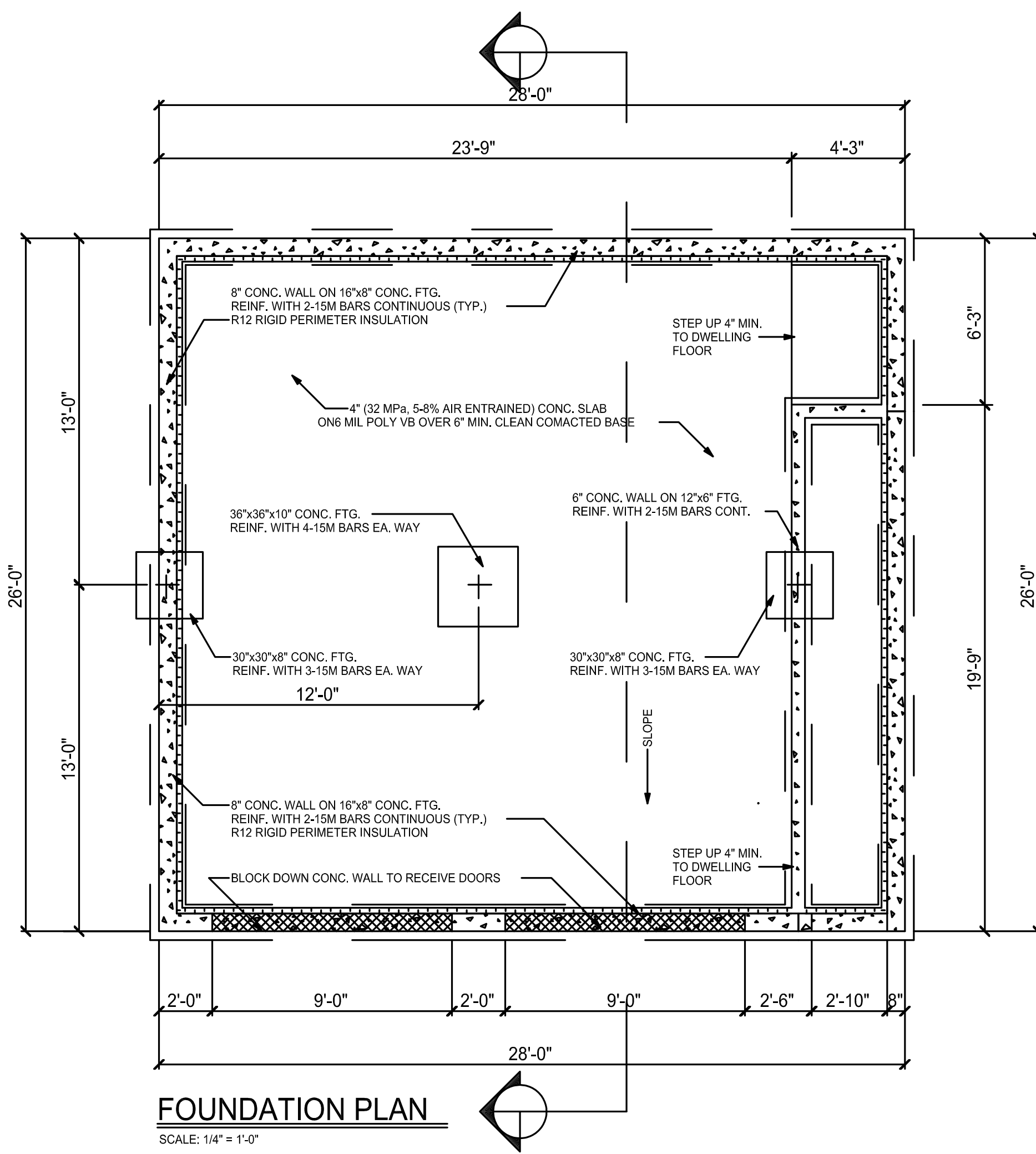


Imagery ©2016 Google, Map data ©2016 Google 20 ft

Google Maps

**PLANNING
REVIEW COPY**

RECEIVED
OCT 28 2016
CITY OF MILWAUKIE
PLANNING DEPARTMENT



DESIGN LOADS	ROOFS			FLOORS		DECKS	
	WOOD JOIST (2X) OVER INSULATION	CONCRETE	ROOF-UP	WOOD JOIST (2X) OVER INSULATION	CONCRETE	WOOD JOIST (2X) OVER INSULATION	CONCRETE
LIVE LOAD (PSF)	50	50	50	40	40	60	
DEAD LOAD (PSF)	15	25	19	15	25	12	
TOTAL (PSF)	65	75	69	55	65	72	

MINIMUM SOIL BEARING CAPACITY 3000 P.S.F. (144 kPa)

NOTE: SHOULD SOIL AND/OR WEATHER CONDITIONS CAUSE LOADS OTHER THAN INDICATED IT IS RECOMMENDED THAT A LOCAL STRUCTURAL ENGINEER (P. ENG.) BE CONSULTED.

PLEASE READ CAREFULLY BEFORE BEGINNING PROJECT:

- ALL FRAMING MATERIAL SHALL BE No. 1 & 2 S.P.F.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH & SHALL CONFORM TO THE 2012 EDITION OF THE B.C.B.C. AND LOCAL CODES, BYLAWS AND REGULATIONS WHERE THESE TAKE PRECEDENCE.
- ALL WORK MUST BE DONE ACCORDING TO THE ACCEPTED PRACTICE OF THE DAY. THIS IS APPLICABLE TO THE GENERAL CONTRACTOR AND ALL SUB-TRADES.
- THE INTENT IS TO CONSTRUCT A SOUND, ADEQUATE BUILDING.
- ALL MATERIALS SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND UNLESS OTHERWISE SPECIFIED.
- ANYTHING NOT COVERED IN THE PLANS WILL BE OPEN FOR NEGOTIATION BETWEEN THE CONTRACTOR AND THE OWNER.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR.
- THE CONTRACTOR OR BUILDER ON THE JOB MUST CHECK ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
- ALL SITE DIMENSIONS AND MEASUREMENTS ARE TO BE GOVERNED AND APPROVED BY MUNICIPAL AUTHORITIES BEFORE STARTING CONSTRUCTION.

PROJECT: PLAN OF CARRIAGE HOUSE FOR
DESIGN BY: M.A.G.
DRAWN BY: M.A.G.
DATE: _____
REVISED: _____

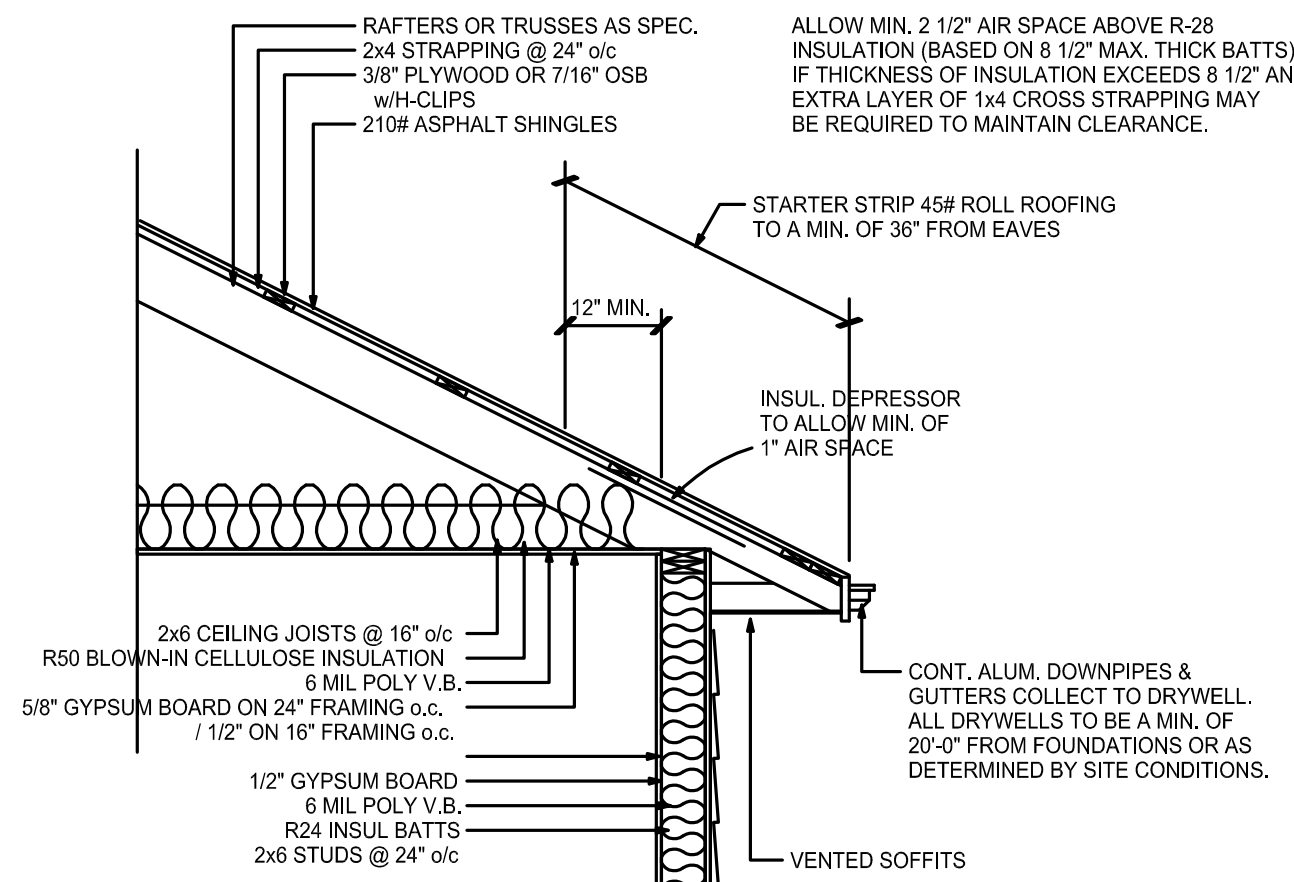
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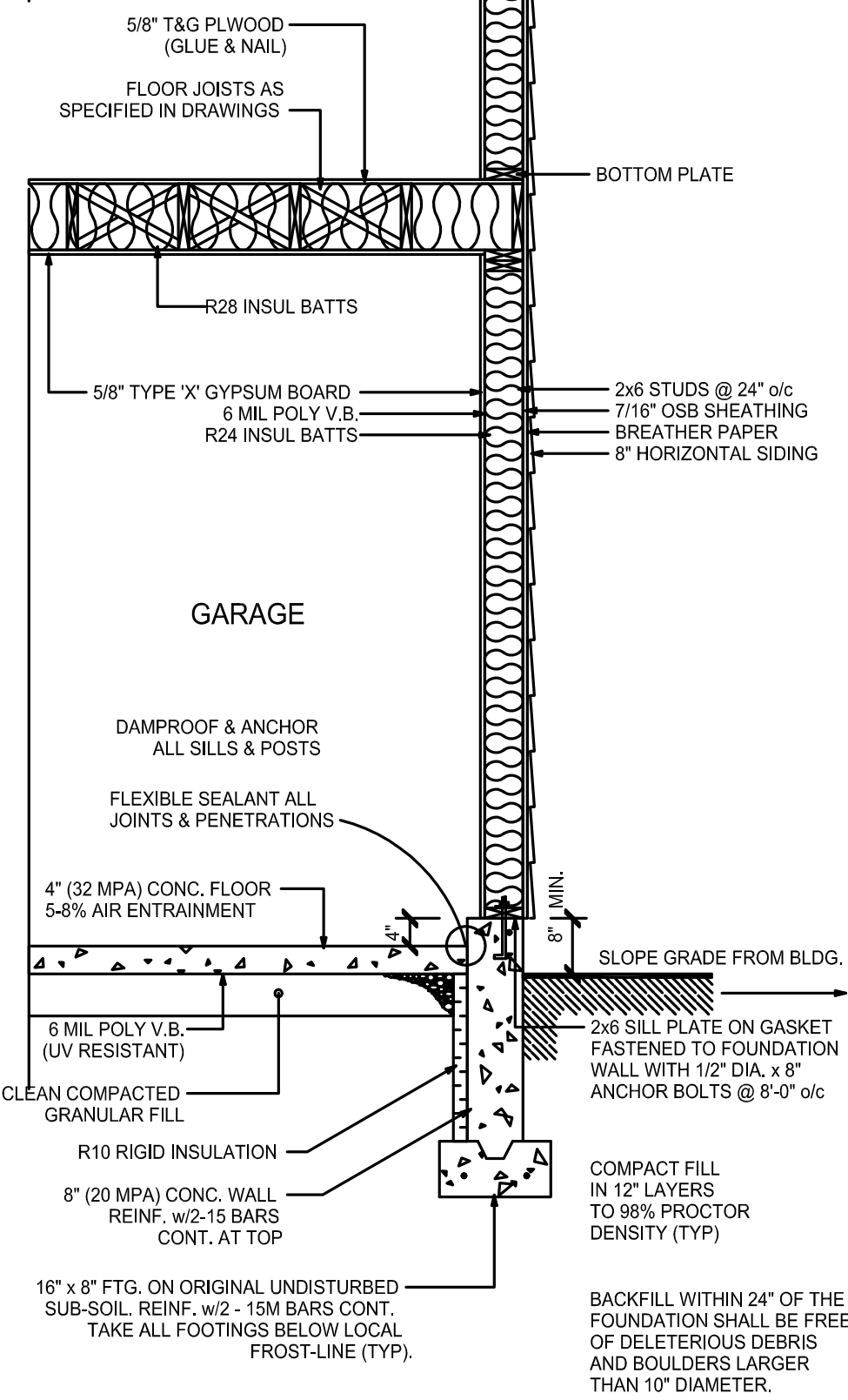
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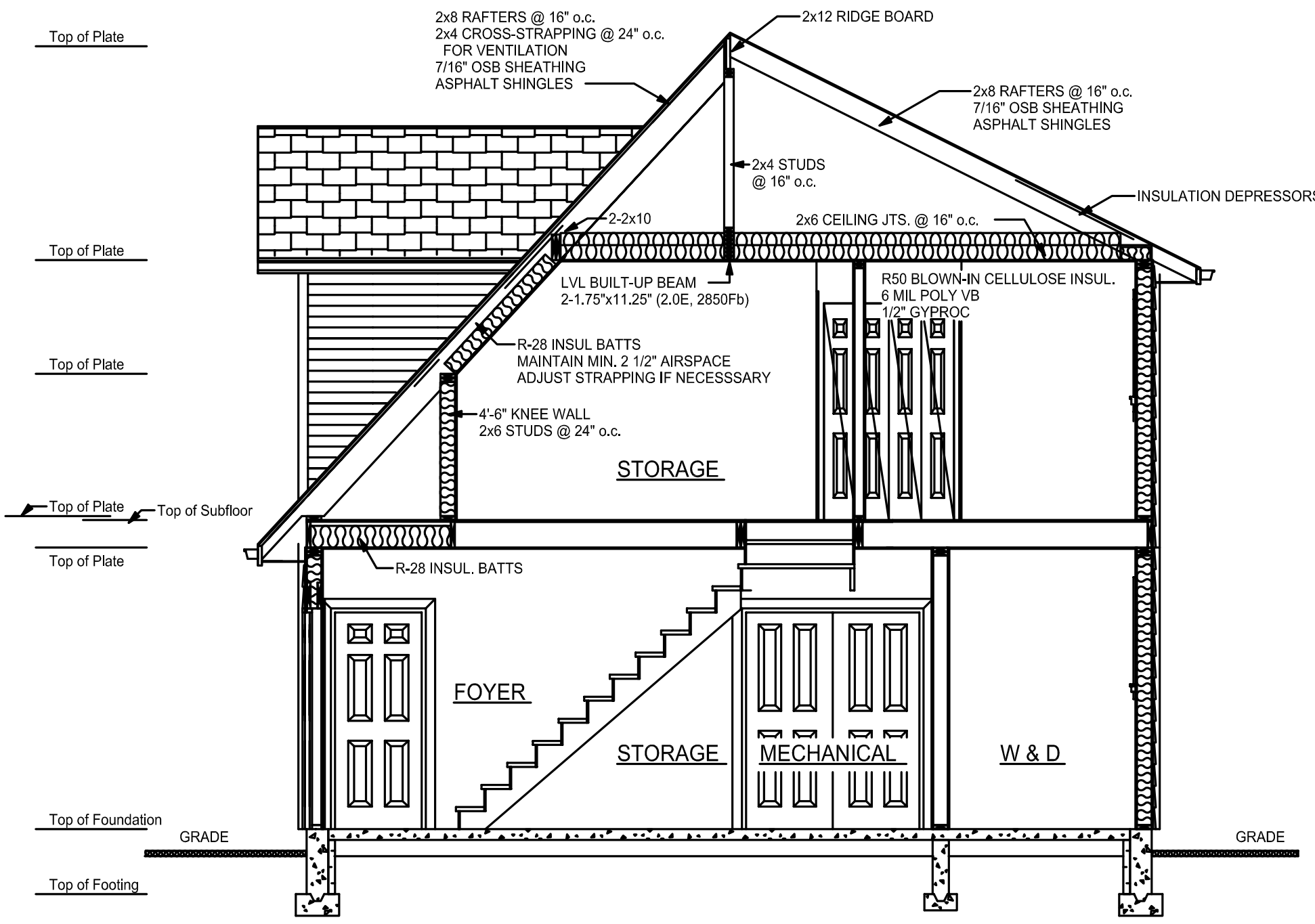
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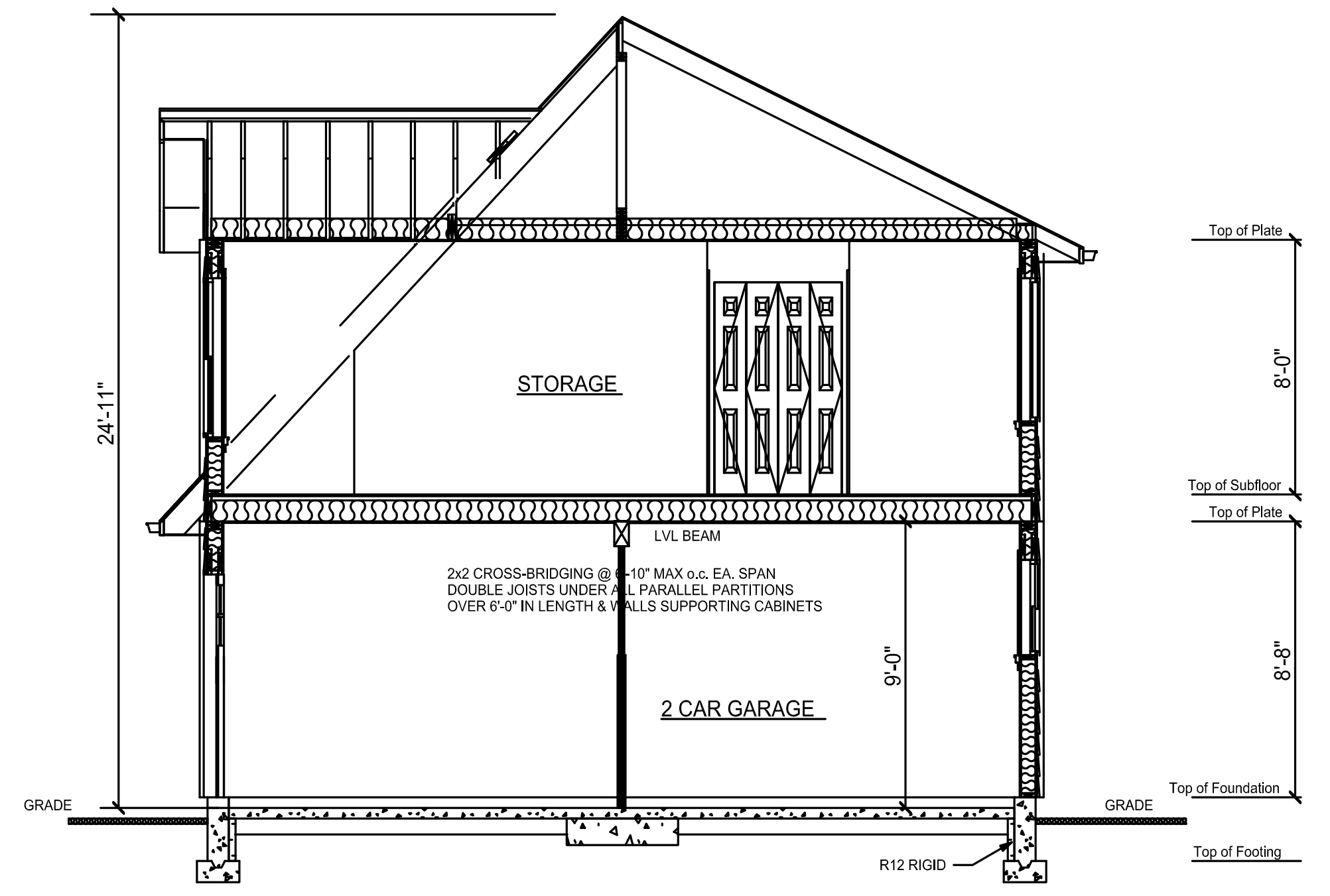


TYPICAL GARAGE WALL SECTION
SCALE 1/2" = 1'-0"



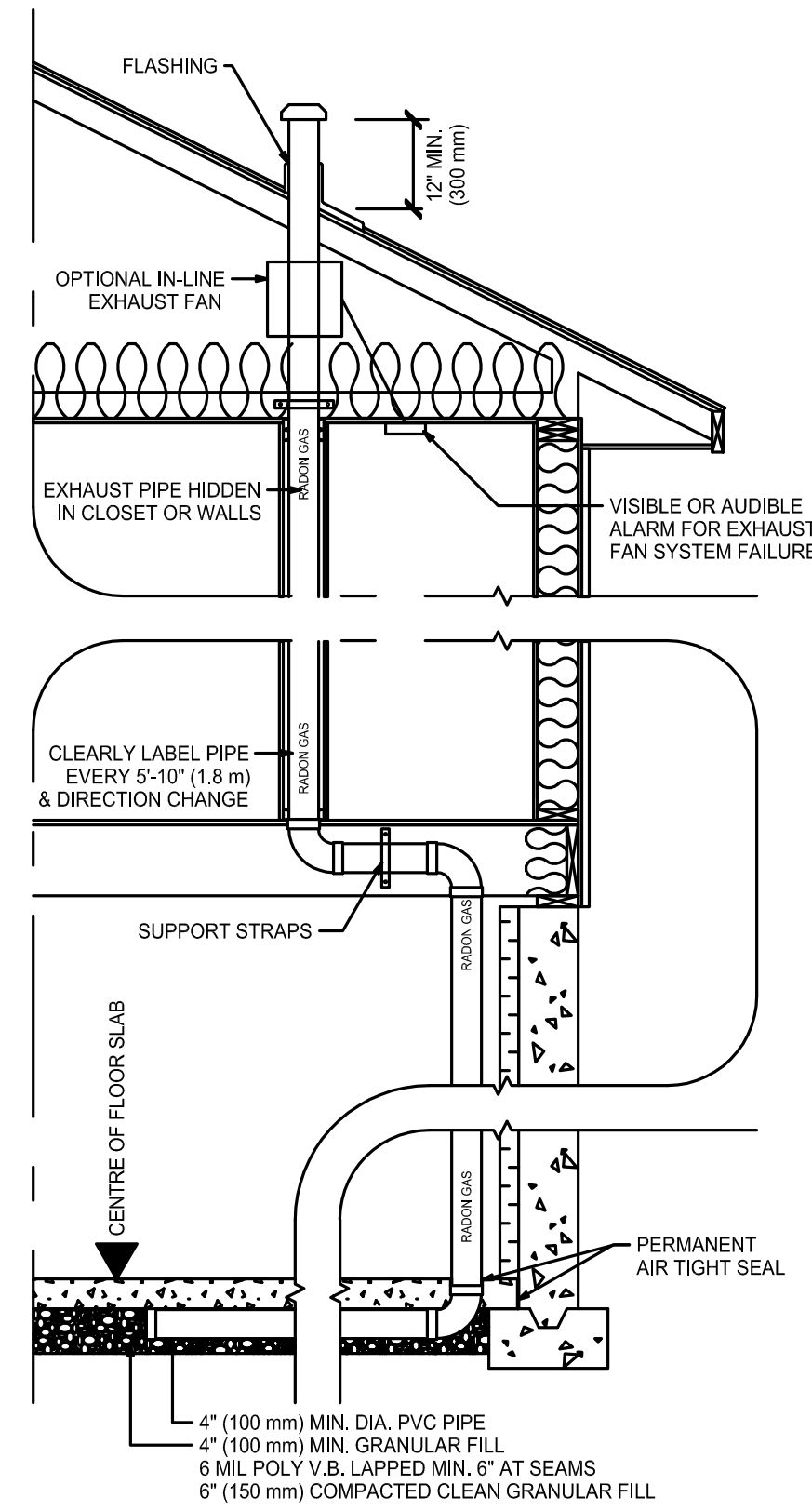
SECTION THROUGH 'A-A'

SCALE: 1/4" = 1'-0"



SECTION THROUGH 'B-B'

SCALE: 1/4" = 1'-0"

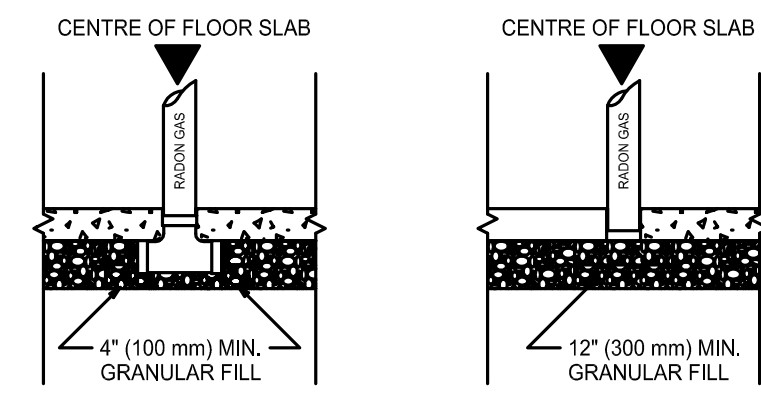


SOIL GAS DEPRESSURIZATION DETAIL

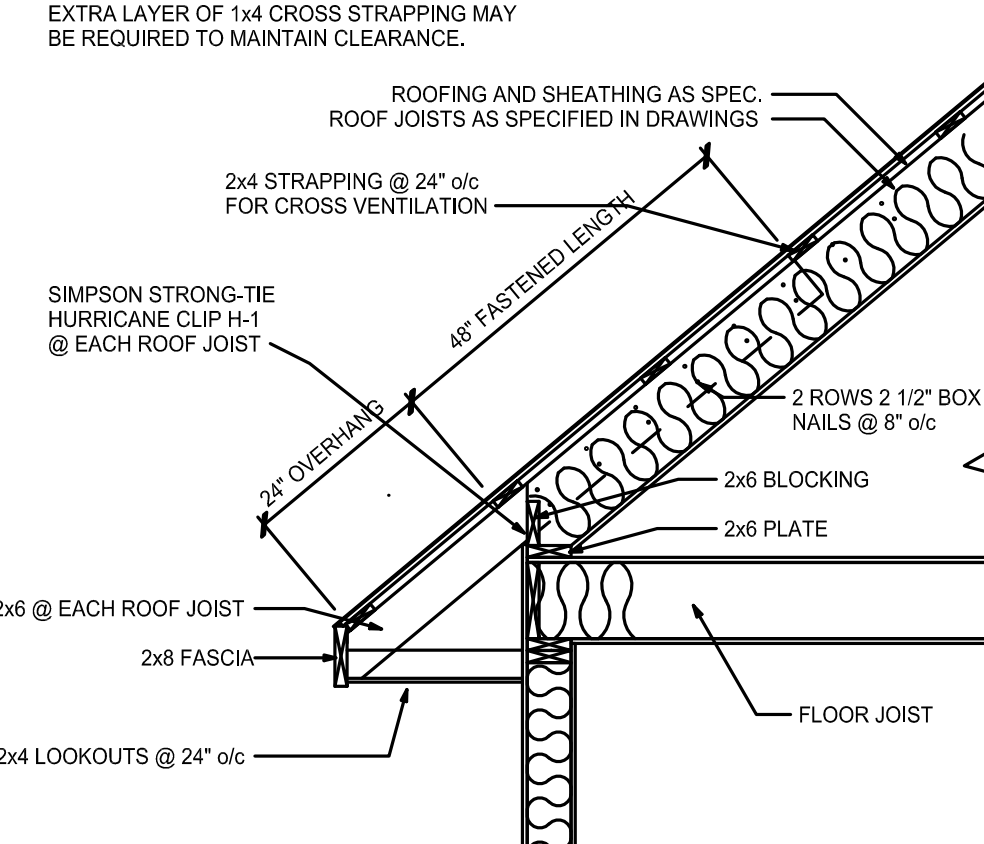
DEPRESSURIZATION OF SOIL GAS:
TO ALLOW EFFECTIVE DEPRESSURIZATION OF THE SPACE BETWEEN THE AIR BARRIER AND THE GROUND, THE EXTRACTION OPENING (THE PIPE) SHOULD NOT BE BLOCKED AND SHOULD BE ARRANGED SUCH THAT AIR CAN BE EXTRACTED FROM THE ENTIRE SPACE BETWEEN THE AIR BARRIER AND THE GROUND. THIS WILL ENSURE THAT THE EXTRACTION SYSTEM CAN MAINTAIN NEGATIVE PRESSURE UNDERNEATH THE ENTIRE FLOOR (OR IN HEATED CRAWL SPACES UNDERNEATH THE AIR BARRIER). THE ARRANGEMENT AND LOCATION OF THE EXTRACTION SYSTEM INLET(S) MAY HAVE DESIGN IMPLICATIONS WHERE THE FOOTING LAYOUT SEPARATES PART OF THE SPACE UNDERNEATH THE FLOOR.

PROVIDING FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM:

- FLOORS-ON-GROUND SHALL BE PROVIDED WITH A ROUGH-IN FOR SUBFLOOR DEPRESSURIZATION CONSISTING OF: A) A GAS-PERMEABLE LAYER, AN INLET AND AN OUTLET AS DESCRIBED IN SENTENCE (2); OR, B) CLEAN GRANULAR MATERIAL AND A PIPE AS DESCRIBED IN SENTENCE (3).
- THE ROUGH-IN REFERRED TO IN CLAUSE (1)(A) SHALL INCLUDE: A) A GAS-PERMEABLE LAYER INSTALLED IN THE SPACE BETWEEN THE AIR BARRIER AND THE GROUND TO ALLOW THE DEPRESSURIZATION OF THAT SPACE; B) AN INLET THAT ALLOWS FOR THE EFFECTIVE DEPRESSURIZATION OF THE GAS-PERMEABLE LAYER, AND, C) AN OUTLET IN THE CONDITIONED SPACE THAT: I) PERMITS CONNECTION TO DEPRESSURIZATION EQUIPMENT; II) IS SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER SYSTEM, AND, III) IS CLEARLY LABELLED TO INDICATE THAT IT IS INTENDED ONLY FOR THE REMOVAL OF RADON FROM BELOW THE FLOOR-ON-GROUND.
- THE ROUGH-IN REFERRED TO IN CLAUSE (1)(B) SHALL INCLUDE A) CLEAN GRANULAR MATERIAL INSTALLED BELOW THE FLOOR-ON-GROUND, AND B) A PIPE NOT LESS THAN 100 MM IN DIAMETER INSTALLED THROUGH THE FLOOR, SUCH THAT: I) ITS BOTTOM END OPENS INTO EACH CONTIGUOUS AREA OF THE GRANULAR LAYER REQUIRED BY CLAUSE (A) AT OR NEAR THE CENTRE OF THE FLOOR AND NOT LESS THAN 100 MM OF GRANULAR MATERIAL PROJECTS BEYOND THE TERMINUS OF THE PIPE MEASURED ALONG ITS AXIS; II) ITS TOP END PERMITS CONNECTION TO DEPRESSURIZATION EQUIPMENT AND IS PROVIDED WITH AN AIRTIGHT CAP; AND III) THE PIPE IS CLEARLY LABELLED NEAR THE CAP AND, IF APPLICABLE, EVERY 1.8 M AND AT EVERY CHANGE IN DIRECTION TO INDICATE THAT IT IS INTENDED ONLY FOR THE REMOVAL OF RADON FROM BELOW THE FLOOR-ON-GROUND.

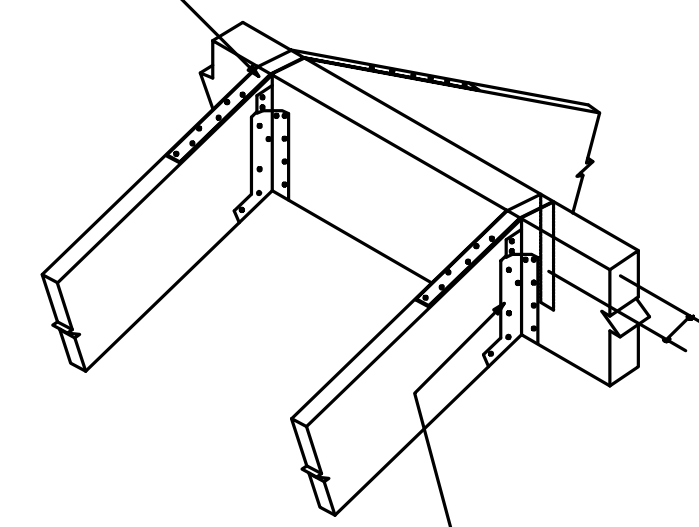


ALLOW MIN. 2 1/2" AIR SPACE ABOVE R-28 INSULATION (BASED ON 8" MAX. THICK BATT). IF THICKNESS OF INSULATION EXCEEDS 8" AN EXTRA LAYER OF 1x4 CROSS STRAPPING MAY BE REQUIRED TO MAINTAIN CLEARANCE.

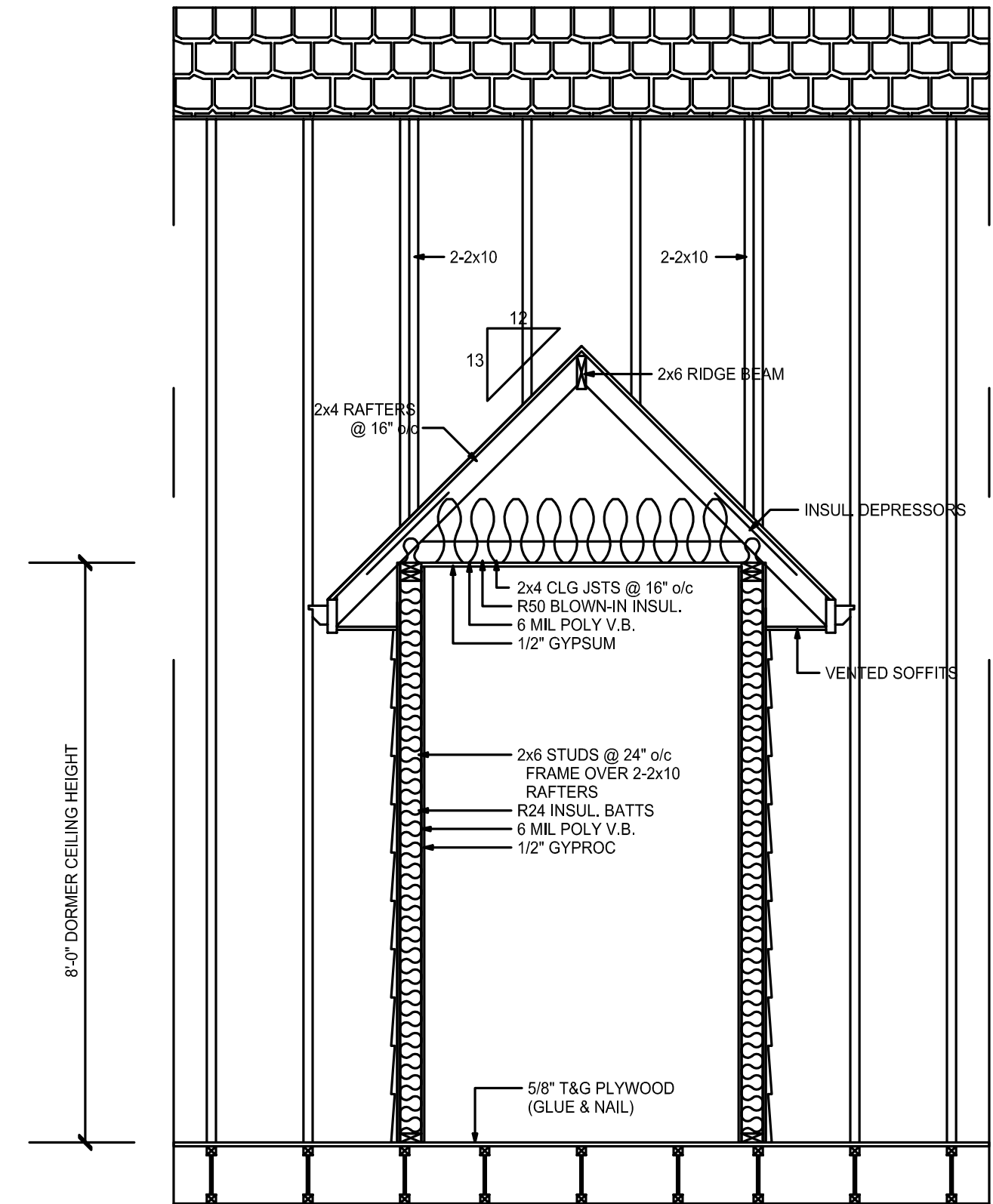


ROOF DETAIL
SCALE: 1/2" = 1'-0"

LSTA24 (Simpson or USP) strap with twelve 10d x 1 1/2" nails required at A1 with slopes greater than 5° per foot.



ROOF JOIST AT RIDGE BEAM DETAIL
FOR HIDDEN RIDGE BEAM
NOT TO SCALE



DORMER DETAIL
SCALE 1/2" = 1'-0"

PROJECT: PLAN OF CARRIAGE HOUSE FOR

DATE: _____

DESIGNED BY: M.A.G.

DRAWN BY: M.A.G.

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PLAN NO.
WP-2001

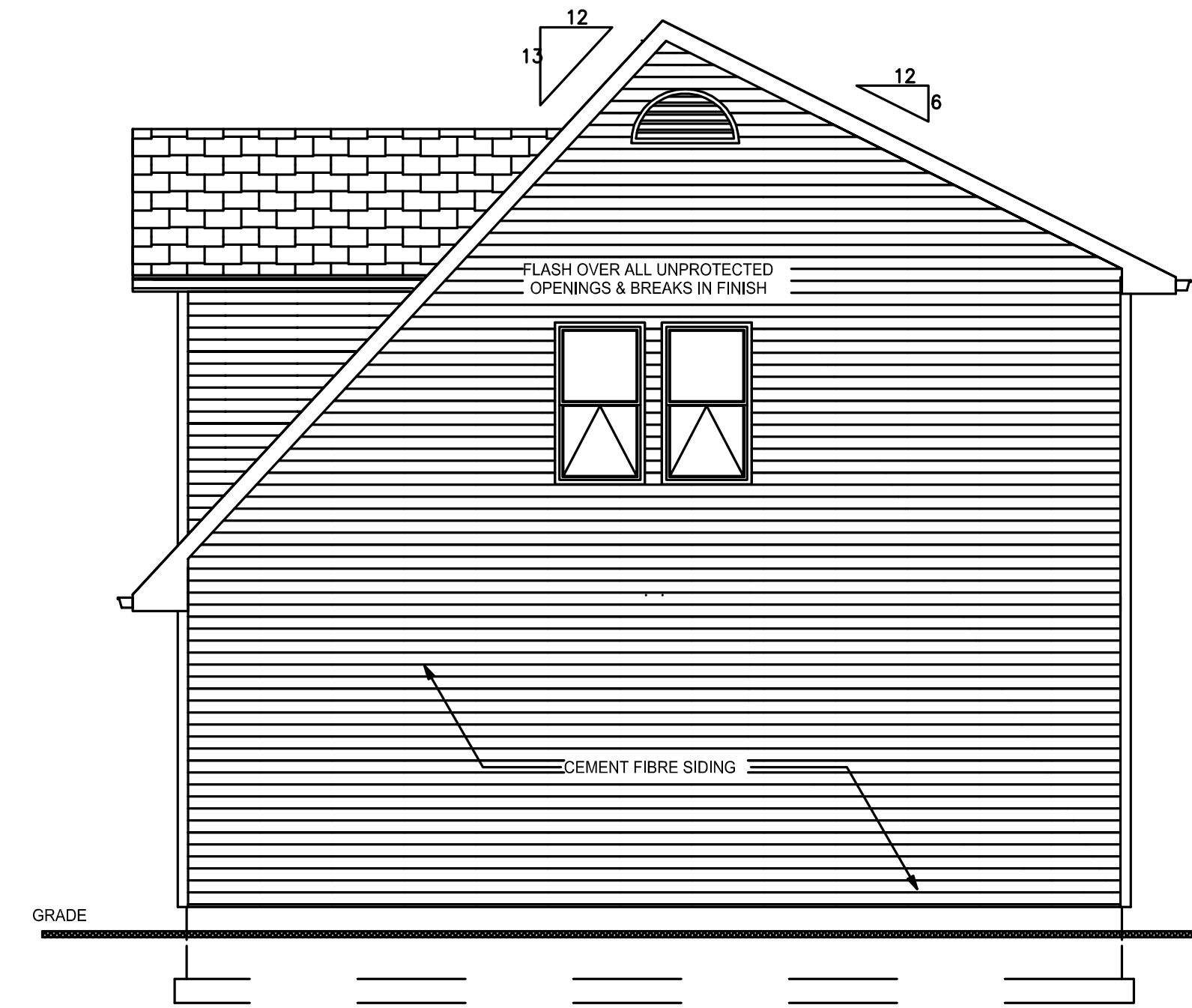
SHEET NO.
A-2

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SECTIONS & DETAILS



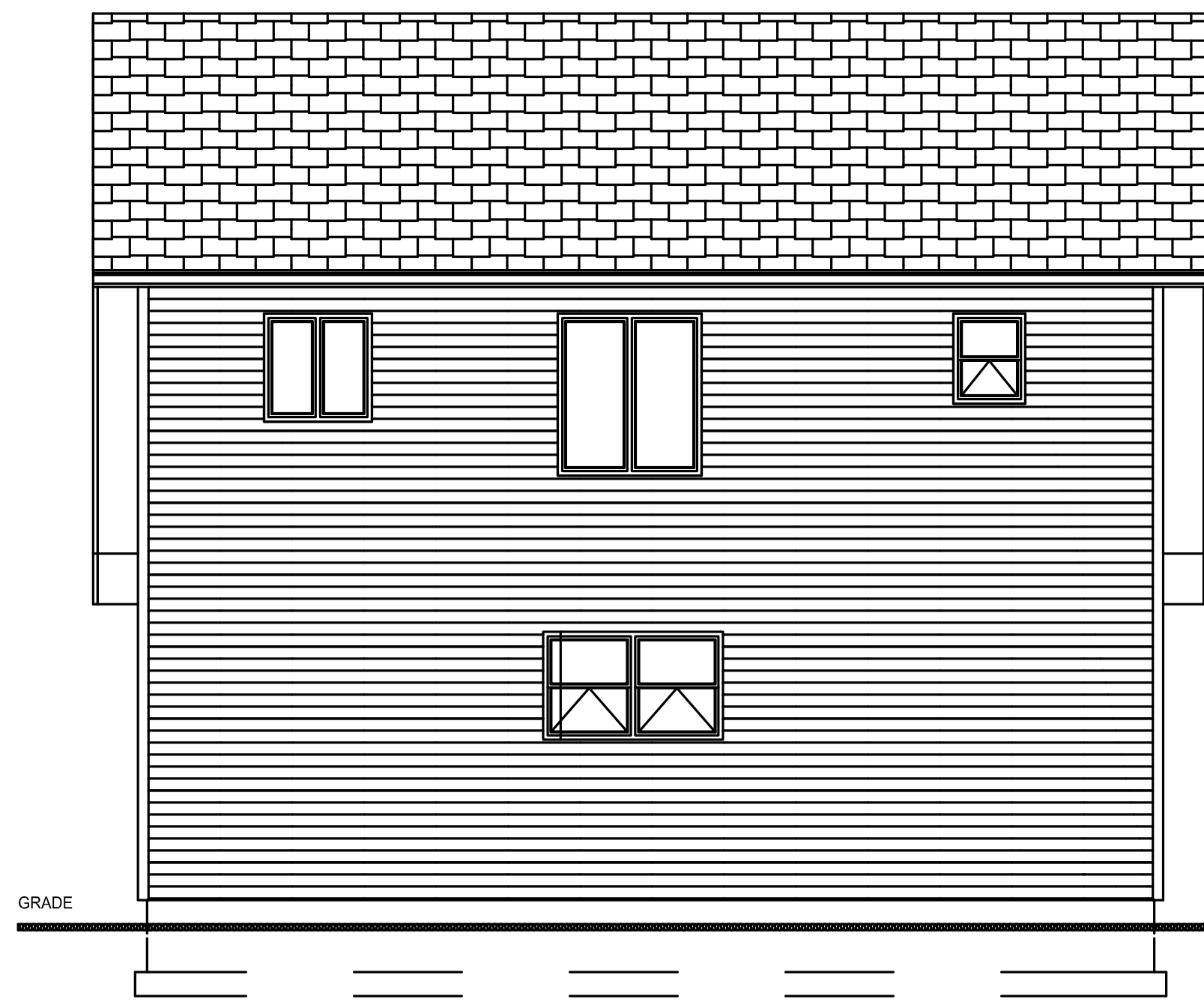
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

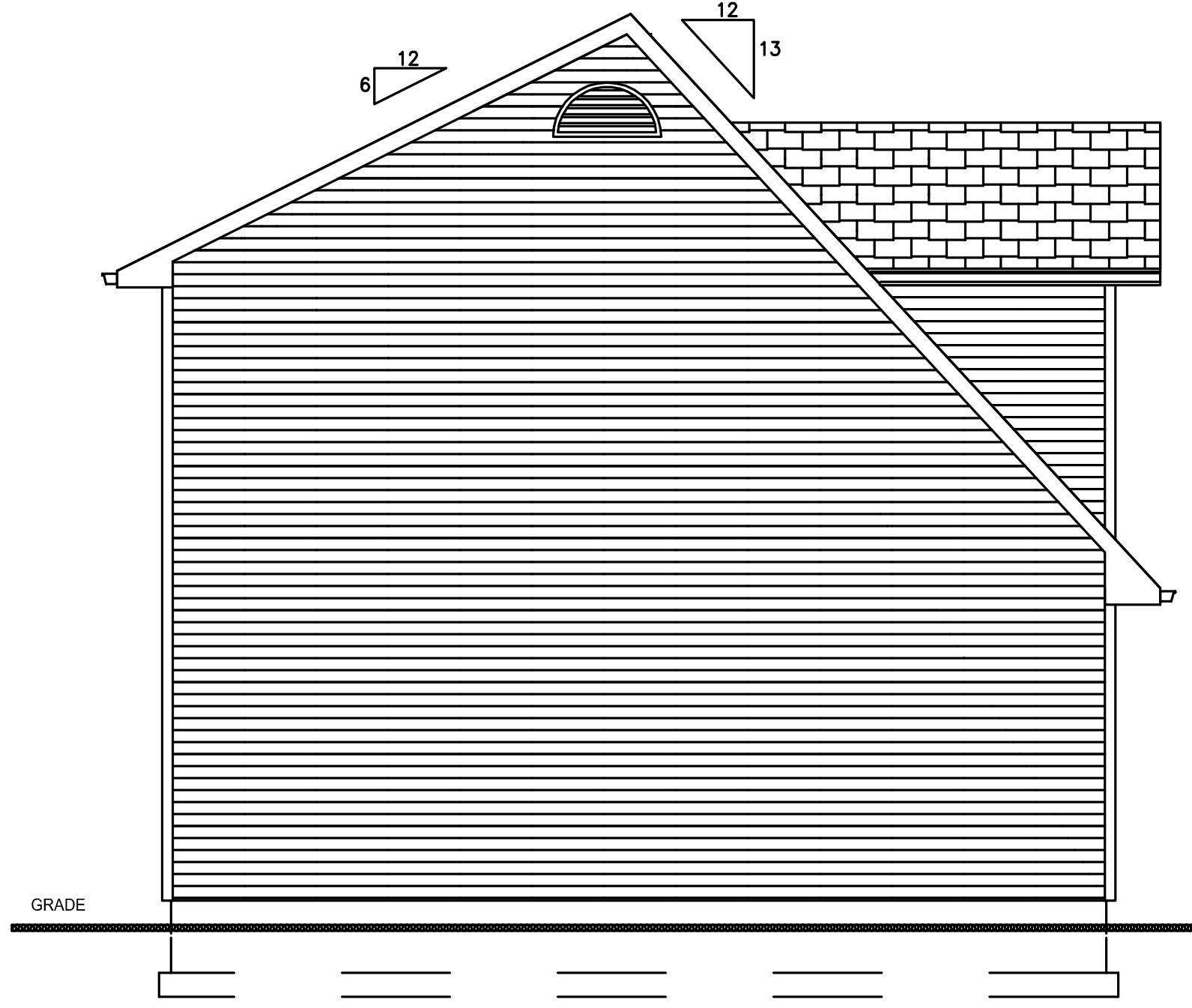


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES

DIMENSIONS:
DRAWING DIMENSIONS GOVERN OVER SCALE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ORDERING ANY MATERIALS. CONSTRUCTION: EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR, INTERIOR WALLS DIMENSIONED TO THE CENTER OF THE WALL, AND OPENINGS DIMENSIONED TO THE CENTER OF THE OPENING.

CONCRETE COMPRESSIVE STRENGTH:
UNLESS OTHERWISE NOTED THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN:
20 MPa (3000 psi) FOR CONCRETE WALLS, COLUMNS, PIERS, FOOTINGS, FOUNDATION WALLS & GRADE BEAMS.
20 MPa (3000 psi) FOR STANDARD SLABS OTHER THAN THOSE IN GARAGE & CARPORTS.
32 MPa (4600 psi) FOR GARAGE SLABS, CARPORT SLABS & EXTERIOR STEPS (5-8% AIR ENTRAINMENT).

STRIP FOOTINGS:
STRIP FOOTINGS ON ORIGINAL UNDISTURBED SUB-SOIL AND BELOW LOCAL FROST LINE. STEP FOOTINGS WHERE APPLICABLE WITH A MAXIMUM VERTICAL RISE OF 24" (600 mm) AND MINIMUM HORIZONTAL RUN OF 24" (600 mm).
12" x 8" (300mm x 200mm) REINFORCE WITH 2-15M (#5) BARS CONTINUOUS.
18" x 8" (450mm x 200mm) REINFORCE WITH 2-15M (#5) BARS CONTINUOUS.
20" x 8" (500mm x 200mm) REINFORCE WITH 3-15M (#5) BARS CONTINUOUS.
24" x 8" (600mm x 200mm) REINFORCE WITH 3-15M (#5) BARS CONTINUOUS.

INSULATED CONCRETE FORMS:
I.C.F. FORMS TO BE USED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CONSULT WITH MANUFACTURER & BUILDING CODE FOR HORIZONTAL & VERTICAL REINFORCEMENT REQUIREMENTS.

ANCHORAGE OF BUILDING FRAME:
FASTEN THE SILL PLATE TO THE FOUNDATION WITH ANCHOR BOLTS A MINIMUM OF 1/2" (12.7 mm) IN DIAMETER PENETRATING A MINIMUM OF 4" (100 mm) INTO THE FOUNDATION. ANCHOR BOLTS TO BE SPACED A MAXIMUM OF 8'-0" (2.4 m) APART AND AT LEAST TWO PER PLATE.

ANCHORAGE OF COLUMNS & POSTS:
EXTERIOR COLUMNS AND POSTS SHALL BE ANCHORED TO RESIST UPLIFT AND LATERAL MOVEMENT.

BACKFILL:
BACKFILL WITHIN 24" (600 mm) OF THE FOUNDATION SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS LARGER THAN 10" (250 mm) DIAMETER. COMPACT BACKFILL IN 12" (300 mm) LAYERS TO 98% PROCTOR DENSITY.

DRAINAGE:
ALL GRADES TO SLOPE AWAY FROM FOUNDATION SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE LOCATION OF A WATER SUPPLY OR SEPTIC TANK DISPOSAL BED. WHERE DOWNSPOUTS ARE PROVIDED AND ARE NOT CONNECTED TO A SEWER, EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM THE BUILDING IN A MANNER WHICH WILL PREVENT SOIL EROSION. WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. FOUNDATION DRAINS (DRAINAGE PIPE OR WEEPS TILES) SHALL DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL. DRY WELLS SHALL NOT BE LESS THAN 15'-0" (5.0 m) FROM THE BUILDING FOUNDATION AND LOCATED SO THAT DRAINAGE IS AWAY FROM THE BUILDING.

CONCRETE SLAB:
4" (20 MPA) CONC. FLOOR SLAB OVER 6 MIL POLY VAPOUR BARRIER AND 6" CLEAN GRANULAR FILL. PLUMBING, ELECTRICAL AND HVAC DUCTS TO BE INSTALLED PRIOR TO POURING CONCRETE AS REQUIRED BY CONTRACTORS.

TERMITE PROTECTION:
IN LOCALITIES WHERE TERMITES ARE KNOWN TO OCCUR THE CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL NOT BE LESS THAN 18" (450 mm) OR SHALL BE TREATED WITH A CHEMICAL THAT IS TOXIC TO TERMITES.

DECAY PROTECTION:
STRUCTURAL WOOD ELEMENTS SHALL BE PRESERVE TREATED WITH A PRESERVATIVE TO RESIST DECAY. WHERE THE VERTICAL CLEARANCE FROM THE FINISHED GROUND IS LESS THAN 6" (150 mm) OR THE WOOD ELEMENTS ARE NOT PROTECTED FROM EXPOSURE TO PRECIPITATION, OR THE CONFIGURATION IS CONDUCIVE TO MOISTURE ACCUMULATION AND THE MOISTURE INDEX IS GREATER THAN 1.00.

FRAMING:
EXTERIOR WALLS ARE 2x6 STUDS AT 16" (400 mm) o/c WITH 5/16" (7.9 mm) PLYWOOD OR OSB SHEATHING. INTERIOR WALLS ARE 2x4 STUDS AT 16" (400 mm) o/c UNLESS OTHERWISE NOTED. INTERIOR BEARING WALLS ARE 2x8 STUDS AT 16" (400 mm) o/c WITH 2x6 BLOCKING AT MIDSPAN OR 1/2" (12.7 mm) GYPSUM BOARD ON EACH SIDE. EACH WALL ASSEMBLY SHALL BE FRAMED WITH ONE BOTTOM PLATE AND TWO TOP PLATES. JOINTS IN THE TOP PLATES OF LOAD BEARING WALLS SHALL BE STAGGERED NOT LESS THAN THE WIDTH OF ONE STUD SPACING. FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS. THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY. ANY WALL FRAMING MEMBERS THAT INTERFERE WITH THE ROUTING OF MECHANICAL OR PLUMBING SYSTEMS WILL BE RELOCATED BY THE FRAMER OR BY OTHERS AT THE FRAMERS EXPENSE. ALL ANGLED WALLS FRAMED AT A 45° ANGLE UNLESS OTHERWISE NOTED.

FRAMING LUMBER:
FRAMING LUMBER SHALL BE WELL SEASONED AND THE MOISTURE CONTENT OF THE LUMBER SHALL NOT BE MORE THAN 19% AT THE TIME OF INSTALLATION. ALL LUMBER SHALL BE IDENTIFIED BY A GRADE STAMP TO INDICATE ITS GRADE IS OF THE FOLLOWING GRADES OR BETTER UNLESS OTHERWISE NOTED:
STUDS S.P.F. No. 182
JOISTS S.P.F. No. 182
BUILT-UP BEAMS S.P.F. No. 182

LINTELS & HEADERS:
OPENINGS IN NON-LOADBEARING WALLS SHALL BE FRAMED WITH NOT LESS THAN 2" (38mm) MATERIAL THE SAME WIDTH AS THE STUDS. SECURELY NAILED TO THE ADJACENT STUDS. OPENINGS IN LOADBEARING WALLS GREATER THAN THE REQUIRED STUD SPACING SHALL BE FRAMED WITH 2x2x10 LINTELS UNLESS OTHERWISE NOTED. LINTEL MEMBERS ARE PERMITTED TO BE SEPERATED BY FILLER PIECES. ALL LINTELS AND HEADERS ON WHICH STRUCTURAL POINT LOADS BEAR SHALL BE ENGINEERED LAMINATED WOOD MEMBERS.

POSTS & COLUMNS:
S.P.F. No. 182 STUDS SUPPORTING BEAMS SHALL HAVE THE SAME NUMBER AS THE BUILT-UP BEAMS AND SHALL NOT BE LESS THAN THE WIDTH OR DIAMETER OF THE SUPPORTED MEMBER. WOOD COLUMNS SHOULD BE EITHER SOLID, GLUE-LAMINATED OR BUILT-UP, CONSISTING OF NOT LESS THAN 1 1/2" (38 mm) THICK FULL LENGTH MEMBERS. DAMPROOF AND ANCHOR ALL POSTS AND COLUMNS TO FOUNDATION WHERE IN CONTACT.

ENGINEERED FRAMING MEMBERS:
SUBMIT SHOP DRAWINGS FOR ALL ENGINEERED BEAMS, POSTS, LINTELS, AND HEADERS PRIOR TO CONSTRUCTION. BEAM MANUFACTURER TO SPECIFY ALL CONNECTORS AND HANGERS WHERE NEEDED. THERMAL PROTECTION:

THERMAL PROTECTION:
THERMAL INSULATION SHALL BE PROVIDED BETWEEN HEATED AND UNHEATED SPACES AS LISTED BELOW. INSULATED WALLS, CEILINGS AND FLOOR ASSEMBLIES SHALL BE CONSTRUCTED WITH A VAPOUR BARRIER SO AS TO PROVIDE A BARRIER TO DIFFUSION OF WATER VAPOUR FROM THE INTERIOR INTO WALL SPACES, FLOOR SPACES OR ATTIC OR ROOF SPACES.

DRYWALL:
ALL JOINTS IN DRYWALL ARE TO BE TAPED AND SANDED.
1/2" (12.7 mm) DRYWALL BOARD INTERIOR WALLS.
1/2" (12.7 mm) WATER RESISTANT DRYWALL AT SHOWER, TUBS, AND WHIRLPOOLS.
5/8" (15.9 mm) DRYWALL INTERIOR CEILINGS.
5/8" (15.9 mm) TYPE 'X' DRYWALL GARAGE WALLS AND CEILINGS.

ROOF SYSTEM NOTES:
ENGINEERED TRUSSES AT 24" o/c SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION (DESIGN TO LOCAL SNOW LOAD). ROOF SHEATHING SHALL BE 3/8" PLYWOOD (OR 7/16" OSB w/H-CLIPS) NAILED TO TRUSSES. INSTALL PLYWOOD WITH SURFACE GRAIN AT RIGHT ANGLES TO THE JOISTS & WITH STAGGERED JOINTS PARALLEL TO TRUSSES. PANELS TO BE FASTENED WITH 2 1/2" COMMON NAILS AT 6" o/c ALONG PANEL EDGES AND AT 12" o/c ALONG INTERMEDIATE SUPPORTS.

ROOF VENTILATION:
WHERE INSULATION IS LOCATED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING VENTS SHALL BE INSTALLED TO PERMIT THE TRANSFER OF MOISTURE FROM THE SPACE TO THE EXTERIOR. THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA. VENTS SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING. 25% REQUIRED AT THE TOP AND 25% REQUIRED AT THE BOTTOM. WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 (2/12) OR IN ROOFS THAT ARE CONSTRUCTED BY ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. EXCEPT WHERE EACH JOIST SPACE IS SEPARATELY VENTED, ROOF JOIST SPACES SHALL BE INTERCONNECTED BY INSTALLING FURLINS NOT LESS THAN 2x2 (38 mm) ON THE TOP OF THE ROOF JOISTS. NOT LESS THAN 2 1/2" (63 mm) OF AIR SPACE SHALL BE PROVIDED BETWEEN THE TOP OF THE INSULATION AND THE UNDERSIDE OF THE ROOF SHEATHING. EXCEPT AT THE JUNCTION OF SLOPED ROOFS AND THE EXTERIOR WALLS WHERE BAFFLES ARE USED TO ALLOW NOT LESS THAN 1" (25 mm) AIR SPACE.

FLASHING:
FLASH ALL WINDOWS AND EXTERIOR OPENINGS.

EXTERIOR WALL CLADDING SYSTEMS:
SOME BUILDING CODES AND LOCAL BUILDING AUTHORITIES REQUIRE TWO PLANES OF MOISTURE PROTECTION TO AVOID WATER PENETRATION PROBLEMS IN WET CLIMATES OR REGIONS (TYPICALLY BUT NOT LIMITED TO COASTAL LAKE SHORE AND COASTAL MOUNTAINS). THE FIRST PLANE IS THE CLADDING (SIDING, STUCCO, MASONRY VENEER, ETC.), AND THE SECOND PLANE IS THE SHEATHING MEMBRANE (BUILDING PAPER) AND IS LOCATED BEHIND THE CLADDING. A 3/8" (10 mm) MINIMUM VENTED AIR SPACE (A CAPPING BREAK) SEPARATES THE TWO PLANES OF PROTECTION. THE TWO PLANES OF PROTECTION PLUS THE VENTED AIR SPACE BETWEEN THEM CREATE WHAT IS COMMONLY CALLED A RAINGREEN. CREATING A RAINGREEN CAN BE ACHIEVED BY USING A NUMBER OF DIFFERENT METHODS AND PRODUCTS. PLEASE CHECK WITH YOUR LOCAL BUILDING AUTHORITY TO DETERMINE IF YOU REQUIRE A RAINGREEN INSTALLED ON YOUR HOME BECAUSE OF YOUR JOBSITE LOCATION AND SURROUNDINGS.

VENTILATION:
NATURAL VENTILATION AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH SECTION 9.3.2 2012 BC BUILDING CODE REQUIREMENTS INCLUDING 2014 REVISIONS.

HEATING & AIR CONDITIONING:
THE HEATING CONTRACTOR SHALL PROVIDE A HEATING LAYOUT IN CONFORMANCE WITH LOCAL BUILDING CODE REQUIREMENTS, AND SHALL INSTALL A COMPLETE HEATING AND COOLING SYSTEM OF THE TYPE SELECTED BY THE OWNER. THE HEATING SYSTEM AND AIR CONDITIONING SYSTEM SHALL MEET THE LOCAL WEATHER DEMANDS.

INDOOR DESIGN TEMPERATURES:
RESIDENTIAL BUILDINGS INTENDED FOR USE IN WINTER MONTHS ON A CONTINUING BASIS SHALL BE EQUIPPED SO THAT AT THE OUTSIDE WINTER DESIGN TEMPERATURE, REQUIRED HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN:
22° C (72° F) IN ALL LIVING SPACES
18° C (64° F) IN UNFINISHED BASEMENTS
15° C (59° F) IN HEATED CRAWL SPACES

PLUMBING:
THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL SOIL, VENT AND WASTE PIPING, THE HOT AND COLD WATER SUPPLY SYSTEM, THE PLUMBING FIXTURES AND FITTINGS, AND THE CONNECTIONS TO THE POTABLE WATER SUPPLY AND TO THE SEWERS. ALL PLUMBING SYSTEMS, FIXTURES AND APPLIANCES TO BE DESIGNED, INSTALLED AND OPERATED IN ACCORDANCE WITH THE LOCAL PLUMBING CODE AND APPLICABLE PARTS OF THE LOCAL BUILDING CODE.

ELECTRICAL:
ELECTRICAL SYSTEM TO CONFORM TO APPLICABLE PARTS OF THE BUILDING CODE AND MEET THE REQUIREMENTS OF THE LOCAL ELECTRICAL SAFETY REGULATION. WHERE NO CODES EXIST THE WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE ELECTRIC UTILITY COMPANY SERVICES IN THE AREA. PREWIRING FOR TV, STEREO, TELEPHONE AND SECURITY SYSTEM AS PER OWNERS SPECIFICATIONS. INTERCONNECT ALL SMOKE & CARBON MONOXIDE DETECTORS AND ALARMS (PROVIDE BATTERY BACKUP FOR ALL UNITS). ALL ELECTRICAL FIXTURES AND ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS. THE FINAL ELECTRICAL LAYOUT TO BE DETERMINED BY OWNER/CONTRACTOR. COMPLIANCE WITH ALL ELECTRICAL CODES IS THE ULTIMATE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

PROJECT:
PLAN OF CARRIAGE HOUSE FOR

DATE:
REVISION:

DESIGNED BY: M.A.G.
DRAWN BY: M.A.G.

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ELEVATIONS & NOTES

PLAN NO.
WP-2001

SHEET NO.
A-3

601-16-00089 (VR)



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: VR-2016-008 ^{WE-2016-002 *Master}

Review type*: I II III IV V

□ CHECK ALL APPLICATION TYPES THAT APPLY:

<ul style="list-style-type: none"> <input type="checkbox"/> Amendment to Maps and/or Ordinances: <ul style="list-style-type: none"> <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Comprehensive Plan Map Amendment <input type="checkbox"/> Zoning Text Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Code Interpretation <input type="checkbox"/> Community Service Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Development Review <input type="checkbox"/> Director Determination <input type="checkbox"/> Downtown Design Review <input type="checkbox"/> Extension to Expiring Approval <input type="checkbox"/> Historic Resource: <ul style="list-style-type: none"> <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Status Designation <input type="checkbox"/> Status Deletion 	<ul style="list-style-type: none"> <input type="checkbox"/> Land Division: <ul style="list-style-type: none"> <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Partition <input type="checkbox"/> Property Line Adjustment <input type="checkbox"/> Replat <input type="checkbox"/> Subdivision <input type="checkbox"/> Miscellaneous: <ul style="list-style-type: none"> <input type="checkbox"/> Barbed Wire Fencing <input type="checkbox"/> Modification to Existing Approval <input type="checkbox"/> Natural Resource Review <input type="checkbox"/> Nonconforming Use Alteration <input type="checkbox"/> Parking: <ul style="list-style-type: none"> <input type="checkbox"/> Quantity Determination <input type="checkbox"/> Quantity Modification <input type="checkbox"/> Shared Parking <input type="checkbox"/> Structured Parking <input type="checkbox"/> Planned Development <input type="checkbox"/> Preliminary Circulation Plan 	<ul style="list-style-type: none"> <input type="checkbox"/> Residential Dwelling: <ul style="list-style-type: none"> <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Duplex <input type="checkbox"/> Manufactured Dwelling Park <input type="checkbox"/> Temporary Dwelling Unit <input type="checkbox"/> Sign Review <input type="checkbox"/> Transportation Facilities Review <input checked="" type="checkbox"/> Variance: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Building Height Variance <input type="checkbox"/> Use Exception <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Willamette Greenway Review Type III <input type="checkbox"/> Other: _____ <p>Use separate application forms for:</p> <ul style="list-style-type: none"> • Annexation and/or Boundary Change • Compensation for Reduction in Property Value (Measure 37) • Daily Display Sign • Appeal
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RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Greg Bambusch

Mailing address: 12035 SE 20th Ave, Milwaukie, OR Zip: 97222

Phone(s): 503-351-5462 E-mail: gbambusch@gmail.com

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: _____ Zip: _____

Phone(s): _____ E-mail: _____

SITE INFORMATION:

Address: 12035 SE 20th Ave Map & Tax Lot(s): 11E35 DA0466

Comprehensive Plan Designation: SFR Zoning: R-5 Size of property: 88' 3" x 100

PROPOSAL (describe briefly):

Replace detached garage with new 2 story garage

SIGNATURE: [Signature]

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: Greg Bambusch Date: 10/28/16

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

PRE-APPLICATION CONFERENCE REPORT

This report is provided as a follow-up to a meeting that was held on 8/18/2016 at 10:00AM

Applicant Name: GREG BAMBUSCH

Company:

Applicant 'Role': Owner

Address Line 1: 12035 SE 20TH AVE

Address Line 2:

City, State Zip: MILWAUKIE OR 97222

Project Name: DEMO EXISTING 1 CAR GARAGE-REPLACE W/2 CAR GARAGE/2 STORY S

Description: DEMO EXISTING 1 CAR GARAGE - REPLACE WITH 2 CAR GARAGE/2 STORY STRUCTURE

ProjectAddress: 12035 SE 20TH AVE

Zone: Residential R-5

Occupancy Group:

ConstructionType:

Use: Low Density (LD)

Occupant Load:

AppsPresent: Greg Bambusch, Chelsey Callaghan

Staff Attendance: Vera Kalias, Alex Roller

BUILDING ISSUES

ADA:

Structural: No comments at this time.

Mechanical:

Plumbing:

Plumb Site Utilities:

Electrical:

Notes:

Please note all drawings must be individually rolled. If the drawings are small enough to fold they must be individually folded.

FIRE MARSHAL ISSUES

Fire Sprinklers:

Fire Alarms:

Fire Hydrants:

Turn Arouds:

Addressing:

Fire Protection:

Fire Access:

Hazardous Mat.:

Fire Marshal Notes: The Fire District has no comments for this proposal.

PUBLIC WORKS ISSUES

Water: A City of Milwaukie 6-inch water main on SE 20th Avenue will need to be extended to the east property line to serve the proposed development, and to facilitate future development. Applicant will not pay any water SDC's unless another water line and meter are installed.

Sewer: A City of Milwaukie 8-inch wastewater main on SE 20th Avenue provides sewer service to the property. Applicant will not pay any sewer SDC's, unless another dwelling unit is constructed on the property.

Storm: Submission of a storm water management plan by a qualified professional engineer is required as part of the proposed development. The plan shall conform to Section 2 - Stormwater Design Standards of the City of Milwaukie Pubic Works Standards.
The storm water management plan shall demonstrate that the post-development runoff does not exceed the pre-development, including any existing storm water management facilities serving the development property. Also, the plan shall demonstrate compliance with water quality standards. The City of Milwaukie has adopted the City of Portland 2008 Stormwater Management Manual for design of water quality facilities.
All new impervious surfaces, including replacement of impervious surface with new impervious surfaces, are subject to the water quality standards. See City of Milwaukie Public Works Standards for design and construction standards and detailed drawings.

The storm SDC is based on the amount of new impervious surface constructed at the site. One storm SDC unit is the equivalent of 2,706 square feet of impervious surface. The storm SDC is currently \$844 per unit. Single family residential properties constitute 1 stormwater unit, regardless of impervious area. No storm SDC will be required.

Street: The proposed development fronts the west side of SE 20th Avenue, a neighborhood route. The portion of SE 20th Avenue fronting the proposed development has a right-of-way width of 60 feet and a paved

width of approximately 20 feet with unimproved roadsides.

Frontage:

Chapter 19.700 of the Milwaukie Municipal Code, hereafter referred to as “Code”, applies to partitions, subdivisions, and new construction.

Transportation Facility Requirements, Code Section 19.708, states that all rights-of-way, streets, sidewalks, necessary public improvements, and other public transportation facilities located in the public right-of-way and abutting the development site shall be adequate at the time of development or shall be made adequate in a timely manner.

The applicant is not responsible for any additional improvements.

Right of Way:

The existing right-of-way on SE 20th Avenue fronting the proposed development is of adequate width and no right-of-way dedication is required.

Driveways:

Code Section 12.16.040.A states that access to private property shall be permitted with the use of driveway curb cuts and driveways shall meet all applicable guidelines of the Americans with Disabilities Act (ADA). Driveway approaches shall be improved to meet the requirements of Milwaukie’s Public Works Standards.

Erosion Control:

Per Code Section 16.28.020(C), an erosion control permit is required prior to placement of fill, site clearing, or land disturbances, including but not limited to grubbing, clearing or removal of ground vegetation, grading, excavation, or other activities, any of which results in the disturbance or exposure of soils exceeding five hundred square feet.

Code Section 16.28.020(E) states that an erosion control permit is required prior to issuance of building permits or approval of construction plans. Also, Section 16.28.020(B) states that an erosion control plan that meets the requirements of Section 16.28.030 is required prior to any approval of an erosion control permit.

Traffic Impact Study:

Code Section 19.704.1(A) states that the City will determine whether a transportation impact study (TIS) is required. In the event the proposed development will significantly increase the intensity of use, a transportation impact study will be required. The City of Milwaukie Engineering Director will make this determination based on proposed preliminary subdivision design and the number of lots created.

City has determined that no traffic impact study will be required.

PW Notes:

TRANSPORTATION SDC

The Transportation SDC will be based on the increase in trips generated by the new use per the Trip Generation Handbook from the Institute of Transportation Engineers. The SDC for transportation is \$1,921 per trip generated. Credits will be given for any demolished structures, which shall be based upon the existing use of the structures. Applicant will not pay any transportation SDC’s, unless an additional residential unit is constructed.

PARKS & RECREATION SDC

The parks & recreation System Development Charge (SDC) is triggered when application for a building permit on a new dwelling is received. Currently, the parks and recreation SDC for each Single-Family Residence is \$3,985.00. Credit is applied to any demolished structures and is based upon the existing use of the structures. Applicant will not pay any parks and recreation fees, unless an additional residential unit is constructed.

PLANNING ISSUES

Setbacks:

Type C accessory structures are subject to the base zone standards for setbacks. Yard setbacks in the R-5 zone are established in Milwaukie Municipal Code (MMC) Subsection 19.301.4. The front yard setback = 20 feet; side yard setback = 5 feet; street side yard setback = 15 feet; rear yard setback = 20 feet.

Landscape:

In the R-5 zone, a minimum of 25% of the site must be landscaped. In addition, at least 40% of the existing front yard area must be vegetated (measured from the front property line to the front face of the existing house). Vegetated areas can be planted in trees, grass, shrubs, or bark dust for planting beds, with no more than 20% of the landscaped area finished in bark dust (as per MMC Subsection 19.504.7). A maximum of 35% of the site may be covered by structures, including decks or patios over 18 inches above grade.

Parking:

As per the off-street parking standards of MMC Chapter 19.600, properties that contain single-family dwellings must provide at least 1 off-street parking space per dwelling unit. As provided in MMC Subsection 19.607.1, required residential off-street parking spaces must be at least 9 ft wide and 18 ft deep. The required spaces cannot be located in a required front or street-side yard and must have a durable and dust-free hard surface.

Uncovered parking spaces and maneuvering areas cannot exceed 50% of the front yard area and 30% of the required street-side yard area. No more than 3 residential parking spaces are allowed within the required front yard. Parking areas and driveways on the property shall align with the approved driveway approach and shall not be wider than the approach within 10 ft of the right-of-way boundary.

The garage would make the property compliant with this requirement.

Transportation Review:

Please see the Public Works notes for more information about the requirements of MMC 19.700 and MMC 12.16.

Application Procedures:

- Land use applications required:
- Willamette Greenway review (Type III)
 - Variance to maximum height of an accessory structure (Type III)

The proposal is for a 2-story accessory garage with a footprint of 728 SF. The proposed garage would be taller than the dwelling on the property, which is 1-story. The property is within the Willamette Greenway Overlay zone.

MMC 19.401 covers the Willamette Greenway review process. A greenway conditional use is required for all intensification or development within the zone. A new conditional use is subject to Type III review. MMC 19.401.6 establishes the criteria that shall be taken into account in the consideration of a conditional use. These criteria must be addressed in the land use application. The subject property is too far from the ordinary high water line of the Willamette River to impact the vegetation buffer, but the proposal must demonstrate compliance with the conditional use approval criteria established in MMC 19.905.4.A as well as those provided in MMC 19.401.6.

In particular, the applicant’s narrative should address the question of whether and/or how much the proposed development will impact views from the river or toward the river from neighboring properties. Photo simulations of the proposed structure in place might be one effective way to demonstrate the degree of anticipated impact. Neighboring properties within 300 ft of the site will receive notice of the proposed development and may submit comments or testify at the hearing. It might be useful to discuss the project with at least the adjacent neighbors in advance of submitting the application to gauge support for the project and determine whether any mitigation of impacts is necessary.

Assuming the Willamette Greenway conditional use request is approved, the City will prepare a conditional use permit that must be recorded with Clackamas County before work commences.

MMC 19.911 covers the variance process. Because the proposal seeks to construct an accessory structure in excess of the standards for a Type C accessory structure, the project is subject to Type III variance review. MMC 19.911.4 establishes the criteria under which the variance will be reviewed. Information regarding the design of the proposed garage, including its location relative to the adjacent property and its 2-story garage, would be helpful when addressing mitigation of impacts. These criteria must be addressed in the land use application.

The current application fee for Type III review is \$2,000. There is a 25% discount on multiple applications that are reviewed concurrently (no discount on the most expensive application).

For the City's initial review, the applicant should submit 5 complete copies of the application, including all required forms and checklists. A determination of the application's completeness will be issued within 30 days. If deemed incomplete, additional information will be requested. If deemed complete, additional copies of the application may be required for referral to other departments, the Island Station Neighborhood District Association (NDA), and other relevant parties and agencies. City staff will inform the applicant of the total number of copies needed.

For Type III review, once the application is deemed complete, a public hearing with the Planning Commission will be scheduled. Staff will determine the earliest available date that allows time for preparation of a staff report (including a recommendation regarding approval) as well as provision of the required public notice to property owners and residents within 300 ft of the subject property, at least 20 days prior to the public hearing. A sign giving notice of the application must be posted on the subject property at least 14 days prior to the hearing.

Issuance of a decision starts a 15-day appeal period for the applicant and any party who establishes standing. Permits submitted during the appeal period may be reviewed but are not typically approved until the appeal period has ended.

Prior to submitting the application, the applicant is encouraged to present the project at a regular meeting of the Island Station NDA, which occurs at 6:30 p.m. on the third Wednesday of every month at the Milwaukie Grange (12018 SE 21st Ave). Contact information can be found here: <http://www.milwaukieoregon.gov/citymanager/island-station-nda>

Natural Resource Review: There are no natural resources on the property.

Lot Geography: The subject property is a rectilinear lot (100 ft by 83.33 ft) and is 8,333 sq ft in area.

Planning Notes:

1. The proposed development is subject to the design and development standards for accessory structures as identified in MMC 19.502.2. The applicant should review these standards to ensure that the proposal will meet these standards.
2. The applicant has provided drawings showing a future development phase for the home. In order to avoid another Type III Willamette Greenway review for this proposal, the applicant may wish to consider permitting the entire project at once, rather than in phases.

The Milwaukie zoning code can be accessed at:
<http://www.qcode.us/codes/milwaukie/view.php?topic=19&frames=off>

ADDITIONAL NOTES AND ISSUES

County Health Notes:

Other Notes:

This is only preliminary preapplication conference information based on the applicant's proposal and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Samantha Vandagriff - Building Official - 503-786-7611

Bonnie Lanz - Permit Specialist - 503-786-7613

ENGINEERING DEPARTMENT

Chuck Eaton - Engineering Director - 503-786-7605

Geoff Nettleton - Civil Engineer - 503-786-760

Rick Buen - Engineering Tech II - 503-786-7610

Alex Roller - Engineering Tech I - 503-786-7695

COMMUNITY DEVELOPMENT DEPARTMENT

Alma Flores - Comm. Dev. Director - 503-786-7652

Avery Pickard - Admin Specialist - 503-786-7656

Alicia Martin -Admin Specialist - 503-786-7600

Joyce Stahly -Admin Specialist - 503-786-7600

PLANNING DEPARTMENT

Dennis Egner - Planning Director - 503-786-7654

David Levitan - Senior Planner - 503-786-7627

Brett Kelter - Associate Planner - 503-786-7657

Vera Koliass - Associate Planner - 503-786-7653

CLACKAMAS FIRE DISTRICT

Mike Boumann - Lieutenant Deputy Fire Marshal - 503-742-2673

Matt Amos - Fire Inspector - 503-742-2661

Clackamas County Fire District #1

Fire Prevention Office



E-mail Memorandum

To: City of Milwaukie Planning Department

From: Matt Amos, Fire Inspector, Clackamas Fire District #1

Date: **9/1/2016**

Re: **Demo and Rebuild of Existing Garage 12035 SE 20th Ave 16-022PA**

This review is based upon the current version of the Oregon Fire Code (OFC), as adopted by the Oregon State Fire Marshal's Office. The scope of review is typically limited to fire apparatus access and water supply, although the applicant must comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the fire code official. The following items should be addressed by the applicant:

COMMENTS:

1. The Fire District has no comments for this proposal.



MILWAUKIE

Dogwood City of the West

To: Planning Commission

Through: Dennis Egner, Planning Director

From: Brett Kolver, Associate Planner

Date: January 3, 2017, for January 10, 2017, Public Hearing

Subject: **Master File:** CU-2016-001 (with NR-2016-001, TFR-2016-001, and VR-2016-003)
Applicant/Owner: Hans Thygeson
Addresses: 5945 & 5965 SE Harmony Rd
Legal Description (Map & Tax Lot): 1S2E31D, tax lots 1800 and 1900
NDA: NA (Milwaukie Business Industrial)

ACTION REQUESTED

Re-open the public hearing for master file #CU-2016-001 and continue it again to a date certain, February 14, 2017. The applicant is continuing to evaluate options for the shared access to Harmony Road that would affect the site plan.

BACKGROUND INFORMATION

The public hearing for this application package was opened on November 22, continued to December 13, and continued again to January 10, 2017, without further presentation. City staff continues to coordinate with the applicant to resolve some of the issues that have arisen with respect to the existing Harmony Road access.

The crux of the issue is the right-out-only turning restriction for the Harmony Road accessway. Right-in movements may be allowable, but will require revisions to the site plan to widen the accessway, which must be reviewed to ensure that the sight-distance and truck-turning modeling for the revised access will meet the applicable safety and functionality standards of Clackamas County, which has jurisdiction over Harmony Road. Widening the accessway will likely require modification of some site improvements and off-street parking areas for the proposed development. The applicant is working with City and County staff to ensure that any proposed revisions meet all applicable standards.

At the moment, staff anticipates that the revised proposal will be ready for presentation and consideration at the Planning Commission scheduled for February 14, 2017. The applicant has waived the 120-day clock requirement for obtaining a decision, so there is no imminent deadline for action.



MILWAUKIE

Dogwood City of the West

To: Planning Commission
From: David Levitan, Senior Planner
Date: January 3, 2016, for January 10, 2016, Worksession
Subject: Milwaukie All Aboard Community Vision Status Update

ACTION REQUESTED

No formal action is requested. This worksession is intended to provide an update on the Community Vision, in advance of the January 24 “Place It” exercise and the February 15 Town Hall.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

October 25, 2016: Staff briefed the Planning Commission on Phase I of the public outreach for the Community Vision that had occurred to date, and provided an overview of the November 2 Town Hall. Commissioners requested that staff provide a quarterly update on the Vision.

April 26, 2016: Staff provided the Planning Commission with a brief update on the Comprehensive Plan and the Community Vision, including the Request for Proposals (RFP) for consultant services and a proposal to form a Project Action Group (since renamed the Vision Advisory Committee) and a Steering Committee.

February 23, 2016: Staff briefed the Planning Commission on the proposed process and community outreach for the Community Vision, summarizing the presentation that visioning consultant Steven Ames gave to the City Council on February 18 and the feedback that the City Council provided.

January 12, 2016: Staff provided the Planning Commission with an overview of the history and planned approach for the Comprehensive Plan Update and the feedback that the City Council provided on the approach at their December 15, 2015 meeting.

BACKGROUND

The City of Milwaukie is currently in the second of three phases to develop a Community Vision and Action Plan, in advance of updating its Comprehensive Plan. On October 24, the Planning Commission was briefed on Phase I (Inquiry), which was designed to gather input from the Milwaukie community through a series of stakeholder interviews, summer outreach events, community surveys, and Vision Advisory Committee (VAC) and Steering Committee meetings.

The transition to Phase II (development of the Vision Statement) began with the November 2 Town Hall at the Waldorf School, which was attended by approximately 110 people. Following a series of speakers and a presentation of the draft Vision Statement by VAC members, Town Hall attendees broke out into 12 small groups, with each group asked to provide feedback on how the Vision addressed one of the project's four major themes: People, Place, Planet and Prosperity. The small group discussions were facilitated by VAC members, City staff, and members of the Youth Vision Action Team, and resulted in hundreds of comments on the Vision Statement, which are summarized in the Town Hall Summary (Attachment 1).

On November 16, the VAC held its third meeting to review input received at the Town Hall and develop a revised Vision Statement (Attachment 2) and a series of Goal Area Statements (Attachment 3) for each of the four project themes. The Goal Area Statements serve to provide additional detail to the ideals expressed in the Vision Statement, as well as to establish the major categories for the Action Plan. Attachment 4 includes an early draft of the expected format for the Action Plan (Phase III of the project), and illustrates the relationship between, and hierarchy of, themes (Planet), goal area statements (far left column), the actions, and how these actions will be measured (metric, timeline, etc.).

Work on Attachments 2 through 4 is ongoing, with VAC members collaborating by email and Google Docs in advance of their next meeting on January 12, which will focus on developing final versions of the Vision Statement and Goal Area Statements for the community to review through a number of different events (discussed in further detail below). Drafts of the attachments were also reviewed by the Steering Committee on December 22, and staff is working to incorporate comments received by representatives from the North Clackamas Parks and Recreation District (NCPRD) and North Clackamas School District (NCSD).

DISCUSSION

As noted above, the VAC will be meeting on January 12 to further refine the Vision Statement and Goal Area Statements, discuss the draft Action Plan format, and develop an agenda for February 15 Town Hall. Following this meeting, the City will undertake a second round of public engagement that aims to finalize the development of the Vision Statement (Phase II) and begin the transition to Phase III (Action Plan) of the project. Over the course of the next five weeks, community members will be encouraged to participate in the following events and exercises:

- Online Survey: The survey, which will be distributed to the project's email list and publicized on social media during the week of January 16, will ask respondents to weigh in on the latest version of the Action Plan, as well as major topics that should be addressed in the Action Plan.
- "Place It" Exercises (<http://www.placeit.org>): Between January 24 and January 26 – including during the PC's January 24 scheduled meeting- acclaimed planner and urban designer James Rojas will lead a series of object-based workshops that ask participants to create models of the communities they wish to see. Staff has invited NDA leadership to attend the January 24 PC event, and will working with the City Manager's Office to get the word out on the event. Staff has worked with NCSD to schedule two events – one aimed at students, and one aimed at Spanish-language parents – and continues to reach out to other organizations and groups that are interested in hosting and event.
- Town Hall #2: On February 15, the City will host a second Town Hall at the Waldorf School. Staff and its consultants are working with the VAC to develop the meeting program, but it will focus on the transition to the development of the Action Plan. While the first Town Hall was generally considered a success, there was some negative feedback regarding the length of the speakers as well as the lack of simultaneous Spanish translation, both of which are being considered as we develop the program.

As it did for the first Town Hall, Staff is undertaking a major marketing and public outreach push for the Town Hall, including:

- o an article in the February issue of the Pilot;
- o press releases for the website and local news media;
- o email blasts and social media posts;
- o development of English and Spanish language postcards to distribute at City events/facilities and local businesses;
- o attendance at NDA and board/committee/commission meetings; and
- o distribution through partner agencies North Clackamas Schools (NCSD) and North Clackamas Parks and Recreation District (NCPRD), both on their websites and at facilities such as local schools, the Wichita Center, Milwaukie Center, and Aquatic Center.

RECOMMENDATION

There is no formal staff recommendation. Staff is proposing that the Planning Commission listen to the update on the Community Vision and provide their feedback on the drafts of the Vision Statement, Goal Area Statements, and Action Plan format, and on the January 24 “Place It” and February 15 Town Hall events. Staff is also requesting that all commissioners attend the February 15 Town Hall meeting.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	PC Packet	Public Copies	E-Packet
1. Attachment 1 – Town Hall Summary	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Attachment 2 – Draft Vision Statement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Attachment 3 – Draft Goal Area Statements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Attachment 4 – Draft Action Plan Format	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

PC Packet = paper materials provided to Planning Commission 7 days prior to the hearing.

Public Copies = paper copies of the packet available for review at City facilities and at the Planning Commission meeting.

E-Packet = packet materials available online at <http://www.milwaukieoregon.gov/planning/planning-commission-140>.



TOWN HALL SUMMARY

November 10, 2016

OVERVIEW

On November 2, 2016 the City of Milwaukie convened a Town Hall for its *Milwaukie All Aboard Community Vision and Action Plan* process. Formulating a Vision and Action Plan is the first phase of an update of our citywide comprehensive plan process. The vision will also help City Council with its decisions on a range of topics ranging from budget to citizen involvement and economic development. Given our commitment to a sustainable future, we are utilizing a “quadruple bottom line” sustainability lens including a range of views or lens including People, Place, Planet and Prosperity.

More than 140 participants attended the event at the Waldorf School, where childcare and refreshments were available. A wide range of participants included Spanish speaking residents, new comers and residents who had lived in Milwaukie for their entire life. From 6 – 6:30 pm, the Waldorf School string quartet played classical music while participants could review background information on the People, Place, Planet and Prosperity themes. At 6:30, after a welcome from Mayor Mark Gamba and new City Manager Ann Ober, participants heard an overview from Greg Hemer from the Milwaukie Historical Society as well as a keynote from livability expert Brian Scott, BDS Planning. Their PowerPoints are available on the City’s website. Willamette Falls Community Media streamed the event live via the Internet. Vision and Action Plan consultants Cogan Owens Greene assisted with facilitation and staffing the event.



On the comment forms, participants noted a variety of reasons for attending:

- My interest in Milwaukie/our community (2). I work in affordable housing.
- Interest in development of Milwaukie.
- Curious of future, excited by the future.
- To become familiar with what's happening.
- Love of our community, live and work here.
- Want to help shape the future of Milwaukie.

- Improving things for the better is very important.
- Lived here 25 years and wanted to promote NCSB Bond.
- We're moving to Milwaukie, just bought a lot here in March.
- Want to participate in shaping zoning policy around housing.
- New to Milwaukie, trying to get involved in my new community.
- An appreciation for this process being so inviting for the community.
- I care about the town I live and raise my child in. I want Milwaukie to be awesome.
- A genuine interest and concern for the future of Milwaukie and what Milwaukie can become.
- To make it easier and safer for Milwaukie residents to access education at Clackamas Community College.
- Personally invited.

In their comment forms, and via the online survey, participants indicated the most pressing issues they see facing Milwaukie today. They range from a concern over the cost of rent, affordable housing, grocery stores, safe transportation options and environmental sustainability. A full list of those comments are included in Appendix A.

PRELIMINARY DRAFT VISION STATEMENT

Based on more than 17 community conversations (200 people), 55 web-based surveys, 43 postcards returned from summer fairs and events, 50 business surveys out of 200 canvassed and more than 600 unique aspirations about Milwaukie's future, citizen Vision Advisory Committee (VAC) members had created a preliminary draft vision statement. Arianna Van Bergen and Bryce Magorian read the draft:

The Milwaukie of the future is one of shared investment. We care for and invest in our schools, providing education that prepares us for rewarding work in a changing world. We support our local businesses, creating opportunities for all kinds of people to live and work in our city. We invest in transportation systems, providing a variety of choices for walkers, cyclists, drivers and transit-riders to easily and safely travel between our neighborhoods and throughout the region. We provide a range of housing choices, so that we can meet the needs of those who want to live and work here, regardless of means. We protect and invest in our green spaces, preserving the natural beauty, clean air and pure water we all treasure for generations to come. We invest in sources of renewable energy to sustainably power our homes and invigorate our local industries. Above all, we invest in each other. Our love of our community is expressed through festivals, goodwill between neighbors and common spaces where people of all ages can share perspectives, enriching the whole town. The Milwaukie of the future is a place that diverse community members - young and old alike - are proud to call home.

In a quick vote of hands, and via the comment forms and survey, most participants feel the statement was on the right track. VAC members will take specific suggestions mentioned at the Town Hall in discussions, from completed comment forms, and via a web-based survey and make further modifications at their November 16 meeting. Verbatim comments are included in Appendix B. Comments from the topic specific discussions are included in Appendix C.

Next, Milwaukie High School Milwaukie All Aboard part time staff Youth Vision Action Team members Odalis Aguilar-Aguilar, Maxwell Bernardi, Tyrenna Jacobs and Sarai Rodriguez reported on their outreach focusing on community conversations and business surveys by focus group. Odalis reported on *People*, and mentioned the suggestion for a health clinic or other social service hub in the community. Tyrenna spoke about *Place* and emphasized the desire to see affordability maintained in the community. Sarai touched on *Planet* and noted the enthusiasm over the development of the waterfront park. Finally, Max reported on *Prosperity*, conveying the desire to attract and retain small businesses. Daniel Franco-Nunez with Izo Marketing reported on his observations from his focused outreach to Latino Community members.



SUSTAINABILTIY LENS FOCUS AREA DISCUSSIONS

Vision Advisory Committee members then facilitated 12 tables of discussion – 3 in each focus area to dive deeper into what participants want to see in the future of Milwaukie – in 2040 with respect to that aspect of life. VAC members will be drafting goal area statements at their November 16 meeting.

Mayor Gamba thanked participants for their participation, noted the Action Plan focused Town Hall meeting February 15, 2017 and adjourned the meeting.



Appendix A: Most Pressing Issues Facing Milwaukie Today

Town Hall participants and survey respondents expressed a range of thoughts about the most pressing issues facing Milwaukie today. They are listed below.

- Lack of vitality. Closed businesses. Lack of walkability. Need for cleanliness, sidewalks. Make it family friendly all the time and keep our business here. Give our adults and youth a place to play.
- Rising cost of living, less diversity perspective, loss of "roots" and the story of this place.
- Affordable housing.
- Controlled growth. Transportation. Aging infrastructure.
- Pedestrian and cyclist infrastructure. Vibrant downtown and neighborhood hubs. Affordable housing. General livability concerns.
- Affordable housing. Access to social resources/services.
- Families. Youth.
- Keeping the city affordable.
- Concern of rent prices rising. More businesses to walk to for socializing. Neighborhood hubs.
- Finding a grocery store. Juggling desires of long-term residents with new residents.
- Safe pedestrian routes. Managing density and growth.
- Convenient grocery stores.
- We need a grocery store within walking distance of downtown.
- Control of the real estate prices, so that private homeownership can still be a reality and big time investors do not take the control of where this city is going.
- School children in poverty. Low percentage of sidewalks.
- Safer ways for people to walk and bike, especially east-west connections.
- Transportation. Safety. Bike-friendly. Good grocery stores.
- Housing for all economic levels. Hwy 224 runs through Milwaukie. Downtown Milwaukie is way over on one side. How do we unite all of Milwaukie to have a strong community feel.
- how to improve livability (walkability, access to stores and cafes in the neighborhoods) and increase affordable housing options without becoming overwhelmed, a la SE Division
- Urban Renewal. Sale of the parking lot , and raising the fees on citizens without a vote are all reason for thinking of leaving Milwaukie. Small town gone.
- Safe passage for pedestrians and bikes.
- Growth, development.
- Attract a mix of businesses to downtown to make it a vibrant town center. Grocery, hardware, restaurants, shops. Using space in the downtown wisely. Moving Dark Horse to a new area? Using farmers market lot wisely. Neighbors go to Woodstock or Sellwood area instead of Milwaukie. Or, even to Oregon City. Let's make a deal with McMenamins for a plot overlooking the river? Orange line right to downtown Portland.
- Attracting businesses to and retaining them in downtown Milwaukie and Milwaukie Marketplace. Adequate parking to use what is available.
- Smart growth; avoiding ugly sprawl; easy access to amenities like more grocery stores.
- Council that does not listen to the citizens that have been paying taxes for more than 15 years. All they want to talk to are 30 something's riding bikes.
- Economic vitality of downtown.
- Road maintenance/condition, lack of affordable housing (especially in central areas with the best access to public transit), lack of protection/awareness of creeks and natural areas.
- Pedestrian access and safety, sidewalks needed.
- Being consumed by Portland.

- No one has a reason to visit.
- Need a grocery store downtown.
- Keeping the community centered, to continue drawing everyone together.
- Slow development, slow population growth, dramatically. Change Milwaukie back to a more natural state through focus on native trees, less grass and more native plants, more walkable city, more vibrant down town - a place for the community to come together.
- I'm just guessing - affordable housing, teaching children that are poor that speak many different languages, the lack of public transportation if you're not in the downtown core.
- Lack of sidewalks and other safe routes for pedestrians. People dangerously disregarding traffic laws.
- Lack of new development to expand and revitalize commercial districts.
- General livability, a sense of community.
- Same as the rest of the world, growing inequity between the haves and have nots and Climate Change.
- Growth and increased density.
- Stagnation in downtown.
- Environment sustainability.
- Parking, and getting more business in Milwaukie.
- Loss of housing affordability.
- SAFE project, proactive development for population growth and environmental concerns
- Making downtown more accessible and a fun place to be and spill over growth from Portland
- Small business development (family-friendly restaurants/stores), high quality grocery options, increasing walkability, good schools, heterogeneous housing opportunities.
- Pollution in our creeks, air, and soil from Precision Castparts Corp! Parking in downtown for businesses and transit riders, revival and reinvestment in play equipment for parks, no event space to continue Milwaukie Festival Daze or a bigger Farmer's Market, we need a brewery or distillery to take over The Brew, and we have zero Dutch Bros (Oregon City has 3, not fair!)

Appendix B: Comments on the Vision Statement

These responses come from 19 comment forms collected at the Town Hall, 32 online survey responses on the same material presented at the Town Hall, and results from the 12 table discussions. COG staff has organized these into thematic areas for an easier read by Vision Advisory Committee members at the November 16 meeting. Topic specific statements have also been included in those more specific areas.

General:

- Too long. Focus on important items.
- Just needs a few tweaks.
- Needs to be more succinct.
- Less flowery language, more points.
- Making it say more with less. People do not read past three to four sentences of anything before being bored. Definitely should not be more than a paragraph.
- Statement needs a core (vision draft).
- Let's move on from the Mission Statement. Looks like a lot of thought has already been put in to it. Don't add to it, if anything make it shorter.
- Make more succinct, simpler, and concise.
- Has a little too much environmental wording, but it's good.
- Say more with less.
- Work on what we have (existing Milwaukie assets).
- Add stability and self-empowerment.
- Good start; need action items, time frame for action items.
- Defining what to hold on to and how to develop (who do we want to attract? What businesses?)
- Implementation to move forward.
- Actually doing it.
- More specificity.
- It's good but generic. What about is says "Milwaukie"?
- Add a statement about creating a vibrant community that people come to live, work and play.
- Our voice, our vision: Want City to listen.
- Sustainable development.
- How innovative do we want to be?
- "We" is the collective; everyone involved.
- Eliminate the parts that aren't the city's job: "investing in schools," "providing a range of housing choices." Ok if provide means zoning for others' choices.
- Respect for the people in the community who have made it what it is today. Long time tax payers. [came after thought about mentioning cars in the vision]
- Our small group table kept coming back to the idea of connections--transportation connections, personal connections, being connected to our natural environment. I think this thread runs through everything in the vision statement. I agree with everything in the vision statement--but how is it going to be actually used by the city in a practical way? What will happen when some of those visions conflict with one another (e.g., green spaces vs development)? I also feel that we need to represent the mobility impaired in the transportation section.

Civic Life/Identity/Arts

- People first. Diversity. Welcoming community.
- Robust volunteer outreach—in person.
- Diverse and middle income

- "Diversity" is bigger than "young or old."
- Involved community.
- Activities.
- Vision missing description of identity (breakside if the one place along 224).
- Maintain small feel.
- Culture.
- Stop trying to make Milwaukie like Portland and appreciate the small town scale.
- Reference to supporting the arts as a vital element of a healthy community should be added. Our love of our community is expressed through support of the arts, etc.

Finance/Infrastructure

- More funding for parks/green spaces.

Housing/Urban Design/Form

- Affordable and stable housing./Affordable for all. (2)
- Density—land locked, limited space
- Okay with some density.
- Maintain view of river.
- Prevent affordability crisis.
- Housing diversity – needed.
- Maintain and enrich character
- Need vibrant core of business before high-rise housing.
- Parking lot development of plaza/place.
- Focusing on housing first, schools issues are for the school board and partners to handle
- Focus on homes.
- Not growing "too fast" or "too big".
- Save/keep our single family housing and stop planning to redevelop residential areas.

Milwaukie identity

- Work on dividers between Milwaukie and other places.
- Prevent high rise buildings.
- Put people first - as a priority. Should sound thriving with vitality.

Recreation

- The greenspace protection says nothing about providing recreation options, so I worry it could be used to say all our parks should be natural areas without recognition of the need for playgrounds, ballfields, etc.

Commercial areas/economic development

- More grocery stores.
- A grocery store within walking distance of the light rail station.
- Downtown = "downtown" [focus on cultivating a more robust downtown].
- Would like more good restaurants downtown.
- Business growth without environmental impacts.
- Strengthen prosperity aspect (grocery stores and more, 224 food desert).
- Downtown opportunities.
- Understand business community.
- Corporate money hurting Milwaukie business.
- Sad to see small biz struggle.
- Vitalize downtown in a sustainable way while discouraging chain stores.

- Downtown sense of place/points of interest. Connect to people of Milwaukie.
- Improve workforce development in local economy.
- Keep jobs/work in Milwaukie.
- Make Milwaukie innovation hub.
- Take care of downtown businesses, attract more.
- Encouraging new business, specifically in the Milwaukie Market Place.
-

Access/Transportation

- Safety/sidewalks. (2)
- River is the key/ cohesive connection with river. (2)
- Walkable. (2)
- Sentence 4 - "We invest in transportation systems, providing a variety of choices for **people who walk, bike, ride the bus and drive** to easily and safely travel our neighborhoods and throughout the region."
- Access to parks.
- [Support/integrate the] MAX system.
- Active transportation.
- Make it better for people who use cars. Not mentioned in the statement.

Environment/Energy

- More trees.
- Kellogg creek dam removal.
- Open space, community space, parks.
- Renewal energy.
- Micro grid.
- Smart energy infrastructure.
- People should be stewards of environment.
- "Invest in sources of renewable energy" could be used in the future to press the city for investments that may be inappropriate or overreaching.
- Being more visionary and specific regarding climate change.

Education

- Healthy neighborhood schools.
- Fewer charter/special schools.
- Good school system.

Other/ Detailed Statements from Comment Forms

- HUB updated.
- Neighborhood District Associations (NDA) and commercial hubs.
- Turn NDAs into neighborhoods.
- Transportation choices...I'm a person who does all of those things. Walks, bikes, rides. We aren't one or the other and don't want to put people on sides. We want transportation choices for however you get around for work or play. I feel like some of this visioning is about "old guard" vs "new guard" or "young" vs "old needs to be more common ground. Whether you've lived here for generations or are new to the neighborhood, we share reasons for loving this place." Generally good, but don't want to start this conversation from a place of conflict. Young want something that older folks don't. There are retired folks and young families mixed throughout my neighborhood, and I, personally, feel it's an awesome balance. It don't want to live around only "new" and "young." It is a selling point of this area. Established. Grown up. Quiet. Calm. Safe. We need to build on what originally attracted people to this place and make it relevant to today. Great rebrands pull through the main

threads of what makes the brand/place great, but updates them to make them relevant to today, bringing the core along and attracting new people. Support and grow.

- Will not cut down any trees on any land. Will protect and de-dam the Creek and let it flow through our neighborhoods. If more sidewalks are added they will NOT be made of cement, but material that absorbs water and is easier for people to walk on. Cement is hard, people have back, feet, ankle and knee problems from walking on cement.
- Including something about honoring our mid-1800 historical roots.
- Keeping the Business sector heavily involved with the plan-- like the Transportation Utility fees they are left out of the plan--- they need to feel the council and planning department need them---no proof so far.
- Supporting our local businesses and businesses that are invested in the community long term. Businesses that reflect the diversity of the people living in the neighborhoods and that appeal to culture and ethnic diversity.

Appendix C: Table Specific Discussions on Topic Areas

Reference page numbers:

People – pages 1-4

Place – pages 5-8

Planet – pages 9-11

Prosperity – pages 12-14

PEOPLE: Sense of community, small-town feel, community identity and assets

[Neighborhood centers, festivals and events, community involvement, Safe Routes to School, library, Farmers' Market, schools and educational opportunities (environmental, technology and trade learning centers)]

- Love the library, fit modern needs.
- Public meeting spaces for community groups.
- Good job on small town feel.
- Community center downtown.
- Soup night successful (good for people with kids, knowing neighbors).
- First Friday and Farmers Markets—like size, convenient parking.
- Milwaukie Days: needs organization.
- Safe streets and education.
- Community jeopardy—sense of community.
- More traditional citywide events and more days/hours for farmer's market.
- Charity-focused community for all.
- More vocational/technical opportunities (equal education, school pride, community assets).
- Business cares about people in community.
- I know the mayor.
- Charitable culture/community that provides resources for all through ongoing efforts.
- Quality education.
- Livelier city (boring, plain).
- More options for entertainment.
- More places to hang out during the day.
- Stronger community as a whole.
- Better funding for early education (zero to five years) and daycare.
- More vibrant city.
- More housing in the downtown area.
- Mix of residential and commercial.
- Sidewalks.
- Not turn into a ghost town.
- Community center for sports (all ages).
- Game swaps.
- Nightlife.
- Neighborhood planning for their specific neighborhood theater.
- Socializing but supporting each other at the same time.
- Live work and play.
- Character of NDA matters.
- Similar setbacks to neighborhood.
- Creating more sense of community in outer, more "suburban" neighborhoods like Linwood/Hector Campbell. Safe walking routes and better street lighting. More information and opportunities for engagement for citizens.
- Revitalize the old town, downtown area to make it a place the community can come together. Across from city hall on the empty lot, make it a park and build a walking/biking bridge from the downtown to the river to connect the 2 areas and create a safer way for people to get to the river.

- More community events, more outreach to minorities, families, and young people.
- More inclusion of diverse populations.
- Community building/networking.
- Creating a sense of community for Milwaukie's citizens through a focused effort to fund and support education and provide resources. (Schools and access to education especially for low income, support businesses to grow more job opportunities, fund access to affordable or free physical and mental health care.).
- Health clinics. Community center.
- Support more community events such as Milwaukie Days.
- Public art. Community gardens. Safe routes to school. Economic Diversity.
- Food carts. Summer concerts.
- More activities for all generations.
- Community center large and small.
- Open up schools to community.
- Older/younger people mixing together.
- Gathering spaces in each neighborhood (plazas, community gardens, etc.).
- Each neighborhood having its own identity and businesses.
- We need a parking structure to support the parking needs of downtown businesses and special events. We need an open space with accessible electricity to host events such as Milwaukie Festival Daze, a Christmas Bazaar for the Tree Lighting, some type of comic based event to celebrate Dark Horse Comics to drive more attention to our city, and create opportunity for more events.
- Neighborhood centers for neighbors to communicate (parks).
- Be daring; be unconventional.
- City should have great heart where people want to be.
- Accessible common spaces.
- Vibrant and engaged neighborhood.
- Expand Milwaukie Sunday Market.
- Like Farmer's Market.
- Farmer's Market, community events.
- First Friday.
- Need places for people to hang out like wine 30.
- Community center, gym/places people can enjoy, music.
- Meet the 21st century goals of the region.
- Involved community.
- Maintain small feel.
- Downtown sense of place/points of interest. Connect to people of Milwaukie

Quality of life for families and seniors

[Social support networks, safe and convenient transportation, proximity to family and employment, access to nature, youth activities]

- Sidewalks for seniors and families. (2)
- Senior center location—need transportation.
- Good support systems: need centralized organization to coordinate. Should be downtown.
- Local bus system, not TriMet—city route.
- Cohesive center, not disparate services.
- Youth activities: more coordination to bring all kids together, create same league, grow existing programs.
- No hungry children/families due to finances, income.
- Have clean air and water.
- Living wage jobs that offer work/life balance, access to quality housing, happiness.
- Mental health.
- People should be first.
- Honor cultures.
- More inclusive of everyone.
- Youth, family are very important.
- Promote healthy activities.
- Social services.
- Family friendly.
- Socializing but supporting each other at the same time.
- Live work and play.
- Safety, walking access, street repair.
- Need more jobs that pay a living wage. Lack of industrial base is a detriment to future growth.
- A broader employment base paying family wages to reduce transit times and increase residents' quality of life.
- Meet the 21st century goals of the region.
- More child care availability and activities which are age appropriate for everyone.
- Creating a sense of community for Milwaukie's citizens through a focused effort to fund and support education and provide resources. (Schools and access to education especially for low income, support businesses to grow more job opportunities, fund access to affordable or free physical and mental health care.)
- Take care of teachers and schools.
- More activities for all generations.
- Community center large and small.
- Good school system.

Health and Safety

[Crime (absence of), seismic infrastructure upgrades, safe walking and biking routes, active recreational opportunities, street lighting]

- Sidewalks on all streets (2).
- Safe place to live.
- Outside of city = more camping; worries about camping encroaching. Priority.
- Staffing concerns and philosophy/strategy towards issue.
- People become members of community. Helping.
- Annie Ross growth? (expansion?) (congestion, etc, number of people).
- Lake Road has street lighting.
- Safe streets and education.

- No road kill.
- Transportation, safe streets for biking.
- Cleaner streets (parks, city in general).
- Promote healthy activities.
- Disaster preparedness, safe pedestrian walkways.
- Safety.
- Emergency response.
- Increased police attention on drugs/crime vs. ticketing.
- Public presence of cops.
- Public servants living in city.
- Bike cops.
- Community policing.

Transparency and access to information and City government

[Information dissemination, jurisdictional coordination, political continuity, civic pride]

- Information online: local city government meetings, agenda, etc.
- To continue to listen to the community about what makes them happy and feel safe in their community.
- An app that facilitates two way communication between the city and the citizens.
- More surveys like this. More reaching out to businesses and citizens alike on major issues.
- Outreach more about trees in community, parks, and playgrounds.
- City could provide more guides about green use.
- Where's the resilience piece -- need to add emergency preparedness activities and training, both for City functions (water system, etc.) and for residents.
- Removal of Kellogg Dam and restoration of Kellogg Creek.
- Community engagement for DIY in community: community/group improvement to business, homes.
- Robust volunteer outreach—in person.
- Turn NDAs into neighborhoods.
- Density—land locked, limited space.
- I know the mayor.

PLACE: Accessible transportation for cars, bicyclists, pedestrians and transit users

[Complete sidewalks, bike paths, safe and convenient connections across physical barriers, transit options, walkable neighborhoods, convenient access to the Portland region]

- Sidewalks (8)
- New bike lanes (added connections); pedestrian connectivity (off-roads); short transportation times; commercial hub zones in NDAs; small connections inside city limits; transit connections inside city to keep elderly age in place (example: Canby CAT).
- All modes of transport without obstacles, environmentally friendly.
- Cars are forced to travel outside city to get to city through streets be created.
- Parking issues, downtown/new commercial parking below or above.
- Create more creative off-street parking.
- Car sharing program.
- Become less auto dependent.
- Neighborhood commercial centers, 20 minute neighborhoods.
- Walkability for all neighborhoods with local hubs. Include adult activities.
- Build sidewalks and infrastructure to keep people safe.
- Connections to public transit (build sidewalks).
- Connections between neighborhoods.
- Sunday parkways event; more Greenways.
- Multimodal ways to travel.
- Walkable neighborhoods with amenities nearby.
- Frequent bus services.
- Bike paths.
- Parking.
- Alternative transportation modes stitched together better.
- Make more of a walkable community.
- Lot spaces preserved and used correctly.
- Increase connections for people w/ transportation issues (carpool).
- Solve ADA access and repair roads.
- Accessible transportation for cars, bicyclists, pedestrians and transit users.
- Complete sidewalks! Make Railroad Ave walkable, bikeable, and a bus route. Diverse, denser housing options that are developed AROUND environmental features like wetlands and with an eye to public transportation.
- Vision Zero.
- public spaces and transportation nodes being connected.
- No cement sidewalks.
- Better crossings of 224/99E for pedestrians.
- Would be nice to get some new buildings downtown with residences and new businesses.
- Bike lanes.
- Safer streets (lights, speed bumps).
- We still need parking and Park and Ride spots.
- Safe routes to public spaces.
- A network of paths and greenways across the city.
- Car share—Zip Car as option.
- More biking/lanes; also, entire carefree streets in certain areas.
- Make more appeal not to drive; more parking (car/bike) at MAX stations.
- Bike share in tandem with MAX.
- Bus lines better, especially to MAX lines.
- Bridge over Hwy 224 and 99; pedestrian and bikes.
- Transit oriented development —incentivize transit.

- Pedestrian only downtown: car free days.
- Move into the street, parking is not number one.
- Get people out of their cars. Shuttles.
- Need better access across 99 to river (“green bridge”), pedestrian/bike bridge.
- Downtown greenway system; connections.
- Parking for these locations you want people to access.
- More walking/biking paths with good lighting and safe feel. Good police presence on isolated walking paths. Good city involvement to keep area free of trash.
- Clean and safe streets. More parks. Alternate energy.
- Increase percentage of streets with sidewalks. Increase accessibility to riverfront (bridge for walkers?).
- 224: no man’s land, barrier, hazard (connect two sides together, sky bridge?).
- Walkable.
- Safety.
- MAX system.
- Active transportation.

Affordable housing and gentrification/displacement pressures

[Diverse housing options, design, affordability, high quality development, homelessness]

- Affordability—same dwellings but some market, some income sensitive. (10)
- Increase density around shopping cores/NDA nodes.
- Increase heights/floors.
- ADU/cottage cluster/tiny houses.
- Reduce zoning numbers, residential.
- Balance of yard vs houses.
- Mixed use: residential/commercial.
- Inclusionary zoning.
- Avoid additional high density housing. We already have a mix of high density, duplex, triplex. Support more senior housing.
- Bring rents down. Create affordable housing and transportation for seniors and low income people.
- Slowing down rent increases.
- Tiny housing.
- Alternative housing plan with rent control.
- Give home owners the right to build tiny houses.
- Maintain downtown.
- Integrating our neighborhoods with "missing middle" housing options -- but NOT with four-story condos like are going up in Sellwood and along SE Division.
- Don't ignore the need for parking spaces, both downtown and with any multi-family housing. The Mayor's vision of a car-free city may happen by 2040, but we have more than a generation until that time.
- Vision Zero, a park within a half mile of every citizen.
- Support efforts to increase affordable housing options and preserve those that already exist.
- Sidewalks. Cafes and neighborhood hubs.
- Rent control ordinance.
- Housing options.
- Affordable options for single income homes.
- Keep Milwaukie affordable.
- Middle housing allowed in all neighborhoods.
- Reduce minimum lot size for duplexes and triplexes. Shouldn't need a 10,000 sf lot for a modest duplex.
- Matching heights.

- Commercial building up front to street.
- Small homes allowed on one lot with shared common spaces.
- Various kinds of housing models and social arrangements.
- Reusing older buildings to add housing above commercial.
- Increase density in downtown, more people living downtown.
- Balancing development and preservation (not tearing down one house to make more).
- Pick best places for density—affordable, mixed use buildings.
- Encourage homeownership downtown.
- Possibly multi-family housing at Milwaukie Market Place.
- Provide denser affordable housing options.
- Prevent high rise buildings.
- Prevent affordability crisis.
- Okay with some density.
- Housing diversity – needed.
- Diverse housing options, design, affordability, high quality development: the way these questions are worded is a bit strange. Ask people to choose one or select an assortment of words.
- Focus on residents.

Art and public space

[Plazas, amphitheaters, public art, tours and exhibits, aesthetic, public programming, playgrounds]

- Again, add City support for the arts because it adds so much to the livability of the community, and fosters creativity among all residents. You have it in the headline, but it needs its own bullet line.
- More community gardens.
- Identify spaces available for people to gather.
- Use spaces creatively.
- More art murals.
- School yards after school hours be used for community purposes.
- Arts accessible to all, and an integral part of the public environment.
- Have art that people like and that people will want to come to Milwaukie to see. Art that inspires, that people admire and look up to. NO Conceptual art that just gets ignored because you need a PhD to understand it.
- Sidewalks, clean steam.
- Art focus in city, centralized with schools.
- Collaborative art shows between two high schools.
- Culture.
- Parking lot development of plaza/place.

PLANET: Riverfront, creeks, trees and other natural resources

[Clean air and water, green space, parks with amenities, restored watersheds, waterfront, gardens, tree canopy and ordinance]

- Parks. (3)
- More green spaces around higher density zones.
- Take advantage of river more: floating restaurant, human-powered regatta, and programming.
- Removal of dam / restore Kellogg Creek.
- Continue to reclaim and preserve waterfront.
- Still have greenery; Parks updated, build a heart, more gardens.
- Movable trees and shrubs. Preserving wetlands.
- Embrace the river. Allow appropriate access yet protect the habitat. Modernize old parks. Make school ground vital civic places (green space).
- Community centers.
- More fruits/edibles in parks.
- More community gardens—use produce to build community, food nights.
- Waldorf has community gardens.
- Preserve heritage trees for better air quality, life quality.
- Save trees as incentive to reduce storm water.
- Tree canopy helps with solar, keep cool.
- Incentive programs around storm water management.
- Drain Kellogg Lake to create a better park.
- Preserve tree canopy. Replacement policy needed.
- Kellogg Creek—an amenity, a community-wide resource.
- Keep trees/green within DT/courtyard/town square; make connections.
- More community garden spaces.
- “Green up” Milwaukie marketplace; improve the resources area, revitalize.
- No more cutting down trees.
- Wildlife and fish protecting.
- Restoring the place.
- Accessible common spaces.
- Less grass, more park.
- Native plants, animals.
- Creating space for animals like bugs, birds, etc.
- Working with partner with environment.
- Bridge over to waterfront.
- Water systems.
- Moving the dam somewhere else.
- Got it back to natural state.
- More community involved into the about environment.
- Live in nature rather than around it.
- Help the forest garden grow, providing food.
- Community garden.
- Reinstate protected areas along creeks and open spaces.
- To keep the lovely large tree next to library on Harrison. Voices want to cut it down to expand library.
- Fix the mess with the sewage treatment plant.
- Restored watersheds and creeks, and development that works around natural areas. Public transportation is also a huge component of the Planet section.
- A free flowing creeks into the river, all creeks.
- Improving water quality and wildlife habitat.

- Food forests. Lots of resources on this in the permaculture movement.
- Clean water. Bringing back creeks and rivers to pristine state.
- Restore our creeks.
- Gray water management. Composting solutions. Tree management. Wildlife habitats.
- Keep our trees protected.
- Trees and flowers to keep city looking nice.
- Freeing up Kellogg Creek.
- Recreation for the river.
- Kayak/recreation businesses that use river.
- Keep parks and natural areas free of litter and polluting camp sites.
- Cohesive connection with river.
- River is the key.
- Maintain view of river.
- Access to parks.
- More trees.
- Kellogg Creek dam removal.
- Open space, community space.

Sustainable energy (green use and production)

[Net-zero buildings, solar panels, fiber optics, renewable energy sources, low-impact, sustainable experimental and demonstrative learning centers]

- Green standards gives efficiency.
- Would love to see more houses with solar panels.
- Mandate for LEED buildings, living buildings, net zero.
- Solar panels on businesses, homes.
- Be example of sustainability.
- As city grows, solar protection for neighboring homes (shadows cover entire yard).
- Compost program.
- Sustainable businesses: eco/environmental businesses, corporate investment in city, incentivize/attract green companies, small/independent businesses.
- Eco-industrial concepts: clean industry, clean practices. Incentives.
- Encourage clean energy (solar/wind), incentivize; promote solar (residential and commercial).
- Climate-conscious planting, construction (native plants).
- Turn invasive plants into resource.
- More recycling cans.
- Giving back to planet.
- Storm rain going to reuse for their own home.
- More solar power—solar farm.
- Green roof recycling water.
- City could provide more guides about green use.
- More composting for schools.
- Where's the resilience piece -- need to add emergency preparedness activities and training, both for City functions (water system, etc.) and for residents.
- Removal of Kellogg Dam and restoration of Kellogg Creek.
- Net Zero city. Tree lined streets and totally restored creeks, Kellogg dam gone, Fiber to home as a city utility like Sandy did.
- Inspire people to put solar on their house with some incentive program to offset the cost of the panels. Inspire people to create backyard habitats in their neighborhoods to attract native bugs and birds back to the area.

- Don't jump into fiber optics, renewable energy, solar panels until some other communities have a long-germ-track-record about the efficiencies and true costs of the above.
- Renewable energy should run the city and its residents.
- Provide more options for private home to be run in a renewable way and to feed into grid (tax credits?).
- Renewal energy.
- Micro grid.
- Smart energy infrastructure.
- Sustainable development.
- Renewal energy.
- Micro grid.
- Smart energy infrastructure.
- Use more public transportation.

Other

- Brownfield remediation program.
- Flood planning.
- Post warnings and begin the cleanup of the chemicals that have been dumped in to our environment from local businesses like Precision Castparts Corp! Have regular monitoring and testing stations.

PROSPERITY: Inclusivity of diverse populations and physical neighborhoods

[Addressing homelessness, diversity, multicultural celebration, social services, neighborhood connections, neighborhood identity, equitable distribution of infrastructure investments]

- Outside of city has more camping; worries about camping encroaching. Priority.
- Diversity for real though, not just lip service.
- Inclusive communities. Welcoming to everyone. Diversity. More businesses and entertainment.
- Welcome more diverse people. More homeless social services.
- Transportation. Cultural events.
- Vibrant neighborhoods to create community.
- Diversity.
- Not leave out other parts of Milwaukee.
- Advocate use of light rail.
- Increase neighborhood access to LR, LR across to business.
- Linking SWC more efficiently, further u toward Oregon City.

Supportive mix of diverse business and local economic growth

[Local businesses, diverse shops, pedestrian-oriented downtown, vibrant Main Street, grocery stores, restaurants, living-wage jobs, large employers]

- Business. Revitalizing the downtown. If you build it, they will come. I'm not sure where business and development is in these goals. Schools.
- Need more jobs that pay a living wage. Lack of industrial base is a detriment to future growth.
- Revitalize downtown.
- Affordable grocery stores (healthy).
- Need to establish a growing employment base before we move to artsy and craft issues.
- Economic Diversity.
- More food options; food coops, grocery stores.
- Create demand downtown; need residents.
- Need to address food desert.
- Cultivate instead of invest.
- Chain stores.
- Business with purpose.
- Businesses that are community stakeholders.
- Encourage good business development.
- Increased use of industrial area.
- Maintain business prosperity in industrial.
- Strong small pedestrian business on main streets (downtown).
- Vibrant downtown.
- Office space to bring business in.
- Grocery store (Green Zebra).
- Convenient healthcare, possibly Zoom Care.
- Food carts.
- Small biz to serve workers.
- Utilize waterfront access for hotels and other business.
- Nicer, affordable grocery store (Trader Joes, outlets, Buffalo Exchange).
- Grocery store downtown (walkable groceries, hubs).
- Need focal points to draw other businesses, draw attention to existing businesses without losing character.
- Supplement downtown businesses with more choices, need restaurants.
- Housing mixed use to provide customers for businesses.

- Fitness businesses.
- Using space for new businesses available.
- Interconnected economic hubs driven by social industry/mixed use industry and social service, convenience, leverage natural and existing attractions of space.
- I would clarify large employers to be large high-wage employers. And NO BIG BOX retail. Balance encouragement of businesses with traffic concerns that some types of businesses will generate.
- Keep chains out of downtown. More grocery shopping/retail opportunities in the neighborhoods between 82nd and downtown.
- Low income housing, work force housing, fees/taxes higher for big businesses and huge house, lower on small houses/businesses, job training for local jobs.
- Yes: Local businesses, diverse shops, pedestrian-oriented downtown, vibrant Main Street, grocery stores. Yes: Zoning and development code that maintains Milwaukie character. No more development in Milwaukie. Use the structures that are already here and revitalize those. Make more green spaces with native plants and trees.
- More businesses. Music store, book store, less pubs, a hobby shop.
- Make downtown and other parts of Milwaukie attractive to more businesses to create jobs and make sure that citizens have access to healthcare including mental care.
- Need more jobs that pay a living wage. Lack of industrial base is a detriment to future growth.
- Local businesses that reflect the community.
- Diverse businesses by type and ownership. Businesses for work and play.
- Open more store fronts downtown.
- The food cart pod is a great idea - and to attract businesses run in a sustainable way.
- Increase vibrancy of downtown. Expand Milwaukie Sunday Market.
- More grocery stores.
- Diverse and middle income.
- Would like more good restaurants downtown.
- Business growth without environmental impacts.
- Downtown opportunities.
- Corporate money hurting Milwaukie business.
- Sad to see small business struggle.
- Need vibrant core of business before high-rise housing.
- Take care of downtown businesses, attract more.
- Keep jobs/work in Milwaukie.

Implementation, Funding and policy

[Zoning and development code that maintains Milwaukie character, increases choice, equitable distribution of infrastructure investments east/west/north/south, business incentives, sustainable funding mechanisms, maintaining and improving infrastructure and services]

- Take into consideration who pays for these services. Car owners footing the total bill. Its time bikers and other transportation pay their fair share.
- Goals are one thing, realities, i.e. costs are another.
- Setting rules for doing business in Milwaukie.
- Starting a business in difficult: fees, development rules.
- Zoning support affordable housing in downtown.
- Zoning to protect natural resources (such as incentive to not develop on natural areas).
- Soliciting/enticing small business.
- Zoning with high required storefront transparency.
- "Working area" zoning in industrial Milwaukie.
- Annexation of park station.
- Focus and theme to increase Milwaukie's reputation (food, beer, wine).
- Tax incentives to make affordable housing in regular neighborhoods, 80-20 plan.

- Extra floor for low income.
- Needed from city: zoning, develop programs/incentives, mixed-used businesses, more business events (ie: first Fridays).
- Focus on better use of north industrial area. Create better jobs per acre.
- Have a common tax for businesses.
- Grants for small businesses supporting diversity and community.
- Plan to framework for that business to work within.
- Grants for small business to move into undesirable locations. More retail space.
- Implementation to move forward.
- Understand business community.
- Improve workforce development in local economy.
- Make Milwaukie innovation hub.
- More funding for parks/green spaces.

Milwaukie Vision Statement VAC Draft (January 1, 2017)

Milwaukie of 2040 is a welcoming community that is engaged in the well-being of its residents. This community is a place where people live close to work and play, where a seamless transportation network connects neighborhood centers, where community space is thriving with cultural diversity and where respect for the natural environment is celebrated. We invest in our education system, providing a model learning environment preparing students with the knowledge, skills and core values necessary to achieve personal success in a changing world.

We engage with local businesses leaders in promoting their innovation in local and global markets. We support our community by investing in affordable and stable housing for everyone, regardless of their means. Just as the riverfront defines our downtown, our natural spaces inform the character of neighborhoods throughout our city. In order to ensure future generations can live amid the same beauty; we all pitch in to be good stewards of this space by living within nature rather than around it. Our value in sustainability will continue to reduce our global footprint by being a leader in renewable energy, waste reduction, and investment in clean air, and clean water technologies.

This Milwaukie of 2040 welcomes all voices to share in the unique culture and beauty that surrounds us. In this city we share stories in many languages, while embracing our differences through a variety of multicultural celebrations. We value fostering goodwill among neighbors and embrace opportunities to share with one another our many vibrant common spaces we love--Milwaukie is a place we are all proud to call home.

MILWAUKIE GOAL AREA STATEMENTS

December 2016 VAC Drafts

PEOPLE

Sense of Community

Milwaukie is an inclusive community of diverse people from a variety of backgrounds that recognize our differences and shared similarities. We are engaged and come together in many ways through various events and community gathering places, where we can celebrate our interests and passions.

Quality of Life

Milwaukie is a diverse community that provides opportunities and support for all of its residents through a variety of resources and enriching activities. We encourage and support a vibrant local economy that contributes to a high quality of life where residents can live, work, learn, and play.

Health and Safety

All residents are served by a clean and safe network of lighted and tree-lined streets, sidewalks, and paths that promote a healthy and active lifestyle.

Transparency and Access to Information and City Government

The City of Milwaukie is an open portal where information is readily available, easily exchanged, and responsive. Residents feel empowered and have opportunities to engage and share ideas.

PLACE

Accessible Transportation

Milwaukie has a complete network of sidewalks and bike lanes that enable accessibility, mobility, and safety for all. There is a seamless transition between walking, biking, and transit to key amenities and neighborhood centers.

Affordable Housing

Milwaukie invests in housing options that provide affordability, high quality development and good design, promoting quality living environments. It maintains the small neighborhood feel through creative use of space with housing options that embrace community inclusion and promote stability.

Art and Public Space

Milwaukie collaborates with community partners to create and preserve spaces to inspire the public to be engaged with the city's past and future. Art and innovation is weaved into the fabric of the city.

PLANET

Trees and Natural Resources

The entire city nurtures a connected canopy of trees planted and stewarded by its residents. Smart and focused development honors and prioritizes life-sustaining natural resources.

Waterfront and Waterways

Milwaukie has free flowing, accessible, pristine waterways that are protected by a robust stormwater treatment system. The Willamette waterfront is easily accessed by the public and offers a wide variety of activities and events that can be enjoyed by all.

Energy, Utilities/Resources, Resiliency

Milwaukie is a model city that produces more energy through renewable sources than it uses. It is a prepared and resilient community, adaptive to the realities of a changing climate.

PROSPERITY

Personal Prosperity

Milwaukie offers numerous pathways to prosperity through an excellent education system and training programs that are connected to local business. Residents of all ages and backgrounds feel supported to pursue and attain success in our local community.

Unique, Diverse, and Connected Neighborhoods

Milwaukie's neighborhoods are the center of daily life, with amenities and community-minded local businesses that meet the daily needs of residents. They form a network of unique, interconnected local hubs that together make Milwaukie the livable, equitable, and sustainable community that it is.

A Complete, Resilient, and Robust Economy

Downtown Milwaukie is a vibrant destination for both residents and visitors from throughout the region. Our industrial areas provide a high density of living-wage jobs across a number of different industries. The City is nimble and responsive to the needs of residents and businesses, with programs and policies that encourage job creation and contribute to a strong and resilient local economy.

Milwaukie Community Vision and Action Plan Format Example for Planet Theme

Planning Commission Discussion Draft 01.03.17

Goal area statements are the desired Milwaukie 2040 future state. Actions are a central part of the “backcasting” strategy to reach that state. The actions listed below are potential examples of items that may be included. We will be community-sourcing additional ideas to lead into Town Hall #2. The financial/resource implications column would be for staff/tracking. Potential partners are being community-sourced through the action planning process associated with Town Hall #2 and the final plan.

Goal Area Statement	Topic Area	Sample Actions	Metrics	Lead	Support	Timeframe/ In-Progress?	Potential Partners
<i>The entire city nurtures a connected canopy of trees planted and stewarded by its residents. Smart and focused development honors and prioritizes life-sustaining natural resources.</i>	Tree Canopy	Complete a tree canopy inventory by the end of 2018	Percentage tree canopy	City Manager’s Office	Planning, GIS, PARB	12-18 months	
		Increase city’s tree canopy 25% by year 2030	Tree canopy increase	City Manager’s Office	Planning, GIS, PARB	5-10 years, bi-annual update	
		Increase tree canopy on city parks	# trees planted on city parks	NCPRD, PARB	Sustainability, Planning, City Manager’s Office	2-4 years	NDA’s
	Tree Protection	Develop new tree protection ordinance for private property	Adoption of tree ordinance	Planning, City Manager’s Office	PARB, GIS, Sustainability	1-2 years	
<i>Milwaukie has free flowing, accessible, pristine waterways that are protected by a robust stormwater treatment system. The Willamette waterfront is easily accessed by the public and offers a wide variety of activities and events that can be enjoyed by all.</i>	Waterfront Access	Increase the number of public access points to river	Access points created	City Manager’s Office	NCPRD, PARB	3-5 years	Clackamas County WES
		Program more City events along the waterfront	# annual waterfront events	City Manager’s Office	PARB	1-2 years	NDA’s
	Water Quality	Reduce stormwater runoff and other non-point source pollution into rivers and creeks	Water quality reports	Public Works	Planning, Sustainability	2-4 years	Willamette Riverkeepers, Clackamas County WES
<i>Milwaukie is a model city that produces more energy through renewable sources than it uses. It is a prepared and resilient community, adaptive to the realities of a changing climate.</i>	Alternative Energy	Require all new homes built after 2025 to be net-zero buildings	Adoption of net-zero code Annual building permits issued	Sustainability	Planning, Community Development	5-10 years	Energy Trust of Oregon
	Resiliency	Update the City’s Addendum to the Natural Hazards Mitigation Plan	Adoption of NHMP	Sustainability	Engineering, Planning	2-4 years	Clackamas County



MILWAUKIE

Dogwood City of the West

To: Planning Commission

Through: Dennis Egner, Planning Director

From: Brett Kolver, Associate Planner

Date: January 6, 2017, for January 10, 2017, Public Hearing

Subject: **Master File:** Pending extension request for MLP-2015-002
Applicant/Owner: Phillip Joseph (represented by John Marquardt)
Address: Property north of 5445 SE King Rd
Legal Description (Map & Tax Lot): 1S2E30DC, tax lot 2601
NDA: Lewelling

ACTION REQUESTED

None. This is notice of the request for an extension of the Planning Commission's approval of the preliminary plat for a 3-lot partition that included a Type III variance.

BACKGROUND INFORMATION

In January 2016, the Planning Commission approved a 3-lot partition on the property just north of 5445 SE King Rd (land use master file #MLP-2015-002). Partitions are normally processed with Type II review, but this proposal included a Type III variance request for the minimum lot width requirement on two of the three lots (file #VR-2015-006), so a public hearing was held with the Planning Commission as decision maker.

The preliminary approval became official on February 3, 2016, and is valid for one year as per Milwaukie Municipal Code (MMC) Subsection 17.04.050.A. The applicant has submitted the final plat application within six months of the preliminary approval, as required by MMC Section 17.24.040. However, work on the required public street improvements has not begun and the 1-year expiration of the original partition approval is approaching. MMC Subsection 17.04.050.B allows approvals to be extended for up to six months. Staff sees no reason to deny an extension request and expects to receive an application within the coming week.

MMC Section 19.908 provides the requirements for extensions. Where the original application was approved through Type III review, the extension request is subject to Type II review (MMC Subsection 19.908.3.B.2) and the Planning Commission shall receive notice of the extension application when public notice is sent (MMC Subsection 19.908.3.A.3). Staff will include the Planning Commission in the public notice mailing which is anticipated within the next 1-2 weeks.