



# CITY OF MILWAUKIE

## AGENDA

April 9, 2019

### PLANNING COMMISSION

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

- 1.0 **Call to Order - Procedural Matters** — 6:30 PM
- 2.0 **Planning Commission Minutes** — Motion Needed
  - 2.1 September 25, 2018 (*continued from 3/26/19*)
  - 2.2 November 27, 2018 (*continued from 3/26/19*)
- 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: Riverway Ln Single-Family Replacement  
Applicant/Owner: Creighton Architecture/Jenifer & Toni Forni  
Address: 10577 SE Riverway Ln  
File: WG-2019-001  
Staff: Mary Heberling, Assistant Planner
- 6.0 **Worksession Items**
  - 6.1 Summary: Comprehensive Plan Town Hall Discussion
- 7.0 **Planning Department Other Business/Updates**
- 8.0 **Planning Commission Committee Updates and Discussion Items** — This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 **Forecast for Future Meetings:**
  - April 23, 2019
    - 1. Public Hearing: NR-2018-005 Elk Rock Estates
  - May 14, 2019
    - 1. Public Hearing: CU-2019-001 Indoor Recreation Use
    - 2. Public Hearing: CSU-2019-002 Milwaukie High School Parking Lot

## 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@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov). Thank you.
- 2. PLANNING COMMISSION and CITY COUNCIL MINUTES.** City Council and Planning Commission minutes can be found on the City website at [www.milwaukieoregon.gov/meetings](http://www.milwaukieoregon.gov/meetings).
- 3. 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.
- 4. 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:**

Kim Travis, Chair  
John Henry Burns, Vice Chair  
Adam Argo  
Joseph Edge  
Greg Hemer  
Lauren Looseveldt  
Robert Massey

#### **Planning Department Staff:**

Denny Egner, Planning Director  
David Levitan, Senior Planner  
Brett Kelder, Associate Planner  
Vera Koliass, Associate Planner  
Mary Heberling, Assistant Planner  
Alicia Martin, Administrative Specialist II  
Patty Stewart, Administrative Specialist II



# CITY OF MILWAUKIE

## PLANNING COMMISSION MINUTES

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

September 25, 2018

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

**Staff:** David Levitan, Senior Planner  
Brett Kelter Associate Planner  
Justin Gericke, City Attorney

**Absent:** John Henry Burns, Vice Chair  
Sherry Grau

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

**Chair Travis** called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

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

### 2.0 Planning Commission Minutes

2.1 March 13, 2018

**Commissioner Hemer moved and Commissioner Edge seconded approval of the March 13, 2018 Planning Commission Minutes as presented. The motion passed unanimously.**

2.2 March 27, 2018

**Commissioner Hemer moved and Commissioner Jones seconded approval of the March 27, 2018 Planning Commission Minutes as presented. The motion passed unanimously.**

2.3 May 22, 2019 (Sent 9/20/19)

**Commissioner Hemer moved and Commissioner Argo seconded approval of the May 22, 2018 Planning Commission Minutes as presented. The motion passed unanimously.**

### 3.0 Information Items

**David Levitan, Senior Planner**, noted the next meeting of the Comprehensive Plan Advisory Committee (CPAC) was scheduled for October 1, and would be preparing for the Town Hall for the Block 2 Goals and Policies scheduled for October 15

**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: Harmony Park Apartments  
Applicant/Owner: Cascadia Planning + Development Services/HPA 2, LLC  
Address: 6115 SE Harmony Rd  
File: VR-2018-005, NR-2018-002, DEV-2018-006  
Staff: Brett Kelter, Associate Planner

**Chair Travis** called the hearing to order and read the conduct of quasi-judicial hearing format into the record. She asked if any Commissioner wished to declare any bias, ex parte contact, or conflict of interest.

**Commissioner Hemer** declared a potential conflict of interest, and stated he knew Mr. Williams and had worked with him on various projects in the past. He also reported ex parte contact at the Linwood NDA, where a brief discussion took place about the proposed project; however, he did not participate in that discussion.

**Brett Kelper, Associate Planner**, presented the staff report via PowerPoint and reviewed the proposal and the natural resource and variance request applications. Staff recommended approval and reviewed the decision-making options. He answered questions from the Commission as follows:

- Staff was not familiar with the County's requirements for plantings between sidewalk and Harmony Rd but understood street trees were required. However, plantings in the right-of-way were not subject to the on-site landscaping requirements. The required public improvements were tied to the property's frontage on Harmony Rd, even though access would be taken from a shared driveway on the adjacent property to the west. No changes were proposed to the shared driveway entrance.
- Parking lot landscaping provided for stormwater management, shade, aesthetics, reduced heat-island effect, and breaking up the expanse of pavement. Stormwater facilities could count as interior perimeter landscaping.
- Staff recommended a condition of approval to require at least 15 bicycle parking spaces in addition to the proposed interior covered bike parking.
- The applicant proposed that the new building share the existing garbage and recycling facility of the neighboring building, which was not ideal. However, service frequency would increase to accommodate the new building. Staff consulted with the applicant and Waste Management and considered a variety of options to accommodate garbage and recycling service, given the configuration of the parking and structures on the property.
- The proposed parking exceeded the minimum requirement, so parking could be reduced to accommodate stormwater quality basins. However, a water quality facility with an underground detention pipe was recommended and preferred.
- **Mr. Kelper** noted the design standard elements that were not being met but added they were small details.
- Regarding the pedestrian path, staff recommended to eliminate the looped portion of the pedestrian path but noted elements that could meet the common open space requirement. The mitigation area could double as the common open space because there was some limited access on the path and the scenic amenity space would also include benches or picnic tables. Eliminating the loop could enhance the buffer of the vegetated corridor. The City's natural resource consultant had suggested a more accessible interior loop as an alternative to eliminating the proposed loop.
- There was a brief discussion about Habitat Conservation Areas (HCAs) and the process for identifying HCA boundaries. As part of the natural resource analysis of the Comprehensive Plan, any concerns about general HCA boundary inaccuracies throughout the city would need to be addressed at a policy level

**Chair Travis** called for the applicant's testimony.

**Steve Kay, Cascadia Planning and Development Services, representing the applicant**, acknowledged the site had many challenges, including environmental constraints, access restrictions, and a limited development area. The applicant concurred with all findings presented by staff and believed the proposed conditions of approval could be accommodated.

**Mr. Kay** addressed questions from the Commission as follows.

- The applicant agreed the loop was a desirable amenity, but it did not have to be included in the project to move forward.

- Tree protection measures would be put in place with fencing to ensure no damage. Trenching adjacent to the tree would be necessary; however, the root zone continued in other directions where it could be protected
- The bicycle parking standard was a 2 ft by 6 ft, horizontal space. However, the applicant believed the standard and the condition as written could be met as vertical bike storage was an option.
- Orienting the structure along the west property line to further avoid the Water Quality Resource (WQR) area would create conflicts with the access point, access aisle, and parking. The applicant did not see an overall positive benefit with that approach.

**Chair Travis** called for public testimony regarding the application.

**Hans Thygeson, 14020 Johnson Rd**, believed this was a good project and it met Milwaukie's need for housing. Any challenges with the site could be met by design so as to be minimal. He supported the project.

**Chair Travis** closed public testimony.

### **Planning Commission Deliberation**

**Commissioner Jones** believed the highest and best use for any adjacent development would probably be a similar style and scale of multi-family structures. The impacts of modifying the proposal would have a significant downside and could cause a reduction in either the usable square footage of the units or in the overall number of units, and then would not meet the minimum density. The Commission was not tasked with design review perspective, though the project generally met some of the design guidelines. He did not recommend running the semi-public pervious walkway alongside the building. Overall, he supported the conditions of approval but was undecided on the removal of the loop.

**Commissioner Edge** noted the developers chose to stay south of the creek, which was important, and although he did not want to see encroachment into the buffers, the applicants were entitled to development. The required mitigation replacement on the south side of the creek was appropriate and sorely needed. With regard to the loop, he preferred seeing that mitigation area clearly preserved and did not want any additional permanent disturbance to the new water quality resource buffer.

- He supported eliminating the loop and adding a condition that any stormwater planter not be placed anywhere outside of the parking lot. He confirmed for Commissioner Hemer that he would not be opposed to a new parking spot to put in a water quality resource at the back end.
- The new condition should be flexible but state that the stormwater feature should not create additional permanent disturbance on the water quality resource buffer. Locating it in a parking space would be fine.

**Mr. Roller** believed adding such a condition would guide how to prioritize the elements and added that opportunity existed to do below-ground facilities as the applicant proposed.

**Commissioner Hemer** believed the loop could exist with vegetation on the inside and the benches removed, but the loop could be eliminated.

**Commissioner Argo** stated that acceptance of the replacement ratio condition was his biggest issue. He agreed with eliminating the loop and adding the flexible condition suggested regarding water quality placement.

**Chair Travis** expressed concern about the safety of the pedestrian walkway to the garbage and recycling. The turn into the site was sharp and she did not believe having only crosswalk markings would be safe in that location.

**Commissioner Argo** noted he did not believe the Commission should condition a way for people to get their trash out. At other times, the traffic was not as intense and visibility was reasonable.

**Mr. Kelder** suggested adding the new condition under Condition 1.B.2 as Condition 1.B.2(d) as these were the findings related to water quality resource disturbance, and read as “With final stormwater calculations, ensure that any new stormwater treatment facility does not result in new permanent water quality resource (WQR) disturbance.”

**Mr. Kelder** clarified that some mitigation would be needed on the north side of the creek to achieve the recommended replacement requirement. Some removal of invasive species would allow for more planting, but the applicant would determine where on the north side.

**Commissioner Hemer moved and Commissioner Edge seconded to approve applications VR-2018-005 and adopt the recommended findings and conditions found in Attachments 1 and 2, with the addition of Condition 1.B.2(d) as discussed. The motion passed unanimously.**

**6.0 Worksession Items**  
There were none.

**7.0 Planning Department Other Business/Updates**

**Mr. Levitan** noted that the Town Hall on the Block 2 of the Comprehensive Plan Update was scheduled for October 15 and hoped the Commissioners could attend. He reviewed the topics in review and the timeline for those policies. A separate subcommittee or an additional CPAC meeting may be dedicated solely to housing as it merited its own discussion. He added that the author of “The Color of Law” would provide a Milwaukie-centric analysis based on his research. The CPAC, Planning Commission, City Council, and the public would be invited but the date had not yet been determined.

**8.0 Planning Commission Discussion Items**

**Commissioner Hemer** asked if this policy block would cover the HCA.

**Mr. Levitan** replied that currently, the City was working on the Willamette Greenway, Natural Hazards, Climate Change and Energy, and Parks and Recreation topics. The next block would include more natural resources. He confirmed the Climate Action Plan (CAP) was scheduled for approval at the next City Council meeting on October 2. The CAP would list action items to implement the City’s strategy. Discussion was needed about how the CAP influenced policy development especially related to land use and transportation planning. The CAP included topics beyond the domain of the Comprehensive Plan, which was a different document with a different purpose.

**Chair Travis** recalled discussion at the first CPAC meeting about how the CAP and Comprehensive Plan were connected. The neighborhood hubs and survey feedback were also discussed, and Chair Travis noted that she had conceptual drawings for anyone who was interested. The need for economic analysis around neighborhood hubs, what the potential was for redevelopment, and what resources the City had to encourage that development was also discussed.

**Mr. Levitan** noted they were reviewing, refining, and creating a series of typologies which would vary depending on the location and surrounding uses of the hubs, and that these would influence the economic and market analysis. He also noted that the neighborhood hubs discussion would naturally dovetail with the housing discussion, most notably the opportunity for increased housing options in these areas.

**Commissioner Argo** noted the placemaking aspects of the hubs with connections, access, and improvements, and asked if there would be a prioritization of those associated investments.

**Mr. Levitan** replied that economic analysis would factor in needed infrastructure improvements, connectivity, and what would be included in the phases of the SAFE Program.

**9.0 Forecast for Future Meetings:**

- |                  |  |
|------------------|--|
| October 9, 2018  | 1. Worksession: Comprehensive Plan Update project update         |
| October 23, 2018 | 1. Public Hearing: HR-2018-001 City Hall Remodel                 |
|                  | 2. Public Hearing: ZA-2018-005 Housekeeping Code Amendments #1.5 |

**Chair Travis** confirmed the Commission agreed the Comprehensive Plan update could be moved to October 23 after the Town Hall Meeting.

**Mr. Kelper** added the joint session with City Council would be October 16 for the annual update.

**Commissioner Hemer** confirmed he would attend the joint session to represent the Planning Commission.

Meeting adjourned at approximately 8:52 pm.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

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Kim Travis, Chair



# CITY OF MILWAUKIE

## PLANNING COMMISSION MINUTES

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

November 27, 2018

**Present:** Kim Travis, Chair  
John Henry Burns, Vice Chair  
Adam Argo  
Greg Hemer

**Staff:** Denny Egner, Planning Director  
David Levitan, Senior Planner  
Peter Pasarelli, Public Works Director  
Natalie Rogers, Climate Action and  
Sustainability Coordinator

**Absent:** Sherry Grau  
Scott Jones  
Joseph Edge

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

**Chair Travis** called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

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

### 2.0 Planning Commission Minutes — None

### 3.0 Information Items

**Mr. Egner** announced upcoming dates for the Comprehensive Plan Advisory Committee (CPAC) and Housing Forum meetings. There was a joint session scheduled for December 11, 2018, with the Planning Commission, City Council, CPAC, and the Department of Land Conservation and Development (DLCDD), so no regular Planning Commission meeting would be held. He hoped the neighborhood hub concept and Housing Forum would be discussed at the joint meeting.

**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: Climate Action Plan update  
Staff: Peter Passarelli, Public Works Director

**Natalie Rogers, Climate Action and Sustainability Coordinator**, presented the Climate Action Plan (CAP) via PowerPoint, described how the CAP would address the effects of climate change on Milwaukie and the Pacific Northwest, and reviewed the next steps for raising awareness, encouraging action, and implementing CAP strategies in the city. She noted more information and resources were available at [www.milwaukieclimateaction.com](http://www.milwaukieclimateaction.com).



**Peter Passarelli, Public Works Director**, briefly described the formation of the CAP Committee and the process for creating and approving the CAP, which included public outreach and a series of workshops to get input from experts in different fields who also helped develop the CAP's strategies. City Council adopted the Plan in early October.

Discussion about the CAP included the following key comments:

- The climate and energy-use section of the Comprehensive Plan is intended to set the framework for the nimbler CAP.
- The CAP will be reviewed and updated every 5 years. Because of the enabling framework of the CAP, other city documents (i.e. master plans) could be updated according to the desired climate change actions. Aligning the City's policies with the CAP would be advantageous.
- Staff explained the 7% gap in building versus 91% gap in land use and transportation. The building and energy strategies will have a quicker turnaround in terms of reducing greenhouse gas emissions.
- Reductions attributed to land use would only be 9% by 2040, but the aggregate of all the actions would total 73% by 2040.
- Reaching 100% means being carbon neutral.
- Many of the actions of the city-led strategies for building and energy could be controlled through regulation and policy. However, it is more difficult to commit to reductions in land use and transportation due to personal transportation. The goal for the outreach component is to educate businesses and residents about consumer behavior to bridge the gap that could not be accounted for through city-led strategies.
- Outreach and engagement would target all audiences, including youth and high school students, who could be strong advocates for climate change and policy.
- Two big strategies in the CAP focused on advocating and lobbying with PGE and NW Natural. PGE has been working to provide a more renewable resource and has a decarbonization plan on its website. PGE's goal is to be 80% renewal by 2050. NW Natural is looking at different opportunities to provide energy, such as hydrogen.

6.2 Summary: Comprehensive Plan Update Block 2 Policies  
Staff: David Levitan, Senior Planner

**David Levitan, Senior Planner** explained that Block 2 Policies included the Willamette Greenway, Parks and Recreation, Natural Hazards, and Climate Change and Energy. While climate change was not covered within the statewide planning goals, it was a high priority of City Council and the city as a whole. He briefly reviewed the Block 2 goals and policies and highlighted the project timeline and public outreach efforts. The draft policies were included in Attachment 1 and written comments from Commissioner Edge, who was unable to attend the CPAC meeting, were distributed to the Commission as Attachment 2.

Key comments, suggested changes from the Commission, and staff's responses to questions on the Block 2 Policies were as follows:

Natural Hazards Policies

- Liquefaction occurs during earthquakes when solid ground loses strength and became more like a liquid.
- Add "local" to Policy 7.4.3 regarding disaster preparedness efforts to broaden the scope to include any local assistance first.

- Policy 7.4.1 should include both public and private land trusts, as noted in Commissioner Edge's comments (Attachment 2).
- Goal 7.4 seemed redundant given Goals 7.1, 7.2, and 7.3 which also addressed adaptation and mitigation.
- Policy 7.1.2. Hazard maps, especially those with associated rules and restrictions like the landslide hazard areas, should be verified.
  - Most earthquake and slope hazard elements were addressed through the Building Code, which had thresholds for when technical studies were required for buildings; however, current requirements did not apply to single-family and duplex residential structures. Such gaps in Building Code requirements needed to be identified.
  - The Hazard Map would likely be adopted into the Comprehensive Plan as a background map, similar to the Natural Resources Map, and would be updated as needed. The Unstable Slopes Map was intended to function as a regulatory map, but it has never been used in that way.
- The Transfer of Development Rights (TDR) is a complicated approach. Currently, it can be utilized in the Natural Resources areas but only for transferring the density within the property itself. A similar process could be used for hazard areas.
  - Including TDR policy language would provide direction to staff to develop a program to use the planned development process to allow for TDR.
  - TDR should be highlighted again at the CPAC meeting for further discussion.

#### Climate Change and Energy Policies

- Policy 13.2.2. Following discussion, a glossary will be created for the Comprehensive Plan and could include a definition for "last mile solution".
- Policy 13.1.9. Staff highlighted approval criteria that would incorporate climate change into the land use application and development review process.
- Discussion regarded how the criteria applied to more than just the built environment. Examples included adding a criterion to the residential design standards options or adding incentives in the transportation policies such as providing transit passes for employees if located adjacent to a transportation hub, etc.
- Revise Policy 13.2.4 to state, "Reduce barriers to developing alternative energy projects on **private and** public buildings and properties."
- **Commissioner Hemer** agreed with Commissioner Edge's comments on the following policies. His and the Commission's additional comments were as follows:
  - Policy 13.1.3 – He supported being a model city and exceeding the standards without crippling the city's economy or development.
  - Policy 13.3.1 – Changing "simple" to "most effective" addressed concerns about technological advancements making the City's requirements archaic.
  - Policy 13.3.8 – Using only 'solar' could exclude other energy alternatives.
  - Policy 13.3.10 – There should be mechanisms that trigger revisiting the Code and Comprehensive Plan as certain trends emerge.
  - Policy 13.3.11 – Include language to allow site development techniques for mitigating climate change-induced impacts.

#### Parks and Recreation Policies

- Goal 4.1 was more of a definition/glossary than a set of policies and set parameters regarding park sizes and locations. It will be

moved to Goal 4.3.6 under Planning and Design, and amended to state, "Utilize parking **park** classifications to guide provision of parks and other public open spaces throughout the City."

- Goal 4.5 describes how the City could move forward to implement other policies and provides a place to discuss establishing a Parks and Recreation Zone, which did not fit well elsewhere.
- No indoor activities were included in the policy but indoor recreation activities were needed for all seasons.
- Comments regarding Commissioner Edge's comments were as follows:
  - Policy 4.2.3 Specific partners should not be identified; more generic terms, like transit providers or public transportation rather than TriMet, should be used.
  - Goal 4.3 When considering green spaces or natural resource areas, the habitat should be recognized as well, not just human recreation. However, habitat linkages were difficult to do in a city.

#### Willamette Greenway Policies:

- The Greenway Design Plan was never completed. While three park master plans provide guidance for areas within the greenway, that same guidance was not available for private lands. Unless the city is interested in acquiring private lands, the greenway design plan might not be needed.
- Policy 15.1.1 discusses the Greenway Compatibility Review Boundary.
- Elk Rock Island was corrected as being Peter Kerr Park and Spring Creek Natural Area.
- Policy 15.7.2 was added to distinguish that the Oregon Division of State Lands (DSL) had jurisdiction over the property below the high-water line. Staff would confirm the jurisdictional boundaries regarding the low- and high-water lines with the Acting City Engineer.
- No climate change components were needed as the Greenway included a 150-ft buffer from edge of the water and some Greenway areas included the entire floodplain.
- The Commission recommended staff contact Water Environment Services (WES) about the language was recommended since the agency was called out to take action.
  - The Public Facilities section currently prohibited WES from expanding its capacity. Policy 15.8.2 provided flexibility for what WES could do with its facility.

**Mr. Levitan** noted the upcoming meetings to review and finalize the Block 2 Policies and invited the Commissioners to provide any additional comments to Chair Travis for her to share at the CPAC meeting. Staff expected City Council to review the policies for adoption on January 15, 2019.

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

### **7.1 BCC Code of Conduct Form**

The BCC Code of Conduct forms were distributed to the Planning Commissioners for signature.

## **8.0 Planning Commission Discussion Items**

**Commissioner Hemer** noted he would be unable to attend the December 6 Planning Commission and December 11 Housing Forum meetings. He asked that a strong definition of affordable housing be established and that the land values of current residents not be forgotten when working on affordable housing. He announced Christmas at the Museum would be on December 8.

**9.0 Forecast for Future Meetings:**

December 11, 2018 1. Joint Session with CC, DLC, CPAC: Comprehensive Plan Update Project Discussion.

January 8, 2019 1. Public Hearing: CSU-2018-018 Lake Record Sports Fields Traffic Demand Management Plan *tentative*

**Chair Travis** requested that the Commission be given brief updates on all the various planning efforts occurring in the city, such as the South Downtown Plan.

Meeting adjourned at approximately 8:34 pm.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

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Kim Travis, Chair



# CITY OF MILWAUKIE

**To:** Planning Commission

**Through:** Dennis Egner, Planning Director

**From:** Mary Heberling, Associate Planner  
Tay Stone, Planning Intern

**Date:** April 1, 2019, for April 9, 2019, Public Hearing

**Subject:** **File:** WG-2019-001  
**Applicant Representative:** Gregg Creighton, Creighton Architecture  
**Owner(s):** Jenifer and Tony Forni  
**Address:** 10577 SE Riverway Ln  
**Legal Description (Map & Tax Lot):** 151E35AB00200  
**NDA:** Historic Milwaukie

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## **ACTION REQUESTED**

Approve application WG-2019-001 and adopt the recommended Findings of Approval found in Attachment 1. This action would allow for the applicant to demolish the existing single-family dwelling on the lot and construct a new single-family dwelling unit on the property within the Willamette Greenway Zone.

## **BACKGROUND INFORMATION**

### **A. Proposal**

The applicant, Gregg Creighton, on behalf of property owners Jenifer and Tony Forni is seeking land use approvals for Conditional Use Approval for development in the Willamette Greenway at 10577 SE Riverway Ln. The applicant intends to demolish the existing detached single-family residence (1,051 sq ft) and construct a new detached single-family dwelling (3,096 sq ft) on the property.

The project requires approval of the following applications:

Willamette Greenway Review (WG-2019-001)

## B. Site and Vicinity

The site is located at 10577 SE Riverway Ln. The site is approximately 6,000 sq ft (0.14 acres) in area and is currently developed with a 1,051 sq ft detached single-story, single-family dwelling with an attached garage (see Figure 1). The surrounding area consists of detached single-family homes and multifamily units. The multifamily units are located north of the site and further west of the site with single-family units directly adjacent to the site on the north, south, and west sides. East of the project site is the Moda office building parking lot in a Downtown Mixed Used (DMU) zone.

The property is located within the Willamette Greenway and any development is subject to Conditional Use Approval for Development within the Greenway. While the site is within the Willamette Greenway Zone, it is not adjacent to the Willamette River (see Figure 2).



**Figure 1.** Site and Vicinity



**Figure 2.** Site and Vicinity – Distance from the Willamette River (approx. 420 ft)

**C. Zoning Designation**

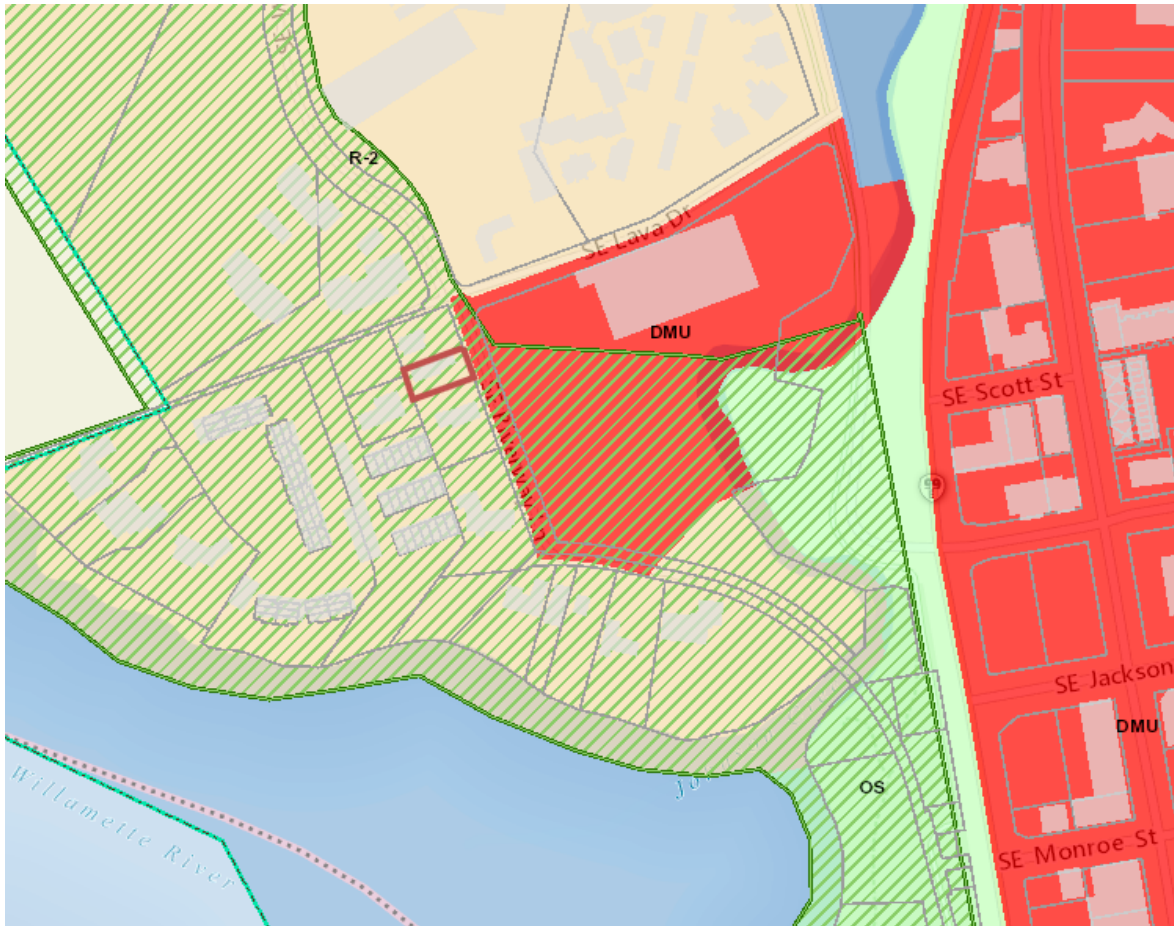
Residential R-2  
Willamette Greenway WG overlay zone

**D. Comprehensive Plan Designation**

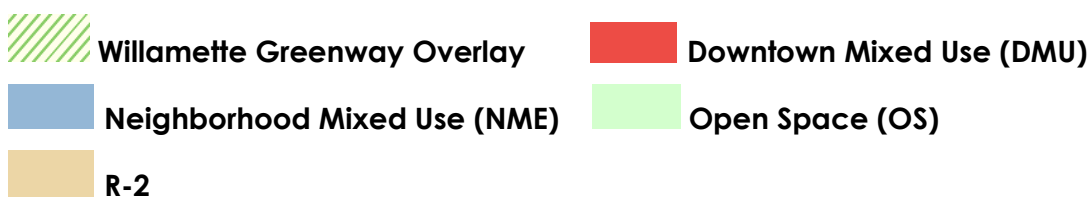
Moderate Density (MD)

**E. Land Use History**

No previous conditional use review was completed for this property as the existing structure was built in 1960, prior to the adoption of the City’s Willamette Greenway section of the zoning ordinance. Therefore, the use is considered a “de facto conditional use” and can apply for a major or minor modification per MMC 19.905.



**Figure 3. Zoning Map** – Land Use and the Willamette Green Way Zone



## KEY ISSUES

### Summary

Staff has identified the following key issues 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 for the Willamette Greenway (i.e. "...to protect, conserve, enhance, and maintain the natural, scenic...and recreational qualities of lands along the Willamette River...")?

### Analysis

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

With respect to the Willamette Greenway, the proposed development is consistent with the nature of existing development on the site and the neighborhood, which has little visibility from the river. The nearest corner of the lot of the proposed development is over 420 ft away from the Willamette River. The proposed building height is 24 ½ ft, and while the existing dwelling has a lower height of approximately 15 ft views to and from the river will not be affected by the proposed development due to the lack of viewshed existing for any dwellings adjacent to the property. Due to a multi-story multifamily condominium complex west of the site – Shoreside East Condominiums - the single-story residences in the area currently have no viewshed of the river (see Figure 4).



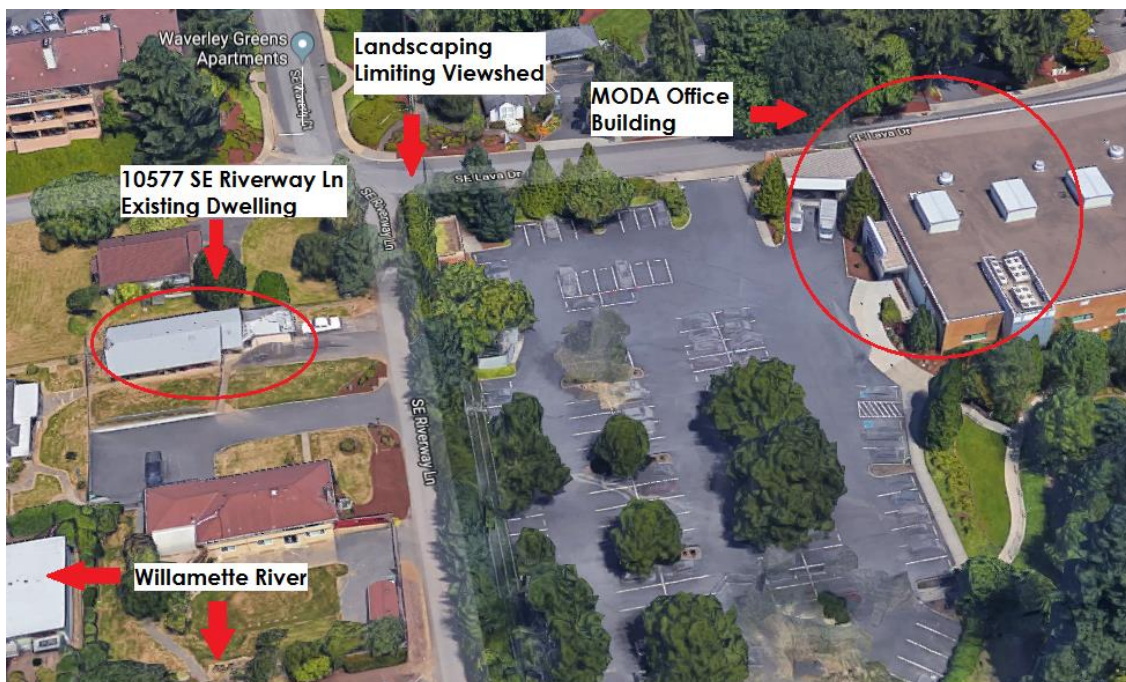
**Figure 4:** Existing Dwelling and adjacent single-family orientation to Shoreside East Condominiums and the Willamette River (south facing)

Further north of the site is a multifamily unit, Waverley Greens, that has limited views toward the river, which will not be further affected with the proposed development since the complex is sited at a higher elevation. The site does not provide public access to the river (see Figure 5).



**Figure 5:** Existing Dwelling Orientation to Waverley Greens and the Willamette River (northwest facing)

The property directly to the east of the site is the MODA office building, which has pre-existing landscaping that limit the view from the building toward the river (see Figure 6).



**Figure 6:** The MODA office building east of the project site

Therefore, the proposed development is consistent with the objectives and policies for the Willamette Greenway as established in both the Milwaukie Comprehensive Plan and

Zoning Ordinance, MMC Subsection 19.401.6-see attachment 1, Recommended Findings in Support of Approval.

## **CONCLUSIONS**

### **Staff recommendation to the Planning Commission is as follows:**

1. Approve the Willamette Greenway conditional use application for the proposed development. This will result in a new single-family home within the Willamette Greenway Zone, replacing an existing home.
2. Adopt the attached Findings of Approval.

## **CODE AUTHORITY AND DECISION-MAKING PROCESS**

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

- MMC 19.302 Medium and High Density Residential Zones
- MMC 19.401 Willamette Greenway Zone
- MMC 19.905 Conditional Uses
- MMC 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 upon finding that all approval criteria have been met.
- B. Approve the application with modified Findings 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 June 15, 2019, 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 and Engineering, Historic Milwaukie Neighborhood District Association (NDA), and Clackamas Fire District #1. The following is a summary of the comments received by the City. See Attachment 5 for further details.

- **Matt Amos, Clackamas Fire District #1:** No comments for this proposal.

## ATTACHMENTS

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

	PC Packet	Public Copies	Packet
1. Recommended Findings in Support of Approval	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Applicant's Narrative and Supporting Documentation dated January 25, 2019.			
a. Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Narrative	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Preapplication Conference Report	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d. Site Plans and Elevations	<input checked="" 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.

Packet = packet materials available online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-26>.

**Recommended Findings in Support of Approval  
File #WG-2019-001, Creighton Architecture -10577 Riverway SE**

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, Creighton Architecture on behalf of Jenifer and Tony Forni, has applied for conditional use approval in the Willamette Greenway Zone to demolish the existing residence and construct a new single-family residence on-site at 10577 Riverway SE. This site is in the Residential Zone R-2 and Willamette Greenway Zone WG and requires Willamette Greenway Conditional Use Approval. The land use application file number is WG-2019-001.
2. The subject property is approximately 6,061 sq ft (0.14 acres) in size and is currently developed with a detached single-family dwelling. The property owners seek to demolish the existing dwelling and construct a new dwelling on the same property.
3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
  - MMC 19.401 Willamette Greenway Zone
  - MMC 19.905 Conditional Uses
  - MMC Section 19.1006 Type III Review

The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. A public hearing was held on April 9, 2019, as required by law.

4. MMC 19.401: Willamette Greenway Zone

MMC 19.401 establishes standards for the Willamette Greenway overlay designation. The subject property is 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 project involves the alteration of natural site characteristics and constitutes "development" as defined in MMC Subsection 19.401.4. The proposed development is subject to 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 Statewide Planning Goal 15 - Willamette River Greenway defines “lands committed to urban use” 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. Economic, developmental and locational factors include such matters as ports, industrial, commercial, residential or recreational uses of property; the effect these existing uses have on properties in their vicinity, previous public decisions regarding the land in question, as contained in ordinances and such plans as the Lower Willamette River Management Plan, the city or county comprehensive plans, and similar public actions.”

*The subject property is zoned for R-2 high density residential use and is already developed with a single-family home. The land is committed to an urban use.*

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

*The site is not adjacent to the Willamette River. The river (at the nearest point of the lot) lies approximately 420 ft south. The proposed development presents no significant impacts to the character of the river and is compatible.*

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

*Only one portion of the project area is visible from the river and is more than 420 ft from the river. The proposed building height is 24 ½ ft, and while the existing dwelling has a lower height of approximately 15 ft. Views to and from the river will not be affected by the proposed development due to the lack of viewshed existing from any dwellings or public rights-of-way nearby or adjacent to the proposed development. Due to a multi-story multifamily condominium complex west of the site – Shoreside East Condominiums - the single-story residences in the area currently have no views of the river. Further north of the site is a multifamily unit, Waverley Greens, that has limited views toward the river, which will not be further affected with the proposed development since the complex is sited at a higher elevation. The property directly to the east of the site is the MODA office building, a large office building with pre-existing hedges that limit the views from the building toward the river. Therefore the proposed development will not significantly affect visual corridors to the river for any of the adjacent properties.*

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

*The project area is separated from the river by residential development, including homes, garages, and landscaping.*

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

*The subject property is separated from the river to the south by a multifamily unit and a single-family privately-owned parcel. The subject property is not adjacent to the river and does not limit public access to the river.*

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

*The site is over 420 ft from the nearest point of the river. The existing residential use is not water-oriented and is not directed toward the river.*

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

*The proposed development is located north of downtown and will therefore have no effect on views between the Willamette River and downtown.*

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

*The site does not contain any identified natural resources.*

- (9) Advice and recommendations of the Design and Landmark Committee, as appropriate

*The proposed development is not subject to 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. The applicable policies are:

- Intensification of uses, changes in use, or development of new uses are permitted only when consistent with the City's adopted Willamette Greenway Element, the Greenway Design Plan, the Downtown and Riverfront Land Use Framework Plan, and the Town Center Master Plan.
- Within the Willamette Greenway Boundary, a Willamette Greenway Conditional Use Permit must be obtained prior to any new construction or intensification of an existing use.
- The City will evaluate all proposals within the vicinity of the Greenway for their effect on access to the visual corridors to the Willamette River and Kellogg Lake.

As noted, these policies include the requirement of a conditional use permit for new development and intensification of existing uses; encouragement for uses that are not water-dependent or water-related to be directed away from the river; evaluation of development impacts to visual corridors; and limitations on authorizing the unrestricted public use of private land.

*The proposed development is being reviewed through the conditional use process. The existing approved use is not water-related and is not directed toward the river; the proposed development will not affect that status. No public access through the subject*

*property is proposed, and no public access will be required as a condition of approval of the proposed development.*

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

*None of the proposed developments will occur along the riverbank or within the Willamette River. Therefore, the proposed development is not inconsistent with any known plans or programs of the Department of State Lands.*

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

*The subject property is more than 420 ft from the river, more than 395 ft beyond the 25-ft buffer prescribed by MMC 19.401.8.*

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

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

5. MMC 19.905: Conditional Uses

MMC 19.905 establishes regulations for conditional uses, including standards for reviewing modifications to existing 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 single-family residence constructed in 1960 and is considered a de facto conditional use.*

*The proposed development, which involves demolishing the existing residence and constructing a new single-family residence 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 general criteria for approval of 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 new development will be approximately 3,096 sq ft in size. The existing property is developed with a single-family home approximately 1,051 sq ft in area. The applicant*



*proposes to keep the character of the lot the same with very little change to the grading. The new single-family home will be placed in the same location as the existing home that will be demolished. No existing improvements will be retained. The landscaping will be changed and new landscape materials will be installed. No natural resources are located on the site.*

*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 site is surrounded by residential development on three sides and the MODA parking lot located to the east. The MODA office building and adjoining parking lot do not have a view of the river due to pre-existing landscaping on site. Single-family residential development near the proposed site also have little-to-no view toward the river due to pre-existing buildings between them and the river. While the proposed site may be in the viewshed of Waverley Greens, a multifamily complex north of the site, it is not blocking the views of the river specifically.*

*The proposed development will change the current landscaping on the site. Planting beds will be added to each corner of the lot. The plantings in the southeast corner extend west 7.5 ft from the eastern property line and extend from the south property line – adjacent to SE Riverway Ln - 34 ft north, adjacent to the proposed driveway. Additional shallow planting beds will be added to the southwest corner of the property extending from the property line fronting SE Riverway Ln approximately 15 ft north adjacent to the western property line. No plantings over 3 ft will be within the vision clearance circle of the driveway. The plantings abutting the rear of the lot will not impact uses that may occur on the single-family lot to the north.*

*The Planning Commission finds that this standard is met.*

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

*No impacts have been identified by the proposed development.*

*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 addition will not have unmitigated nuisance impacts greater than what is normal for a residential development, which is an allowed use in the R-2 zone.*

*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.

*As noted in previous findings, the proposed development will comply with all applicable development standards, requirements of the underlying R-2 zone and other applicable overlay zones, and the standards of MMC 19.905.*

*The Planning Commission finds that this standard is met.*

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

*As addressed in Finding 4-b, 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.*

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.*

*The Planning Commission finds that this standard is met.*

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.

*The Planning Commission finds that this standard is met.*

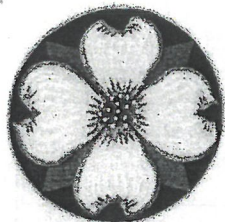
6. The application was referred to the following departments and agencies on February 22, 2019:

- Milwaukie Building Division
- Milwaukie Engineering Department
- Clackamas County Fire District #1

- Historic Milwaukie Neighborhood District Association Chairperson and Land Use Committee

Notice of the application was also sent to surrounding property owners and residents within 300 ft of the site on March 20, 2019, and a sign was posted on the property on February 20, 2019.

No comments were received for this application.



**PLANNING DEPARTMENT**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206  
 503-786-7630  
 planning@milwaukieoregon.gov

# Application for Land Use Action

Master File #: WG-2019-001

Review type\*:  I  II  III  IV  V

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

**APPLICANT** (owner or other eligible applicant—see reverse): JENIFER & ANTHONY FORNI

Mailing address: 10577 Riverway SE Zip: 97222

Phone(s): 541-602-4000 Email: Jen. For jmfaitland08@gmail.com

**APPLICANT'S REPRESENTATIVE** (if different than above): CREIGHTON ARCH. (GREGG CREIGHTON)

Mailing address: 252 "A" AVE #300 Lake Oswego Zip: 97034

Phone(s): 503-635-0797 Email: greggcreighton@comcast.net

**SITE INFORMATION:**

Address: 10577 Riverway Map & Tax Lot(s): 1S1E35AB00200

Comprehensive Plan Designation: \_\_\_\_\_ Zoning: R2 Size of property: \_\_\_\_\_

**PROPOSAL (describe briefly):**

Demolish exist residence, construct new residence

**SIGNATURE:** Jenifer Forni

**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: \_\_\_\_\_ Date: \_\_\_\_\_

**IMPORTANT INFORMATION ON REVERSE SIDE**

**WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION** (excerpted from MMC Subsection 19.1001.6.A):

**Type I, II, III, and IV** applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

**Type V** applications may be initiated by any individual.

**PREAPPLICATION CONFERENCE:**

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

**REVIEW TYPES:**

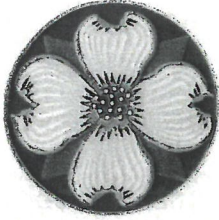
This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

**THIS SECTION FOR OFFICE USE ONLY:**

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file	WG-2019-001	\$ 2,000	—		\$	RECEIVED JAN 28 2019 CITY OF MILWAUKIE PLANNING DEPARTMENT
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$ 2,000			\$	
TOTAL AMOUNT RECEIVED: \$ 2,000		RECEIPT #:			RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):						
Neighborhood District Association(s): <i>Historic Milwaukie</i>						
Notes:						

\*After discount (if any)



**MILWAUKIE PLANNING**  
6101 SE Johnson Creek Blvd  
Milwaukie OR 97206  
503-786-7630  
planning@milwaukieoregon.gov

# Submittal Requirements

**For all Land Use Applications**  
(except Annexations and Development Review)

All land use applications must be accompanied by a signed copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov) for assistance with Milwaukie's land use application requirements.

1. **All required land use application forms and fees**, including any deposits.

*Applications without the required application forms and fees will not be accepted.*

2. **Proof of ownership or eligibility to initiate application** per MMC Subsection 19.1001.6.A.

*Where written authorization is required, applications without written authorization will not be accepted.*

3. **Detailed and comprehensive description** of all existing and proposed uses and structures, including a summary of all information contained in any site plans.

*Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary onsite "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.*

4. **Detailed statement** that demonstrates how the proposal meets the following:

A. All applicable development standards (listed below):

1. **Base zone standards** in Chapter 19.300.
2. **Overlay zone standards** in Chapter 19.400.
3. **Supplementary development regulations** in Chapter 19.500.
4. **Off-street parking and loading standards and requirements** in Chapter 19.600.
5. **Public facility standards and requirements**, including any required street improvements, in Chapter 19.700.

B. All applicable application-specific approval criteria (check with staff).

*These standards can be found in the MMC, here: [www.qcode.us/codes/milwaukie/](http://www.qcode.us/codes/milwaukie/)*

5. **Site plan(s), preliminary plat, or final plat** as appropriate.

*See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.*

6. **Copy of valid preapplication conference report**, when a conference was required.

**APPLICATION PREPARATION REQUIREMENTS:**

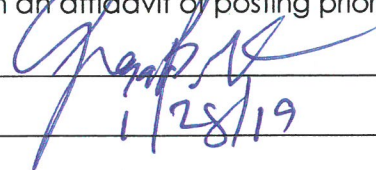
- Five hard copies of all application materials are required at the time of submittal. Staff will determine how many additional hard copies are required, if any, once the application has been reviewed for completeness.
- All hard copy application materials larger than 8½ x 11 in. must be folded and be able to fit into a 10- x 13-in. or 12- x 16-in. mailing envelope.
- All hard copy application materials must be collated, including large format plans or graphics.

**ADDITIONAL INFORMATION:**

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: [www.milwaukieoregon.gov/citymanager/what-neighborhood-district-association](http://www.milwaukieoregon.gov/citymanager/what-neighborhood-district-association).
- Submittal of a full or partial electronic copy of all application materials is strongly encouraged.

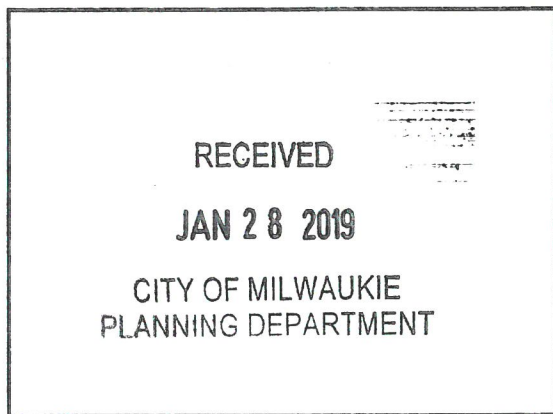
As the authorized applicant I, (print name) \_\_\_\_\_, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature:   
Date: 1/28/19

**Official Use Only**

Date Received (date stamp below):



RECEIVED

FEB 15 2019

CITY OF MILWAUKIE  
PLANNING DEPARTMENT

Creighton Architecture, PC  
252 A Ave. Suite 300  
Lake Oswego, OR 97034  
(503) 348-8843

Date: Jan. 25, 2019

Attn: City of Milwaukie, OR Planning Staff

RE: **Willamette River Greenway App Narrative** for a Type 3 Application at 10577 SE Riverway Ln.

To whom it may concern,

SCOPE: Replacement of SFR at above RE address.  
Original Const: 1960

REQUEST: This application seeks the approval to build a new dwelling on the same property as the existing dwelling. The existing dwelling will be demolished.

SUBJECT of this Narrative: Address the applicable sections of MMC 19.401.6 Criteria

A) Whether the land to be developed has been committed to an urban use, as defined under the State Willamette River Greenway Plan;  
*Architect's Response: The site is in the R2 zone.*

B) Compatibility with the scenic, natural, historic, economic, and recreational character of the river;  
*Architect's Response: The site is not adjacent to the Willamette River. The river (at the closest point) lies about 425 feet to the south. Two other homes are between this home and the riverfront. Those two homes belong to family members. To the west there are there is an apartment complex and several other single family homes. To the east there is a MODA insurance office building. Immediately to the north on the adjacent property, there is an old home that appears to be abandoned. Further to the north there are 3 more apartment complexes and the Waverly Heights Community. The south tip of Waverly Golf Course is about 500 feet NW of this site. The area has a gentle slope to the south. The site does not have any trees on it, but there is an older tree on the site to the north. Johnson Creek lies due east of the site and flows into the Willamette River about 800 feet to the SE of the site.*

C) Protection of views both toward and away from the Willamette River.  
*Architect's Response: There is no view of the river from the current dwelling; however you might see a small piece of the river from the second story of the new dwelling. The homes in front (to the south) of this dwelling block the view. You can see Elk Rock Island in the distance. Looking away from the river to the north, you will see the Waverley Greens Apartments and the hill slopes up more from there. Looking to the west, you see the single story home at 1552 SE Lava Drive. This home currently belongs to a family member as well. There is a 2-story home to the north of this property that blocks the apartments (further north) from seeing the river.*



D) Landscaping, aesthetic enhancement, open space, and vegetation between the activity and the river, to the maximum extent possible;

*Architect's Response: The site is not adjacent to the Willamette River. The landscaping in the community is mature and well done. This home will follow that pattern and the permit drawings will have a landscape plan. The home directly adjacent to the south received a new landscaping treatment when they remodeled a few years ago.*

E) Public access to and along the river, to the greatest possible degree, by appropriate legal means;

*Architect's Response: The site does not have access to the river.*

F) Emphasis on water oriented and recreational uses;

*Architect's Response: N/A The site does not have access to the river.*

G) Maintain or increase views between the Willamette River and downtown;

*Architect's Response: N/A, The site is north of downtown. .*

H) Protection of the natural environment according to the regulations in Section 19.402;

*Architect's Response: There are no natural resources on the site.*

I) Advice and recommendations of the Design and Landmark Committee, as appropriate;

*Architect's Response: N/A SFRs are an allowed use in the zone.*

J) Conformance to applicable Comprehensive Plan policies;

*Architect's Response: We are continuing the use of the site as SFR. This is an outright allowed use in the zone according to the Comp Plan.*

K) The request is consistent with the applicable plans and programs of the Division of State Lands.

*Architect's Response: To the best of our knowledge, the project has no conflicts with the programs of the Division of State Lands...*

L) A vegetation buffer plan meeting the conditions of Subsections 19.401.8.A through C;

*Architect's Response: N/A The site is not within the vegetation buffer area. .*

#### MMC 19.905 Conditional Uses.

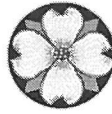
New Conditional Use: Type III is triggered with a Willamette River Greenway review.

#### 19.905.4 Approval Criteria

A) Establishment of a new conditional use, or major modification of an existing conditional use, shall be approved if the following criteria are met:

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

*Architect's Response: We are proposing to keep the character of the lot the same with very little change to the grading. The new home will be placed in the same location as the old home. The old home was more narrow, but deeper than the proposed plan. No existing improvements will be retained. The driveway and all the landscaping will be changed. New landscape materials will be installed. There are no natural resources on the site. We believe the site is suitable for a single family home.*



# CITY OF MILWAUKIE

January 18, 2019

Gregg Creighton  
Gregg Creighton, Architect  
252 A Ave, Ste. 300  
Lake Oswego OR 97034

RECEIVED  
FEB 15 2019  
CITY OF MILWAUKIE  
PLANNING DEPARTMENT

**Re: Preapplication Report**

Dear Gregg:

Enclosed is the Preapplication Report Summary from your meeting with the City on January 3, 2019, concerning your proposal for action on property located at 10577 SE Riverway Ln.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of 2 years from the date of the conference. If a land use application or development permit has not been submitted within 2 years of the conference date, the Planning Director may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Director may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

Alicia Martin  
Administrative Specialist II

Enclosure

cc: file

# CITY OF MILWAUKIE

PreApp Project ID #: 18-014PA

## PRE-APPLICATION CONFERENCE REPORT

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This report is provided as a follow-up to a meeting that was held on 1/3/2019 at 11:00am

**Applicant Name:** GREGG CREIGHTON  
**Company:** GREGG CREIGHTON, ARCHITECT  
**Applicant 'Role':** Architect  
**Address Line 1:** 252 A AVE, #300  
**Address Line 2:**  
**City, State Zip:** LAKE OSWEGO OR 97034  
**Project Name:** Replacement SFR  
**Description:** Replace SFR  
**ProjectAddress:** 10577 SE Riverway Ln  
**Zone:** R-2  
**Occupancy Group:**  
**ConstructionType:**  
**Use:** SFR  
**Occupant Load:**  
**AppsPresent:** Gregg Creighton  
**Staff Attendance:** Mary Heberling, Alex Roller, Dalton Vodden, Tay Stone

### BUILDING ISSUES

**ADA:**

**Structural:** Building shall meet all the requirements of the Oregon Residential Specialty Code (ORSC)

**Mechanical:**

**Plumbing:**

**Plumb Site Utilities:**

**Electrical:**

**Notes:**

**Dated Completed:** 1/18/2019

City of Milwaukie DRT PA Report

Page 1 of 8

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 Arounds:**

**Addressing:**

**Fire Protection:**

**Fire Access:**

**Hazardous Mat.:**

**Fire Marshal Notes:** No comments. See attached.

### PUBLIC WORKS ISSUES

**Water:** A City of Milwaukie 6-inch water main on SE Riverway Ln will provide service to the proposed development. The development will require a new meter assembly, as the existing water meter will be removed and refurbished with the demolition of the existing building. Water System Development Charges (SDCs) credit will be provided based on the size of any existing water meter serving the property removed from service. There will be no additional water SDC. The only water fee will be for the new water meter, which is \$250.

**Sewer:** Property is provided service by a private lateral that connects to city sewer inside of the Moda property to the east. Existing house provides credit for the SDCs. No additional sewer fees are required with the construction of the new single-family house.

**Storm:** Submission of a stormwater 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 Public Works Standards. The stormwater management plan shall demonstrate that the post-development runoff does not exceed the pre-development runoff, including any existing stormwater 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 2016 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 Milwaukie Public Works Standards for design and construction standards and detailed drawings. The trigger for storm treatment is 500 sq ft of new impervious area. This is for the right-of-way only. The runoff from the new house will be directed to drywells, or other approved infiltration method.

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 sq ft of impervious surface. The storm SDC is currently \$930 per

**Dated Completed:** 1/18/2019

**City of Milwaukie DRT PA Report**

**Page 2 of 8**

unit. Each single-family property is 1 Stormwater unit. Therefore, the existing house provides credit for the storm SDC. No additional storm SDCs are required.

**Street:** The proposed development fronts the west side of Riverway Ln, which is classified as a Local Street. The portion of Riverway Ln fronting the proposed development has a right-of-way width of 40 ft, a paved width of approximately 13 ft, and unimproved on both sides of the road.

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. Credits will be given for any demolished structures, which shall be based upon the existing use of the structures. The existing single-family house has the same trip generation rate as the new larger house. No transportation SDC will be required.

**Frontage:** Chapter 19.700 of the Milwaukie Municipal Code, herein referred to the "Code", applies to partitions, subdivisions, new construction, and modification and/or expansions of existing structures or uses that produce a projected increase in vehicle trips. The difference in square footage between the existing and proposed houses is 2,150 sq ft. Per MMC 19.702.2.A for expansions or conversions that increase the combined gross floor area of all structures (excluding nonhabitable accessory structures and garages) by 1,500 sq ft or more, all of Chapter 19.700 applies.

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.

#### SE RIVERWAY LANE

The City of Milwaukie has recently established a low-volume street standard.

Requirements for this street design:

- 1 85th percentile speed at 15 mph or less
- 2 Average daily trips expected to be 150 or fewer
- 3 Service to no more than 15 housing units
- 4 No existing sidewalks

Per Public Works Standards Drawing 515, the low volume street cross section includes the following:

- 10-ft travel lanes (20 ft total asphalt width) with flush mount curb.

If applicant elects to have on-street parking, then additional asphalt widening will be required.

**Right of Way:** The existing 40-ft right-of-way on Riverway Ln fronting the proposed development is of adequate width to accommodate the planned cross-section. If on-street parking is desired by the applicant, dedication will be required along the site frontage.

**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 Section 5.0085, at the time of development. The plan depicts an opening of 21 ft, which is wider than the maximum 20-ft width for a single-family property. Driveway must also be located a minimum 7.5 ft from the side property line, which the site plan shows.

**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

**Dated Completed:** 1/18/2019

**City of Milwaukie DRT PA Report**

**Page 3 of 8**

vegetation, grading, excavation, or other activities, any of which results in the disturbance or exposure of soils exceeding 500 sq ft. The proposed development exceeds the threshold; therefore an erosion control permit is required.

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:** MMC 19.704 states the Engineering Director will determine whether a proposed development has impacts on the transportation system by using existing transportation data. If the Engineering Director cannot properly evaluate a proposed development's impacts without a more detailed study, a transportation impact study (TIS) will be required to evaluate the adequacy of the transportation system to serve the proposed development and determine proportionate mitigation of impacts. It is the responsibility of the applicant to provide enough detailed information for the Engineering Director to make a TIS determination.

The Engineering Director has determined that sufficient existing transportation data is available for the City to determine the transportation system impacts of the development and a project-specific TIS is not required for this development at this time. Changes to the application may alter this determination.

**PW Notes:** Engineering will not have any requirements for the Willamette Greenway Review. The construction requirements below are triggered by the construction of the new single-family structure. These requirements must be completed prior to occupancy.

#### APPLICABILITY OF PREAPPLICATION REVIEW

The comments provided are preliminary and intended to address the original application materials submitted unless otherwise specifically called out in the notes. The information contained within these notes may change over time due to changes or additional information presented for the development.

This pre-application review is for the following:

Demolition of single family house and construction of new larger single-family house. Application is for Willamette Greenway review.

#### SYSTEM DEVELOPMENT CHARGES (SDCS)

Existing house provides credit for all SDCs. There will be no additional system development fees required. Only new fees related to utilities is for a new water meter.

#### REQUIREMENTS PRIOR TO OCCUPANCY

- Engineered plans for public improvements (street, sidewalk, and utility) are to be submitted and approved prior to start of construction. Full-engineered design is required along the frontage of the proposed development. Plans shall be prepared by a Professional Engineer licensed in the State of Oregon.

- The applicant shall pay an inspection fee of 5.5% of the cost of public improvements prior to start of construction.

- The applicant shall provide a payment and performance bond for 100% of the cost of the public improvements prior to the start of construction.

- The applicant shall provide a final approved set of Mylar "As Constructed" drawings to the City of Milwaukie prior to the final inspection.

- The applicant shall provide a maintenance bond for 100% of the cost of the public improvements prior to the final inspection

**ADDITIONAL REQUIREMENTS**

- All fees mentioned are subject to change in accordance with the City of Milwaukie Master Fee Schedule.

**PLANNING ISSUES**

- Setbacks:** Front yard - 15 ft  
Side yard - 5 ft  
Rear yard - 15 ft
- Landscape:** Landscaping: 15% min vegetation (at least half of the minimum required vegetation area must be suitable for outdoor recreation by residents, and not have extreme topography or dense vegetation that precludes access)  
  
Front yard minimum vegetation: At least 40%
- Parking:** 1 off-street parking space per single-family residence.  
You can find where the off-street parking spaces may be located in MMC 19.607 Off-Street Parking Standards for Residential Areas
- Transportation Review:** No TIS
- Application Procedures:** Type III Willamette Greenway Conditional Use Review  
Cost \$2,000  
Timeframe: 77 days from time of submittal to final decision after the appeal period  
5 copies of the application, narrative, and any plans are provided at the application submittal.

In the application, write a narrative responding to these particular code sections:

**MMC 19.401 WILLAMETTE GREENWAY ZONE WG  
19.401.6 Criteria**

The following shall be taken into account in the consideration of a conditional use:

AWhether the land to be developed has been committed to an urban use, as defined under the State Willamette River Greenway Plan;

PARTIAL RESPONSE: It is in the R2 zone.

BCompatibility with the scenic, natural, historic, economic, and recreational character of the river;

PARTIAL RESPONSE: The parcel is not adjacent to the Willamette River. Please expand here on more details of surrounding area.

CProtection of views both toward and away from the river;

PARTIAL RESPONSE: Talk about how the river cannot be seen from this parcel.

DLandscaping, aesthetic enhancement, open space, and vegetation between the activity and the river, to the maximum extent practicable;

PARTIAL RESPONSE: The parcel is not adjacent to the Willamette River. Expand on details of surrounding area and uses. Could mention the proposed vegetation plan of the parcel with the new SFR.

EPublic access to and along the river, to the greatest possible degree, by appropriate legal means;

PARTIAL RESPONSE: N/A parcel does not have access to the river.

FEmphasis on water-oriented and recreational uses;

PARTIAL RESPONSE: N/A parcel does not have access to the river.  
G Maintain or increase views between the Willamette River and downtown;  
PARTIAL RESPONSE: N/A parcel is north of downtown.  
H Protection of the natural environment according to regulations in Section 19.402;  
PARTIAL RESPONSE: There are no Natural Resources on the parcel.  
I Advice and recommendations of the Design and Landmark Committee, as appropriate;  
PARTIAL RESPONSE: City staff does not find this necessary for an outright allowed use in the R2 zone.  
J Conformance to applicable Comprehensive Plan policies;  
PARTIAL RESPONSE: Elaborate on how a new SFR maintains the existing use of the zone, which allows SFR.  
K The request is consistent with applicable plans and programs of the Division of State Lands;  
L A vegetation buffer plan meeting the conditions of Subsections 19.401.8.A through C.  
PARTIAL RESPONSE: N/A, parcel is not within the vegetation buffer area.

#### MMC 19.905 CONDITIONAL USES

New Conditional Use: Type III: Is triggered with a Willamette Greenway review – Respond to the approval criteria.

##### 19.905.4 Approval Criteria

A Establishment of a new conditional use, or major modification of an existing conditional use, shall be approved if the following criteria are met:

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

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

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

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.

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.

6 The proposed use is consistent with applicable Comprehensive Plan policies related to the proposed use.

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

##### 19.905.5 Conditions of Approval

The Planning Commission may impose conditions of approval that are suitable and necessary to assure compatibility of the proposed use with other uses in the area and minimize and mitigate potential adverse impacts caused by the proposed use.

Conditions of approval may include, but are not limited to, the following aspects of the proposed use:

A Limiting the hours, days, place, and manner of operation.

B Requiring structure and site design features that minimize environmental impacts such as those caused by noise, vibration, air pollution, glare, odor, carbon emissions, and dust.

C Requiring additional front, rear, or side yard width.

D Limiting building height, size, or location or limiting lot coverage.

E Limiting or otherwise designating the size, number, or location of vehicle access points from the street.

F Requiring additional landscaping or screening of off-street parking and loading areas.

G Limiting or otherwise designating the location, intensity, and shielding of outdoor lighting.

H Requiring screening or landscaping for the protection of surrounding properties.

I Requiring and designating the size, height, location, and materials for fences.



.Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.

Requiring adequate public transportation facilities and public utilities prior to occupancy.

**MMC 19.504 SITE DESIGN STANDARDS**

Show how the new SFR meets the applicable site design standards. You can find those standards here:  
[http://www.qcode.us/codes/milwaukie/view.php?topic=19-19\\_500-19\\_504](http://www.qcode.us/codes/milwaukie/view.php?topic=19-19_500-19_504)

**MMC 19.505.1 SINGLE-FAMILY DWELLINGS BUILDING DESIGN STANDARDS**

Show that the new SFR meets the building design standards. You can find those standards here:  
[http://www.qcode.us/codes/milwaukie/view.php?topic=19-19\\_500-19\\_505](http://www.qcode.us/codes/milwaukie/view.php?topic=19-19_500-19_505)

**Natural Resource Review:** N/A No Natural Resource Overlay zone on the site

**Lot Geography:** Existing parcel is 6,061.87  
Rectangular in shape

**Planning Notes:**

**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

Stephanie Marcinkiewicz

- Inspector/Plans Examiner - 503-786-7613

**ENGINEERING DEPARTMENT**

Kelly Brooks - Acting Engineering Director - 503-786-7573

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

**COMMUNITY DEVELOPMENT DEPARTMENT**

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

Leila Aman - Development Manager - 503-786-7616

Alicia Martin - Admin Specialist - 503-786-7600

**PLANNING DEPARTMENT**

Dennis Egnor - Planning Director - 503-786-7654

David Levitan - Senior Planner - 503-786-7627

Brett Kolver - Associate Planner - 503-786-7657

Vera Koliass - Associate Planner - 503-786-7653

Mary Heberling - Assistant Planner - 503-786-7658

**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:** Izak Hamilton, Fire Inspector, Clackamas Fire District #1  
**Date:** 1/2/2019  
**Re:** 18-014PA/ 10577 Riverway

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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:

The Fire District has no comments regarding this proposal. Thank you.

**GENERAL NOTES:**

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE OREGON RESIDENTIAL SPECIALTY CODE (ORSC).
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. ALL EXTERIOR WALLS TO BE BUILT OF 2" X 6" STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2" X 4" STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND 1" OR MORE ROOF/CILING ASSEMBLIES SHALL BE 2" X 6" STUDS @ 16" O.C. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. WHEN EXCEEDING 4'-0" IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY.
5. DESIGN LOADS:
 

ROOF	30 PSF (LIVE LOAD)
FLOOR	40 PSF
STAIRS	100 PSF
GARAGE FLOOR	50 PSF (2,000 LB POINT)
DECKS	40 PSF
BALCONIES (EXT.)	60 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
6. THIS PLAN IS DESIGNED TO MEET CHAPTER 11 (ENERGY EFFICIENCY) OF THE ORSC (TABLE N1001(1)) UNDER COMPLIANCE "STD BASE CASE". THE FOLLOWING VALUES ARE REQD FOR "PATH 1" BUT MAY BE MODIFIED USING A DIFFERENT "PATH OF COMPLIANCE". CONSULT YOUR LOCAL BUILDING OFFICIAL OR THIS OFFICE FOR DETAILS ON ALTERNATE PATHS.
 

INSULATION: ROOF (VAULTED)	R-38 (50% MAX.)
ROOF (FLAT)	R-49
WALLS (EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-38
BELOW GRADE EXT. WALLS (CONC. WD. OR MASONRY)	R-15
SLAB FLR EDGE (ON GRADE)	R-15
FORCED AIR DUCTS	R-8

WINDOWS: GLAZING U-VALUE (CLASS) U=0.35  
 WINDOW AREA (MAX.) NO LIMIT  
 SKYLIGHTS: GLAZING U-VALUE (CLASS) U=0.60  
 EXTERIOR DOORS (U-VALUE) U=0.34  
 DOOR EXCEPTION: ONE DOOR / DUELLING (28 SQ. FT. MAX.) TYPICALLY 3/6 X 8/0 OR 4/0 X 7/0  
 NOTE: SOLID DBL. DOORS DO NOT COMPLY W/ THIS STD.

(\*) USE 1 1/2" THICK (6.C.) OR 20 MIN. LABEL DOOR BETWEEN HOUSE AND GARAGE

INFILTRATION: ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

  - JOINTS AROUND WINDOW AND DOOR FRAMES
  - JOINTS BETWEEN WALL CAVITY & WINDOW/DOOR FRAMES.
  - JOINTS BETWEEN WALL AND FOUNDATION.
  - JOINTS BETWEEN WALL AND ROOF.
  - JOINTS BETWEEN WALL PANELS
  - UTILITY PENETRATIONS THROUGH EXT. WALLS, FLOORS AND ROOF

7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE-DEVELOPED FACTOR NOT TO EXCEED 450 AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.
8. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.
9. ALL WINDOWS WITHIN 18" IN. OF THE FLOOR AND/OR WITHIN 24" IN. OF ANY DOOR (REGARDLESS OF WALL PLANE), ARE TO HAVE TEMPERED GLAZING.
10. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS FLEXIGLASS). GLASS TO HAVE MAX. CLEAR SPAN OF 35" IN. AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH MIN. OF 4" IN. ABOVE ROOF PLANE. OPERABLE SKYLIGHTS REQUIRE RETAINING SCREEN.
11. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10" FT. (VERTICALLY) OF GRADE. PROVIDE REEPOLE 5/4" x 6" IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
12. EACH BEDROOM TO HAVE MIN. NET WINDOW OPENING OF 5.7 SQ. FT. AND A SILL HEIGHT LESS THAN 44" IN. ABOVE THE FINISHED FLOOR. GRADE FLOOR WINDOWS MAY HAVE A MIN. NET CLEAR OPENING OF 5.0 SQ. FEET. (20" x 24" MIN. NET OPENING) ORSC SEC. R310 WHERE WINDOWS ARE LOCATED 6 FEET OR MORE ABOVE THE FIN. GRADE OR SURFACE BELOW THE SILL OF THE WINDOW SHALL BE A MIN. OF 24" ABOVE THE FINISHED FLOOR. ORSC SEC. R312
13. PILOT LIGHTS FOR ALL GAS-FIRED APPLIANCES IN GARAGE MUST BE PLACED A MIN. OF 18" OFF OF THE FINISHED FLOOR.
14. SMOKE DETECTORS SHALL BE INSTALLED IN EA. SLEEPING ROOM, OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND ON EACH STORY OF THE DUELLING. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS. ORSC SEC. R314
15. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR. BEDROOMS ON SEPERATE FLOOR LEVELS (IN BLDGS WITH 2 OR MORE STORIES) SHALL HAVE SEPERATE CO ALARMS FOR EACH STORY. COMBINATION SMOKE / CO ALARMS ARE PERMISSIBLE AND MUST CARRY A UL RATING PER ORSC SEC. R315
16. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE G.F.I. OR G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
17. INTERIOR STAIRS OF SIX (6) STEPS OR MORE SHALL HAVE THE REQUIRED LIGHTING IN THE IMMEDIATE VICINITY OF THE TOP AND BOTTOM OF THE STAIRS. LIGHTING SHALL BE CONTROLLED FROM TOP & BOTTOM OF EA. STAIR WITHOUT TRAVERSING ANY STEPS OF THE STAIRS. SEE ORSC SEC. R303.6.
18. ROOMS WITH BATHING FACILITIES ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING 80 CFM, (50 CFM W/O FAC.) PROVIDE AUTOMATIC CONTROL. SEC. M1507.4 NO EXHAUST AIR VENTS MAY DISCHARGE INTO ATTICS, CRAWLSPACES OR OTHER AREAS INSIDE THE BUILDING. RANGE HOODS & DOWNDRAFT SYSTEMS MUST HAVE AN EXHAUST RATE OF 150 CFM (MIN.) INTERMITTENT. ORSC SEC. M1507 / TABLE M1507.3
19. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCES WITH AN OPEN
20. PROVIDE MAKE-UP AIR FOR ALL LAUNDRY EQUIPMENT WITH A DISCHARGE OF MORE THAN 200 CFM, WHERE THE EQUIPMENT IS INSTALLED IN A CLOSET, PROVIDE A MINIMUM OF 100 SQ. IN. OF VENT OPENING. ORSC SEC. M1509.1
21. SPECIFIC MANUFACTURERS AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICIALS PRIOR TO INSTALLATION/SUBSTITUTION.
22. THIS HOME IS NOT DESIGNED WITH BRACED WALL PANELS AS PRESCRIBED IN ORSC. IT HAS BEEN REVIEWED & ENGINEERED FOR SPECIFIC LATERAL DESIGN CRITERIA SUCH AS WIND SPEED, EXPOSURE ZONE & SEISMIC ZONE. SEE ATTACHED LATERAL ANALYSIS

CHP\_GENNOTES\_20170RSC.DWG REV. 1/22/19 GBC



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FORM1ML-E.DWG

PROJ: Forni Residence, Milwaukie, OR  
 OWNER: Tony & Jenifer Forni

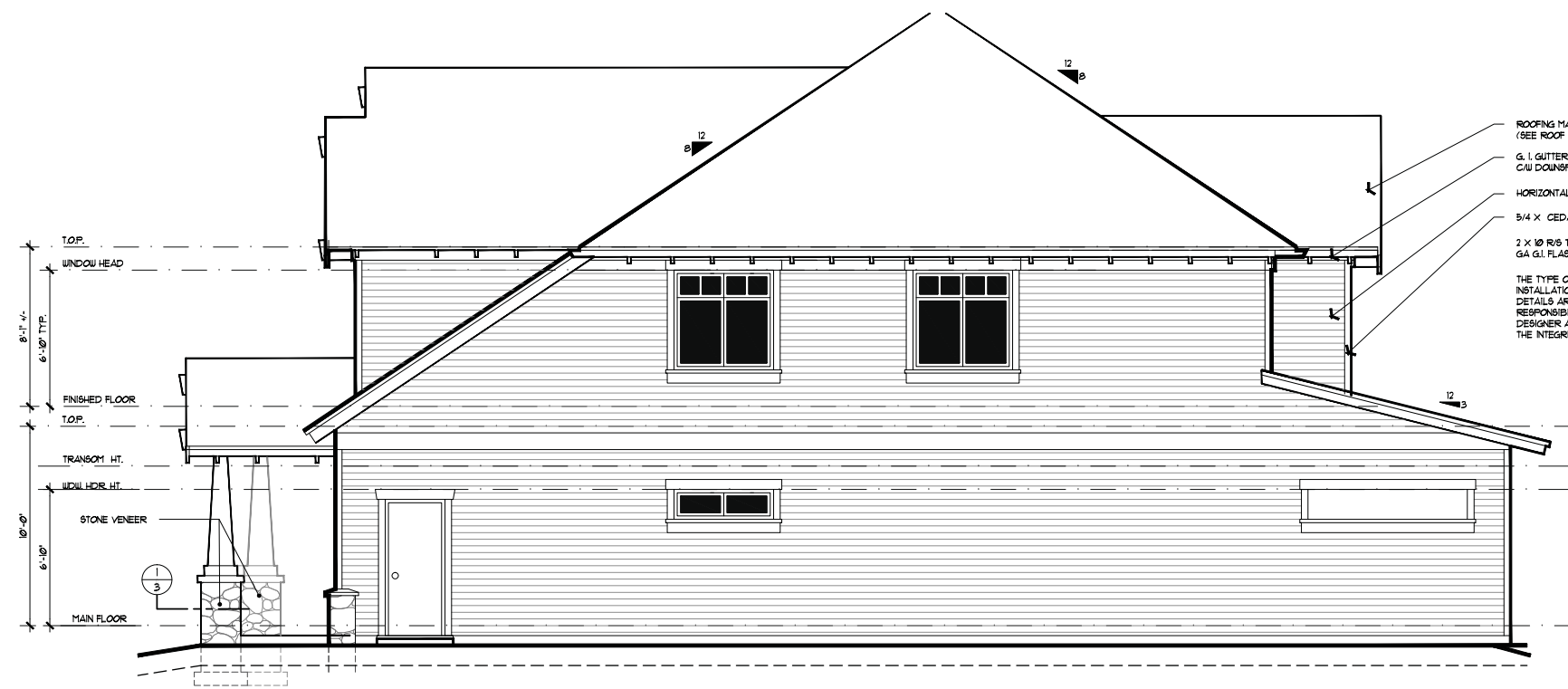
DRN: BLD, MCM, GBC  
 CHK: 01/22/19 GBC  
 DATE: 01/23/19 GBC

MAIN FLOOR	1414 S.F.
UPPER FLOOR	697 S.F.
TOTAL (FINISHED)	3111 S.F.
LOWER FLR (UNFIN)	601 S.F.
GROSS TOTAL	3712 S.F.
GARAGE	522 S.F.

18011

1

- ROOFING MATERIAL (SEE ROOF PLAN)
  - G.I. GUTTER ON 2" X 8" FASCIA CW DOWNSPOUTS (SEE ROOF PLAN)
  - HORIZONTAL LAP SIDING
  - 5/4" X CEDAR CORNER BDB.
  - 2" X 10" R/S TRIM BD. W/ 26 GA G.I. FLASHING
- THE TYPE OF EXTERIOR FINISH, THE INSTALLATION AND THE WATERPROOFING DETAILS ARE ALL TO BE THE FULL RESPONSIBILITY OF THE OWNER/BLDR. THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE INTEGRITY OF THE BLDG ENVELOPE

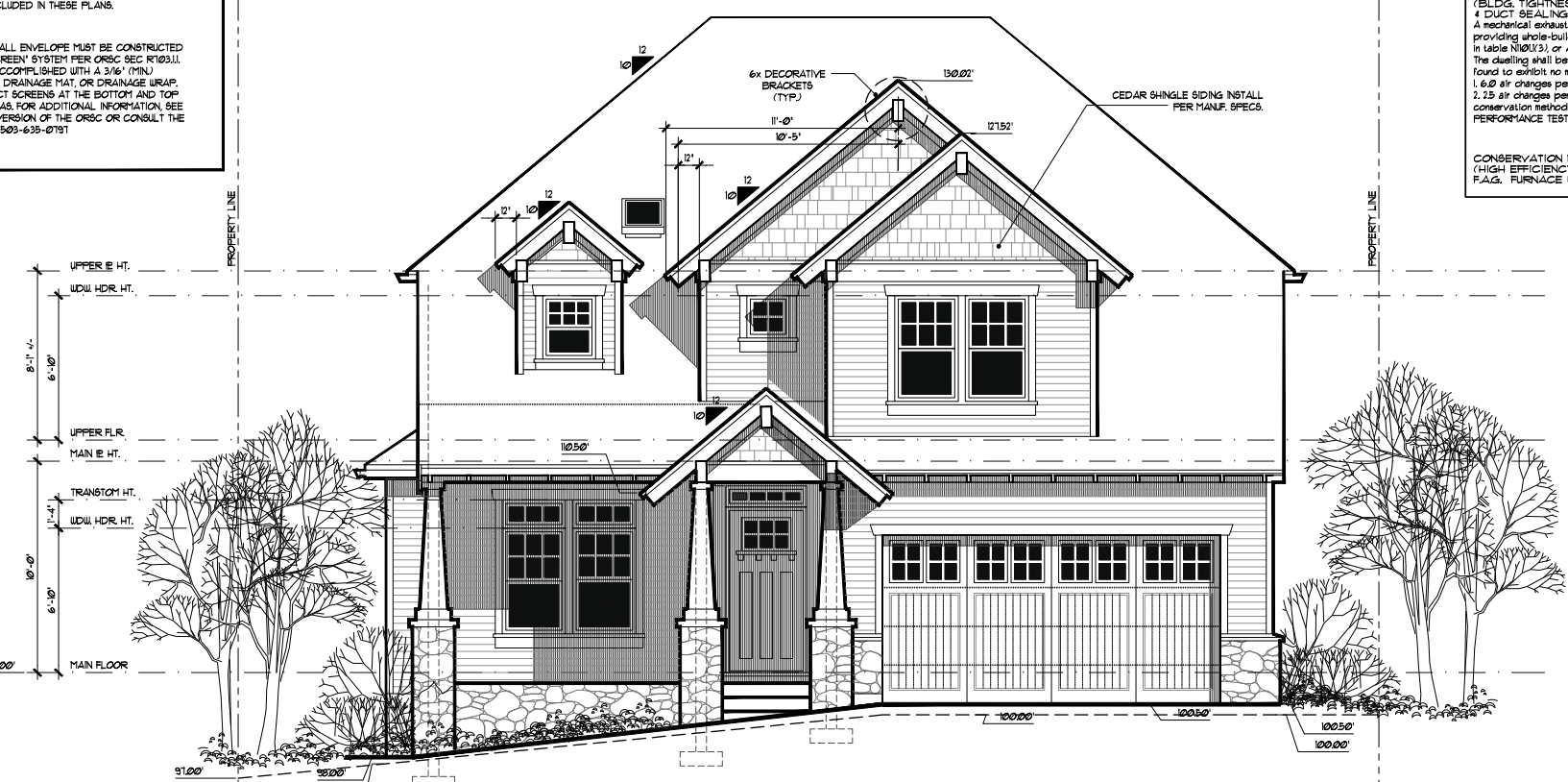


**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"      SCALE: 1" = 10'-0"

- NOTE:**
- 1) ALL WINDOWS AND DOORS ARE TO BE SEALED FROM THE ELEMENTS WITH A FLEXIBLE, SELF-ADHERING FLASHING SYSTEM TO PROTECT AGAINST RAIN ENTERING THE BUILDING AROUND THE WINDOW AND DOOR OPENINGS. THIS SYSTEM MUST MEET AAMA STD. T11-01 SUGGESTION: DUPONT "STRAIGHTFLASH" AND/OR "FLEXURAP" OR APPROVED EQUAL. SILL TRAYS ARE HIGHLY RECOMMENDED.
  - 2) A SEPARATE PERMIT FROM THE OREGON BUILDING CODES ELEVATOR SAFETY PROGRAM WILL BE REQUIRED FOR THE CONSTRUCTION OF THE ELEVATOR INCLUDED IN THESE PLANS.
  - 3) EXTERIOR WALL ENVELOPE MUST BE CONSTRUCTED WITH A "TRANSCREEN" SYSTEM PER ORSC SEC R10311. THIS CAN BE ACCOMPLISHED WITH A 3/16" (MIN) FURRING STRIP, DRAINAGE MAT, OR DRAINAGE WRAP. PROVIDE INSECT SCREENS AT THE BOTTOM AND TOP OF SIDING AREAS FOR ADDITIONAL INFORMATION SEE THE CURRENT VERSION OF THE ORSC OR CONSULT THE ARCHITECT AT 503-635-0791

- \*ADDITIONAL MEASURES\* 5A ENERGY CODE COMPLIANCE (TABLE N1001(2))**
- ENVELOPE ENHANCEMENT: OPTION B (BLDG. TIGHTNESS TESTING, VENTILATION & DUCT SEALING)  
 A mechanical exhaust, supply or combo system providing whole-building ventilation rates specified in table N1001(3), or ASHRAE 62.2, and the ducting shall be tested with a blower door and found to exhibit no more than 1.60 air changes per hour, or 2.25 air changes per hour when used with conservation method E and PERFORMANCE TESTED DUCT SYSTEMS.
- CONSERVATION MEASURES: OPTION A (HIGH EFFICIENCY HVAC SYSTEM, F.A.G. FURNACE WITH AFUE 94% (MIN))



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"      SCALE: 1" = 10'-0"



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REGISTERED ARCHITECT  
STATE OF OREGON

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responsibility of the contractor  
to inspect the drawings and  
verify all dimensions and details  
illustrated in the plans for  
errors and omissions prior to  
construction. Gregg B. Creighton,  
Architect will not be responsible  
for any damages resulting to the  
accuracy of the plans in excess  
of the architectural fees paid  
for the drawings.

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FORNIML-E.DWG

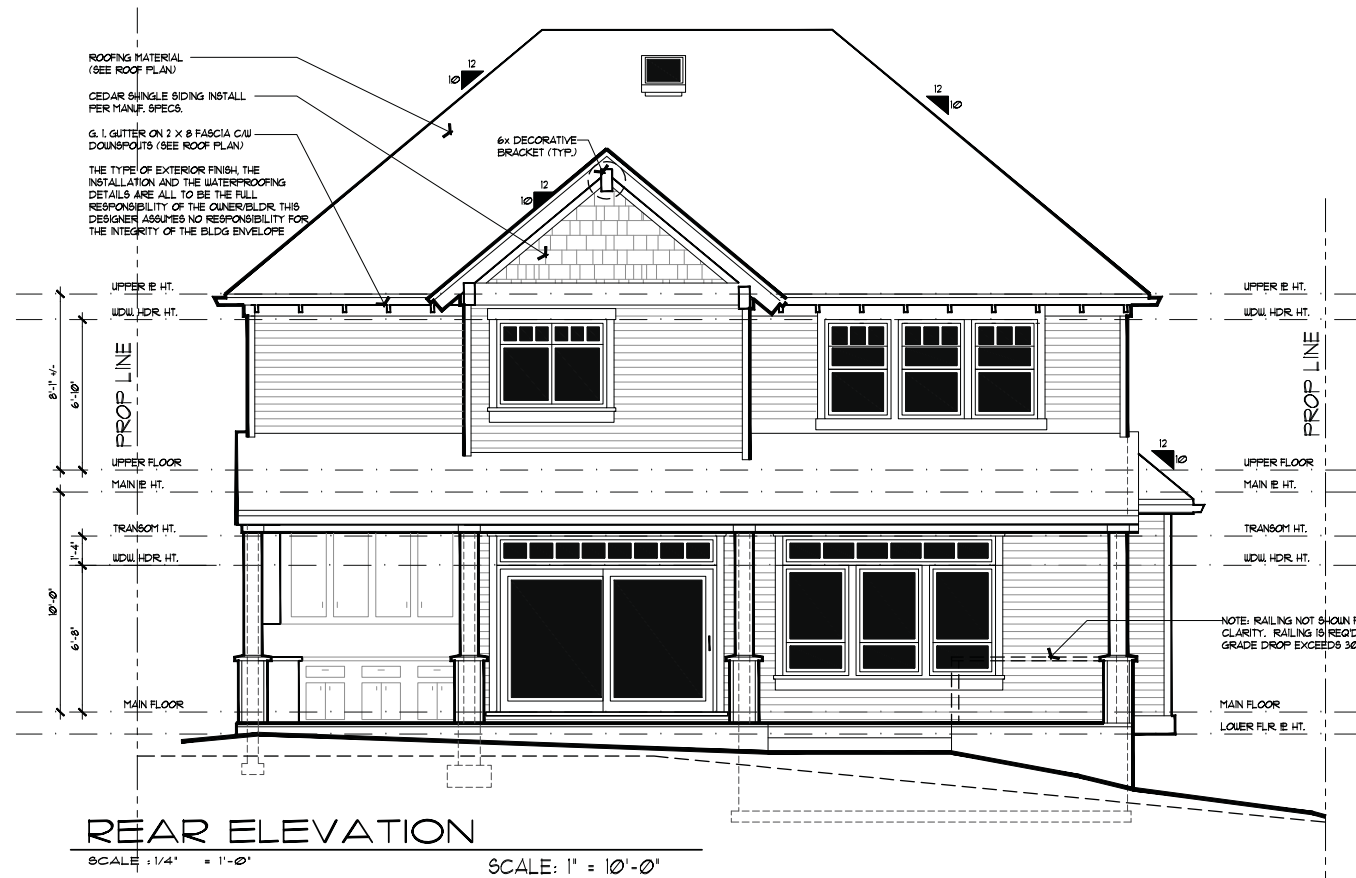
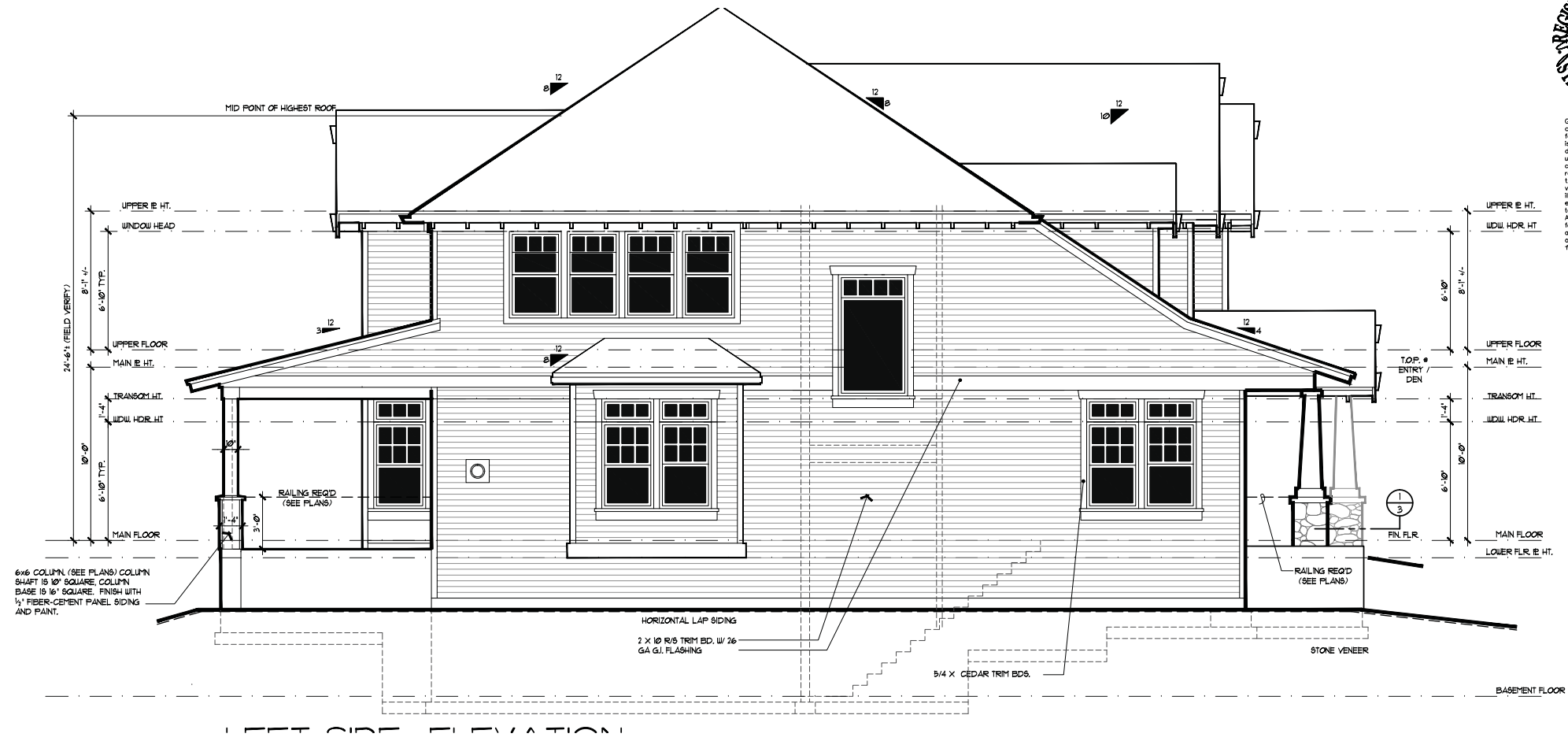
PROJ: Forni Residence, Milwaukie, OR  
OWNER: Tony & Jenifer Forni

DRN: BILD, MCM, GBC  
CHK: 01/22/19 GBC  
DATE: 01/23/19 GBC

MAIN FLOOR	1414 S.F.
UPPER FLOOR	697 S.F.
TOTAL (FINISHED)	3111 S.F.
LOWER FLR (UNFIN)	601 S.F.
GROSS TOTAL	3712 S.F.
GARAGE	522 S.F.

18011

2



REAR ELEVATION

SCALE: 1/4" = 1'-0"      SCALE: 1" = 10'-0"



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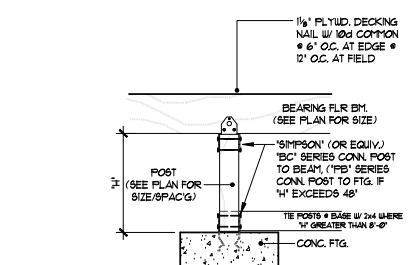
FORMNML-P.DWG  
PROJ: Forni Residence, Milwaukie, OR  
OWNER: Tony & Jenifer Forni

DRN: BLD, MCM, GBC  
CHK: 01/22/19 GBC  
DATE: 01/23/19 GBC

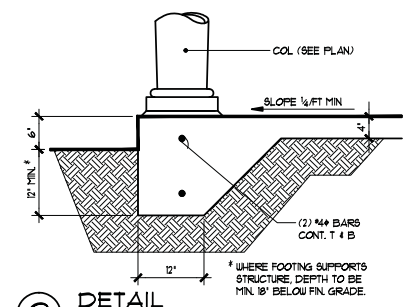
MARK FLOOR	1474	S.F.	601	S.F.	522	S.F.
TOTAL (FINISHED)	3711	S.F.	601	S.F.	3712	S.F.
LOWER FLR. UNFINI						
GROSS TOTAL:			3712	S.F.		
GARAGE					522	S.F.

18011  
3

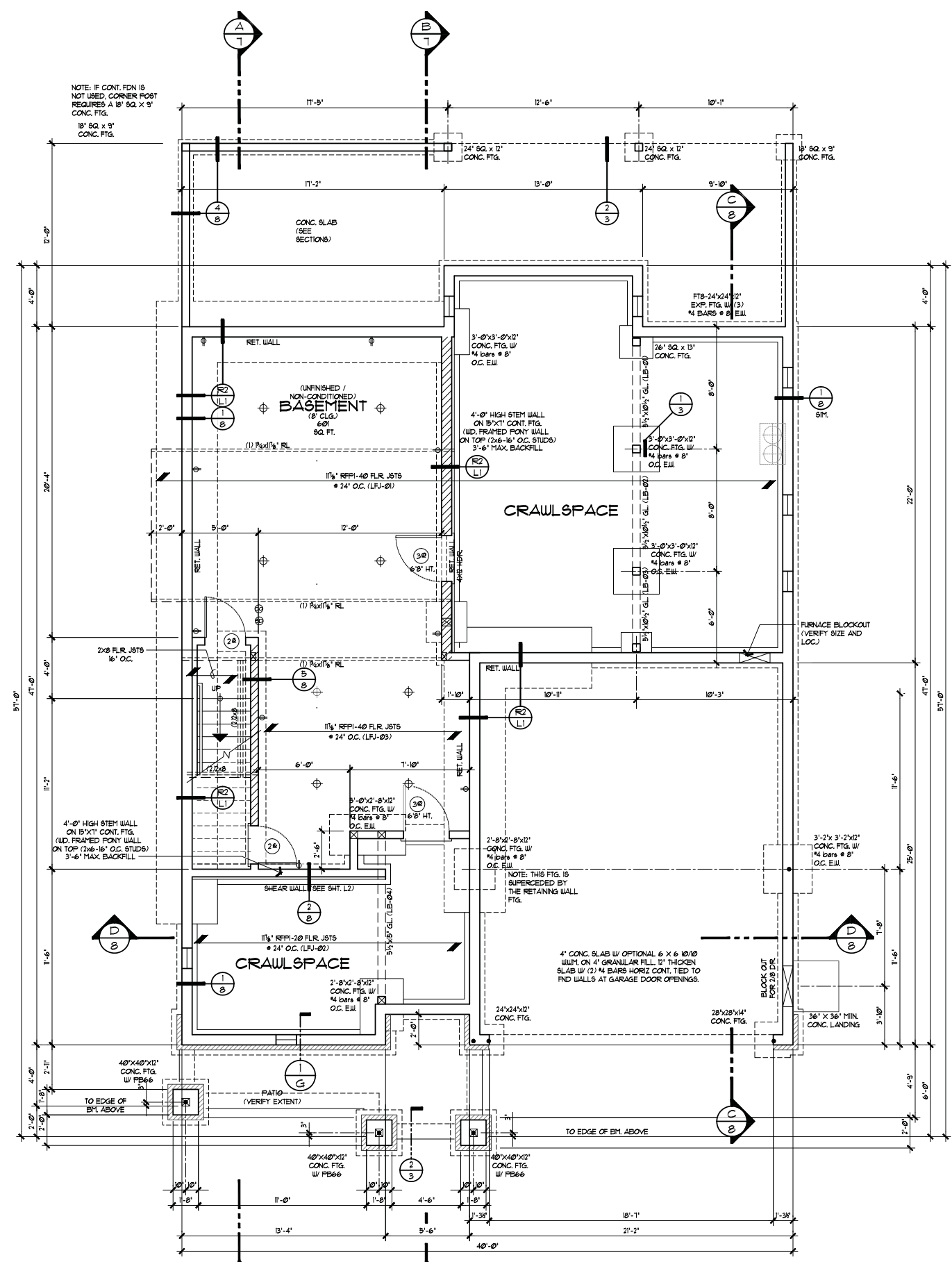
Gregg B. Creighton, Architect  
carefully prepares drawings for his customers. However, it is often necessary to adapt the drawings to meet specific or unforeseen site conditions or local codes and ordinances. It is the responsibility of the contractor to inspect the drawings and verify all dimensions and details illustrated in the plans for errors and omissions prior to construction. Gregg B. Creighton, Architect will not be responsible for any damages relating to the accuracy of the plans in excess of the architectural fees paid for their use.



1 POST & BM. CONN.  
3/4" x 1'-0"



2 DETAIL  
SCALE: 3/4" = 1'-0"



FOUNDN PLAN  
SCALE: 5/16" = 1'-0" Page 34

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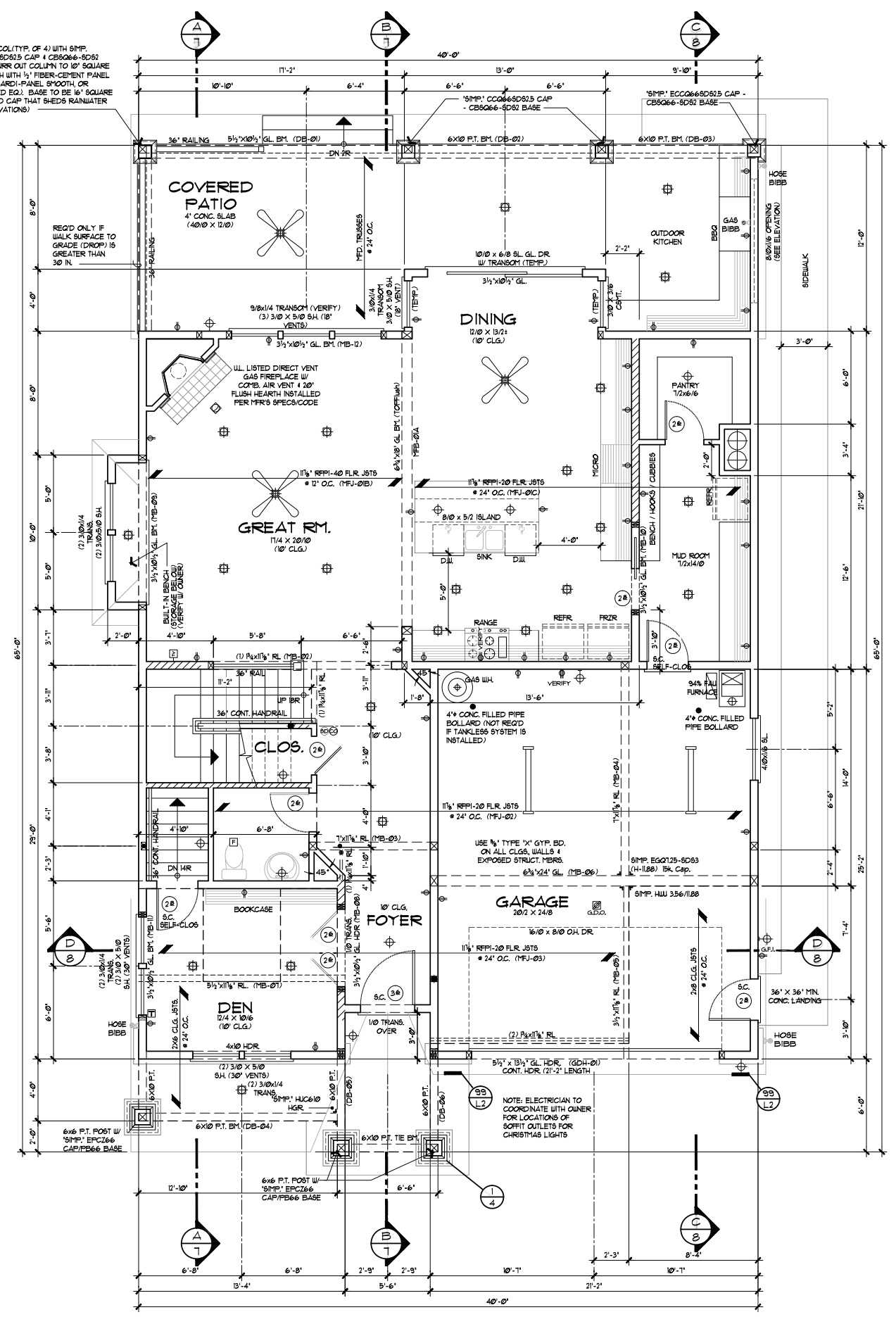
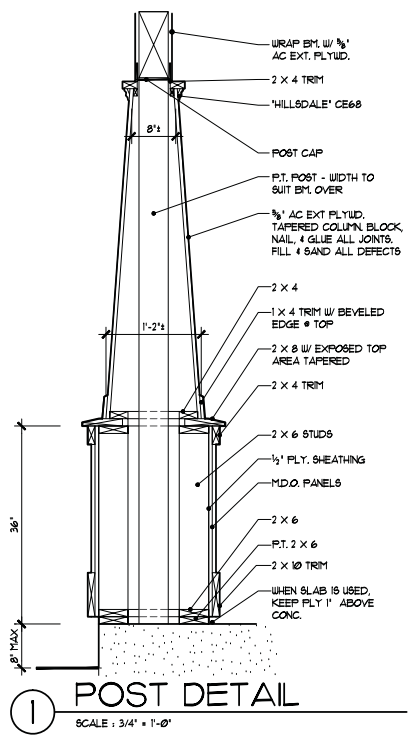
DRN: BLD, MCM, GBC  
 CHK: 01/22/19 GBC  
 DATE: 01/23/19 GBC

MARK FLOOR	5 SF
TOTAL (FINISHED)	371 SF
LOWER FLR. UNFIN	601 SF
GROSS TOTAL:	372 SF
GARAGE	522 SF

6x6 PT. COL. (TYP. OF 4) WITH SMP  
 ECC066-SD023 CAP & CBS066-SD02  
 BASE. FURR OUT COLUMN TO 10" SQUARE  
 AND FINISH WITH 1/2" FIBER-CEMENT PANEL  
 60x60 (HARD) PANEL, SMOOTH OR  
 APPROVED EQ.). BASE TO BE 16" SQUARE  
 WITH WOOD CAP THAT SHEDS RAINWATER  
 (SEE ELEVATIONS)

**C.O. DET. LOCATION**  
 CARBON MONOXIDE ALARMS SHALL BE  
 LOCATED IN EA. BEDROOM OR WITHIN 5  
 FEET OUTSIDE OF EA. BEDROOM DOOR  
 AT EVERY FLOOR LEVEL W/ BEDROOMS  
 (SEE SHEET 'G' FOR ADD'L. INFO)

- LEGEND**
- ⊕ RECESSED LIGHT
  - ⊕ RECESSED DIRECTIONAL LIGHT FIXTURE
  - ⊕ WALL-MOUNT LIGHT
  - ⊕ SURFACE-MOUNT LIGHT
  - ⊕ FLOOD LIGHT
  - ⊕ SURFACE MOUNTED FLUORESCENT
  - ⊕ RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
  - ⊕ CEILING FAN
  - ⊕ DUPLEX OUTLET
  - ⊕ CEILING MOUNTED DUPLEX OUTLET
  - ⊕ 220V OUTLET
  - ⊕ FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
  - ⊕ DATA OUTLET
  - ⊕ TELEVISION OUTLET
  - ⊕ SPEAKER LOCATION
  - ⊕ SMOKE / CO DETECTOR (SEE GENERAL NOTES FOR OTHER SPECS)
  - ⊕ BEARING POINT LOCATION (PROVIDE SOLID BEARING - MIN. OF MEMBER WIDTH UNL.)
  - ⊕ POINT LOAD FROM ABOVE
  - ⊕ 4 x 4 POST FROM ROOF HIP, VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 45' FROM VERT.)
  - ⊕ BEARING WALL SUPPORTING STRUCTURE ABOVE
  - ⊕ 4 x 10 HDR. BEARING WALL INT. DOOR & OPENINGS W/ MIN (2) 2 x 4 SUPPORT EA END (UNO.)
  - ⊕ DROPPED STRUCT. MEMBER BEARING WALL





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FORNIML-P.DWG

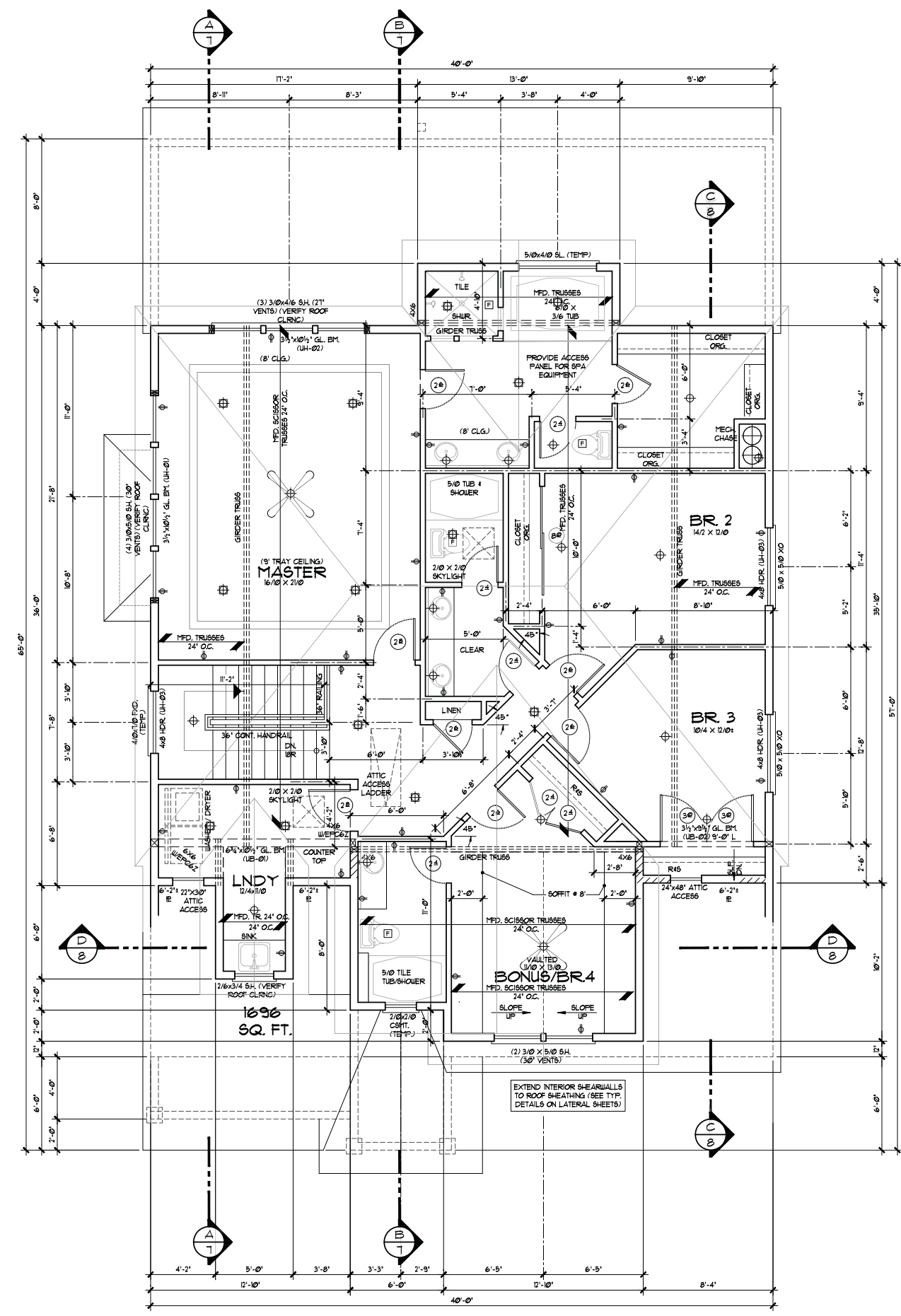
PROJ: Forni Residence, Milwaukie, OR  
OWNER: Tony & Jenifer Forni

DRN: BLD, MCM, GBC  
CHK: 01/22/19 GBC  
DATE: 01/23/19 GBC

1474	S.F.
3711	S.F.
601	S.F.
3712	S.F.
522	S.F.
GARAGE	

18011

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UPPER FLOOR PLAN

REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS PRIOR TO CONSTRUCTION





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OWNER: Tony & Jenifer Forni

DRN: BLD, MCM, GBC  
CHK: 01/22/19 GBC  
DATE: 01/23/19 GBC

1474 SF	56 SF
1474 SF	56 SF
3711 SF	3711 SF
601 SF	601 SF
3712 SF	3712 SF
	522 SF

MARK FLOOR TOTAL (FINISHED)  
LOWER FLR. UNFINI  
GROSS TOTAL  
GARAGE

18011  
6

**ROOF DESIGN NOTES**

THIS ROOF HAS BEEN DESIGNED TO SUPPORT CEDAR SHAKE ROOFING MATERIALS AND COMPOSITION ROOFING OF VARIOUS TYPES. THE TABLE BELOW DESCRIBES IN DETAIL THE ASSUMPTIONS MADE IN THE DESIGN OF THE ROOF STRUCTURE OF THIS BUILDING.

ROOF LIVE LOAD (SNOW) 25.0 PSF  
FRAMING MATERIALS: 2.0 PSF  
SHEATHING MATERIALS: 1.5 PSF  
MISC. MATERIALS: 1.5 PSF

ROOFING TYPE	DRY / WET
MED SHAKES	2.0 / 3.25 PSF
HVT SHAKES	3.0 / 4.0 PSF
SHINGLES	2.0 / 3.25 PSF
COMPOSITION	2.5 / 3.0 PSF

3.25 PSF AVE/WET  
33.25 PSF ACTUAL REQ'D  
6.75 PSF SAFETY FACTOR  
40.0 PSF TL

GYPSUM MATERIALS: ADD 2.0 PSF FOR VAULTED AREAS (COVERED IN SAFETY FACTOR)

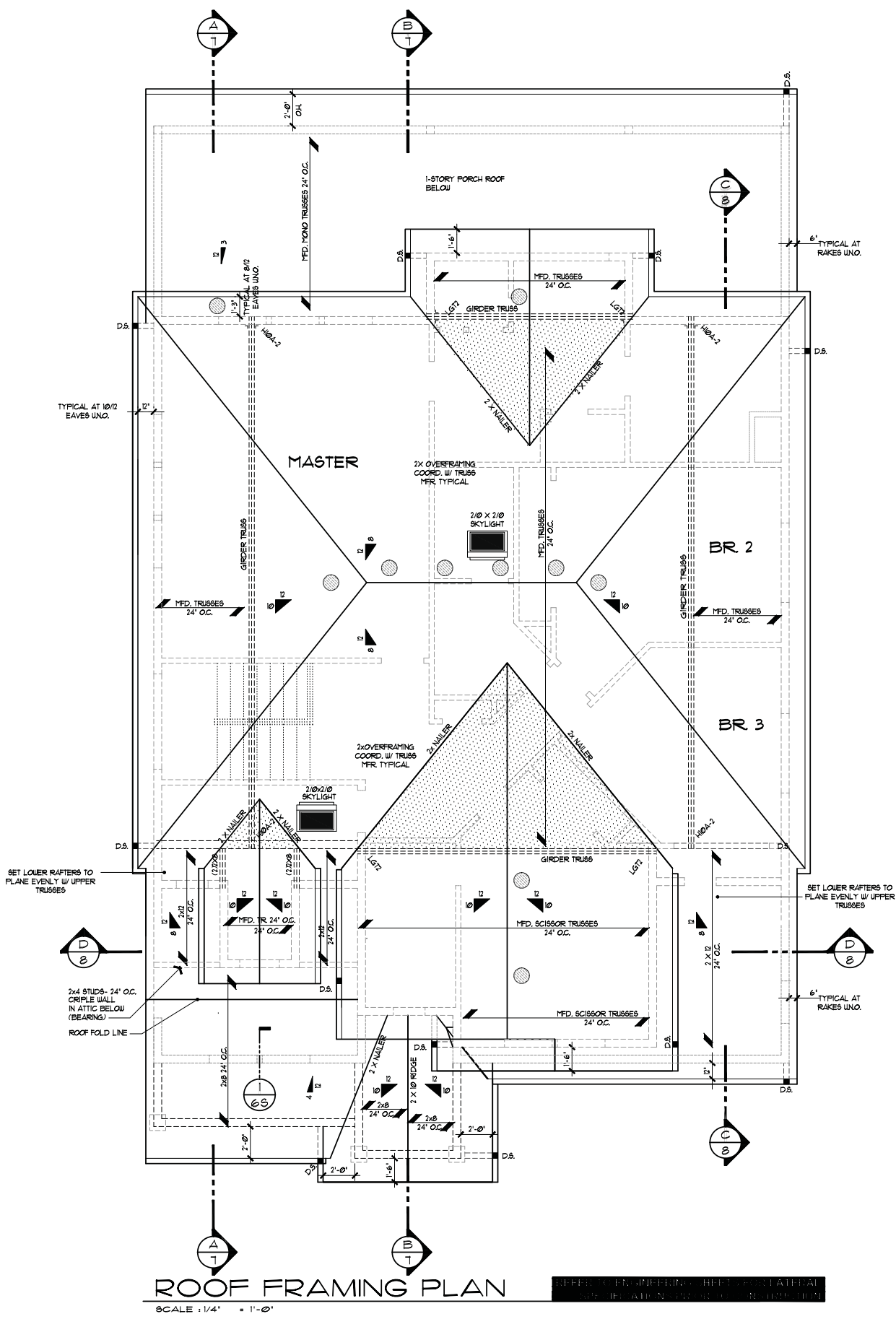
**LEGEND**

- 4 x 4 WOOD POST FROM RIDGE (HIP OR VALLEY) TO WALL BELOW (MIN. (2) 2 x 4 REQ'D AT WALL BEARING POINT) NOTE: SPLICES IN HIP & VALLEYS CAN ONLY OCCUR AT POST DOWN LOCATIONS
- 50 SQ. IN. ROOF VENTS (11) REQ'D
- 2x4 PURLIN WALL TO BM. OR WALL BELOW (FRAM'G AT 24' O.C.)
- SHADED AREA DENOTES ROOF FRAMED OVER RAFTERS BELOW
- DOWNSPOUTS
- CONT. RIDGE VENT YES/NO

**COMP. OR SHAKE ROOFING**

SIZE	SPACING	SPAN
2x6	12' O.C.	13'-5"
	16' O.C.	11'-11"
	24' O.C.	9'-8"
2x8	12' O.C.	11'-2"
	16' O.C.	15'-0"
	24' O.C.	12'-3"
2x10	12' O.C.	21'-2"
	16' O.C.	18'-5"
	24' O.C.	15'-0"
2x12	12' O.C.	24'-8"
	16' O.C.	21'-4"
	24' O.C.	11'-5"

CHIP\_ROOF\_SS-NOTES 6/5/06



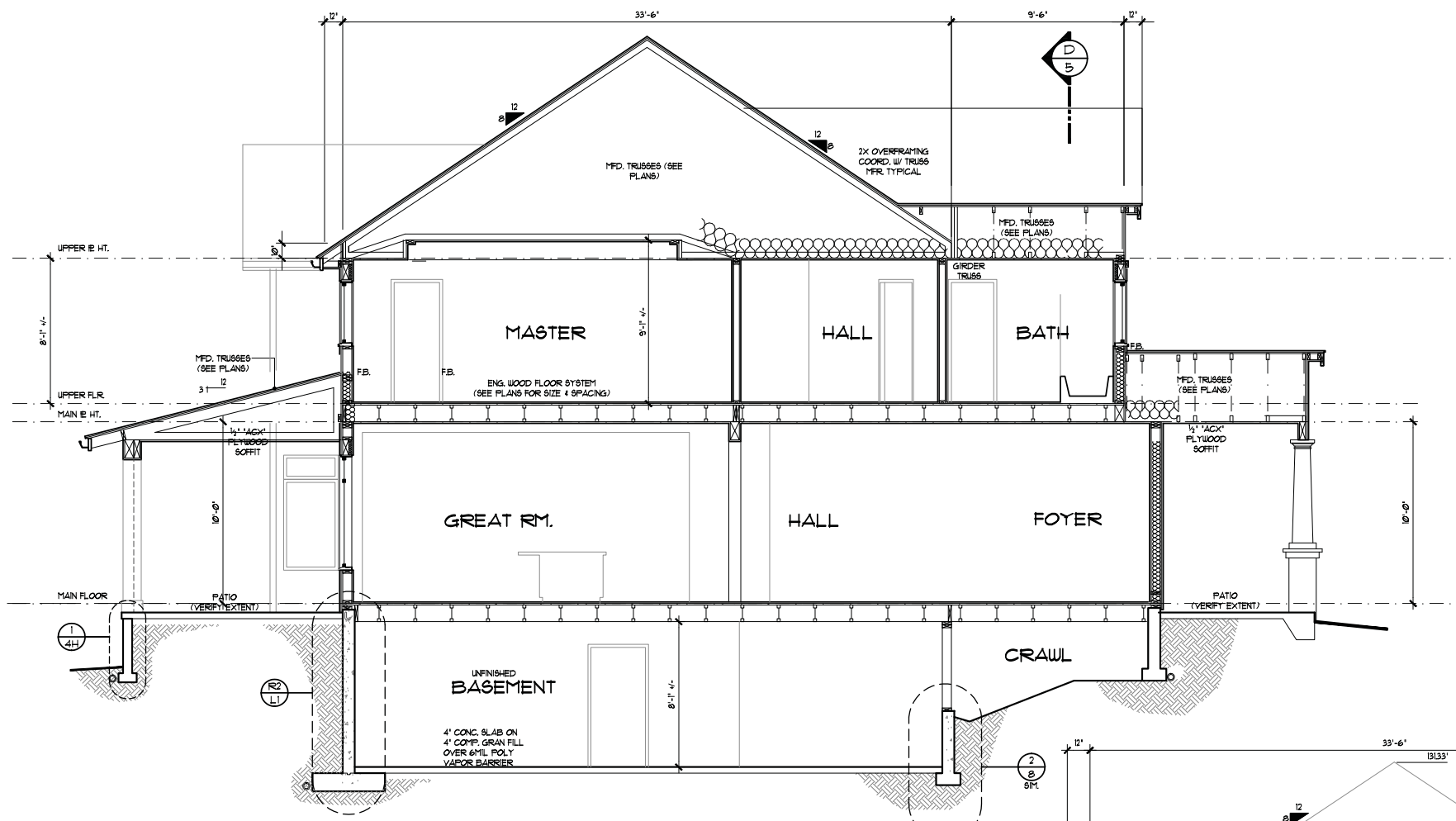
**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



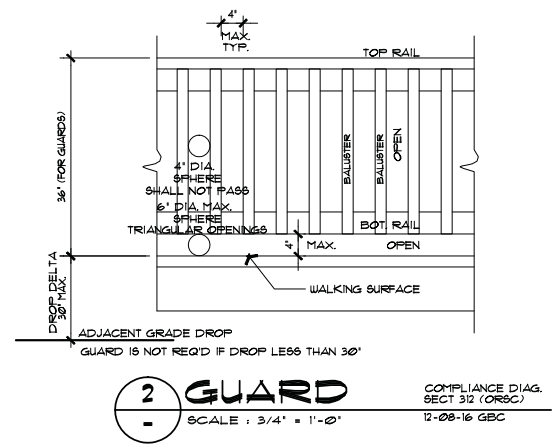
3850  
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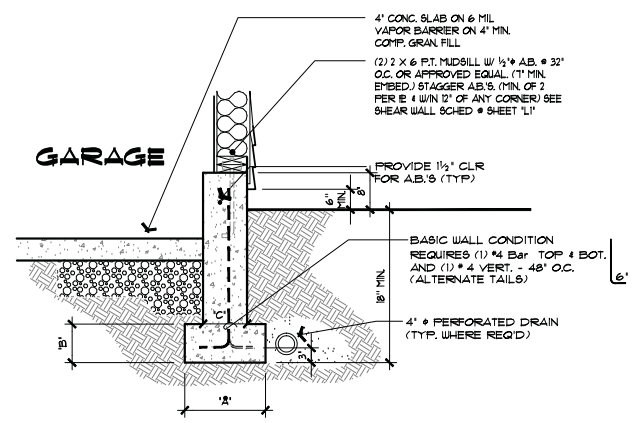
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252 "A" Ave. Suite 300  
Portland, OR 97234  
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Fax: (503) 655-1611



**B BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**2 GUARD**  
SCALE: 3/4" = 1'-0"  
COMPLIANCE DIAG. SECT 312 (OR&C) 12-08-16 GBC

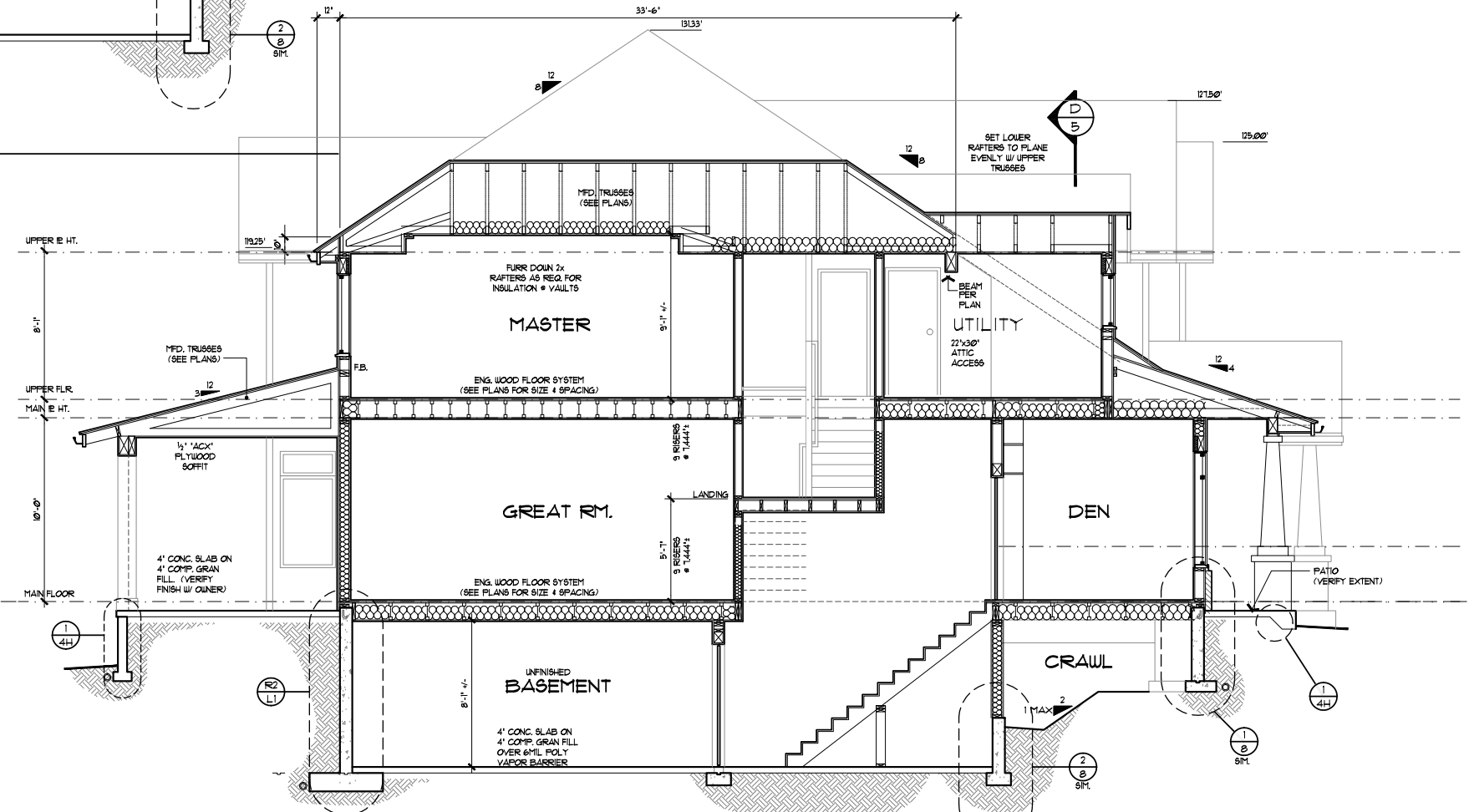


**1 FOOTING/SLAB SECT.**  
SCALE: 3/4" = 1'-0"  
NON-RATED WALL

MIN. FOUNDATION DIMS.

	1'	1'6"	1'	1'
1-STORY	12"	18"	12"	12"
2-STORY	15"	21"	15"	15"
3-STORY	18"	24"	18"	18"

\* SEE SHEET "L1, L2 & L3" FOR OTHER CONDITIONS THAT MAY APPLY.



**A BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

FORMNML-S.DWG

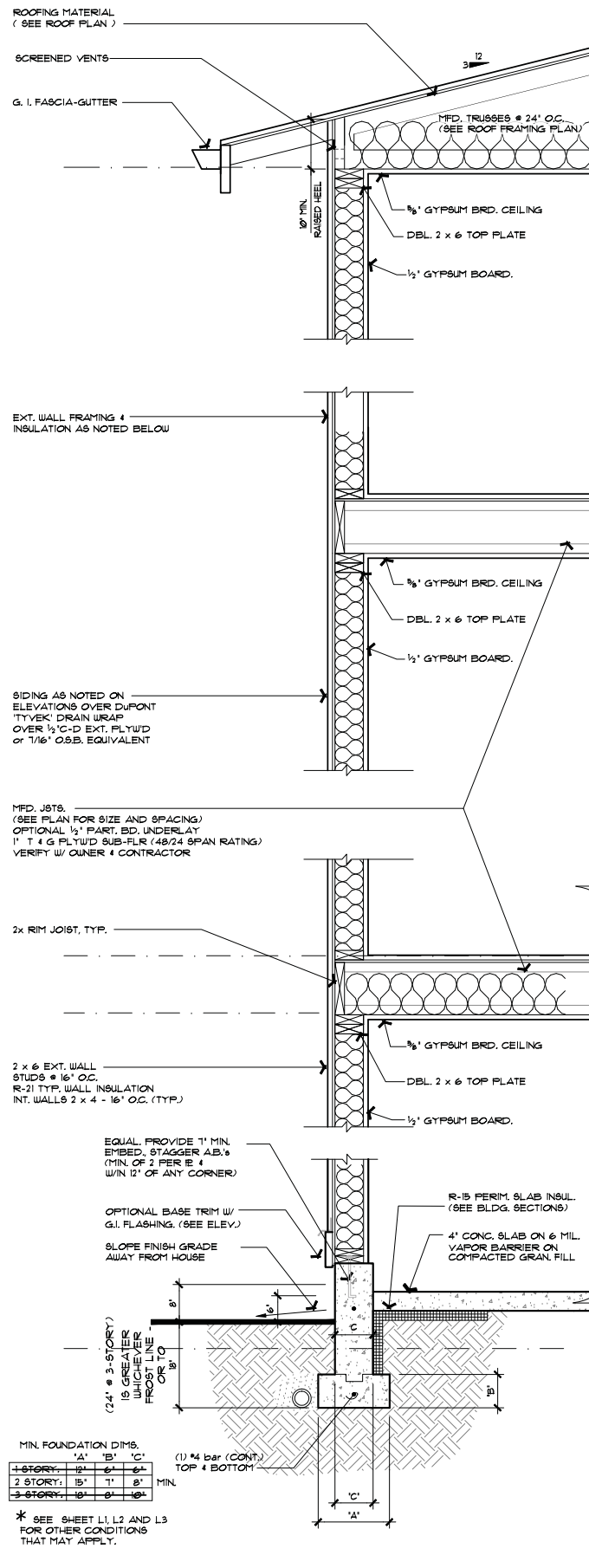
PROJ: Forni Residence, Milwaukie, OR  
OWNER: Tony & Jenifer Forni

DRN: BILLD, MCM, GBC  
CHK: 01/22/19 GBC  
DATE: 01/23/19 GBC

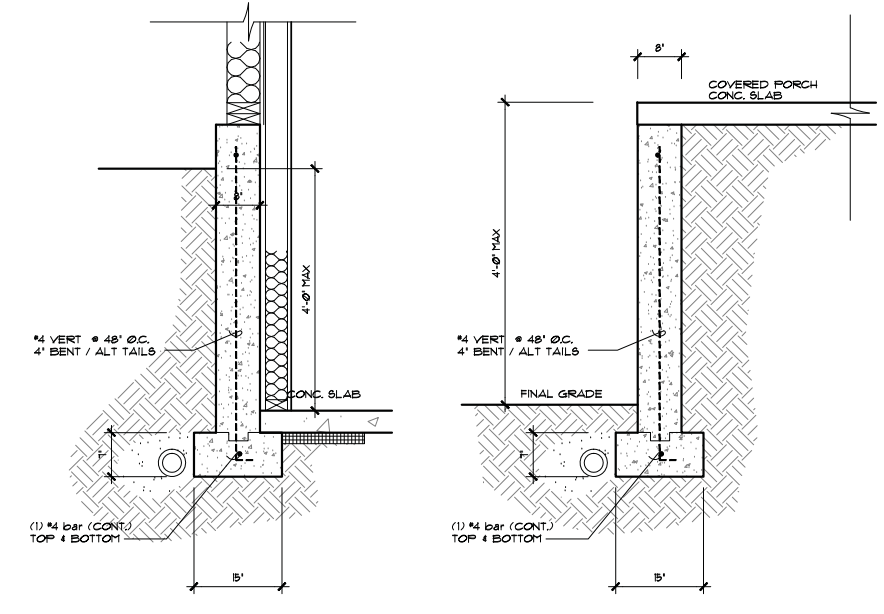
FLOOR	SF	SF	SF	SF
MAIN FLOOR	1414	1414	1414	1414
UPPER FLOOR	657	657	657	657
TOTAL (FINISHED)	2071	2071	2071	2071
LOWER FLR. (UNFIN)	601	601	601	601
GROSS TOTAL	3712	3712	3712	3712
GARAGE	522	522	522	522

18011

7

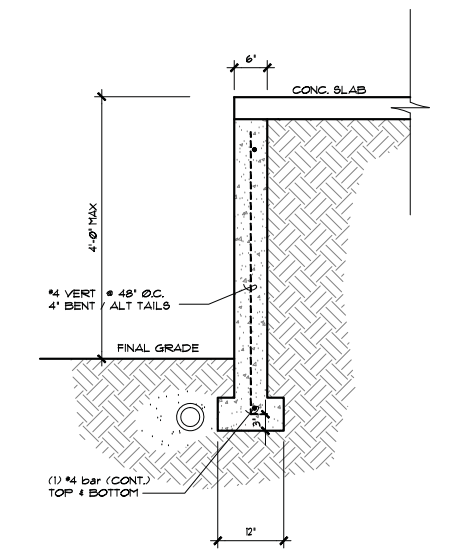


**1 TYPICAL WALL SECTION**  
SCALE: 3/4" = 1'-0"

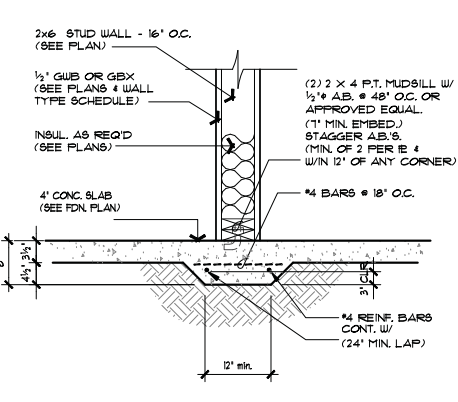


**2 FDN./BSMT.** SCALE: 3/4" = 1'-0"

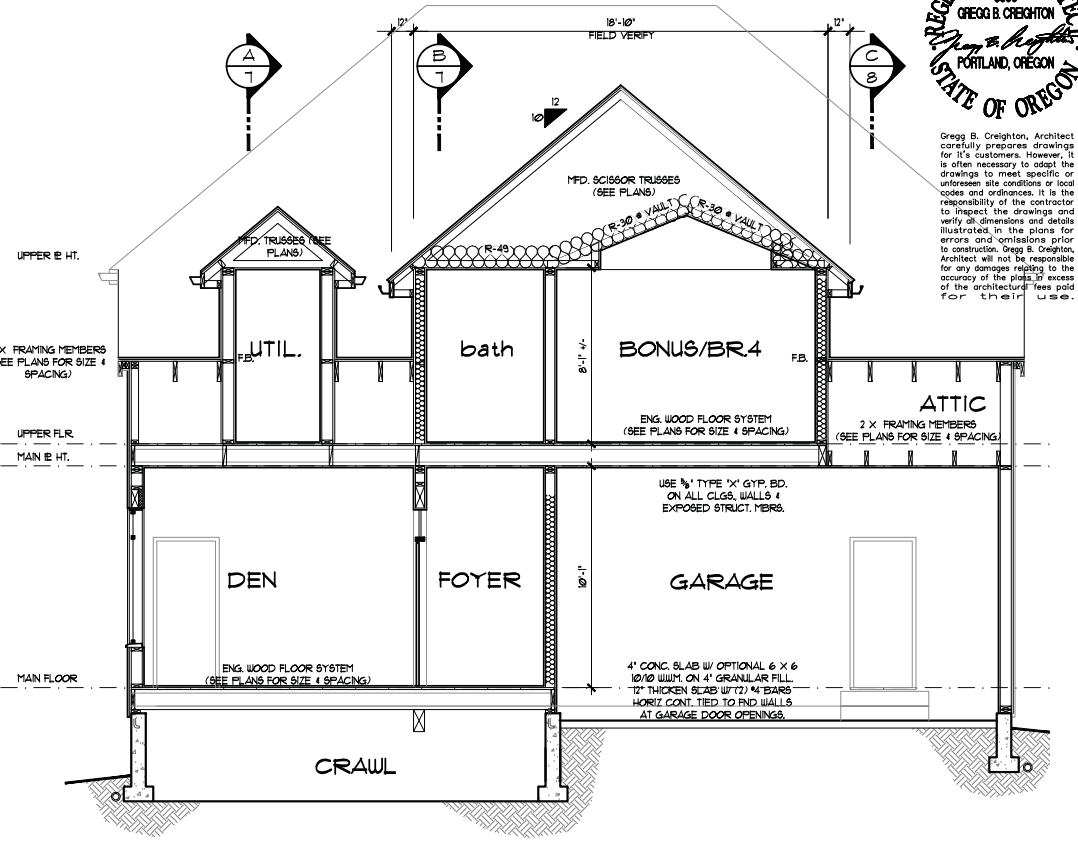
**3 FDN.** SCALE: 3/4" = 1'-0"



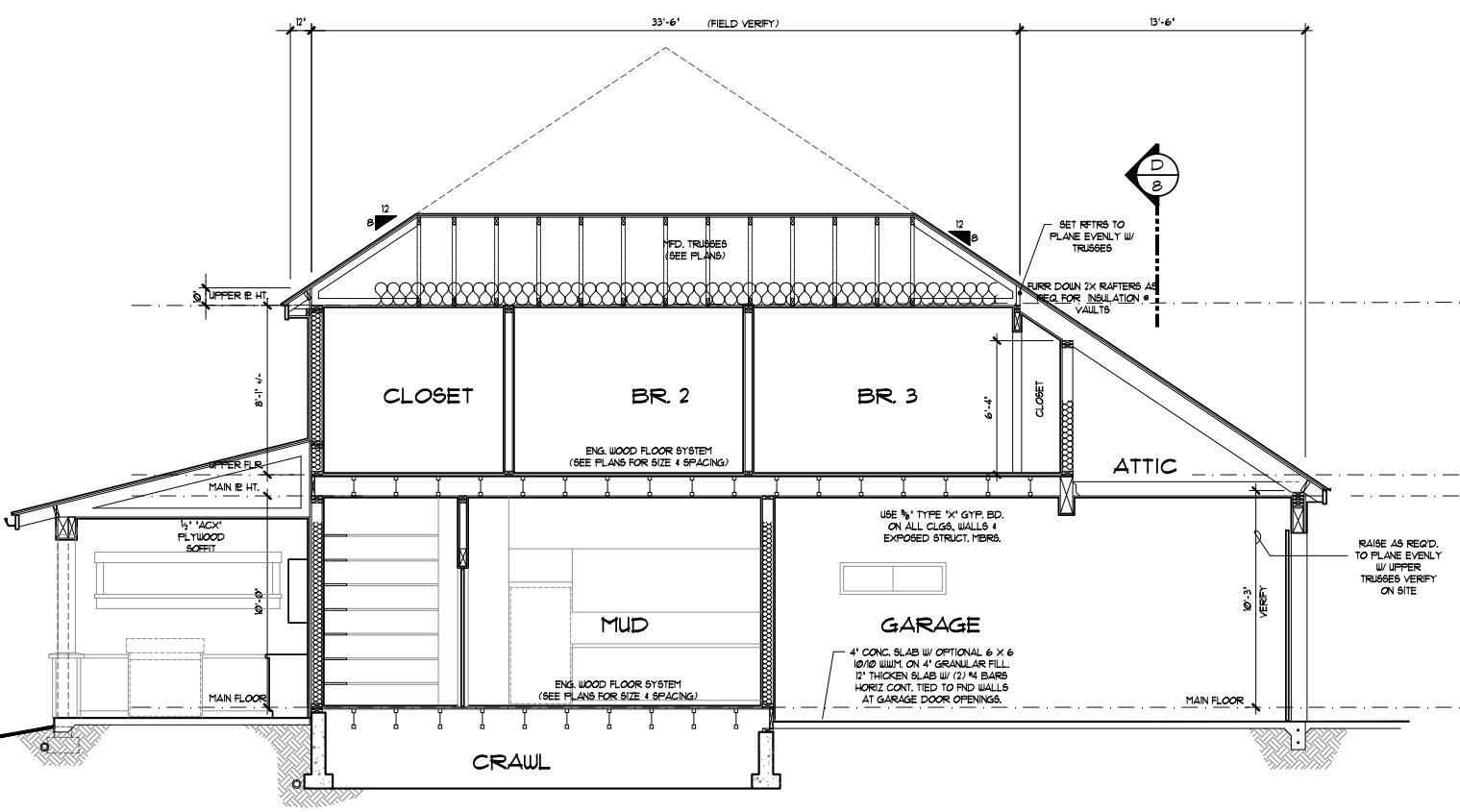
**4 FDN.** SCALE: 3/4" = 1'-0"



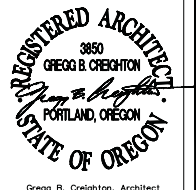
**5 THICKENED SLAB** SCALE: 3/4" = 1'-0" NEW DETAIL PER GBC 11/1/2018



**D BUILDING SECTION** SCALE: 1/4" = 1'-0"



**C BUILDING SECTION** SCALE: 1/4" = 1'-0"



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FORMNML-S.DWG

PROJ: Forni Residence, Milwaukie, OR  
OWNER: Tony & Jenifer Forni

DRN: BILLD, MCM, GBC  
CHK: 01/22/19 GBC  
DATE: 01/23/19 GBC

MAIN FLOOR	144	SF
UPPER FLOOR	167	SF
TOTAL (UPPER)	311	SF
LOWER FLR. (UNFIN)	601	SF
GROSS TOTAL	372	SF
GARAGE	522	SF

18011  
8

Tax Lot 200  
 11E35AB00200  
 SUBDIVISION: Lot Whitcomb  
 Parcel# 00018448  
 JHA: City of Milwaukie, 97222  
 Zoning: Unknown Contact City of Milwaukie

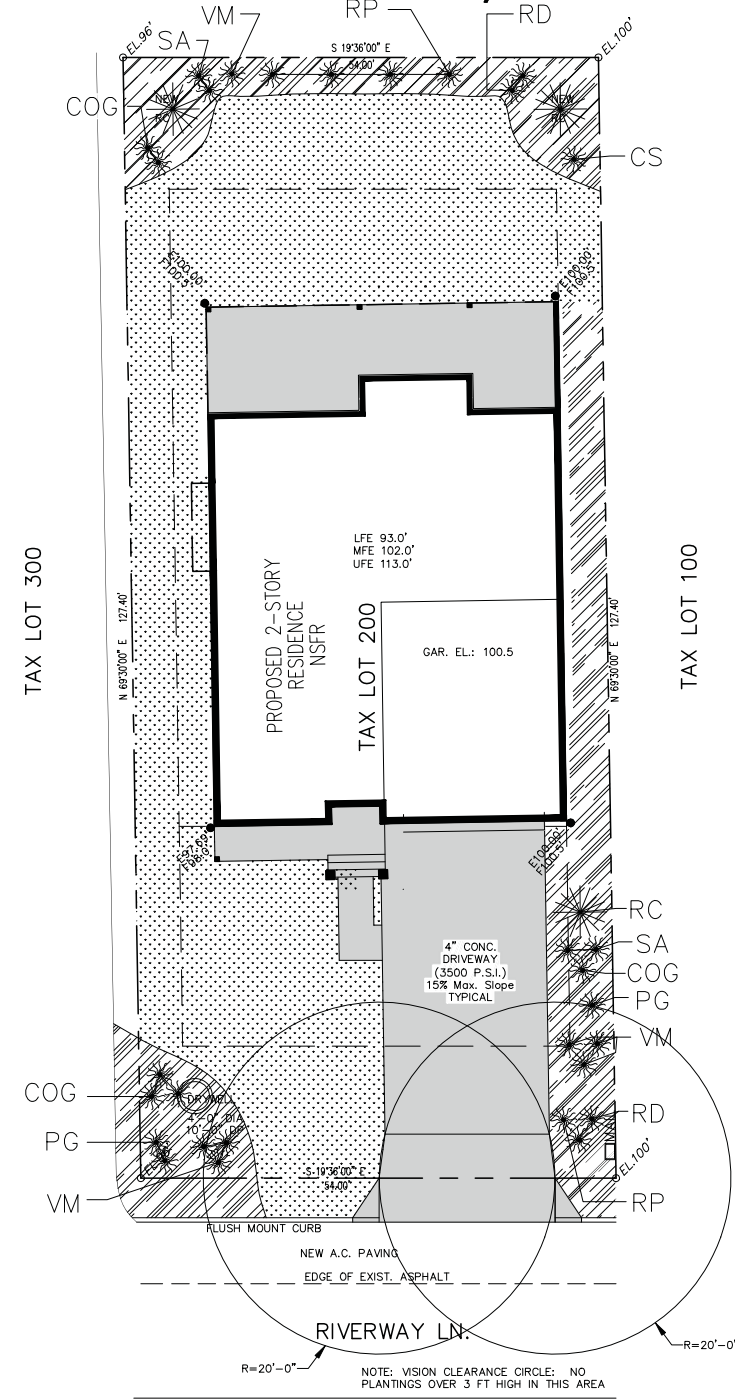
FOR:  
**Builder to be determined**  
 (503) 688-8298

**Tax Lot 200**  
 DATE: 1/25/19 BILLD / GBC

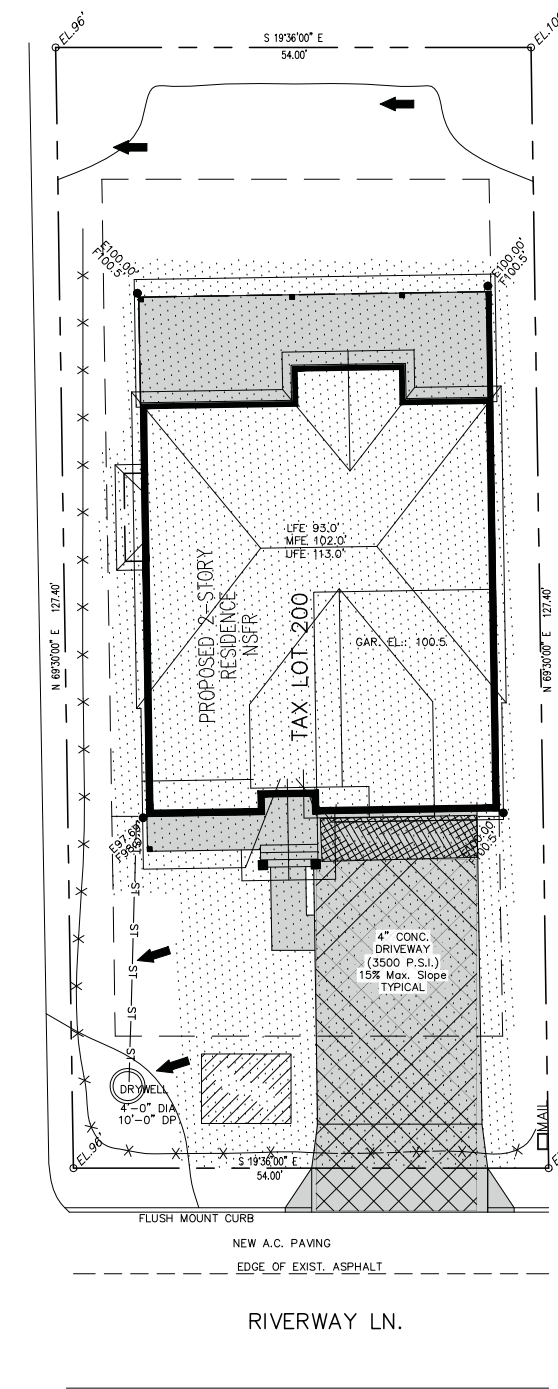
**Tax Lot 200**  
 LOT AREA: 6878.75 SQ. FT.  
 BUILDING COVER TOTAL: 2,470.33 SQ. FT. (35.9%)  
 MAX. BLDG. COVER = 3,096 SQ. FT. (45%)  
 BUILDING HEIGHT: 30' MAX  
 ROOF PITCH: XX:XX

IMPERVIOUS AREA  
 ROOF COVER 2,277.17 SQ. FT.  
 NON-POROUS CONC. DRIVEWAY 723.43 SQ. FT.  
 (DOES NOT INCLUDE DRIVEWAY AREA COVERED BY ROOF)  
 NON-POROUS CONC. WALKWAY 35.59 SQ. FT.  
 (DOES NOT INCLUDE WALKWAY AREA COVERED BY ROOF)  
 TOTAL 3,486.19 SQ. FT.

10577 SE Riverway Ln.



NOTE:  
 THERE ARE NO EXISTING TREES ON THIS SITE. THEREFORE, NO TREE MITIGATION PLAN IS REQUIRED.



- SITE PLAN GENERAL NOTES**
- PROVIDE A MINIMUM 8" DEEP GRAVEL BASE FOR ALL DRIVEWAY AREAS.
  - MAXIMUM DRIVEWAY SLOPE SHOULD BE VERIFIED WITH THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
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  - PIPE ALL STORM DRAINAGE FROM THE BUILDING TO A DISPOSAL POINT APPROVED BY THE BUILDING DEPARTMENT.
  - PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING ON ALL SIDES.
  - THE BOUNDARY AND TOPOGRAPHY INFORMATION HAS BEEN PROVIDED TO GREGG B. CREIGHTON ARCHITECT, P.C. BY THE CONTRACTOR, OWNER OR ENGINEERING CONSULTANT, GREGG B. CREIGHTON ARCHITECT, P.C. WILL NOT BE HELD LIABLE FOR THE ACCURACY OF THIS INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS INCLUDING ANY FILL PLACED ON THE SITE. THE CONTRACTOR MUST INFORM THIS OFFICE OF ANY POTENTIAL FIELD MODIFICATIONS NOT SPECIFIED ON THE PLANS.
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- LEGEND**
- = EDGE OF PAVEMENT
  - - - = BOUNDARY OF EASEMENT
  - - - = SETBACK LINE
  - - - = PROPERTY LINE

- [Pattern] = EXIST. CONCRETE PAVING
- [Pattern] = POROUS ASPHALT DRIVE
- [Pattern] = CONCRETE SIDEWALK
- [Pattern] = GRAVEL
- [Pattern] = PERMEABLE PAVERS
- [Pattern] = TREE DRIPLINE (CANOPY)
- [Pattern] = ARBORIST REPORT REQ'D TO WORK WITHIN TREE CANOPY
- [Pattern] = NEW BARK DUST AREA

PLANTING TABLE

TAG	COMMON NAME	CAL.	HT.	QUANTITY
RC	WESTERN RED CEDAR	1"	6'	3
RD	RED OSIER DOGWOOD	1 GAL.	N/A	3
COG	CASCADE OREGON GRAPE	1 GAL.	N/A	6
PG	PIONEER GOOSEBERRY	1 GAL.	N/A	3
RP	INDIAN PLUM (RED PLUM)	1 GAL.	N/A	5
SA	SALAL	1 GAL.	N/A	4
CS	COMMON SNOWBERRY	1 GAL.	N/A	1
VM	VINE MAPLE	1 GAL.	N/A	
FS	FOOTHILL SEDGE	SEED		N/A
	TOTAL TREES			1
	TOTAL SHRUBS			29

LANDSCAPE

LEGEND

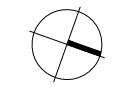
- [Pattern] = GROUNDCOVER: GRASS
- W.M. □ = WATER METER
- = SIGN
- [Symbol] = CATCH BASIN
- [Symbol] = FIRE HYDRANT
- WV = WATER VALVE
- ST = STORM MANHOLE
- S = SANI SEWER MANHOLE
- ST—ST—ST = STORM LINE
- GAS— = GAS LINE
- H<sub>2</sub>O—H<sub>2</sub>O = WATER LINE
- PWR—PWR = POWER POLE
- PWR—PWR = POWER LINE
- SS—SS—SS = SEWER

EROSION CONTROL LEGEND

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- [Symbol] SEDIMENT FENCE: INSTALL BEFORE TREE PROTECTION FENCING.
- [Symbol] SEDIMENT FENCE (REMOVABLE / REPLACEABLE)
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- [Symbol] WORK STAGING AREA / MATERIAL STOR.
- [Symbol] COVERED STOCK PILE AREA
- ← DIRECTION OF STORMWATER FLOW  
SEE STORMWATER PLAN

**Creighton Architecture**  
 252 "A" Ave. Suite 300  
 Lake Oswego, OR 97034  
 (503) 635-0797  
 Fax: (503) 635-1041  
 Job #: 18011

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1-25-19 2:31pm  
 FORNML\_Site.dwg  
 Plotted by GreggCreighton

Tax Lot 200  
11E35AB00200  
SUBDIVISION: Lot Whitcomb  
Parcel# 00018448  
JHA: City of Milwaukie  
97222  
Zoning: Unknown Contact City of Milwaukie

FOR:  
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**(503) 688-8298**

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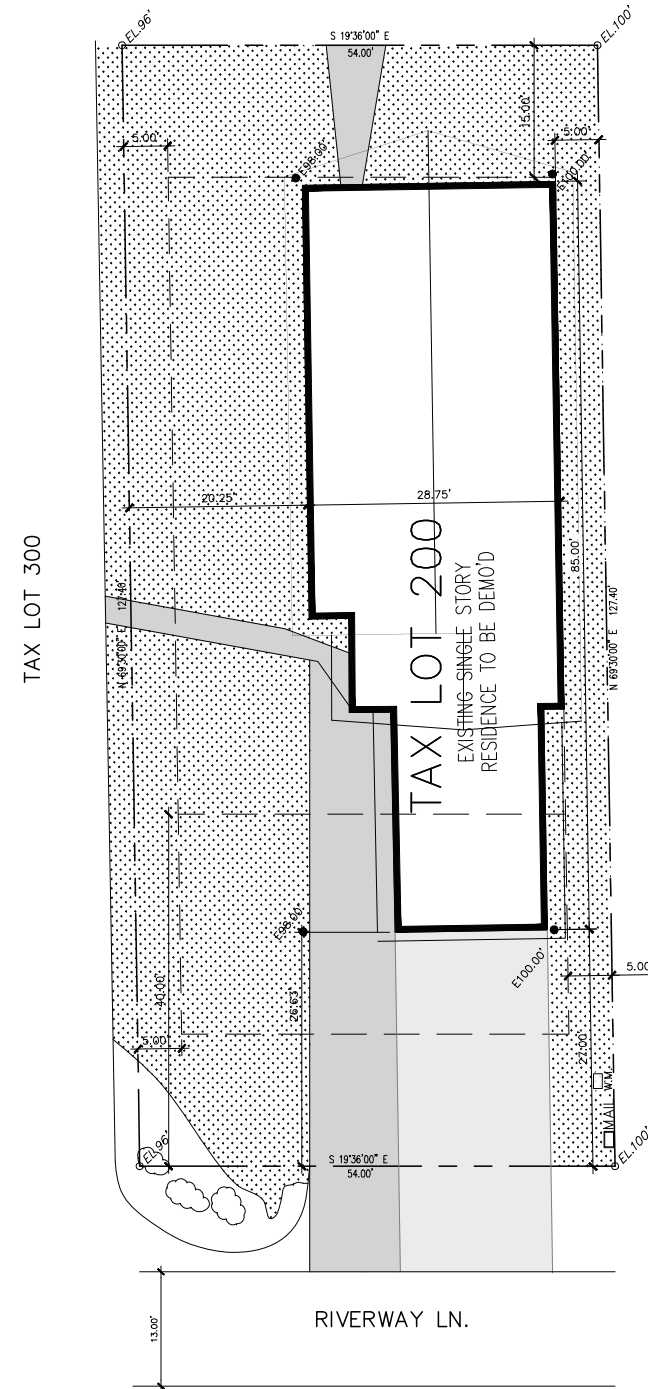
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**SU**

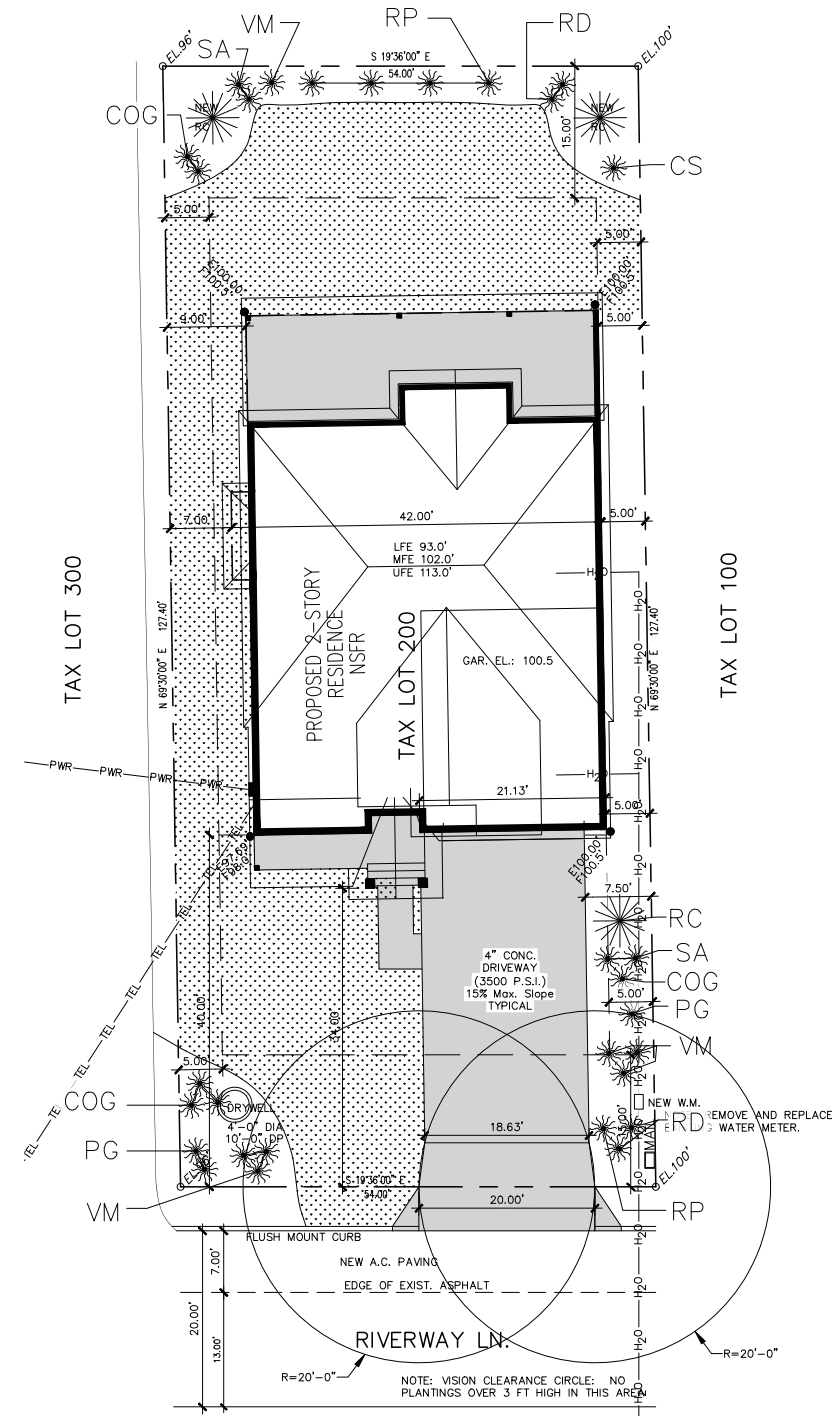
1-25-19 2:32pm  
FORNIML\_Site.dwg  
Plotted by GreggC@creighton  
GBC layer group: 1

site / utility plan



EXISTING

THERE ARE NO EXISTING TREES ON THIS SITE. THEREFORE, NO TREE MITIGATION PLAN IS REQUIRED.



PROPOSED

- #### LEGEND
- [Pattern] = GROUND COVER: GRASS
  - [Symbol] = WATER METER
  - [Symbol] = SIGN
  - [Symbol] = CATCH BASIN
  - [Symbol] = FIRE HYDRANT
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# CITY OF MILWAUKIE

**To:** Planning Commission  
**Through:** Dennis Egnor, Planning Director  
**From:** David Levitan, Senior Planner  
**Date:** April 2, 2019, for April 9, 2019 Worksession  
**Subject:** Update on Materials and Facilitation for April 18 Town Hall

---

## **ACTION REQUESTED**

No formal action is required. Staff will provide an update on the April 18 Town Hall, including the proposed break-out group exercise and feedback that was provided by the Comprehensive Plan Advisory Committee (CPAC) during their April 1 meeting.

## **BACKGROUND INFORMATION**

### **History of Prior Actions and Discussions**

- [August 14, 2018](#): Staff solicited Commission feedback on the proposed scope of the Comprehensive Plan's housing policy work, The City Council subsequently decided to separate the housing discussion into its own block of work.
- [December 18, 2018](#): The Commission held a joint meeting with the City Council and Design and Landmarks Committee (DLC) to debrief on the December 6 [Housing Forum](#).
- [March 26, 2019](#): Staff briefed the Commission on recent housing policy work, and gathered input on the potential structure of the [April 18 Housing Town Hall](#).

## **BACKGROUND**

On April 18, the City will be hosting a [Housing Town Hall](#) at the Portland Waldorf School to gather input from the community on their thoughts and priorities related to housing. This feedback will be recorded and reviewed by City staff and the CPAC, and help the CPAC as it develops new housing goals and policies for the Comprehensive Plan. As was done for Blocks 1 and 2, the Planning Commission will have opportunities to provide feedback on the draft goals and policies before they are considered by the City Council.

In the time since the Commission was last briefed on the Town Hall during their [March 26 work session](#), staff developed a proposed format and preliminary meeting materials for the Town Hall. The format is structured around three growth "scenarios" that provide different options for how the City can meet its housing needs over the next 20 years and beyond. Staff developed a series of

maps (Attachment 1) to illustrate each scenario, and a comment form booklet (Attachment 2) that asks attendees to evaluate each scenario for their advantages/disadvantages, who does/doesn't benefit, and how they weigh different trade-off considerations, such as more flexible design vs. preserving the existing visual character of neighborhoods.

Staff discussed these materials with the CPAC during their April 1 meeting, and the CPAC provided significant feedback (Attachment 3) on the meeting format/materials and what they needed from staff to help them facilitate the break-out group discussions. Some of the more common opinions voiced by the CPAC were to:

- a) use a term other than "scenario" to describe the three options;
- b) get rid of the rankings, which CPAC members felt suggested that attendees were being forced to choose a specific scenario, as opposed to be able to pick and choose from the three scenarios; and
- c) consolidate the three maps into one map, and take off (or simplify) the zoning layer so that attendees had more of a clean slate to work with.

During the week leading up to the Commission's April 9 meeting, staff will be working with its consultants to create an introductory presentation, refine the meeting materials, and develop a facilitator's guide for the break-out groups. Staff will provide updated materials to the Commission as they are developed over the next week, and would like to use the April 9 work session to receive final PC comments on the Town Hall program and materials. Staff is also requesting that several commissioners serve as Town Hall facilitators, and would like input on what information they need to help lead the break-out group discussions.

Questions for Commission related to April 18 Housing Town Hall

- 1. What are your thoughts on the meeting materials and the April 1 CPAC comments?
- 2. Who is available to serve as a facilitator at the Town Hall?
- 3. For those that are attending the Town Hall and can serve as facilitators, what type of information do you need to help you in leading the break-out sessions?

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

	PC Packet	Public Copies	E-Packet
1. Town Hall Draft Scenario Maps	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Town Hall Draft Comment Forms	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. April 1 Draft CPAC Summary Notes	<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 meeting.

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 <https://www.milwaukieoregon.gov/bc-pc/planning-commission-26>.

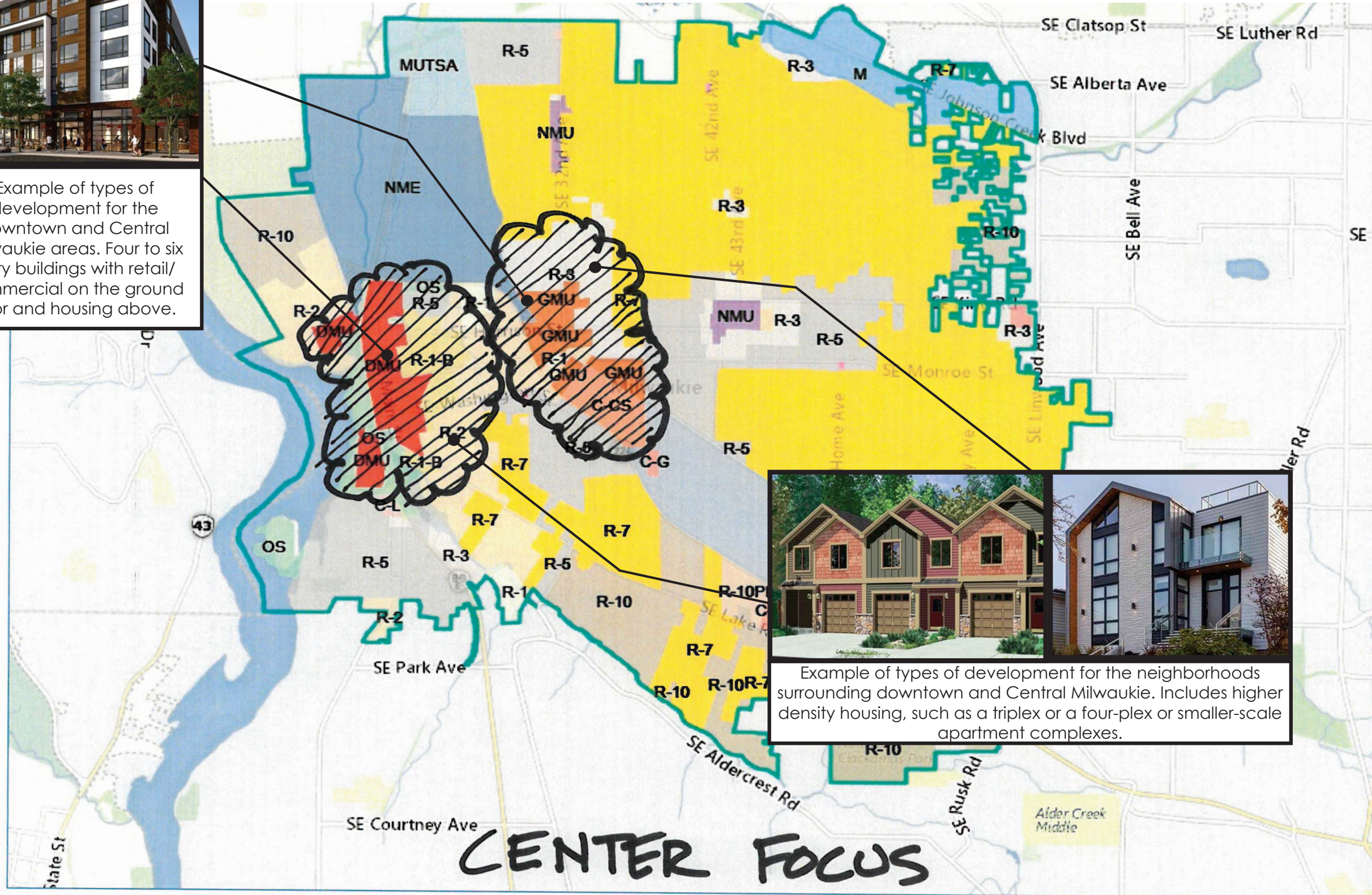
# SCENARIO 1: CENTER FOCUS

**DESCRIPTION:** New development is focused in the downtown and central Milwaukie.

**TYPE OF DEVELOPMENT:** More Mixed Use Buildings (retail/commercial on the bottom with housing above) and higher density housing types in the neighborhoods within these centers. Investment will need to be made in these areas of the city to accommodate growth and ensure affordability. The rest of the City will stay primarily single-family residential.



Example of types of development for the downtown and Central Milwaukie areas. Four to six story buildings with retail/commercial on the ground floor and housing above.



Example of types of development for the neighborhoods surrounding downtown and Central Milwaukie. Includes higher density housing, such as a triplex or a four-plex or smaller-scale apartment complexes.

Images from: WireChiefElectric and Houseplan.pro



# SCENARIO 2: HUB AND CORRIDOR FOCUS

**DESCRIPTION:** New development is focused in the major corridors and hubs of Milwaukie.

**TYPE OF DEVELOPMENT:** More Mixed Use Buildings (retail/commercial on the bottom with housing above) along those corridors and hubs. This scenario includes higher density housing types and middle housing. Investment will need to be made in these areas of the city to accommodate the growth and ensure affordability. The rest of the city will stay primarily single-family residential.



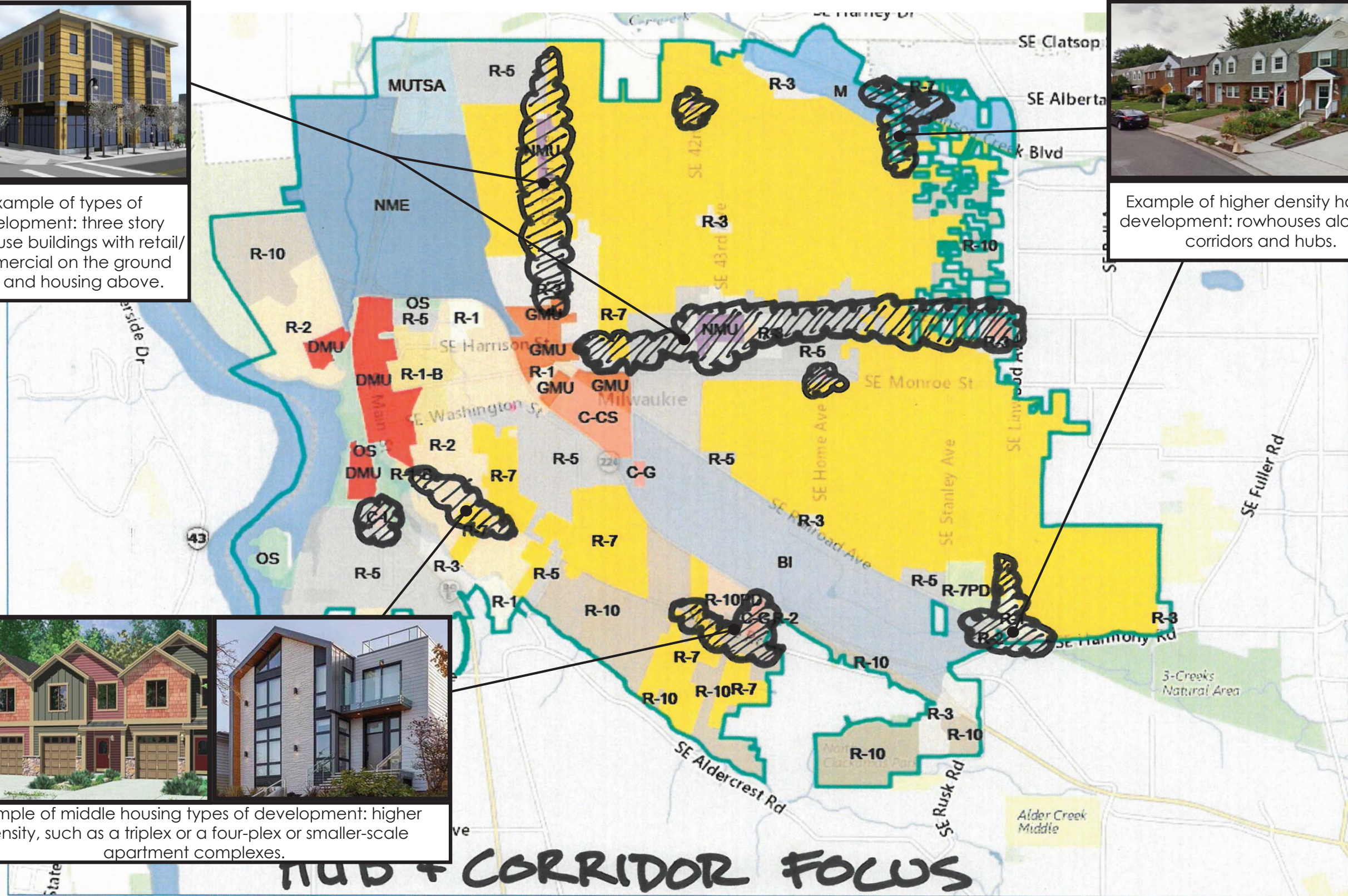
Example of types of development: three story mixed use buildings with retail/commercial on the ground floor and housing above.



Example of higher density housing development: rowhouses along the corridors and hubs.



Example of middle housing types of development: higher density, such as a triplex or a four-plex or smaller-scale apartment complexes.



**HUB & CORRIDOR FOCUS**

Images from: WireChiefElectric, Houseplan.pro, buffalorising.com, and Greater Greater Washington

# SCENARIO 3: SHARED APPROACH FOCUS

**DESCRIPTION:** Smaller scale middle housing is encouraged throughout the community and all residential districts.

**TYPE OF DEVELOPMENT:** Middle housing types (e.g. accessory dwelling unit (ADU), duplex, triplex, fourplex, townhouse, cottage cluster). Zoning will need to change to allow this type of development. Middle housing is intended to accommodate growth and ensure affordability.



Example of types of development: cottage cluster. Typically small, single-family dwelling units clustered around common areas.



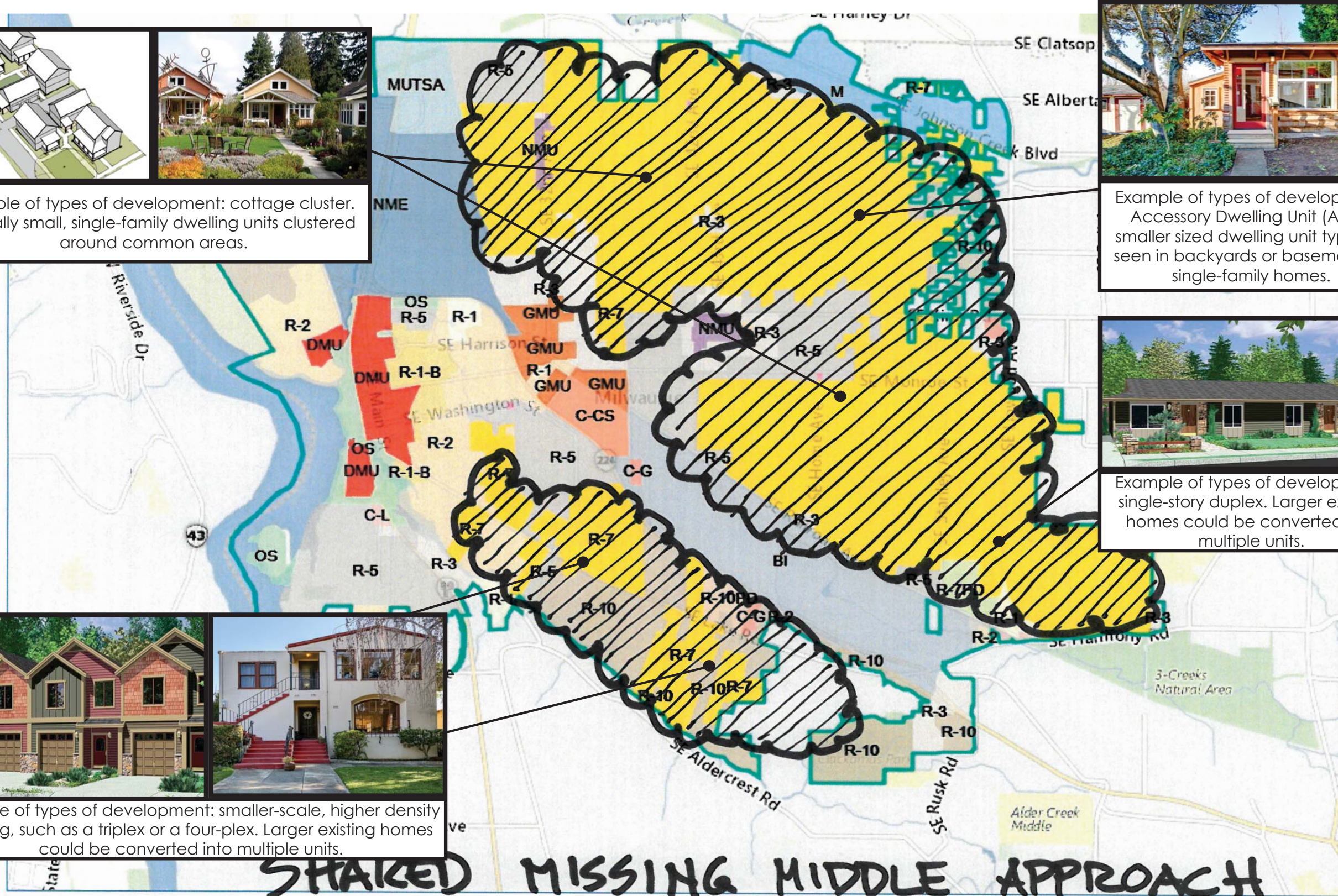
Example of types of development: Accessory Dwelling Unit (ADU), smaller sized dwelling unit typically seen in backyards or basements of single-family homes.



Example of types of development: single-story duplex. Larger existing homes could be converted into multiple units.



Example of types of development: smaller-scale, higher density housing, such as a triplex or a four-plex. Larger existing homes could be converted into multiple units.



**SHARED MISSING MIDDLE APPROACH**

Images from: WireChiefElectric, Houseplan.pro, and jamesedition.com



# OUR PLAN

FROM VISION TO ACTION



CITY OF MILWAUKIE

## CITY OF MILWAUKIE | COMPREHENSIVE PLAN UPDATE

### HOUSING TOWN HALL COMMENT FORM

#### SHARE YOUR THOUGHTS: Scenario 1 - Center Focus

**ADVANTAGES:**

**DISADVANTAGES:**

**WHO BENEFITS?**

**WHO DOESN'T BENEFIT?**

To implement this scenario, there may have to be trade-offs. For each number, please respond and **circle which trade-off you prefer more:**

1 Provide parking for housing units

Provide more housing at an affordable price

2 Increase opportunities for more inclusive, flexible, and efficient housing design

Preserve the visual character of existing neighborhoods

3 Promote sustainable building and design features

Increase the number of housing units at lower costs



## SHARE YOUR THOUGHTS: Scenario 2 - Hub and Cooridor Focus

**ADVANTAGES:**

**DISADVANTAGES:**

**WHO BENEFITS?**

**WHO DOESN'T BENEFIT?**

To get to this scenario, there may have to be trade-offs. For each number, please respond and **circle which trade-off you prefer more:**

1 Protect and preserve tree canopy

Allow a wider range of housing types (some types require using more of the lot than a single-family home)

2 Increase affordability through innovative building materials (modular housing)

Preserve the visual character of existing neighborhoods

3 Focus more housing on areas closer to transit service

Focus more housing on areas closer to shopping and services



## SHARE YOUR THOUGHTS: Scenario 3 - Shared Approach Focus

**ADVANTAGES:**

**DISADVANTAGES:**

**WHO BENEFITS?**

**WHO DOESN'T BENEFIT?**

To get to this scenario, there may have to be trade-offs. For each number, please respond and **circle which trade-off you prefer more:**

1	Provide "private open space" e.g. larger yards	Expanding the types of housing allowed in more traditional single-family neighborhoods
2	Reduce the cost to purchase housing	Promote sustainable building and design features
3	Preserve the visual character of existing neighborhoods	Promote opportunities for people with a broader range of needs, incomes, and backgrounds by providing a wider range of housing types

## SHARE YOUR THOUGHTS: Rank the Scenarios

Rank the scenarios from 1-3 based on preference, **1 being most preferred**

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

What aspects of each scenario do you like?

What would you combine from each scenario to create a new one?

Additional Comments?

### ABOUT YOU

What neighborhood do you live in? \_\_\_\_\_

In what year were you born? \_\_\_\_\_

What is your ethnicity? \_\_\_\_\_

How did you hear about this town hall? \_\_\_\_\_

(Optional)

Name: \_\_\_\_\_

Email: \_\_\_\_\_



## DRAFT MEETING SUMMARY BY TOPICS

*Highlighted text means idea came up multiple times and seemed to have strong support*

### Trade-Off Questions

- Struggle with having the trade-offs being pitted against affordability and sustainability
  - Use a sliding scale instead
  - List out as percentages
- List 6 phrases and have participants rank what's more important to them versus having to choose between two
- Wording is too hard to explain to participants, what is "preserving visual character"?
- Make this a value ranking instead
- Use specific livability priorities – community gathering spaces, ability to meet your neighbors, multimodal opportunities
- Trade-offs: two parts should be used for each: lens and implementation, consistently
- Have people pick and choose what they want to see, choose different levels of sustainability or equity
- Trade-offs should describe how density is needed for services
- Need to make sure we make it so people have to struggle with their choices. Too easy to just have them angry at everything or think they can get everything.
- Map exercise and trade-offs are two different things and should be separated

### Additional Questions

- Ask people to list their fears and why
  - Do **not** do this at the beginning of town hall, need to set the stage in the first 15 mins
- Not sure people will understand we're talking about equity when asking who benefits and who doesn't.

### Scenarios

- Rename "scenarios" to "areas of opportunities" or "options"
- Consider not ranking them so they aren't pitted against one-another
  - Ask them how they feel about each scenario and level of support versus ranking them
  - Rank concepts (tools/incentives/types of housing) versus the scenarios
- Should we tell people a range of how much new housing we should expect? Feel like people will ask us that question.

### Scenario Maps

- Use a single map, not with zoning. Instead consider using the Comp Plan map
  - Large single map on a big easel at each table with additional smaller maps at the table to view
  - The different scenarios/options, tree canopy, and demographic data could be on transparent paper that can be layered on as they are discussed at each table

- Have a status quo map, showing what is already allowed
- Like having 3 maps
- In map explanations, change “will” to “would”
- Only show the current comp plan map, give participants a list of different uses (mixed use, SFR, etc) and ask them to provide a percentage of each use they’d like to see
- Map(s) not needed. Think we should be telling them the need, explain the vision and demographic info, and have them tell us what types of housing they like or don’t like.

### **Presentation**

- Show multiple different types of missing middle housing
- What’s the need statement - tie back to the vision and show the need for more affordable housing. People said they care about this, and people are being priced out.
- Consider including the goals from the housing strategy: develop new units, prevent displacement, connect people to resources
- Describe how additional density is needed for services in terms of the livability lens
- Call out the 4 lenses in the presentation and how they are grounded in factual info
- Info we can point to about how density affects affordability and equity
- Provide info on current trends and how we can’t control that change is already happening
- Explain why people of color are more likely renters and how this was intentional
- Frame the benefits of a diverse and affordable community
  - Provide personal stories to these issues of affordability
- Read out the Vision statement at the very beginning – Mayor willing to do this
- Provide City’s sustainability goals and how those work with housing affordability versus pitting them against each other

### **Additional Materials**

- Provide a map of the tree canopy
- Variety of pictures of different housing types, explain why they are being considered, what need is being met, and how it can help with affordability
  - List out pros and cons of each housing type
  - Make sure there are multiple, diverse pictures of rowhouses
  - Show the different housing types next to SFR and how it fits together
- Include map with demographic data

### **Town Hall Programing**

- Have participants switch tables in the middle
- Do not have the participants report out at the end, rather have them fill out the comment forms
  - Give participants time to fill out the comment forms and submit them at the end
- Needs to have some sort of feedback loop though, doesn’t have to be a report out, but some summarized document afterwards that lists out people’s comment. Need them to know that they’re comments aren’t just being put in a black box.

### **Facilitation Needs**

- Be prepared for questions about Portland’s Residential Infill Project
- Make sure we know exactly what we need to get out of our table, what info is needed
- 1 or 2 ideas on how to pivot to the next topic area if these are getting too focused on one topic