



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

October 8, 2019

Present: John Henry Burns, Vice Chair
Joseph Edge
Greg Hemer
Robert Massey

Staff: David Levitan, Senior Planner
Vera Koliass, Associate Planner
Justin Gericke, City Attorney

Absent: Kim Travis, Chair
Lauren Loosveldt
Adam Argo

1.0 Call to Order — Procedural Matters*

Vice Chair Burns 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>.

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4.0 Public Hearings

4.1 Summary: Continuation of Elk Rock Estates
Applicant/Owner: Matthew Gillis, Gillis Properties
Address: 12205/12225 SE 19th Ave
File: NR-2018-005
Staff: Vera Koliass, Associate Planner

Vice Chair Burns called the continued hearing to order and read the conduct of quasi-judicial hearing format into the record. He noted that the hearing was initiated on July 23 and was continued to September 00 and again to this evening. Both the public hearing and testimony have been closed. The Commission had a preliminary motion for denial on September 10.

Planning Commission Deliberation

Vice Chair Burns noted that on September 10, the Commission conducted preliminary deliberations and voted on a recommendation of denial based on a limited set of findings. The findings were focused on the flood hazards and the alternatives analysis for this cluster development.

Commissioners Massey, Edge, and Vice Chair Burns agreed with the findings. Commissioner Hemer stated he would not deny the application as he agreed that the alternatives analysis was sufficient.

Vice Chair Burns asked that the finding on mitigation plantings be struck as the Commission had not deliberated on that and it would not be necessary to do so based on the

recommendation of denial.

Commissioner Edge moved and Commissioner Massey seconded to adopt the recommended findings of denial as amended of NR-2018-005 for 12205 and 12225 SE 19th Ave. The motion passed, with Commissioner Hemer opposed.

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