



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

Meeting held online via Zoom
www.milwaukieoregon.gov

August 11, 2020

Present: Robert Massey, Chair
Greg Hemer
Joseph Edge
Amy Erdt
Adam Khosroabadi
Jacob Sherman

Staff: Denny Egner, Planning Director
Vera Kolas, Senior Planner
Justin Gericke, City Attorney

Absent: Lauren Loosveldt, Vice Chair

1.0 Call to Order – Procedural Matters

Chair Massey called the meeting to order at 6:30 pm 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>.

1.1 Announcements:

Denny Enger, Planning Director retirement: He discussed his career as a Planner and time with the City of Milwaukie.

New membership: Chair Massey mentioned Adam Kosovobody and Jacob Sherman as the newest Commissioners. Below are their introductions:

Commissioner Kosovobody and his wife brought their first home in Milwaukie. He wanted to get more involved in his community and decided to join the Planning Commission. He works at Portland State University as a Football Coach.

Commissioner Sherman has lived in Milwaukie for the last two years and really loves the city. He has experience working in government and combating transportation, housing, and environmental issues. He would like to bring his experiences from living and working in Portland to his home and community in Milwaukie.

2.0 Review of Past Meeting Minutes

2.1 April 28, 2020

2.2 May 12, 2020

2.3 May 26, 2020

Commissioner Hemer approved the minutes and Commissioner Edge second the motion.

3.0 Information Items

Mr. Enger shared Council will most likely adopt the Comprehensive Plan next Tuesday. He also talked about the application process for hiring a new Planning Manager and the Oregon Chapter of the American Planning Association conference. If members are interested, they should contact Mr. Enger.

4.0 Audience Participation

5.0 Hearing Items

- 5.1** Summary: Milwaukie/ El Puente Elementary Parking
Applicant: Leif Palmer, North Clackamas School District
Address: 11250 SE 27th Ave
File: CSU-2020-005
Staff: Vera Kolas, Senior Planner

Chair Massey opened the hearing and read the conduct of quasi-judicial hearing format into the record. He asked if any commissioner wished to declare any bias, ex parte contact, or conflict of interest. None of the commissioners reported any such conflicts.

Vera Kolas, Senior Planner, presented the staff report via PowerPoint. She noted the following main points:

- The applicant would like to expand the parking lot by adding 18 stalls for a total of 59 parking spaces, relocate the trash to a more convenient place for pick up, and build a new futsal court.
- Two key issues were identified by staff: the maximum parking is 50 and they are seeking 9 more parking spots. 1) Does the exceeding maximum off-street parking meet the approval criteria and 2) How are the impacts of the proposal being mitigated?
- It is important to note that there is not another option regarding parking due to no parking and/or loading signs on the street.
- The futsal court is supported by the community and they have raised money for it. The expansion of the court is to provide more play area for the students, which staff wondered about.
- Staff recommended the Planning Commission to approve the application as it is and gave other decision-making options.

Applicant's Testimony

- **Cena Meyer, Project Architect** is with Opsis Architecture. Also, on the line was their civil engineer and community members who belonged to the parent teacher organization of the school.
- The project will provide new basketball hoops under a covered area. Also, the futsal court is planned for an area currently filled with bark dust and metal, which has been deemed unsafe.

Attendees' Testimony

- **Ben Johnson** lives in the back of the school and agrees that the lack of parking is an issue. He shared, teachers and others were parking on the streets, which was a problem for people who lived in the neighborhood. The neighborhood lacked open space and the planned new field is a great community resource.
- **Kelly Sullivan** lives a few blocks behind the school. She submitted a letter in support of the futsal court and assisted with fund raising.

Planning Commission Deliberation

The Commissioner agreed with the statements heard above.

Commissioner Hemer moved to approve the application with the conditions listed in the staff report. Commissioner Edge seconded the motion. The Planning Commission voted 6-0 in favor of the motion.

After voting, the Commissioner discussed the importance of offering electrical charging stations.

Commissioner Sherman mentioned that the applicant could have had a greater public benefit by offering an electrical vehicle charging station, (next part of statement amended from 9/22 Planning Commission meeting) and the Planning Commissioner should look at variances and modifications as public benefits.

Mr. Egner believed staff could bring this up and prepare applications to provide a better range of benefits. This could be discussed during pre-app appointments.

Commissioner Hemer agreed with Mr. Egner and recommended us to look through the climate action plan and ensure we are accomplishing our goals.

Commissioner Edge shared the City recently adopted new policies (the Comprehensive Plan) and it will be implemented soon. Once, that happens, we will judge applicants based on the new criteria.

Commissioner Hemer moved to approve the application with the conditions listed in the staff report. Commissioner Edge seconded the motion. The Planning Commission voted 6-0 in favor of the motion.

6.0 Planning Department Other Business/Updates

There were no updates.

7.0 Planning Commission Committee Updates and Discussion

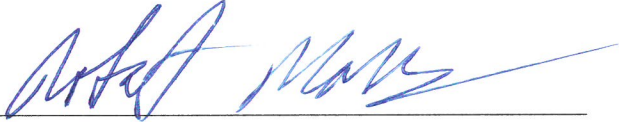
Mr. Egner shared about the Blue Ribbon team meeting. Scott Stauffer, City Recorder has planned a nice program and he looks forward to attending.

8.0 Forecast for Future Meetings

Aug 25, 2020	No agenda items are currently scheduled for this meeting
Sept 8, 2020	No agenda items are currently scheduled for this meeting.
Sept 22, 2020	Work Session Item: Bylaws Update; NDA Leaders Meeting

Meeting adjourned at approximately 7:43 PM

Respectfully submitted,
Janine Gates
Assistant Planner



Robert Massey, Chair