

CITY OF MILWAUKIE
PLANNING COMMISSION MINUTES
TUESDAY, MARCH 11, 1997

COMMISSIONERS PRESENT

Terry LaRocque
Bryan Cosgrove

COMMISSIONERS ABSENT

Tim Havel
Pat Lent
Michael Smith

STAFF PRESENT

Maggie Collins,
Com. Dev. Dir.
Susan Heiser,
Senior Planner
Shirley Richardson,
Hearings Reporter

GENERAL PUBLIC

Leanne Pohrman

1.0 CALL TO ORDER

There being no quorum, the Commissioners present formally decided to convene the meeting in order to take comments from the public. **Terry LaRocque** agreed to serve as Acting Chair. **Acting Chair LaRocque** called the meeting to order at 6:42 p.m.

2.0 PROCEDURAL QUESTIONS -- None.

3.0 CONSENT AGENDA

3.1 Planning Commission Minutes -- February 28, 1997 -- Continued.

4.0 PUBLIC COMMENT

Speaking: Leanne Pohrman, 3305 SE Sellwood, Milwaukie

Ms. Pohrman stated that she had three concerns to voice tonight:

A neighbor told her that possibly Light Rail would be going through her neighborhood. She had a neighborhood newsletter with her and pointed out the proposed alignment to the Commissioners. It was explained to her that the map indicated the proposed Regional Center Master Plan boundary. She will plan to

attend the meeting on March 13, 1997. She is with the Lake Road Neighborhood Association.

In a conversation with Jim Brink, City Engineer, yesterday she discussed the storm drainage that is being proposed for her neighborhood. He informed her that the drainage route will stop at a point on 33rd Avenue and not go all the way up 33rd Avenue. Pictures were submitted showing the water damage that is happening to her neighbor's house due to the water running off her driveway. **Ms. Pohrman** stated the neighbor has tried putting in a drywell, resealing basement foundation, etc.

A copy of the pictures was made a part of the record. **Maggie Collins** asked if this situation was brought up before City Council? **Ms. Pohrman** stated that her neighbor has addressed the City before, but could not attend this meeting tonight. The neighbor owns the property and the house is a rental. Mr. Brink stated that there was funding for putting the storm drains all the way up 33rd Avenue. He will have someone come out and rough up the driveway to divert the water.

Vice Chair LaRocque asked what kind of damage the neighbor has had? **Ms. Pohrman** stated that the neighbor has had to redo the inside of the basement; drywall, carpeting (several times), and cupboards. A drainage system and drywell have been installed on the neighbor's property. She asked if the City could put in a drain in front of her driveway?

Ms. Pohrman stated that she attended the hearing for the Wayne Walters Subdivision and received a Notice of Intent to Appeal. She asked if she could testify as a party in this case. The "Notice" stated, "...anyone designated in paragraph four of this Notice who desires to participate as a party in this case before the Land Use Board of Appeals must file with the Board a motion to intervene in these proceedings." She asked how to go about filing a motion to intervene? **Maggie Collins** explained that only those who testified at that meeting can file a motion. Since Ms. Pohrman did not speak at that hearing, she may not be granted status as an appellant. It was suggested that she call the Land Use Board of Appeals to confirm status.

Maggie Collins informed Ms. Pohrman that she could contact the South/North Field Office for more information on the Light Rail project. The project staff will be coming forth with their recommendations for amended alignments on Friday, March 14, 1997. The following week, the project management team will make a recommendation and then there will be a 30-day comment period. These proposed alignments will be on the agenda at a following meeting. If Ms. Pohrman is interested in following the project closer, she can attend these meetings.

Maggie Collins explained Ms. Pohrman's property will not be impacted by the S/N project.

5.0 PUBLIC HEARINGS -- None.

6.0 WORKSESSIONS -- None.

7.0 DISCUSSION ITEMS -- None.

8.0 OLD BUSINESS

8.1 Light Rail Study Update -- No Report.

8.2 2040 Study Update -- No Report.

9.0 OTHER BUSINESS

9.1 Historical Resources Commission Report -- No report.

9.2 Town Center Area Task Force Report -- No Report.


9.3 Community Development Report

Maggie Collins showed the Commissioners an "Image of Milwaukie Chart" drawn by Jane Heisler, found in old files. It is interesting in that the information on this chart coincides with the planning objectives of today. This "Chart" will be reviewed at the next Commission meeting.

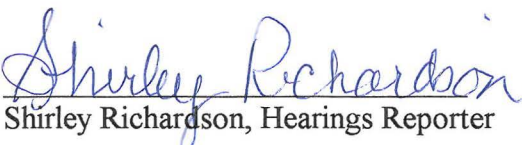
10.0 Next Meeting -- March 25, 1997

10.1 Lake Road Multi-Modal Project Worksession

Bryan Cosgrove moved to adjourn the meeting of March 11, 1997. **Terry LaRocque** seconded. MOTION PASSED UNANIMOUSLY. The meeting adjourned at 6:55 p.m.



Terry LaRocque, Acting Chair



Shirley Richardson, Hearings Reporter

**MILWAUKIE PLANNING COMMISSION
MILWAUKIE CITY HALL
10722 SE MAIN STREET
Tuesday, March 11, 1997
6:30 PM**

		ACTION REQUIRED
1.0	Call to Order	
2.0	Procedural Questions	
3.0	Consent Agenda Planning Commission Minutes: February 25, 1997 City Council Minutes: January 7, 1997 (upon approval by Council)	Motion Needed Information Only
4.0	Public Comment This is an opportunity for the public to comment on any item not on the agenda	
5.0	Public Hearings - None	
5.0	Worksession	
6.1	Mixed Use Zone Parameter - Continued	Discussion Only
7.0	Discussion Items	
8.0	Old Business	
8.1	Light Rail Study Update	Information Only
8.2	2040 Study Update	Information Only
9.0	Other Business/Updates	
9.1	Historic Resources Commission Report	Information Only
9.2	Town Center Area Task Force Report	Information Only
9.3	Community Development Report	Review and Comment

10.0	Next Meeting - March 25, 1997	
10.1	Lake Road Multi Modal Project Worksession	

The Milwaukie Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please.

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

Public Hearing Procedure

1. Staff Report
2. Correspondence
3. Applicant's presentation
4. Public testimony from others in support of application
5. Comments or questions from interested persons who are neither proponents nor opponents
6. Public testimony from those in opposition to the application
7. Questions from the Planning Commission
8. Rebuttal testimony from Applicant
9. Closing of public hearing
10. Commission discussion/action

The Planning Commission's decision on these matters may be subject to further review or may be appealed to the City Council. For further information, contact the Milwaukie Community Development Department office at 786-7650.

Milwaukie Planning Commission

Michael Smith, Chair
Bryan Cosgrove
Tim Havel
Terry LaRocque
Pat Lent, Vice-Chair

Community Development Department Staff

Maggie Collins, Community Development Director
Dan Pava, Senior Planner
Susan Heiser, Senior Planner
Stacy Lawson, Assistant Planner
Diana Myrvang, Public Involvement Coordinator
Jane Leeson, Public Involvement Coordinator
Jeanne Garst, Office Assistant
Marcia Hamley, Office Assistant
Shirley Richardson, Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT

PARAMETERS OF A MIXED USE ZONE

DRAFT

2/11/97 PLANNING COMMISSION WORKSESSION

REVISED 2/25/97 PLANNING COMMISSION WORKSESSION

Mixed Use Planning Objectives: Save and expand grid systems; connect people to the water through access to and from downtown Milwaukie; make use of the Willamette as a planning asset per the Riverfront Concept Plan; maintain stability of residential areas.

MIXED USE--STREET TREATMENTS

- *IMPLEMENT A BOULEVARD TREATMENT FOR MCLOUGHLIN BLVD.
- *PROPER SIZE AND SPECIES OF STREET TREES AND RELATED STREET FURNITURE AND ACCESSORIES TO CREATE UNITY AND TO LINK PEDESTRIAN CROSSING BETWEEN RIVERFRONT AND DOWNTOWN
- *CREATE ACCESSIBLE OPEN SPACES SUCH AS COURTYARDS, ALLEYS, AND PLAZA ENTRANCES
- *MIX STREET TREES WITH PUBLIC ART

MIXED USE--PARKING

- *CONTINUE ON-STREET PARKING IN CBD
- *ESTABLISH PARKING MAXIMUMS AND EXPLORE WAYS TO CREATE SHARED PARKING

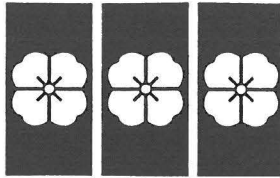
MIXED USE--STRUCTURE REQUIREMENTS

- *INCENTIVE BONUSES FOR CHILD CARE, INCLUSIVE HOUSING, ELDERLY HOUSING, RESTORATION OF HISTORIC FACADES, ETC.
- *STOREFRONTS OPEN TO THE PUBLIC AT STREET LEVEL
- *ESTABLISH MAXIMUM SETBACKS
- *REQUIRE 2-3 STORY AS MAXIMUM HEIGHT IN DOWNTOWN MILWAUKIE
- *DOWNTOWN HOUSING WITH VARIED DESIGNS
- *ESTABLISH HEIGHT OF STRUCTURE IN RELATIONSHIP TO WIDTH OF STREET (1:1.5)

MIXED USE--STRUCTURE DESIGN

- *ENCOURAGE RECESSES, OFFSETS, AND INTERESTING FACADES TO CREATE PEDESTRIAN-FRIENDLY PLACES
- *TIE VISUAL PREFERENCE SURVEY RESULTS TO ACTUAL DESIGN OPTIONS
- *ESTABLISH A DESIGN REVIEW PROCESS:
Suggestions: three and no more than five people; informal meetings; restrict reviews to commercial, multi-family, industrial and historic resource

C I T Y O F



MILWAUKIE

****MEMORANDUM****

Community Development Department

February 28, 1997

TO: Maggie Dickerson, Clackamas County Senior Planner

FROM: *Mc* Maggie Collins, Community Development Director

RE: February 11, 1997 Worksession on the Clackamas Regional
Center Area Plan

Thank you for the update you provided the Planning Commission on February 11th. On behalf of the Planning Commission, I was asked to note again the three traffic-related concerns the Planning Commission had:

1. Impacts of proposed land uses on the Boyer-Monroe connection, traveling east to west;
2. Impacts of proposed land uses at the Sunnybrook/Harmony Intersection; and
3. Impacts of proposed land uses at the Harmony/Lake/Railroad Avenue Intersection.

Please call Jeanne Garst at 786-7655 if you wish a copy of the final approved minutes from the Worksession. We look forward to continuing to work with you.

Cc: Planning Commission
C.D. Staff
Dan Bartlett, City Manager

pcmisc.97

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