

CITY OF MILWAUKIE
PLANNING COMMISSION MINUTES
WORKSESSION
TUESDAY JULY 27, 1999

COMMISSIONERS PRESENT

Donald Hammang, Chair
Judith Borden, Vice-Chair
Barbara Cartmill
Tracy Cook
Mike Miller
Doug Ouderkirk
Howard Steward

STAFF PRESENT

Alice Rouyer,
Planning Director
John Gessner,
Associate Planner

COMMISSIONERS ABSENT

None

1.0 CALL TO ORDER

The meeting was called to order at 6:30 p.m.

2.0 PROCEDURAL QUESTIONS -- None.

3.0 INFORMATION ITEMS -- City Council Minutes, July 6, 1999

4.0 PLANNING COMMISSION MINUTES -- July 13, 1999

Mike Miller moved to approve the minutes of July 13, 1999, as presented.

Judith Borden seconded. MOTION CARRIED 5-0.

Ayes: Hammang, Borden, Cartmill, Cook, Ouderkirk; Nays: None.

5.0 PUBLIC COMMENTS -- None.

6.0 PUBLIC HEARINGS - None

7.0 WORKSESSIONS

7.1 1999/2000 Planning Commission Work Program

Alice Rouyer opened the discussion between Commission members and Staff for the Planning Commission 1999/2000 Work Program.

A. DISCUSSION AND REFINEMENT OF THE 1999/2000 PLANNING COMMISSION GOALS

1. **Consider amendments to the Comprehensive Plan, Zoning Ordinance, and Municipal Code that would make the codes more consistent and would better protect neighborhood livability in Milwaukie.**

Objective: Implement the Neighborhood Design Workshop Outcomes to integrate into the codes. Consider creation of a design review process.

Commission Comments:

Considerations in a new design review process:

- Neighborhood design guidelines.
- Maintain character of neighborhoods.
- Maintain mature vegetation for compatibility.
- Regulations that provide balance between livability and economics.
- Trees and mature vegetation are a significant community asset.
- Create authority to modify development and/or impose conditions as needed for quality development..
- Look at scale, bulk, number of stories, mass, height, and compatibility.
- Tree preservation in development.
- Revisit flag lot regulations to strengthen them further.
- Subdivision regulations – design guidelines/standards
 - Lot shape
 - Environmental (retain vegetation)
 - Open Space
 - Maximum square footage/height requirements for homes

2. Continue to serve as the review body for applications for development.

Commission Comments:

- A Design Review Committee should be developed to support the Commission, once the new zoning ordinance amendments are adopted. The Committee should be a citizen volunteer group composed of individuals who have an interest or background in design. The Committee would convene to offer recommendations/reports to the Planning Commission for current planning projects. The Committee could be composed of three Planning Commission members for now, then more citizen volunteers could be folded in once the Committee begins to function and more interested citizens are identified.
- Quality of plans and application materials submitted to staff and the Planning Commission needs to improve. Currently, imprecise or inaccurate information is submitted, making it difficult for the Commission to make a decision.
- Relating to Goal #1, the Commission needs stronger regulations in order to have tools to implement design goals and impose legally defensible conditions of approval.

3. Develop and recommend a Tree Ordinance and Urban Forestry Program

- Ordinance and program needs to meet Tree City USA standards
- City Street Tree Planting Program as part of City Capitol Improvement Program (CIP)
- Promotions, education and incentives for home owners
- Program should promote the unique character of Milwaukie, as a tree city.
- The adopted Ordinance should retain the integrity of 1996 Ordinance draft.

4. Implement changes to the Comprehensive Plan, Zoning Ordinance to bring Milwaukie into compliance with Metro 2040 Functional Plan:

-Title 1 (Requirements for Housing and Employment Accommodation)

-Title 3 (Natural Resources)

-Title 6 (Regional Accessibility)

Commission Comments:

- Economic conditions may not be ripe now for Title 1 or Title 6 changes.
- Neighborhood input is important.
- Staff should consider delay action on Title 1 and Title 6 in order to allow resources to be concentrated on other work projects.

5. Participate in the Downtown/Riverfront Planning effort.

Commission Comments:

- Planning Commission wants to receive Riverfront Development Board minutes to be kept “in the loop” on this project, in order to be equipped when the project will require Planning Commission actions (i.e. Zoning Code, Comprehensive Plan amendments).
- Support all efforts to complete the project this time.
- Do not revisit neighborhood issues around the downtown.

6. Other: Commission offered two other project ideas for future or ongoing consideration.

Commission Comments:

- Outreach - Staff and Commission
 - More outreach to neighborhood groups
 - Information packets about city regulations for home owners, builders, real estate professionals.
- North Industrial Lands: The City may want to embark on a project next year to reevaluate the industrial land uses in the northern part of the city. As those properties turn over in tenancy, it may be a good time to evaluate if the market would better support different land uses than those already allowed by zoning.

The following are goals that have been deleted since the February 10, 1999 Planning Commission Goals Presentation at City Council Strategic Planning Meeting:

1. Continue to work on City's Sign Code.

Commission Comments:

- Not a high priority goal at this time.

2. Implement the "Smart Growth" findings (ZORRO)

Commission Comments:

- May be too politically charged
- Does not represent Planning Commission goals
- The "Smart Growth" findings can be a resource for staff as the Zoning Ordinance is rewritten to implement Goal #1.

B. PRESENTATION AND DISCUSSION OF THE PLANNING DIVISION WORK PROGRAM

1. 1st 6 Months – July to December 1999

- Urban Forestry Program Development and Adoption of Regulations
- New Annexation Ordinance
- Title 3 – Development Code/Comprehensive Plan Revisions
- Permit/Development Review automation
- Functional Plan Title 1 and Title 6 Zoning Ordinance and/Comprehensive Plan Revisions

2. 2nd 6 Months – January to June 2000

- Implement Zoning Ordinance changes to respond to Planning Commission goals, Neighborhood Visions, and Neighborhood Workshops.
- Implement goals and policies of Transportation System Plan – amend Zoning Ordinance. These would be done through TGM Grants.
- Riverfront Redevelopment Implementation.
- McLoughlin Seam Specific Plan: TGM Grant for

- planning/land use framework plan along McLoughlin.
Annexation strategy for unsewered areas surrounding Milwaukie.

8.0 DISCUSSION ITEMS – None

9.0 OLD BUSINESS – None

10.0 OTHER BUSINESS/UPDATES

10.1 MATTERS FROM THE PLANNING DIRECTOR

- **Alice Rouyer** went over the upcoming meeting schedule. City Council Work Session may be rescheduled from August 16, 1999 to August 30, 1999
- **Alice Rouyer** handed out copies of the Neighborhood National Night Out Events Schedule for the month of August. She invited the Commission to attend the events.

11.0 NEXT MEETING -- August 14, 1999


11.1 MLP-98-03/NCU-98-04 – Thompson/3406 SE Olsen – Remand back to Planning Commission from City Council

11.2 CU-99-03 – Denkers/3123 SE Olsen

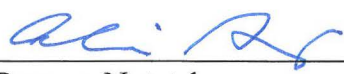
11.3 NR-99-03 – Styles, Bates & Klein/Riverway Lane

11.4 ZA-99-01 – City of Milwaukie – Annexation Language

The meeting adjourned at 9:30 p.m.



Donald Hammang, Chair



Alice Rouyer, Notetaker
Jeanne Garst, Scribe

AGENDA
MILWAUKIE PLANNING COMMISSION
Milwaukie Community Meeting Room
3200 SE Harrison
Tuesday, July 27, 1999
6:30 pm

		ACTION REQUIRED
1.0	Call to Order	
2.0	Procedural Questions	
3.0	Information Items City Council Minutes: July 6, 1998 (upon approval by Council)	Information Only
4.0	Planning Commission Minutes: July 13, 1999	Motion Needed
5.0	Public Comment This is an opportunity for the public to comment on any item not on the agenda	
6.0	Public Hearings - NONE	
7.0 .1	Worksession 1999/2000 Planning Commission Work Program	Review and Discussion
8.0	Discussion Items This is an opportunity for comment or discussion by the Planning Commission for items not on the agenda.	Review and Discussion
9.0	Old Business	
10.0 10.1	Other Business/Updates Matters from the Planning Director	Information Only Review and Comment

11.0	Next Meeting: August 10, 1999	
11.1	MLP-98-03/NCU-98-04 – Thompson/3406 SE Olsen – Remanded back to Planning Commission from City Council	
11.2	CU-99-03 – Denkers/3123 SE Olsen	
11.3	NR-99-03 – Styles, Bates & Klein/Riverway Lane	
11.4	ZA-99-01 – City of Milwaukie – Annexation language	
	The above items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.	

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.** 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.** THE STAFF REPORT IS FOLLOWED BY ANY VERBAL OR WRITTEN CORRESPONDENCE WHICH HAS BEEN RECEIVED SINCE THE COMMISSION WAS PRESENTED WITH ITS PACKETS.
3. **APPLICANT'S PRESENTATION.** WE WILL THEN HAVE THE APPLICANT MAKE A PRESENTATION, FOLLOWED BY:
4. **PUBLIC TESTIMONY IN SUPPORT.** TESTIMONY FROM THOSE IN FAVOR OF THE APPLICATION.
5. **COMMENTS OR QUESTIONS.** COMMENTS OR QUESTIONS FROM INTERESTED PERSONS WHO ARE NEITHER IN FAVOR NOR OPPOSED TO THE APPLICATION.
6. **PUBLIC TESTIMONY IN OPPOSITION.** WE WILL THEN TAKE TESTIMONY FROM THOSE IN OPPOSITION TO THE APPLICATION.
7. **QUESTIONS FROM COMMISSIONERS.** WHEN YOU TESTIFY, WE WILL ASK YOU TO COME TO THE FRONT PODIUM AND GIVE YOUR NAME AND ADDRESS FOR THE RECORDED MINUTES. PLEASE REMAIN AT THE PODIUM UNTIL THE CHAIR PERSON HAS ASKED IF THERE ARE ANY QUESTIONS FOR YOU FROM THE COMMISSIONERS.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** AFTER ALL TESTIMONY, WE WILL TAKE REBUTTAL TESTIMONY FROM THE APPLICANT.
9. **CLOSING OF PUBLIC HEARING.** THE CHAIR PERSON WILL CLOSE THE PUBLIC PORTION OF THE HEARING. WE WILL THEN ENTER INTO DELIBERATION AMONG THE PLANNING COMMISSIONERS. FROM THIS POINT IN THE HEARING WE WILL NOT RECEIVE ANY ADDITIONAL TESTIMONY FROM THE AUDIENCE, BUT WE MAY ASK QUESTIONS OF ANYONE WHO HAS TESTIFIED.
10. **COMMISSION DISCUSSION/ACTION.** IT IS OUR INTENTION TO MAKE A DECISION THIS EVENING ON EACH ISSUE BEFORE US. DECISIONS OF THE PLANNING COMMISSION MAY BE APPEALED TO THE CITY COUNCIL. IF YOU DESIRE TO APPEAL A DECISION, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT DURING NORMAL OFFICE HOURS FOR INFORMATION ON THE PROCEDURES AND FEES INVOLVED.

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 Planning Department office at 786-7600.

Milwaukie Planning Commission:

Donald Hammang, Chair
Judith Borden, Vice Chair
Barbara Cartmill
Tracy Cook
Mike Miller
Doug Ouderkirk
Howard Steward

Planning Development Department Staff:

Martha Bennett, Community Development Director
Alice Rouyer, Planning Director
John Gessner, Associate Planner
Vacant Position, Assistant Planner
Jeanne Garst, Office Assistant
Marcia Hamley, Office Assistant
Shirley Richardson, Hearings Reporter



To: Planning Commission

From: Alice Rouyer, Planning Director

Subject: Discussion about Planning Commission Goals and Planning Division work program.

Date: July 27, 1999

Action Requested

At the July 27, 1999 Planning Commission work session, staff is seeking Commission input on the following:

1. Discussion and refinement of the 1999/2000 Planning Commission goals.
2. Preparation of Planning Commission Work Program for discussion with City Council at the joint work session on August 16, 1999.
3. Presentation and discussion of the Planning Division work program

Background

In March, Assistant City Manager Martha Bennett drafted a memorandum to City Council outlining a preliminary list of Planning Commission goals for the next two years. On February 10, 1999, Commissioner Tracy Cook presented this list of goals to the City Council at their Strategic Planning meeting:

1. **Consider amendments to the Comprehensive Plan, Zoning Ordinance, and Development Code that would make the codes more consistent and would better protect neighborhood livability in Milwaukie.**
2. **Implement the Neighborhood Design Workshop outcomes into the codes. Consider creation of a design review process.**
3. **Continue to serve as the review body for applications for development.**
4. **Develop and recommend a Tree Ordinance and Urban Forestry Program.**
5. **Continue to work on the City's sign code.**

6. **Participate in the Downtown/Riverfront Planning effort.**
7. **Continue to implement the changes to the Comprehensive Plan, Zoning Ordinance and Development Code needed to bring Milwaukie into compliance with the Metro 2040 Functional Plan. These include compliance with Title 3 (wetlands, riparian areas, and natural areas) and with Title 6 (roadway design and street system design).**
8. **Implement the "Smart Growth" findings (ZORRO).**

The City Council took all of the board/commission goals into consideration when drafting three major goals and objectives in their five year Strategic Planning exercise:

City Council Goals: 1999 – 2004 Strategic Direction:

1. **Goal: Support community environmental sustainability (livability) through review of Zoning and Subdivision Ordinances; establishing a design review process; implementing an urban forestry program; and acquiring open space and trails property while it is available.**

Objectives:

- a. *Modify Zoning and Subdivision Ordinance to enhance neighborhood livability.*
- b. *Develop and adopt Neighborhood Design Review Ordinance, including a Design Review Board or Committee.*
- c. *Adopt and Implement Urban Forestry Ordinance and Management Plan, becoming a Tree City USA within two years.*
- d. *Acquire Open Space, Park and Trail Properties NOW while it is available.*
- e. *Increase Code enforcement activity.*

2. **Goal: Continue efforts toward development of the downtown and riverfront through a planning process, acquisition of key properties, and construction of key public projects to support a long-term public-private partnership.**

Objectives:

- a. *Develop and adopt Downtown Plan.*
- b. *Develop and adopt Riverfront Plan.*

- c. *Develop and adopt Streetscape Plan.*
- d. *Develop and adopt Downtown Design Standards.*
- e. *Develop and adopt Downtown Development Plan.*
- f. *Develop Milwaukie Junior High School Re-use and Site Plan.*
- g. *Develop a Plan to relocate Kellogg Wastewater Treatment Plant within 10 years.*
- h. *Initiate Implementing Actions for All Plans.*

3. **Goal: Encourage board, commission and neighborhood goals that are consistent with Council goals which includes continued funding of neighborhood grants; creating a Citizen Involvement Board; encouraging more youth involvement; and supporting neighborhood visions.**

Objectives:

- a. *Continue Grant Funding for neighborhoods, including increasing allocations by \$1,000 up to a total of \$10,000 per year per neighborhood.*
- b. *Develop Action Plans and Funding Proposals to support Neighborhood Visions.*
- c. *Develop and adopt a Citizen Involvement Board Ordinance.*
- d. *Develop and implement programs, which encourage more Citizen and Youth Involvement in City matters.*
- e. *Review and update Board and Commission Responsibilities.*

Discussion

At the July 27, 1999 meeting, staff will moderate a discussion with the Commission to refine the 1999/2000 preliminary goals developed in March. The Commission should be prepared to develop objectives and/or action items for each goal and possibly consolidate goals. This refinement exercise will be in preparation for a joint City Council/Planning Commission work session on Monday, August 16 beginning at 5:30 p.m. City Council periodically checks in with Commissions and Boards to discuss goals, work program and other issues. The Planning Division work program outlined below may be helpful in this discussion.

Planning Division Work Program

Staff has developed a long-range planning project work program for the 1999/2000 fiscal year. This list does not include any current/development review projects, since these are an ongoing function of the Planning Department.

This preliminary work program was presented to City Council in June 1999 in response to City Council's subsequent adoption of the City Council 1999-2004 Strategic Direction. The work program items respond to many of the goals articulated by the Council in that process. The Planning Commission should evaluate the following list of work program items and provide feedback to staff concerning its consistency with Planning Commission goals and objectives. The projects have been grouped into two categories: Those projects beginning the first six months of this fiscal year and those beginning the second six months of this year. It is not expected that all projects listed in each of these categories will start and finish during this time period, because many will require a public process which will carry their completion date into the following six months.

First six months of 1999/2000 (July 1, 1999 – December 31, 2000):

1. **Urban Forestry: Program Development and Adoption of Regulations.**
Project is underway and is considered a top priority for the early part of the 1999/2000 fiscal year.
2. **New Annexation Ordinance: Revise the Milwaukie Zoning Ordinance to be compliant with Metro regulations and Oregon Revised Statutes.**
Project is underway and should be completed by mid-September.
3. **Development Code Revisions: Bring the City's Natural Resource regulations into compliance with Title 3 of the Metro Functional Plan-- Riparian, Habitat and Floodplain Protection regulations.**
Project is underway and should be completed by Spring or early Summer, 2000.
4. **Permit/Development Review Automation: Automate the City's development review/building permit process to increase efficiency, tracking capabilities, and improve customer service.**
Planning Division will be part of a larger staff team from the Public Works, Building, and Information Technology Divisions who will be charged with designing the software package to meet the needs of the City of Milwaukie. Project will get underway in Fall, 1999.
5. **Functional Plan Phase II: Second round of revisions to bring the Milwaukie Zoning and Subdivision Ordinances into compliance with the Metro Functional Plan.**
Project will get underway in the Fall, 1999.

Second six months of 1999/2000 (January 1, 2000 – June 30, 2000 and beyond)

1. **Development Code Revisions: Revise the Milwaukie Zoning Ordinance to respond to Planning Commission Goals, Neighborhood Visions, and Zoning Ordinance Review of Obstacles (ZORRO).**
Staff is developing a list of "problem areas" in the code as a means to begin scoping this project. Discussion at the July 27, 1999 Planning Commission work session will help staff in this process. Project will formally get underway in January, 2000.
2. **Transportation Impact Code Revisions: Transportation & Growth Management (TGM) grant to implement regulations enforcing the policies adopted in the Transportation System Plan.**
This project is dependent on obtaining grant funding from Oregon Department of Transportation (ODOT). If awarded, the project is projected to get underway in January, 2000.
3. **McLoughlin Seam Specific Plan: TGM grant to develop corridor improvements and a redevelopment plan for land uses along McLoughlin Blvd. in the downtown area.**
Project is dependent upon obtaining grant funding from ODOT. If awarded, the project will get underway in January, 2000. This project would be coordinated with the Riverfront Redevelopment project.
4. **Riverfront Redevelopment Implementation: Implement the outcome of the Riverfront Redevelopment Master Plan through Comprehensive Plan amendments and Zoning Ordinance amendments.**
Staff is staying involved with the work of the Riverfront Redevelopment Board. Planning Division work projects expected to commence in early 2000.
5. **Annexation Phase II: Develop an annexation strategy for the unsewered areas surrounding Milwaukie.**
Project will commence in Winter and Spring 2000

Planning Division Staffing

The work program is ambitious and was developed during a time when the department was fully staffed. Currently, the division has a vacant planner position which will be filled in late September or early October. In the interim, staff will be hiring a half-time temporary planner and graduate school intern. This should be taken into consideration in the Commission's discussion.

Final Note

Planning Staff looks forward to hearing the Commission's input at the July 27th work session. Please bring your ideas. Staff will record the Board's input on flip charts. If you have any questions prior to the meeting, feel free to contact me at (503) 786-7654.

PLANNING COMMISSION

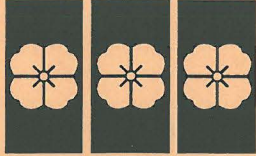
JULY 1999

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 CITY HOLIDAY	6 PC PACKET	7	8	9	10
11	12	13 <u>Hearings:</u> •S-98-03/VR-98-13 – Hoesley •S-98-04/VR-98-14 – Hoesley •NR-99-02 – CityWillow PI	14	15	16	17
18	19	20 PC PACKET	21	22	23	24
25	26	27 <u>Worksession</u> •1999/2000 Work Program	28	29	30	

PLANNING COMMISSION

AUGUST 1999

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 PC PACKET	4	5	6	7
8	9	10 Hearings: •MLP-98-06/NCR-98-04 – Thompson Remand •CU-99-03 – Denkers •NR-99-03 – Klein •ZA-99-01 – City/Annex	11	12	13	14
15	16 JOINT WORKSESSION WITH CITY COUNCIL	17 PC PACKET	18	19	20	21
22	23	24 PC MEETING CANCELLED	25	26	27	28
29	30	31				



Application Information

Revised: 7/15/99

The following information is being provided to inform you of land use actions being processed by the Community Development Department. If you have questions concerning any of these applications you can contact the affected NDA, or Community Development Department staff at 786-7630.

AFFECTED NDA: APPLICANT/LOCATION: FILE TYPE/NUMBER: SUBMITTAL DATE: DESCRIPTION OF ACTION: PROPOSED HEARING or APPROVAL DATE	Ardenwald Howard Thompson/3406 SE Olsen Street Minor Land Partition/Non-Conforming Use - MLP-98-06/NCU-98-04 10/9/98 Partition .80 acres into three lots. Existing house will remain on one lot. A new single family home will be constructed on one of the other lots. A non-conforming use exists on this property. PC – 1/12/99 – 4/27/99 – 5/11/99 – 7/27/99
AFFECTED NDA: APPLICANT/LOCATION: FILE TYPE/NUMBER: SUBMITTAL DATE: DESCRIPTION OF ACTION: PROPOSED HEARING or APPROVAL DATE	Lewelling William J. Hoesly/5515 SE King Road Subdivision/S-98-04 – Variance/VR-98-14 11/16/98 Applicant is proposing to create a 5-lot subdivision on 1± acre, and is requesting lot width variances for access and for two lots. PC – 7/13/99 [Applicant has requested this be continued to another meeting]
AFFECTED NDA: APPLICANT/LOCATION: FILE TYPE/NUMBER: SUBMITTAL DATE: DESCRIPTION OF ACTION: PROPOSED HEARING or APPROVAL DATE	Business Industrial – Neighboring: Lake Road Terry Hegar/11551 SE 37 th Natural Resource Review/NR-98-08 11/23/98 To fill and grade site so that it can be sold as a buildable lot. No construction is proposed at this time. PC – (incomplete as of this date)
AFFECTED NDA: APPLICANT/LOCATION: FILE TYPE/NUMBER: SUBMITTAL DATE: DESCRIPTION OF ACTION: PROPOSED HEARING or APPROVAL DATE	Linwood Roland and Kathleen Morris/10621 SE Home Lot Line Adjustment/LLA-99-01 – Variance/VR-99-03 5/7/99 Lot Line Adjustment to re-orient lot lines from N-S to E-W; and a Variance to adjust lot size. Administrative – (incomplete as of this date)
AFFECTED NDA: APPLICANT/LOCATION: FILE TYPE/NUMBER: SUBMITTAL DATE: DESCRIPTION OF ACTION: PROPOSED HEARING or APPROVAL DATE	Hector Campbell William Tucker/5521 SE Jackson Lot Line Adjustment/LLA-99-02 6/4/99 Lot Line Adjustment to move the west property line 10 feet to the west. Administrative – (incomplete as of this date)

AFFECTED NDA: APPLICANT/LOCATION: FILE TYPE/NUMBER: SUBMITTAL DATE: DESCRIPTION OF ACTION:	Milwaukie Business Industrial – Neighboring: Lake Road Anthony Harwood/4400 SE Int'l Way Conditional Use/CU-99-02 6/21/99 Remodel existing building for a restaurant in the BI Zone
PROPOSED HEARING or APPROVAL DATE	PC – (incomplete as of this date)
AFFECTED NDA: APPLICANT/LOCATION: FILE TYPE/NUMBER: SUBMITTAL DATE: DESCRIPTION OF ACTION:	Ardenwald Charles P Denkers/3123 SE Olsen Conditional Use/CU-99-03 6/25/99 Construction of garage, extend driveway, construct new turnaround, and install concrete retaining wall.
PROPOSED HEARING or APPROVAL DATE	PC – (incomplete as of this date)
AFFECTED NDA: APPLICANT/LOCATION: FILE TYPE/NUMBER: SUBMITTAL DATE: DESCRIPTION OF ACTION:	Historic Milwaukie Sturgis, Bates & Klein/Riverway Lane Natural Resource Review/NR-99-03 7/9/99 Move southern 1/3 of Riverway Lane (a private road) to the north 15-feet.
PROPOSED HEARING or APPROVAL DATE	PC – (incomplete as of this date)
AFFECTED NDA: APPLICANT/LOCATION: FILE TYPE/NUMBER: SUBMITTAL DATE: DESCRIPTION OF ACTION:	Lewelling North Clackamas School District-David Church/5325 SE Logus Road Minor Land Partition/MLP-99-05 7/13/99 Minor Land Partition to divide a 29,379 sq ft parcel from Lewelling Elementary School property to be sold.
PROPOSED HEARING or APPROVAL DATE	Administrative – Proposed approval date: 8/3/99