

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, JULY 31, 2012
6:30 PM**

COMMISSIONERS PRESENT

Clare Fuchs, Vice Chair
Chris Wilson
Mark Gamba
Shaun Lowcock

STAFF PRESENT

Scot Siegel, Interim Planning Director
Ryan Marquardt, Associate Planner
Peter Watts, City Attorney

COMMISSIONERS ABSENT

Lisa Batey, Chair
Scott Churchill

1.0 Call to Order – Procedural Matters*

Vice Chair Fuchs 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.ci.milwaukie.or.us/meetings>.*

2.0 Planning Commission Minutes—None

3.0 Information Items

There were no information items.

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: North Clackamas Park Restoration Project (continued from 7/24/12)
Applicant/Owner: Clackamas County Water Environment Services/
City of Milwaukie
Address: 5440 SE Kellogg Creek Dr.
File: NR-12-02, CSU-12-06
Staff: Ryan Marquardt

Ryan Marquardt, Associate Planner, presented the staff report. The proposed project work would involve restoration of riparian areas of Camas Creek and its confluence with Mt. Scott Creek, decommissioning of trails, creation of new paths and lookouts, a proposed back-channel alcove for fish habitat, and a proposed pedestrian bridge replacement further up Camas Creek. The project areas included Water Quality Resources and Habitat Conservation Areas. Staff recommended approval of the proposal with the findings and conditions as written.

Gail Shaloum, Clackamas County Water Environment Services, presented for the applicant.

Tonia Burns, North Clackamas Parks and Recreation District, testified as a partner with

Clackamas County.

Dick Shook, 4815 SE Casa del Rey Drive, testified in favor.

Freda Green, 4401 SE Aldercrest, testified with some questions and concerns. These were addressed and discussed by Ms. Shaloum, Ms. Burns, Commissioner Wilson, and the City Attorney.

Commissioner Wilson asked how the fence/boundary would be enforced, which was addressed by Ms. Burns.

Vice Chair Fuchs closed public testimony.

The Commission deliberated briefly.

Commissioner Gamba moved to approve NR-12-02 and CSU-12-06, North Clackamas Park Restoration Project, as written. **Commissioner Lowcock** seconded the motion, which passed unanimously.

6.0 Worksession Items—None

7.0 Planning Department Other Business/Updates

7.1 Planning Department vacancies

Planning Director and Senior Planner interviews were in progress.

8.0 Planning Commission Discussion Items

8.1 New Planning Commissioner

City Council was scheduled to appoint Wilda Parks at their August 7 meeting.

9.0 Forecast for Future Meetings:

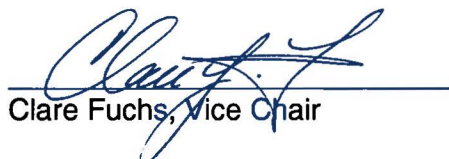
August 14, 2012 Meeting was cancelled.

August 28, 2012 1. Public Hearing: NR-12-05 Blount parking expansion *tentative*

Meeting adjourned at approximately 7:33 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II
Marcia Hamley, Administrative Specialist II


Clare Fuchs, Vice Chair



AGENDA

MILWAUKIE PLANNING COMMISSION Tuesday July 31, 2012, 6:30 PM

**MILWAUKIE CITY HALL
10722 SE MAIN STREET**

- 1.0 Call to Order - Procedural Matters**
- 2.0 Planning Commission Minutes** – Motion Needed
- 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: North Clackamas Park Restoration Project (*continued from 7/24/12, see the [7/24/12 Planning Commission packet](#) for staff report and attachments*)
Applicant/Owner: Clackamas County Water Environment Services/City of Milwaukie
Address: 5440 SE Kellogg Creek Dr
File: NR-12-02
Staff: Ryan Marquardt
- 6.0 Worksession Items**
- 7.0 Planning Department Other Business/Updates**
- 8.0 Planning Commission Discussion Items** – This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 Forecast for Future Meetings:**
 - August 14, 2012
 - 1. Public Hearing: CSU-12-07 PMLR Signal and Communications Building *continued tentative*
 - 2. Public Hearing: NR-12-02 North Clackamas Park Restoration Project *continued tentative*
 - August 28, 2012
 - 1. Public Hearing: NR-12-05 Blount parking expansion *tentative*

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@ci.milwaukie.or.us. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
4. **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.
5. **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:

Lisa Batey, Chair
Scott Churchill
Chris Wilson
Mark Gamba
Clare Fuchs
Shaun Lowcock

Planning Department Staff:

Scot Siegel, Interim Planning Director
Brett Kelter, Associate Planner
Ryan Marquardt, Associate Planner
Li Alligood, Associate Planner
Alicia Martin, Administrative Specialist II