

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, July 9, 2013
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Scott Barbur
Sine Bone
Gabe Storm

STAFF PRESENT

Stephen C. Butler, Interim Planning Director

COMMISSIONERS ABSENT

Shaun Lowcock
Wilda Parks

1.0 Call to Order – Procedural Matters*

Chair Batey 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 – None

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 – None

6.0 Worksession Items

- 6.1 Summary: Planning Commission Educational Video – “Aging in Place: Planning’s Roles and Responsibilities” – American Institute of Certified Planners, December 2012
Staff: Steve Butler

Steve Butler, Interim Planning Director, introduced the presentation and noted the context of the topic with regard to Milwaukie’s aging population. (A link to the PowerPoint presentation can be found at <http://www.milwaukieoregon.gov/planning/planning-commission-84>.)

The Planning Commission viewed and discussed the presentation.

The Commission noted that it was important that the City allowed for low income housing. This could be done through “inclusionary zoning” where new developments were required to include a certain percentage of low income housing, which elderly residents may qualify for. However, current Oregon law prohibited inclusionary zoning. Promoting accessible housing for the elderly

could be done through amendments to the building code for elements such as wider doorways, etc. One of the biggest disadvantages to the elderly in Milwaukie was the lack of sidewalks.

Mark Gamba, City Councilor, in the audience noted alternative options to traditional sidewalks: were there other, cheaper options than street/curb/sidewalk design that would make a road comfortably walkable?

7.0 Planning Department Other Business/Updates

7.1 Tacoma Station Area Plan update Staff: Steve Butler

Mr. Butler said that the Council adopted the Tacoma Station Area Plan at their meeting on July 2, 2013. He noted changes made to the findings regarding employment goals and the north-south bridge connection across Johnson Creek Blvd at Clatsop, although a potential east-west connection was included. Regarding expanding the M Zone west of McLoughlin Blvd, Council directed staff to construct a work plan no sooner than July 2014 for the planning process for that potential project.

7.2 Riverfront Park Update Staff: Stephen Butler

Mr. Butler said that the City was awarded a \$1.2 million grant from the Oregon Marine Board with an additional \$1 million match from the Good Neighbor Fund for the southern half of the park to construct the boat ramp, parking lot, and improved access to begin June 2014. Another grant for \$220,000 grant from the Oregon Parks and Recreation Department was likely for the northern section of the park to build a path along the bank, relocate power poles, and install riparian enhancements around Klein Point. Funding was still need for the rest of the project elements.

Chair Batey asked if the nonmotorized boat ramp had been removed from the plan.

Mr. Butler stated that JoAnn Herrigel, Parks and Sustainability Director, could present an update to the Commission in September.

Chair Batey inquired about the murals code. **Mr. Butler** noted that although the project had been put on hold due to legal concerns, the project was slowly coming back online.

7.3 Consultants for the Commercial Core Enhancement Project Staff: Stephen Butler

Mr. Butler noted that the City held interviews with four consultant teams for the Commercial Core Enhancement Project, now known as Moving Forward Milwaukie. The Planning Department recommended a team led by ECONorthwest and Fregonese Associates. He expected Council to take action at their meeting on July 16, 2013.

8.0 Planning Commission Discussion Items – None

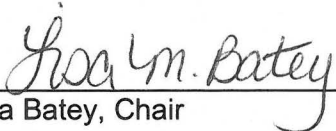
9.0 Forecast for Future Meetings:

- | | |
|-----------------|--|
| July 23, 2013 | 1. Public Hearing: VR-12-05 Setback Variance <i>continued from 6/25/13</i> |
| | 2. Worksession: TSP Update Project Briefing |
| August 13, 2013 | 1. TBD |

Meeting adjourned at approximately 8:37 p.m.

Respectfully submitted,

Hannah Haugen, Administrative Specialist II for
Alicia Martin, Administrative Specialist II



Lisa Batey, Chair



AGENDA

MILWAUKIE PLANNING COMMISSION Tuesday, July 9, 2013, 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
- 6.0 Worksession Items**
 - 6.1 Summary: Planning Commission Educational Video – “Aging in Place”
Staff: Steve Butler
- 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:**
 - July 23, 2013
 - 1. Public Hearing: VR-12-05 Setback Variance *continued from 6/25/13*
 - 2. Worksession: TSP Update Project briefing
 - August 13, 2013
 - 1. TBD

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
Clare Fuchs, Vice Chair
Scott Barbur
Sine Bone
Shaun Lowcock
Wilda Parks
Gabe Storm

Planning Department Staff:

Steve Butler, Planning Director
Ryan Marquardt, Senior Planner
Li Alligood, Associate Planner
Brett Kelter, Associate Planner
Kari Svanstrom, Associate Planner
Alicia Martin, Administrative Specialist II



MILWAUKIE

Dogwood City of the West

To: Planning Commission

From: Steve Butler, Planning Director

Date: July 2, 2013, for July 9, 2013, Worksession

Subject: Planning Commission Educational Video - "Aging in Place"

SUMMARY

This educational "video" is actually a recording of a symposium held in Washington D.C. on December 6, 2012, and sponsored by the American Planning Association. "Aging in Place" is defined as "the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level."

According to the U.S. Census Bureau, 11.6% of the population of Milwaukie is 65 years or older, and, like most places in the county, is expected to increase over the next decades. This video reviews the demographic shift that has already begun and its impacts, how planning of our communities will be affected, and strategies for planners to ensure housing, transportation, and social services are in place to accommodate our senior community members to ensure they can remain in our community.

The official description for the webinar states that "As large populations in the United States are aging, our communities must adapt to this demographic shift. More people are living longer in varying locations from cities and towns to rural areas of the country. Planners are in a position to ensure that this growing population has access to services no matter what the context. Issues of mobility, food access, and healthy living are just some topics to be explored in this symposium."

Presenters in the webinar are:

- Sandy Markwood, CEO, National Association of Area Agencies on Aging
- Jana Lynott, AICP, Strategic Policy Advisor, AARP
- David Ferleger, David Ferleger Law Office
- Elinor Ginzler, moderator, Senior Director, Cahnmann Center for Supportive Services Jewish Council for the Aging

ACTION REQUESTED

None. For discussion only.