

CITY OF MILWAUKIE
PLANNING COMMISSION MINUTES
TUESDAY, JANUARY 25, 2000

COMMISSIONERS PRESENT

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

STAFF PRESENT

Alice Rouyer,
Planning Director
Shirley Richardson,
Hearings Reporter

COMMISSIONERS ABSENT

Howard Steward

1.0 CALL TO ORDER

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

2.0 PROCEDURAL QUESTIONS -- None.

3.0 PLANNING COMMISSION MINUTES -- January 11, 2000

Donald Ouderkirk moved to approve the Planning Commission minutes of January 11, 2000, as corrected. **Mike Miller** seconded. MOTION CARRIED 6-0.

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

4.0 INFORMATION ITEMS -- City Council Minutes

3.1 December 20, 1999, City Council Worksession Minutes

3.2 December 20, 1999, City Council Regular Session Minutes

5.0 PUBLIC COMMENT -- No public in attendance.

6.0 PUBLIC HEARINGS -- None.

7.0 WORKSESSION

CITY OF MILWAUKIE PLANNING COMMISSION

Minutes of January 25, 2000

Page 2

7.0 WORKSESSION

7.1 Planning Commission Work Program Update

Alice Rouyer reviewed the memo dated January 18, 2000, regarding the 1999/2000 Goals and Work Program Update with the Commission. She explained that the purpose of this worksession was to give a progress report on the status of the work program and what is on the horizon for the Commission. It is also an opportunity for staff to get feedback and input on what is being proposed.

The new Annexation Ordinance was completed October 6, 1999. This was worked on in July, August, and in a worksession with Council in October. There are several projects in progress that are expected to be completed by June/July, 2000: the Urban Forestry Ordinance (March 21, 2000), Arbor Week Celebration (March/April, 2000), and the Downtown Land Use.

Metro is making efforts to address the Endangered Species Act issues. They are looking to adopt some regulations that would apply to all communities in the region so there is uniform compliance. This may mean expanded buffered areas along the streams.

Projects that are being extended into 2000/2001 are:

- Downtown/Riverfront implementation (Zoning Ordinance and Zoning Map amendments, design standards, and a design review process to support the land use framework plan);
- Zoning Ordinance Revisions (revise to address concerns of neighborhood livability, Planning Commission goals, and neighborhood visions);
- Urban Forestry Program Development (Urban Forestry Master Plan);
- Title III (Metro regulations regarding water quality) and Goal V (statewide planning goal for wildlife habitat and environmental protection);
- Transportation Impact Code Revisions (Transportation System Plan regulations, TGM Grant);
- McLoughlin Blvd. Treatment Planning;
- Permit/Development Review Software (automate internal tracking of projects);
- Annexation Strategy for Unsecured Areas (sewer system hook-ups); and
- North Industrial Land Study/Rezoning.

Barbara Cartmill asked what was Council's final decision on the Expedited Annexations. **Alice Rouyer** reported that the public hearing portion of the

CITY OF MILWAUKIE PLANNING COMMISSION

Minutes of January 25, 2000

Page 3

annexation was not adopted, it was left administrative. There will be enhanced notice as recommended by the Commission

Alice Rouyer reviewed the Planning Commission calendar that was attached to the memo.

Chair Hammang informed the Commission that the APA is having a training session for public process. The session will be held on February 18, 2000. Two sessions will be held; public process and design review. **Alice Rouyer** stated that the City will offer support if any of the Commissioners would like to attend. **Chair Hammang** indicated that he would like to attend both sessions.

Alice Rouyer reported that about 60 people showed up at the Urban Forestry Open House. There were about 50 comment cards returned. A majority of the comments were expressing concern about private property regulations. More information will be provided to the Commission before the Urban Forestry Ordinance Revisions hearing on February 8, 2000. If there is a lot of audience participation and testimony taken that night, the Commission agreed that the hearing could be continued for a decision to a later meeting on February 22, 2000.

Alice Rouyer reviewed the proposed downtown Tri-Met Transit Center plans with the Commission. She made a drawing of the bus circulation area and amenities. There may be opportunity to acquire property to the north. Plans include the purchase of property and existing property.

Doug Ouderkirk asked if there would be a time when the Riverfront Master Plan and the Transit Center Plan will be reviewed taking both plans into consideration. **Alice Rouyer** stated that at some point there would be a Downtown Land Use Framework Plan. This will include the entire Downtown area (riverfront and transit area).

Chair Hammang asked if Milwaukie is a regional or town center? He also asked if there are boundary issues in the Framework Plan? **Alice Rouyer** stated that Milwaukie is a Town Center. She stated that there are plans to hire a consultant to review all the visioning information and determine ways to take these ideas and amend the Zoning Ordinance to address neighborhood visions. This will have to be done in small steps.

8.0 DISCUSSION ITEMS -- None.

9.0 OLD BUSINESS -- None

10.0 OTHER BUSINESS/UPDATES

10.1 Matters from the Planning Director

Alice Rouyer reported that the Lake Road Neighborhood Association appealed the Education Service District Planning Commission decision. It will go to Council on February 15, 2000.

Alice Rouyer reported that Tracy Cook and Barbara Cartmill's positions will be up in March of this year. Applications can be turned in to re-apply.

Reliable Credit has a Condition of Approval that the Planning Commission review the outside colors of their building. Staff will provide a recommendation at the February 8th meeting.

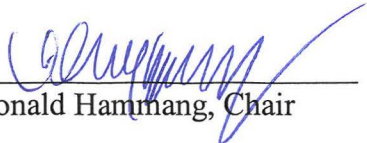
Alice Rouyer reported that the Milwaukie Downtown Development Association is planning project to do a Downtown wall mural. They are looking at several locations downtown to display the artwork. This project may be in conflict with the Sign Ordinance. A City Council memo dated January 18, 2000 was provided, which included staff's interpretation of the Sign Ordinance and a recommendation for a change to that Ordinance. **Judith Borden** asked if this could be construed as public art? If it is, it may have nothing to do with the Sign Ordinance. She asked that staff check the laws and regulations addressing public art.


11.0 NEXT MEETING -- February 8, 2000

11.1 Urban Forestry Ordinance

11.2 AP-00-01 -- 8890 SE McLoughlin -- Thomason Appeal of Director Decision

Barbara Cartmill moved to adjourn the meeting of January 25, 2000. **Doug Ouderkirk** seconded. MOTION PASSED UNANIMOUSLY. The meeting adjourned at 8:15 p.m.


Donald Hammang, Chair


Shirley Richardson, Hearings Reporter

AGENDA
MILWAUKIE PLANNING COMMISSION
Milwaukie City Hall
10722 SE Main Street
Tuesday, January 25, 2000
6:30 pm

		ACTION REQUIRED
1.0	Call to Order	
2.0	Procedural Questions	
3.0	Planning Commission Minutes	Motion Needed
3.1	January 11, 2000	
4.0	Information Items	Information Only
4.1	12/20/99 City Council Worksession Minutes	
4.2	12/20/99 City Council Regular Session Minutes	
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	Worksession	
7.1	Planning Commission Work Program Update	
8.0	Discussion Items This is an opportunity for comment or discussion by the Planning Commission for items not on the agenda.	Review and Decision
9.0	Old Business	
10.0	Other Business/Updates - Matters from the Planning Director	Information Only
10.1	Reliable Credit (verbal only)	Review and Comment
10.2	Sign Ordinance Issues (verbal only)	

11.0	Next Meeting: February 8, 2000	
11.1	Urban Forestry Ordinance	
11.2	AP-00-01 – 8890 SE McLoughlin - Thomason Appeal of Director Decision	
	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

Community Development Department Staff:

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



To: Planning Commission

From: Alice Rouyer, Planning Director *AR*

Subject: 1999/2000 Goals and Work Program Update

Date: January 18, 2000

Meeting Date: January 25, 1999

I. Action Requested

Semi-Annual update and discussion of the 1999/2000 Planning Commission/Planning Department work program.

II. Background

At an August 31 work session, the Planning Commission reviewed annual goals and a work program with City Council. This report is intended to provide an update on staff's progress on the work program to date and provide a summary of projects and issues on the horizon for the remainder of the year.

III. Planning Department Work Program Update

The projects are 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. The comments included in lighter text below each work task were written in August 1999. The bold text below the word "Update" is the most recent information about the project. A calendar including Planning Commission agenda forecasts for the next six months is attached for reference

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

1. Urban Forestry: Program Development and Adoption of Regulations.

Comments from August 1999: Project is underway and is considered a top priority for the early part of the 1999/2000 fiscal year.

UPDATE ON ADOPTION OF REGULATIONS:

Project is on schedule:

- **Public outreach:** **January 2000**
- **Planning Commission hearing:** **February 8, 2000**
- **City Council hearing:** **March 21, 2000**

UPDATE ON PROGRAM DEVELOPMENT:

Project is on schedule:

- **Community Forestry Grant Application to fund the Urban Forestry Master Plan:** January 14, 2000
- **Work session with Parks & Recreation Board to plan Arbor Day/Week:** January 24, 2000
- **Arbor Day/Week Celebration:** April 2 – 8, 2000
- **Urban Forestry Master Plan:** May 2000 – January 2001

- 2. New Annexation Ordinance: Revise the Milwaukie Zoning Ordinance to be compliant with Metro regulations and Oregon Revised Statutes.**

Comments from August 1999: Project is underway and should be completed by early October.

UPDATE:

Completed on October 6, 1999

- 3. Title 3: Bring the City's Natural Resource Overlay regulations into compliance with Title 3 of the Metro Functional Plan--Riparian, Habitat and Floodplain Protection regulations.**

Comments from August 1999: Project is underway and should be completed by early summer 2000.

UPDATE:

At this point, the project is on schedule for completion by July 2000. Internal schedule has slipped due to urban forestry ordinance, downtown planning, and short-staffing.

- 4. Permit/Development Review Automation: Automate the City's development review/building permit process to increase efficiency, tracking capabilities, and improve customer service.**

Comments from August 1999: The Planning Department will be part of a larger staff team from the Public Works, Building, and Information Technology 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.

UPDATE:

Project is underway, but internal schedule has slipped due to staff shortage/transitions. Staff meetings are scheduled in January to discuss work plan and RFP for a vendor and project manager.

5. **Functional Plan Phase II: Second round of revisions to the bring the Milwaukie Zoning and Subdivision Ordinances into compliance with the Metro Functional Plan. This project is referred to as "Title 1 and Title 6" because these are the portions of the Metro Functional Plan with outstanding sections requiring compliance.**

UPDATE:

Project is underway. Staff has requested a Metro extension for this project to July 2000. The following meeting dates have been scheduled:

- *Planning Commission Work Session: March 21, 2000*
- *Planning Commission Public Hearing to consider ordinance amendments: May 23, 2000*
- *City Council Work Session: July 17, 2000*
- *City Council Public Hearing to consider ordinance amendments: July 18, 2000*

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

1. **Zoning Ordinance Revisions: Revise the Milwaukie Zoning Ordinance to respond to concerns about neighborhood livability, Planning Commission Goals, and Neighborhood Visions.**

Comments from August 1999: Staff is developing a list of "problem areas" in the ordinance as a means to begin scoping this project. Project will formally get underway in January, 2000. This project will be ongoing.

UPDATE:

Project is not yet started. The Planning Commission and City Council had asked staff to review options for beginning a design review or site plan review process in Milwaukie. This part of the project is beginning incrementally. As part of the downtown/riverfront planning project, staff is likely to draft regulations for such a process in the downtown area. This project will extend into Fiscal Year 2000/2001. If approved by Council, a design review process in the downtown commercial districts may be underway as early as January 2001.

To begin addressing neighborhood livability issues, staff will request funding to hire a consultant to comprehensively review the City's Zoning Ordinance in Fiscal Year 2000/2001, with consideration given to the previous neighborhood planning efforts completed in 1996 – 1998. If

funding is available, the consultant will inventory all of those portions of the regulations that could be amended to address the concerns expressed in previous efforts. The goal is to frame a clear work plan to begin amending regulations incrementally. This project will get underway in the next fiscal year as a high priority work task.

- 2. Transportation Impact Code Revisions: Transportation & Growth Management (TGM) grant to implement regulations enforcing the policies adopted in the Transportation System Plan.**

Comments from August 1999: 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.

UPDATE:

Oregon Department of Transportation awarded this grant to Milwaukie in September 1999. The project is just getting underway, with internal meetings scheduled for late January. Planning and Public Works staff will partner on this project. The work program outlined in the grant must be completed no later than June 2001.

- 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.**

Comments from August 1999: 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.

UPDATE:

Oregon Department of Transportation awarded this grant to Milwaukie October 1999. Staff is scoping the project with ODOT now. The \$50,000 grant project is likely to be used for preliminary engineering and Zoning Ordinance amendments to support a new boulevard design along McLoughlin through downtown. Approximately \$1.8 million has been awarded to fund new median, landscaping, sidewalk, and signal design through the downtown portion of Milwaukie. The work program outlined in the grant must be completed no later than June 2001.

4. **Downtown/Riverfront Redevelopment Implementation:**
- a. **Adopt a downtown/riverfront land use framework plan, with Comprehensive Plan amendments**
 - b. **Adopt zoning map and zoning ordinance amendments, design standards and a design review process to support the land use framework plan.**

Comments from August 1999: Staff is staying involved with the work of the Riverfront Redevelopment Board. Planning Division work projects expected to commence in early 2000.

UPDATE:

The project is on schedule. The following dates have been tentatively scheduled:

- ***Possible joint work session with City Council to discuss land use framework plan project: March 6, 2000***
- ***Tentative Planning Commission hearing to consider land use framework plan and associated Comprehensive Plan amendments : May 9, 2000***
- ***Tentative City Council hearing to consider land use framework plan: June 20, 2000***
- ***Zoning Map and Zoning Ordinance amendments to implement the framework plan: completed Jan. 2001***

5. **Annexation Phase II: Develop an annexation strategy for the unsewered areas surrounding Milwaukie.**

Comments from August 1999: Project will commence in Winter and Spring 2000

UPDATE:

The project is not officially underway. The Public Works Department is currently working on a capital improvement project to provide sewer connections to properties near Johnson Creek Blvd, along Stanley and 55th. Staff will be meeting later this month to discuss options for annexation of these properties. The Asst. City Manager for Community Development and the Public Works Department are likely to take a lead on the early stages of this project.

IV. 1999/2000 Planning Commission Goals

The following goals were adopted by the Commission in July 1999 and reviewed with Council in August 1999. I have not provided individual updates on the goals, but rather hope that the Commission can use the goals to discuss progress on the work program. The goals will be updated again in July 2000.

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 from August 1999:

A new Design Review process should be developed to ensure that new development improves neighborhood livability, connectivity, aesthetics and safety. The following should be considered when amending the Zoning Ordinance and developing a design review process:

- Maintain character of neighborhoods.
- Retain mature vegetation for compatibility with existing neighborhoods.
- Implement regulations that provide balance between livability and economics.
- Give staff and the Commission expanded authority to impose conditions or modify plans to ensure high quality development.
- Create standards for scale, bulk, number of stories, mass, height, and compatibility in neighborhoods.
- Revisit flag lot regulations to strengthen them further.
- Subdivision regulations should include design guidelines/standards that address:
 - Lot shape
 - Environmental preservation
 - Open Space
 - Maximum square footage/height requirements for homes

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

Commission Comments from August 1999:

- 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

Commission Comments from August 1999:

- Ordinance and program needs to meet Tree City USA standards
- City Street Tree Planting Program as part of City Capital 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 and 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 from August 1999:

- Economic conditions may not be ripe now for Title 1 or Title 6 changes.
- Neighborhood input is important.
- Staff should consider delaying 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 from August 1999:

- Planning Commission wants to receive Riverfront 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 Ordinance, Comprehensive Plan amendments).
- Support all efforts to complete the project this time.
- Do not revisit neighborhood issues around the downtown.

6. Ongoing commitment to community outreach to inform citizen about planning services and regulations.

Commission Comments from August 1999:

- More outreach to neighborhood groups
- Information packets about City regulations for home owners, builders, real estate professionals.

7. Reevaluate the zoning and permitted land uses for industrial properties on the northern edge of the City.

Commission Comments from August 1999:

- As these 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 goals were deleted by the Planning Commission since the February 10, 1999 Goals Presentation at City Council Strategic Planning Meeting:

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

Commission Comments from August 1999:

- Not a high priority goal at this time.

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

Commission Comments from August 1999:

- 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.

ATTACHMENT:

Planning Commission Agenda Forecast calendars through June 2000

PLANNING COMMISSION

JANUARY 2000

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11 PC MEETING - CSO-99-06/TPR-99-09 ESD	12	13	14	15
16	17	18	19 URBAN FORESTRY OPEN HOUSE 6:30 - 8:30 PM PSB COMM ROOM	20	21	22
23	24	25 PC WORKSESSION: -Work Program Update	26	27	28	29
30	31					

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9

PLANNING COMMISSION

MARCH 2000

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 POSSIBLE CC/PC WEEKSESSION - To Discuss Downtown Plan Project	7	8	9	10	11
12	13	14 PUBLIC HEARINGS: - CSO-99-04/ML-99-07/ NR- 99-04/TPR-99-05/ VR-99- 08 - CI Cty Corrections - 9501 SE McLoughlin - CSO-99-10/VR-99-09 - Airtouch - 3701 Int'l Way	15	16	17	18
19	20	21	22	23	24	25
26	27	28 PC WORKSESSION: -Title 1/Title 6	29	30	31	

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PLANNING COMMISSION

JUNE 2000

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14

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12 PC PUBLIC HEARINGS: None Scheduled Yet	13	14	15	16
17	18	19	20	21	22	23
24	25	26 PC WORKSESSION: Nothing scheduled Yet	27	28	29	30

PLANNING COMMISSION

MAY 2000

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9 PC PUBLIC HEARINGS: - Downtown Plan (tentative)	10	11	12	13
14	15	16	17	18	19	20
21	22	23 PC PUBLIC HEARINGS: - Title1/Title 6 (tentative)	24	25	26	27
28	29	30	31			

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