

MILWAUKIE PLANNING COMMISSION
WORK SESSION
TUESDAY, APRIL 12, 1988

COMMISSIONERS PRESENT

John Littlehales, Chairman
Jan Fitzgerald
Patricia Lent
Gregg Newstrand, Jr.
Don Trotter

STAFF PRESENT

William B. Adams, Community
Development Director
Dave Krogh,
Assistant Planner
Shirley Richardson,
Hearings Reporter

COMMISSIONERS ABSENT

Angus Anderson

1.0 CALL TO ORDER

Chairman Littlehales called the meeting to order at
6:30 p.m.

2.0 PROCEDURAL QUESTIONS

None.

3.0 CONSENT AGENDA

3.1 PLANNING COMMISSION MINUTES - March 8, 1988

Pat Lent moved to approve the Minutes of March 8, 1988. Jan
Fitzgerald seconded. MOTION PASSED 4-0.

4.0 PUBLIC COMMENT -- None.

5.0 PUBLIC HEARINGS -- None.

6.0 CONSIDERATION ITEMS

6.1 APPLICANT: Hillman-Powell

PROPERTY OWNER: Hillman-Powell

LOCATION: Oak & Hwy 224 (Shopping Center Site)

PROPOSAL: Request to allow rephasing (modification of a
condition of approval) for CSC-87-01.

Dave Krogh indicated that the Applicant was requesting a change to their proposed phasing plan. Hillman-Powell has indicated that they have not yet found tenants for the department and furniture stores and that the Corps of Engineers are still deciding whether part of the land requires a federal wetland permit. Therefore, they need a change in the phasing requirement to allow time to secure tenants for these buildings and deal with the wetland issue.

Staff recommends approval of the proposal, since the overall site configuration will not change by the rephasing, and the replacement of Condition #14 with the following:

"Phase I shall consist of the interconnected structure (minus the 42,700 sq. ft. department store and adjacent 7,380 sq. ft. retail space), the 5 freestanding sites along Oak and Hwy 224, and accesses onto 37th Avenue. Phase II shall consist of the freestanding 40,000 sq. ft. furniture store, the 42,700 sq. ft. department store, and 7,380 sq. ft. of connected retail space."

Dave Krogh indicated that Peter Van Dyke was available to answer any questions from the Commissioners.

APPLICANT'S PRESENTATION

Peter Van Dyke reviewed with the Commission the reasons for the proposed rephasing. He indicated that there is a problem in tying down the exact square footage of space required for the first phase due to tenant expectations. Mr. Van Dyke cited Payless Stores as an example. The square footage allotted for the variety store is 30,000 sq. ft. If Payless does take this space, maybe their store size would only be 23,000 sq. ft. Mr. Van Dyke stated that it is not profitable to build a 30,000 sq. ft. building and only be able to lease 23,000 sq. ft. of it. He would like the flexibility to proportion the buildings to fit the needs of his tenants. He is presently still searching for tenants to fill the project.

Mr. Van Dyke also indicated that he has been meeting with the Corps of Engineers and in order for him to go through the full permit process it would take from four to six months. At present they are still undecided if part of the lands is actually federal wetland.

Mr. Van Dyke indicated that it may be a possibility to purchase more land, which is designated natural wetland, and use this as a mitigation area. This property could then be developed as directed by the Corp of Engineers and monitored for two years. At the end of that period, if approved, the wetland issue will be put to rest and a full permit given. He suggest that if this becomes a reality, the developer might consider donating the wetland to the City.

Mr. Van Dyke indicated that he would like to have a decision today.

DELIBERATION AMONG THE COMMISSIONERS

Bill Adams asked Mr. Van Dyke how long it would be before he could get a decision from the Corps of Engineers as to the wetland issue. Mr. Van Dyke indicated that he wasn't sure, he was working through the process with them.

Don Trotter asked where the designated wetlands would be on the proposed site. Mr. Van Dyke indicated that at present there were several debatable areas and that he was waiting for the final decision from The Corps of Engineers, the Environmental Protection Agency, Division of Fish and Wildlife, and the State Marine Board.

Don Trotter indicated that at the original public hearing, there was some uncertainty as to what the two pond area buildings would be. He asked if there was a decision made as to the occupants and if the proposed rephasing would affect these sites. Mr. Van Dyke indicated that the two pond pads would be used for restaurants. Two possible tenants he is now talking with are Izzy's Pizza House and Brass Fish House. He stated that they plan to get started on those pads as soon as possible.

Don Trotter asked about the 6300 and 8292 sq. ft. expansion areas, where the exterior walls would be. Mr. Van Dyke indicated that he was unsure of the exact expansion size, it would depend on what tenants he would get for that space.

Chairman Littlehales voiced his concern over the parking situation, stating that at the original hearing there was a tight fit to meet the parking requirements. The proposed configuration would increase those parking needs.

Mr. Van Dyke indicated that the parking requirement would be adhered to. At present they had not yet crunched the site to accommodate the parking requirement and felt it could be done adequately.

There was further discussion among the Commissioners about the proposal. Don Trotter moved that the Commission approve the Application request for a change in phasing such that Phase I will be 141,730 sq. ft; Phase II, 90,080 sq. ft. for a total of 231,810 sq. ft., arrangements as indicated on Exhibit 3, thereby revising condition 14 of CSC-87-01. Further, he found that the change in phasing will not increase negative impacts that were already discussed by the Commission during public hearings. Gregg Newstrand seconded. MOTION CARRIED 5-0.

Recess taken at 7:50 p.m.

Reconvened at 8:00 p.m.

7.0 OLD BUSINESS

7.1 M ZONE REVISION DISCUSSION

Bill Adams reviewed with the Commission the status of the M Zone revisions. He gave a brief summary on the background, indicated some of the problems and how the M Zone affected the Comp Plan policies and cited other factors that influence the M Zone revision project. He then presented to the Commission four alternatives for resolution; 1) leaving the M Zone as it is, 2) Re-interpreting the M Zone, 3) revising it for all areas or 4) adopt a new Campus Industrial Zone to be applied to the Omark/Freeman Industrial Parks.

The Commission discussed the M Zone and the drafts submitted by Staff. It was the consensus of the Commission that the new Campus Industrial Zone would be the best alternative. It was requested that Staff obtain a listing of existing business parks in similar business/industrial type zones for the Commission to review.

Bill Adams requested that the Commission make comments in writing on their copy of Draft 3 and return them for review and revisions. A new draft of the CI zone would then be prepared for review in detail at their next meeting.

7.2 SUPPLEMENTARY APPLICATION STATUS REPORT

Dave Krogh gave a status report on applications that Commissioners had concerns about at the last meeting. Current information was given on U.S. Construction (Harmony Apartments), Irwin Adams (Milwaukie Athletic Club), Clackamas County Service District #1 (Digesters) and North Clackamas School District #12 (Parking Lot at Milwaukie High School).

VACANT POSITION ON THE PLANNING COMMISSION

Chairman Littlehales introduced Arlene Miller. She is an applicant for the vacant position on the Planning Commission.

PUBLIC FACILITIES IMPROVEMENT ORDINANCE

Dave Krogh informed the Commission that the Public Facilities Improvement Ordinance was approved by City Council on March 15, 1988.

BUDGET STRATEGY MEETING

Bill Adams announced that there would be a Budget Strategy Meeting at 7:00 p.m. on Thursday, April 14th. It will be held at the Milwaukie Lutheran Church on Lake Road and Boss Lane.

RIVERFRONT CITIZEN'S ADVISORY COMMITTEE

Bill Adams announced that the Riverfront Citizen's Advisory Committee will be meeting next week for a brainstorming session. Recommendations from that meeting will be presented to the Commission for review.

SUBDIVISION APPLICATION -- WHERE ELSE LANE

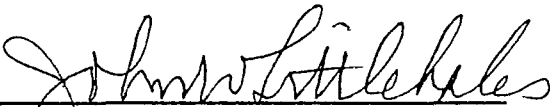
Bill Adams informed the Commission that there will be a subdivision application made on Where Else Lane.

8.0 OTHER BUSINESS - None.


9.0 NEXT MEETING: April 26, 1988

CITY OF MILWAUKIE PLANNING COMMISSION
MINUTES OF APRIL 12, 1988, WORK SESSION
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Jan Fitzgerald moved to adjourn the meeting of April 12, 1988. Pat
Lent seconded. MOTION PASSED UNANIMOUSLY 5-0. Meeting adjourned
at 9:10 p.m.



John Littlehales,
Chairman



Shirley Richardson,
Hearings Reporter

AGENDA
MILWAUKIE PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 10722 S.E. MAIN STREET
TUESDAY, APRIL 12, 1988, AT 6:30 P.M.

ITEM HEARING FORMAT

- | | |
|---|---|
| 1.0 CALL TO ORDER | 1. STAFF REPORT |
| 2.0 PROCEDURAL QUESTIONS | 2. CORRESPONDENCE |
| 3.0 CONSENT AGENDA | 3. APPLICANT'S PRESENTATION |
| 3.1 PLANNING COMMISSION MINUTES: March 8, 1988 | 4. PUBLIC TESTIMONY FROM OTHERS IN SUPPORT OF APPLICATION |
| 3.2 CITY COUNCIL MINUTES: March 1, 3, & 15, 1988 | 5. COMMENTS OR QUESTIONS FROM INTERESTED PERSONS WHO NEITHER ARE PROPONENTS NOR OPPONENTS |
| 4.0 PUBLIC COMMENT - THIS IS AN OPPORTUNITY FOR THE PUBLIC TO COMMENT ON ANY ITEM NOT ON THE AGENDA | 6. PUBLIC TESTIMONY FROM THOSE IN OPPOSITION TO THE APPLICATION |
| 5.0 PUBLIC HEARINGS - None | 7. QUESTIONS FROM THE PLANNING COMMISSION |
| 6.0 CONSIDERATION ITEMS | 8. REBUTTAL TESTIMONY FROM APPLICANT |
| 6.1 APPLICANT: Hillman-Powell
PROPERTY OWNER: Hillman-Powell
LOCATION: Oak & Hwy. 224 (Shopping Center Site)
PROPOSAL: Request to allow rephrasing (modification of a condition of approval) for CSC-87-01 | 9. CLOSING OF PUBLIC HEARING |
| 7.0 OLD BUSINESS | 10. COMMISSION DISCUSSION/ACTION |
| 7.1 M Zone Revision Discussion | |
| 7.2 Supplementary Application Status Report | |
| 8.0 OTHER BUSINESS - None | |
| 9.0 NEXT MEETING: April 26, 1988 | |

THE PLANNING COMMISSION'S DECISION ON THESE MATTERS MAY BE SUBJECT TO FURTHER REVIEW OR APPEALED TO THE CITY COUNCIL. FOR FURTHER INFORMATION, CONTACT THE MILWAUKIE COMMUNITY DEVELOPMENT DEPARTMENT OFFICE AT 659-5171.

THE MILWAUKIE PLANNING COMMISSION WELCOMES YOUR INTEREST IN THESE AGENDA ITEMS. FEEL FREE TO COME AND GO AS YOU PLEASE.

COMMISSIONERS: JOHN LITTLEHALES, CHAIRMAN
JAN FITZGERALD
PATRICIA LENT
GREGG NEWSTRAND, JR.
DON TROTTER
ANGUS ANDERSON

STAFF: WILLIAM B. ADAMS, COMMUNITY DEVELOPMENT DIRECTOR
JANE F. HEISLER, ASSOCIATE PLANNER
DAVE KROGH, ASSISTANT PLANNER
SHIRLEY RICHARDSON, HEARINGS REPORTER