## MILWAUKIE DESIGN AND LANDMARKS COMMISSION MEETING AGENDA

## WEDNESDAY, DECEMBER 1, 2004 MILWAUKIE CITY HALL 10722 SE MAIN STREET CONFERENCE ROOM 6:30 PM

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		ACTION REQUIRED
1.0	Call to Order	
2.0	Procedural Matters	
	Election of Officers	
3.0	Design and Landmarks Commission Minutes—None	<b>Motion Needed</b>
4.0	Information Items – City Council Minutes	
	City Council Minutes can be found on the City web site at: www.cityofmilwaukie.org	Information Only
5.0	Public Comment	
	This is an opportunity for the public to comment on any item not on the agenda	
6.0	Public Hearings	
6.1	Type of Hearing: Recommendation Hearing	Discussion
	Applicant: Tom Kemper (Main Street Partners)	and
	Owner: City of Milwaukie	Motion Needed
	Location: 10554 SE Main Street	For These Items
	Proposal: Develop the former Safeway site with construction of 6 mixed-use buildings of	
	retails space, 64 apartments, and 33 town homes and off-street parking.	
	File Numbers: DR-04-01, TPR-04-08, VR-04-10, & S-04-01	
	NDA: Historic Milwaukie Staff Person: Lindsey Nesbitt	
7.0	Worksession Items	
0.0	(None)	
8.0	Discussion Items  This is an agree of with far a comment on discussion but the Decision and Landau also Commission for	Design and Design
	This is an opportunity for comment or discussion by the Design and Landmarks Commission for	Review and Decision
9.0	items not on the agenda.  Old Business	
9.0 9.1	Old Business	
10.0	Other Business/Updates	
10.1	Matters from the Planning Director	Information Only
11.0	Next Meeting:	
	No meeting set.	
	The above items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please	
	contact staff with any questions you may have.	
Foreca	ast for Future Meetings:	

**Forecast for Future Meetings:** 

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

## **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 that 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 of, 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 Chairperson 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 Chairperson will close the public portion of the hearing. We will then enter into deliberation among the 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 Design and Landmarks Commission may be appealed to the City Council. If you desire to appeal a decision, please contact the Planning Department during normal office hours for information on the procedures and fees involved.
- 11. **MEETING CONTINUANCE.** The Design and Landmarks Commission may, if requested by any party, allow a continuance or leave the record open for the presentation of additional evidence, testimony or argument. Any such continuance or extension requested by the applicant shall result in an extension of the 120-day time period for making a decision.

The Design and Landmarks 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 Design and Landmarks Commission:

**Planning Department Staff:** 

Patty Wisner, Vice Chair Carlotta Collette Barbara Cartmill Nancy Jamieson John Gessner, Planning Director Lindsey Nesbitt, Associate Planner Keith Johns, Associate Planner Jeanne Garst, Office Supervisor Marcia Hamley, Office Assistant Shirley Richardson, Hearings Reporter