

# MILWAUKIE PLANNING COMMISSION

MILWAUKIE CITY HALL  
10722 SE MAIN STREET

## AGENDA TUESDAY, JANUARY 11, 2005 6:30 PM

		ACTION REQUIRED
<b>1.0</b>	<b>Call to Order</b>	
<b>2.0</b>	<b>Procedural Questions</b>	
<b>3.0</b>	<b>Planning Commission Minutes</b>	<b>Motion Needed</b>
3.1	October 26, 2004 Approved PC Minutes can be found on the City web site at: <a href="http://www.cityofmilwaukie.org">www.cityofmilwaukie.org</a>	
<b>4.0</b>	<b>Information Items – City Council Minutes</b>	<b>Information Only</b>
	City Council Minutes can be found on the City web site at: <a href="http://www.cityofmilwaukie.org">www.cityofmilwaukie.org</a>	
<b>5.0</b>	<b>Public Comment</b>	
	This is an opportunity for the public to comment on any item not on the agenda	
<b>6.0</b>	<b>Public Hearings</b>	<b>Discussion and Motion Needed For These Items</b>
6.1	Type of Hearing: Minor Quasi-Judicial <b>This hearing is continued from 10/26/04 and 11/9/04</b> Applicant: Panattoni Development Company Owner: Monte & Susan Greer Location: 5831 SE Harmony Road Proposal: Applicant is requesting approval of a Subdivision, Transportation Plan Review, Variance, and Water Quality Resource Review to construct an industrial development with 5 buildings ranging in size from 14,175 to 20,025 square feet. File Numbers: S-04-02/TPR-04-06/VR-04-09/WQR-04-03 NDA: Lake Road Staff Person: Keith Jones	
6.2	Type of Hearing: Major Quasi-Judicial <b>This hearing is continued from 12/14/04</b> Applicant: Gramor Development Owner: Multiple Owners Location: Between Oak and Myrtle Streets at Hwy 224 Proposal: Applicant is requesting approval of a Comp Plan Amendment, Transportation Plan Review, and a Zone Change to rezone residential properties opposite the Milwaukie Market Place to commercial zoning for the purpose of building a shopping center. The Planning Commission hearing will be to consider making a recommendation to City Council. File Numbers: CPA-04-02/TPR-04-07/ZC-04-02 NDA: Historic Milwaukie Staff Person: John Gessner	
<b>7.0</b>	<b>Worksession Items</b>	
7.1	Final Affordable Housing Report & Recommendation Staff Person: John Gessner	
<b>8.0</b>	<b>Discussion Items</b>	<b>Review and Decision</b>
	This is an opportunity for comment or discussion by the Planning Commission for items not on the agenda.	
<b>9.0</b>	<b>Old Business</b>	
<b>10.0</b>	<b>Other Business/Updates</b>	<b>Information Only Review and Comment</b>
10.1	Matters from the Planning Director	
10.2	Design and Landmark Commission Report	
<b>11.0</b>	<b>Next Meeting:</b> January 25, 2005	
11.1	S-04-04 - Norm Scott Subdivision  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 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 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 Planning Department during normal office hours for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** The Planning 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 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  
Brent Carter, Vice Chair  
Lisa Batey  
Teresa Bresaw  
Jeff Klein  
Dick Newman  
Howard Steward

#### Planning Department Staff:

John Gessner, Planning Director  
Lindsey Nesbitt, Associate Planner  
Keith Jones, Associate Planner  
Jeanne Garst, Office Supervisor  
Marcia Hamley, Office Assistant  
Shirley Richardson, Hearings Reporter