MILWAUKIE PLANNING COMMISSION

MILWAUKIE CITY HALL 10722 SE MAIN STREET

AGENDA TUESDAY, APRIL 12, 2005 6:30 PM

6:30 PM			
			ACTION REQUIRED
.0	Call to Order		
.0	Procedural Ma	tters	
3.0	Planning Com	Planning Commission Minutes	
3.1	December 14, 2	004	
	Approved PC Minutes can be found on the City web site at: www.cityofmilwaukie.org		
4.0	Information Items – City Council Minutes		
	City Council Mi	inutes can be found on the City web site at: www.cityofmilwaukie.org	Information Only
.0	Public Comment		
	This is an opportunity for the public to comment on any item not on the agenda		
6.0	Public Hearings		
	Type of Hearing: Minor Quasi-Judicial		Discussion
	Applicant:	Providence Milwaukie Hospital	and
	Owner:	Providence Health Systems	Motion Needed
	Location:	10263 SE 36th	For These Items
	Proposal:	Applicant is requesting approval to allow up to 20 employees, of an administrative	
	1	nature, in an existing facility adjacent to hospital property.	
	File Numbers:	CSO-05-01	
	NDA:	Ardenwald Staff Person: Keith Jones	
	Type of Hearing: Minor Quasi-Judicial		
	Applicant:	PDX Land LLC	
	Owner:	PDX Land LLC	
	Location:	2540 SE Lark Street	
	Proposal:	Applicant is appealing a Director's Determination and seeking a Commission	
	•	ruling recognizing four dwelling units for zoning purposes.	
	File Numbers:	AP-05-01	
	NDA:	Island Station Staff Person: John Gessner	
.0	Worksession Items		
8.0	Discussion Items		
	This is an opportunity for comment or discussion by the Planning Commission for items not on the		Review and Decision
	agenda.		
.0	Old Business		
0.0	Other Business/Updates		
0.1	Matters from the Planning Director		Information Only
0.2	Design and Landmark Committee Report		Review and Commen
1.0	Next Meeting: April 26, 2005*		
1.1	North Clackamas Park Ball field Application		
11.2	Comprehensive Plan Amendments to Chapter 6 – City Growth and Governmental Relationships		
	*Note – this meeting will be held at Ardenwald Elementary School		
	The above items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please		
	<u>contact staff with</u> cast for Future Me	n any questions you may have.	

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 Catherine Brinkman Jeff Klein Dick Newman

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