

COUNCIL WORK SESSION

City Hall Council Chambers, 10722 SE Main Street
& Zoom Video Conference (www.milwaukieoregon.gov)

MINUTES

MARCH 7, 2023

Council Present: Councilors Adam Khosroabadi, Robert Massey, Rebecca Stavenjord, and Council President Desi Nicodemus, and Mayor Lisa Batey

Staff Present: Joseph Briglio, Community Development Director
Justin Gericke, City Attorney
Vera Kolias, Senior Planner
Nicole Madigan, Deputy City Recorder
Ann Ober, City Manager
Scott Stauffer, City Recorder

Mayor Batey called the meeting to order at 4:01 p.m.

1. Milwaukie Station Food Carts – Discussion

Briglio introduced Richard Johnson of the Johnson Group who manages the contract for the Milwaukie Station Food Cart Pod. **Johnson** provided an update on the pod and noted that the main concern for the future of the pod was the new sewer requirement for food cart wastewater disposal. **Johnson** explained how carts store wastewater, how a connection to the sewer main was never installed, and how a grease interceptor is required for the new sewer connection. **Johnson** expressed concern for when the sewer installation would start as the period between spring and fall generates the most business for the carts.

Johnson explained that in previous years the pod was experiencing disturbances from Milwaukie High School (MHS) students but due to graduation, new signage, and more vocal cart owners the issues were being addressed. **Johnson** also noted that damage caused by houseless individuals had improved. **Johnson** shared promotional difficulties for the pod which included the absence of First Friday events and regulations on where signs could be posted. **Johnson** appreciated the relationship with the city.

Mayor Batey, Johnson, and Briglio commented on sign regulations and communication issues with Oregon Department of Transportation (ODOT).

Mayor Batey, Briglio, and Johnson discussed the sewer installation for the food cart starting no later than the end of April and how the carts would connect to the system.

Mayor Batey noted that the Porchfest event would return in July and **Briglio** added there have been rumors regarding the return of First Friday.

Councilor Khosroabadi appreciated Johnson assisting cart owners during the COVID-19 pandemic but was concerned by the lack of social media promotion. **Khosroabadi** and **Johnson** discussed ideas on how to promote the pod and whether assistance would be provided to cart owners during closures for the sewer project.

The group discussed the positive financial impact to the carts generated by MHS students, creating an engaging and inviting environment for students, and noted that students were going to the pod during class times.

Councilor Khosroabadi asked whether there were plans for site improvements such as adding outdoor heating. **Johnson** replied that site improvements had been slow as the lease did not allow for long term planning, but adding heat was being considered.

Mayor Batey and Johnson commented on the Pint Size Pub cart and the group commented on how social media promotion would benefit the pod overall.

Mayor Batey, Johnson, and Briglio commented on addressing concerns over rats and disposal of garbage.

2. Housing Code Amendments – Discussion

Kolias reported that the proposed amendments were minor and meant only to clarify and clean up the code. **Kolias** shared the process of how the amendments came before Council and what the next steps would be. **Kolias** presented proposed amendments to the zoning map and land division code. **Ober, Mayor Batey, and Kolias** commented and provided clarification on the authorized staff person for setting bond amounts for developments. **Kolias** answered a previous question Mayor Batey had on bond amounts for replating property lines noting when a replat would require bonding.

Kolias presented proposed amendments for the zoning code definitions and lot coverage associated with accessory structures. The group discussed Mayor Batey's concerns around the proposed amendment for lot coverage.

Kolias presented a proposed amendment for the North Milwaukie Innovation Area (NMIA) section of the code to include e-commerce businesses. The group discussed concerns around traffic impacts and wage discrepancies for large direct-to-consumer fulfillment centers but also ease of access to nutrition, creation of jobs, and that direct-to-consumer services have become a standard for saving time and getting resources to those without transportation. The group agreed that staff would pull the e-commerce NMIA item from the amendments package and return with information on relative salaries, traffic impacts around other urban fulfillment centers, whether size limit or use restrictions could be put in place, and the vacancy rate for NMIA as well as the types of businesses that have been established in the last five years. **Kolias** shared an additional proposed amendment for the NMIA section of the code that included updating a graphic.

Kolias presented proposed amendments for ensuring consistency with Oregon Statewide Planning Goal 15, and for accessory structures clarifying exemptions and adding requirements from an existing list to a table.

Kolias explained the changes made to the building design standards were only a reorganizing of the code and the only new language added was in a single section and was due to state compliance.

Kolias presented a proposed amendment for the type III review. **Mayor Batey** asked if a Measure 56 notice is sent out to everyone in the city and **Kolias** responded that when needed, the notice would be sent out to everyone one affected by the proposed property changes and when an owner rezones their own property no Measure 56 notice was required. **Kolias** reviewed proposed amendments for appeals and annexations. **Mayor Batey** asked if the proposed 120-day rule amendment for annexations was consistent with the law and **Kolias** and **Briglio** responded confirmed it was.


Mayor Batey and **Kolias** discussed whether a replat fee was being eliminated.

Councilor Massey commended staff for successfully completing the tedious work involved in cleaning up the housing code.

3. Adjourn

Mayor Batey adjourned the meeting at 5:26 p.m.

Respectfully submitted,



Nicole Madigan, Deputy City Recorder