

# Welcome



## **MILWAUKIE COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE (CPIC)**

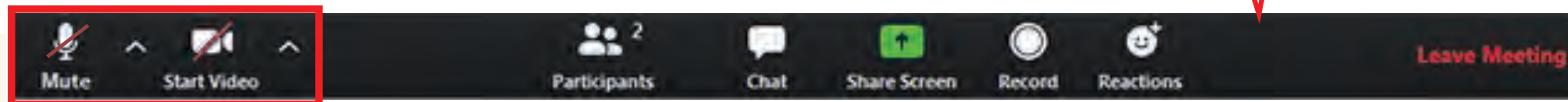
### **Meeting #10**

July 14, 2021, 6:00 – 9:00 PM

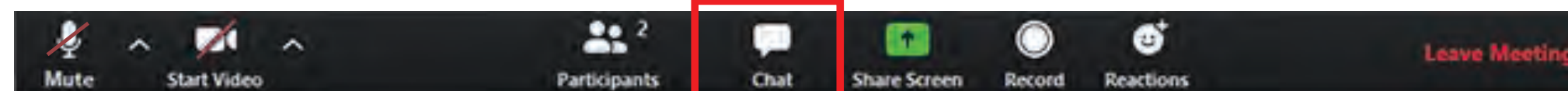
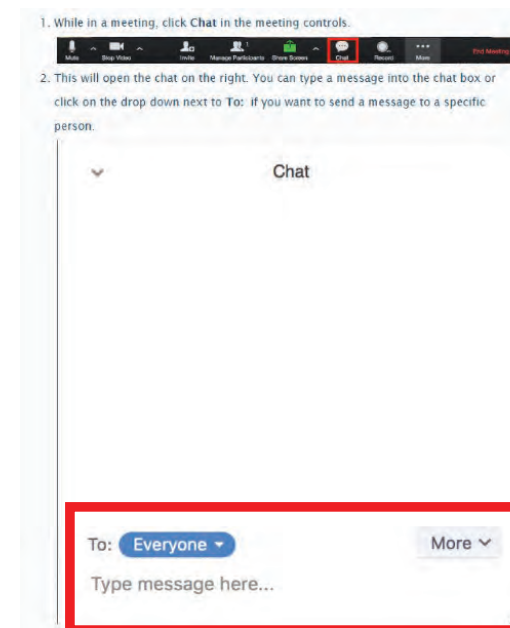
## Zoom Meeting Procedures

- » Please turn microphones off (mute).
- » Please turn video off when presentations are being given.
- » CPIC members will be called on first for questions/discussion.
- » **CPIC members** – please **raise your hand** or type a question in the chat if you have a question. “Raise Your Hand” can be found when you show the list of participants OR under the reactions tab.
- » **Audience** – please **use the chat function** if you have a question. There will also be an opportunity for input in breakout rooms.

Meeting control bar



- Click on Chat to type in your questions or make a comment.
- Meeting facilitator will monitor the Chat questions and comments.
- Audience – please use the Q&A function.



## Introductions

### Comprehensive Plan Implementation Committee

- » Joel Bergman
- » Micah Meskel
- » Nicole Zdeb
- » Renee Moog
- » Sharon Johnson
- » Celestina DiMauro
- » Daniel Eisenbeis
- » Matthew Bibeau
- » Stephan Lashbrook
- » Ada Gonzalez
- » Dominique Rossi
- » Eugene Zaharie
- » Jennifer Dillan
- » Lisa Batey
- » Joseph Edge

### City of Milwaukie

- » Vera Kolas, AICP, Senior Planner
- » Mary Heberling, AICP, Assistant Planner
- » Laura Weigel, Planning Manager
- » Peter Passarelli, Public Works Director
- » Natalie Rogers, Climate Action and Sustainability Coordinator

### Consultants

- » Pauline Ruegg (Urbsworks, Inc.)

## Objectives for this meeting

- » Public comments / questions from Open House
- » Discuss draft amendments
- » Learn about cottage cluster design studies
- » Next steps / how to stay involved/**Wrap up**

## Committee Charge

- » **Support the City** by helping to involve a variety of different stakeholders in the decision-making process, offering feedback on a code audit and draft code concepts and ensuring that the diverse interests of the Milwaukie community are reflected in the code and map amendments.
- » **Be the primary liaisons** to the Milwaukie community, provide feedback on public involvement efforts, code concepts and amendments, and advance recommendations to the Planning Commission and City Council.
- » **Interact with** City of Milwaukie staff, particularly the Planning Division and its consultant team.
- » The CPIC will **meet monthly** throughout the code amendment process, with adoption of the final code package plan targeted for early Summer 2021. Subcommittees may also be established to work on specific tasks and will hold meetings as necessary.
- » CPIC members are also encouraged to **help facilitate meetings** with their neighborhood district associations and other community organizations.
- » **Promote opportunities for public involvement**, disperse information to the Milwaukie community, and solicit feedback concerning the Comprehensive Plan Implementation project.

# AGENDA

Comprehensive Plan Implementation Committee Meeting		Agenda
Time	Topic	Who
5:45 – 6:00 pm	Login to Webinar and Conference Line	CPIC members
5 minutes 6:00 – 6:05 pm	Welcome · Overview of recent project work/milestones	Vera Kolias
20 minutes 6:05– 6:25 pm	Engage Milwaukie Open House overview · Key issues · Open Discussion – additional issues to consider	Mary Heberling
60 minutes 6:25– 7:25 PM	Cottage Cluster housing type · Overview of housing type – how big, how many, key features, ownership types · Milwaukie context (lot sizes, locations citywide) · What code allows now vs. proposed code · Poll #1	Vera Kolias
40 minutes 7:25 – 8:05 PM	Draft code amendments · Overview of process to date · Poll #2	Vera Kolias, Pauline Ruegg
15 minutes 8:05 – 8:20 PM	Public questions and comments	
20 minutes 8:20 – 8:40 PM	Wrap up, next steps, and parting thoughts	Laura Weigel
9:00 PM	Adjourn	



# SUMMER OF COMPREHENSIVE PLAN IMPLEMENTATION!



- Revised code in September
- Planning Commission hearings begin in October
- City Council hearings begin in December

**JULY 13, 2021**  
PLANNING COMMISSION WORKSESSION



**Code Amendments to be Discussed**


- Comprehensive Map and Zoning
- Commercial Parking
- Accessory Dwelling Units (ADUs)

Staff report and proposed draft amendments available on **July 7, 2021** at:

- <https://www.milwaukieoregon.gov/bc-pc/planning-commission-76>
- Hard copies available at City Hall, Johnson Creek Bldg, Milwaukie Ledding Library

**CANCELLED**  
**TO BE RESCHEDULED**

**AUGUST 10, 2021**  
PLANNING COMMISSION WORKSESSION




**Code Amendments to be Discussed**

- Design and development standards for middle housing types

Staff report and proposed draft amendments available on **August 4, 2021** at:

- <https://www.milwaukieoregon.gov/bc-pc/planning-commission-78>
- Hard copies available at City Hall, Johnson Creek Bldg, Milwaukie Ledding Library

**AUGUST 24, 2021**  
PLANNING COMMISSION WORKSESSION



**Code Amendments to be Discussed**

- Flag lots and back lots
- Variances
- Natural Resource code
- Title 17 Land Division

Staff report and proposed draft amendments available on **August 18, 2021** at:

- <https://www.milwaukieoregon.gov/bc-pc/planning-commission-82>
- Hard copies available at City Hall, Johnson Creek Bldg, Milwaukie Ledding Library

**HOW TO PARTICIPATE....** Submit **written** comments to Vera Kolias, **before** the worksession

- Email: [koliasv@milwaukieoregon.gov](mailto:koliasv@milwaukieoregon.gov), or
- Mail to: 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206



# **OPEN HOUSE OVERVIEW**

# Open House #3

Courson, 14 days ago Alert moderator

If read correctly, following would be eliminated:

"19.501.3 Building Height and Side Yard Height Plane Exceptions  
Roof overhangs or eaves, provided that they do not extend more than 30 in horizontally beyond the side yard height plane."

Unclear what would prevent the overhang from encroaching on adjacent lot.

**REPLY** Do you agree? Hide reply (1)

**heberlingm, 14 days ago**

[Project Team Response] Hi @Courson, **roof overhangs and eaves will still be limited to 30 inches into a required side yard setback/side yard height plane. NOT be allowed into adjacent properties or over a property line. What eliminated is the massing encroachment of the top part of the building side yard height plane. This elimination will reduce massing on the side of residential buildings and will create more triangular shaped roofs. Let me know if you have more questions on this!**

**REPLY** 1

- 38 comments so far (including staff responses)
- Helpful to be able to answer questions from community

akollender, 13 days ago Alert moderator

We have many old and beautiful big trees in Milwaukie on private property. Would it be possible to assist home owners with their maintenance? My observation is that fear of damage to homes leads to the taking down of these trees. Regular care of a tree can mitigate danger to property. I have seen two mature, healthy Doug firs be removed out of fear of damage from falling limbs. Can the city help?

**REPLY** Do you agree? 2 Hide reply (1)

**heberlingm, 12 days ago**

[Project Team Response] Thanks for your question! We understand that community members have questions about the safety and cost of maintenance of trees. You're right in that proactive maintenance of trees can help a tree stay healthy and resilient, and it can lessen homeowner concerns of hazards. In partnership with Tree Board, the city is working on an outreach campaign to the community to help educate tree owners about proper maintenance, hazard trees, and the overall benefits that trees provide to the property and community as a whole.

We have heard concerns about the cost of maintenance of private trees, and understand that the community would appreciate an assistance program for tree care. In the proposed draft code, a tree fund is being created out of permit fees which may be able to fund programs like these in the future. In the meantime, we encourage folks to save on costs down the road by performing proactive management of their trees



# **COTTAGE CLUSTERS**

## OVERVIEW

### General characteristics

- » Detached and attached homes clustered around shared open space
- » Parking is often grouped in a shared lot
- » Cottages are small in size and footprint
- » Sometimes have shared resources or amenities such as garden, common building, workshop, etc
- » Units can be on their own lot or on a single lot



Salish Pond Cottages, Fairview, OR (Ross Chapin project)



Hastings Green, Portland, OR (Patrick Jackson project)



Wilder Cottages, Newport, OR



Green Grove Cohousing, Forest Grove, OR

## OVERVIEW

### Advantages

- » Can be ideal for small households
- » Allow aging in neighborhood
- » Homeownership alternative
- » Low profile fits into existing single detached neighborhoods
- » Ideal for odd-shaped lots
- » Clustering can preserve trees and promote open space



## HISTORY

- » Historically clusters of cottages provided **a house-like alternative to apartment living**
- » Permitted before single family zoning was widely adopted
- » Minimum lot sizes and # houses **regulated out of existence**
- » Ease of mortgages and larger homes



Single-story cottages, Salem, OR

# of cottages

**8**

Lot size

**14,600 sf**

Dwelling size

**670 - 810 sf**



Pine Street Cottages, Seattle, WA

# of cottages

**10**

Lot size

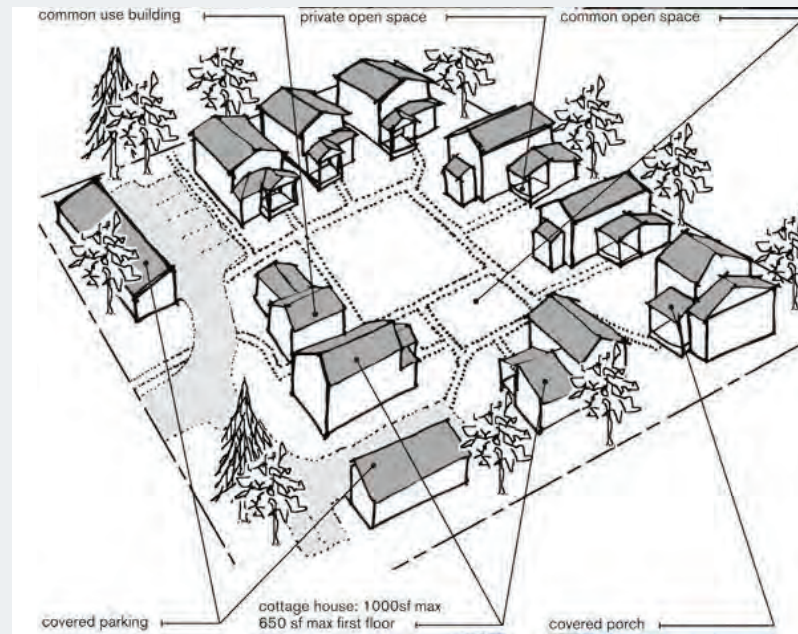
**15,682 sf**

Dwelling size

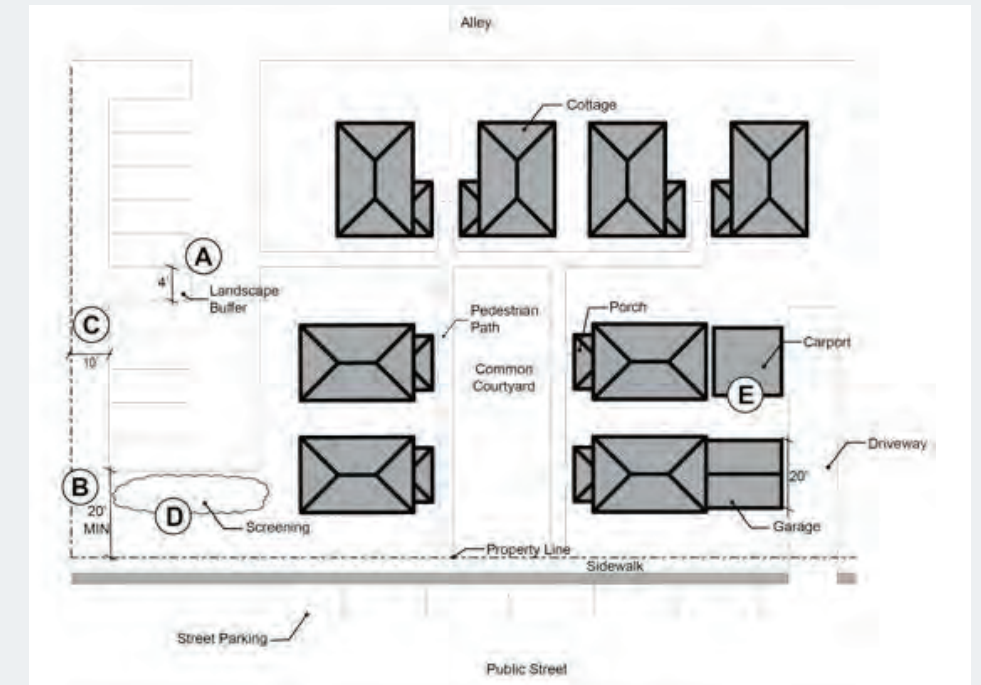
**420 - 500 sf**

## HISTORY

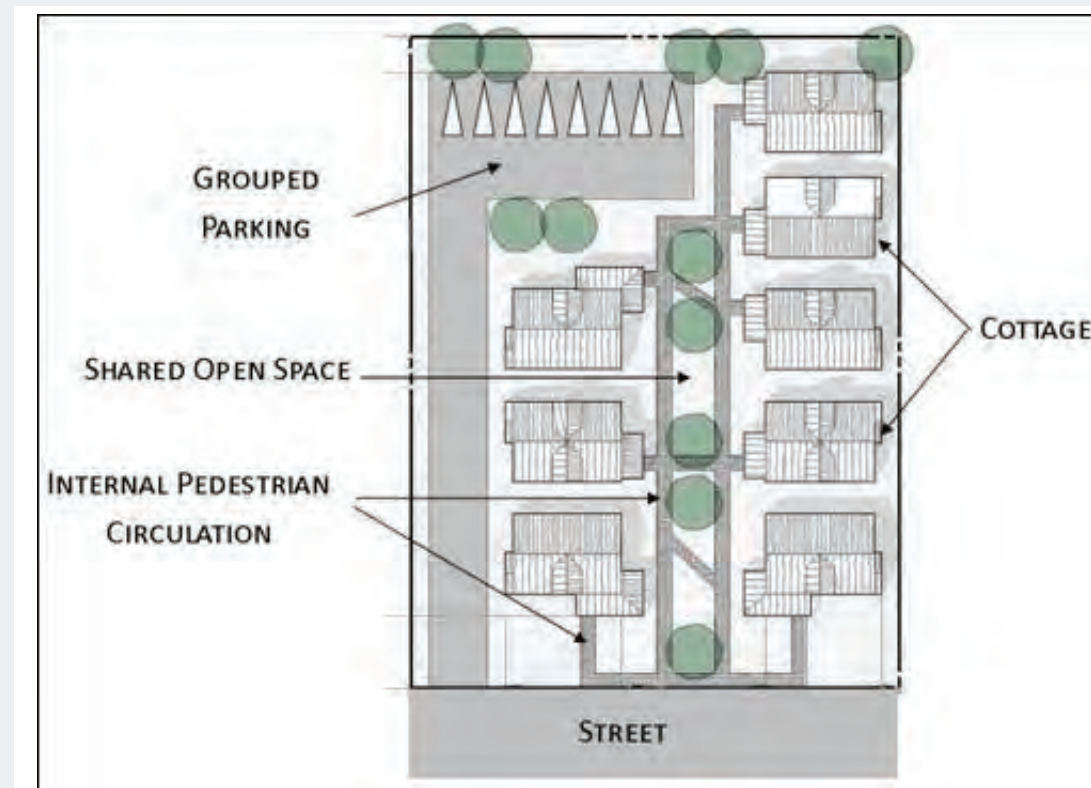
- » 1990s/2000s growing support - desire for **housing diversity, affordability, infill**
- » In **1995** WA adopted **first cottage housing development code**
- » Milwaukie adopted code in 2012
- » **Housing Affordability Strategy** (MHAS) goal of improving housing affordability/stability with variety of housing types
- » **Cottage Cluster Feasibility Analysis** identified code fixes



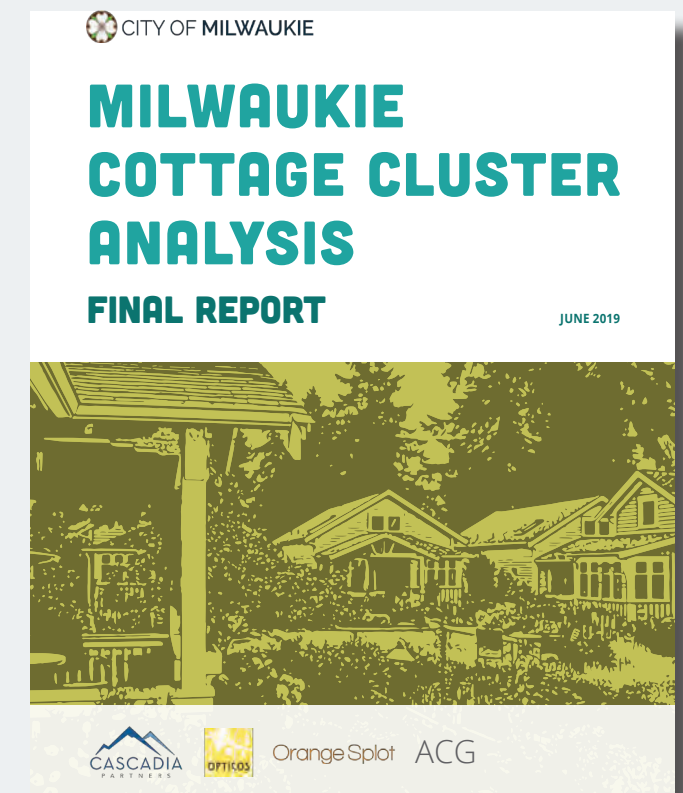
Washington State Model Code 1990's



Oregon state House Bill 2001 Large City Model Code, adopted 202



Milwaukie Cottage Cluster Development Code, 19.505.4



## House Bill 2001 Cottage Cluster Definitions

### OAR Division 46 Definition

*Oregon State HB 2001 (Oregon Administrative Rules)*

*A grouping of no fewer than four detached dwelling units per acre with a footprint of less than 900 square feet each that includes a common courtyard.*

*A city may allow Cottage Cluster units to be **located on a single Lot or Parcel** or on individual Lots of Parcels.*

### Large City Model Code (LCMC) Definition

*“Cottage” means an individual dwelling unit that is part of a cottage cluster.*

*“Cottage cluster” means a grouping of no fewer than four detached dwelling units per acre, each with a footprint of less than 900 square feet, located on a single lot or parcel that includes a common courtyard. Cottage cluster may also be known as “cluster housing,” “cottage housing,” “bungalow court,” “cottage court,” or “pocket neighborhood.”*

*“Cottage cluster project” means a **development site with one or more cottage clusters**. Each cottage cluster as part of a cottage cluster project must have its own common courtyard.*

HB 2001

## House Bill 2001 Cottage Cluster Housing Type Overview

### HB 2001:

- » Cottage Clusters are permitted on all lots 7,000 sq ft and larger
- » Building footprint is limited
- » Lot coverage and density maximums cannot apply
- » Design standards are addressed in the Large City Model Code (an optional path)
- » Recognizes cottage cluster as important housing type, especially for addressing attainability

## What standards are fixed and where are there options for flexibility?

» Many things are fixed such as footprint, shared open space, and minimum allowed cottages

» Where there is flexibility:

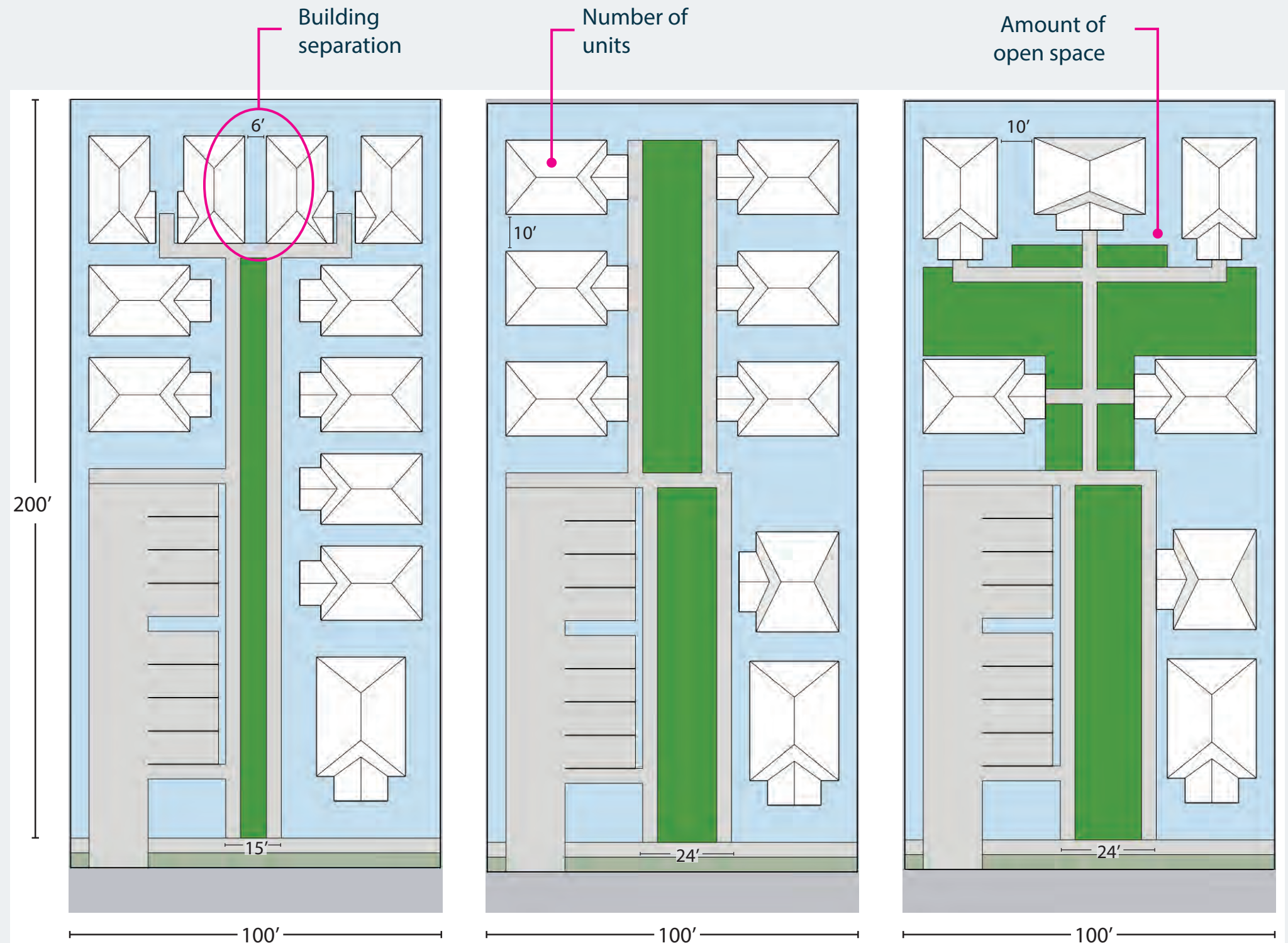
» **Distance between buildings** between 6 feet and 10 feet

» **Maximum number of cottages per cluster:** must be 8 or greater

» How much **common open space per unit**

» **Permitting attached cottages:** HB2001 defines them as detached

» **Parking**

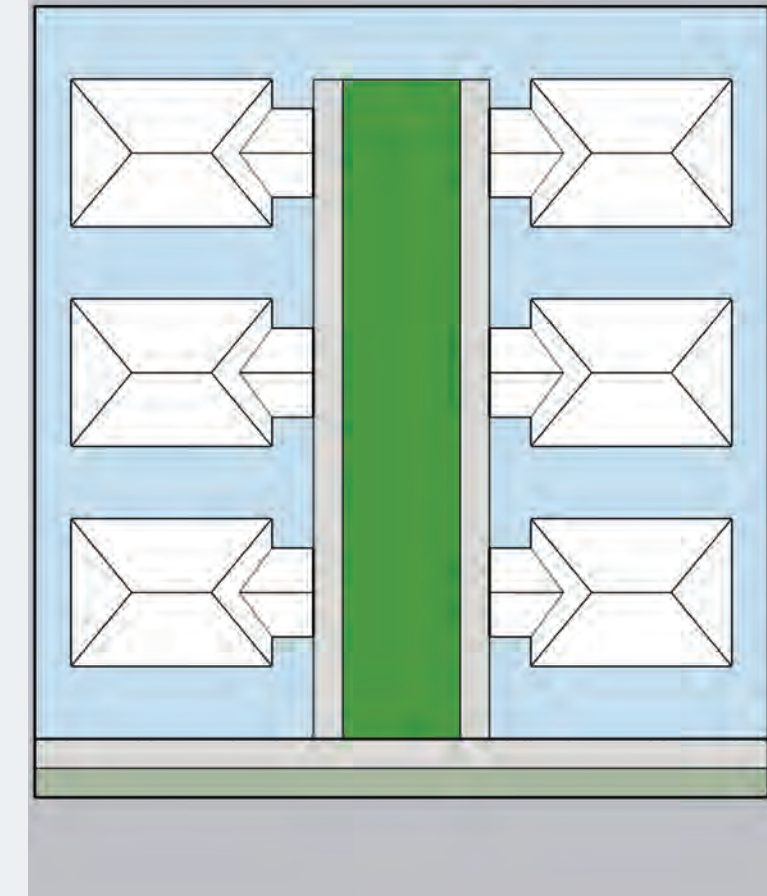
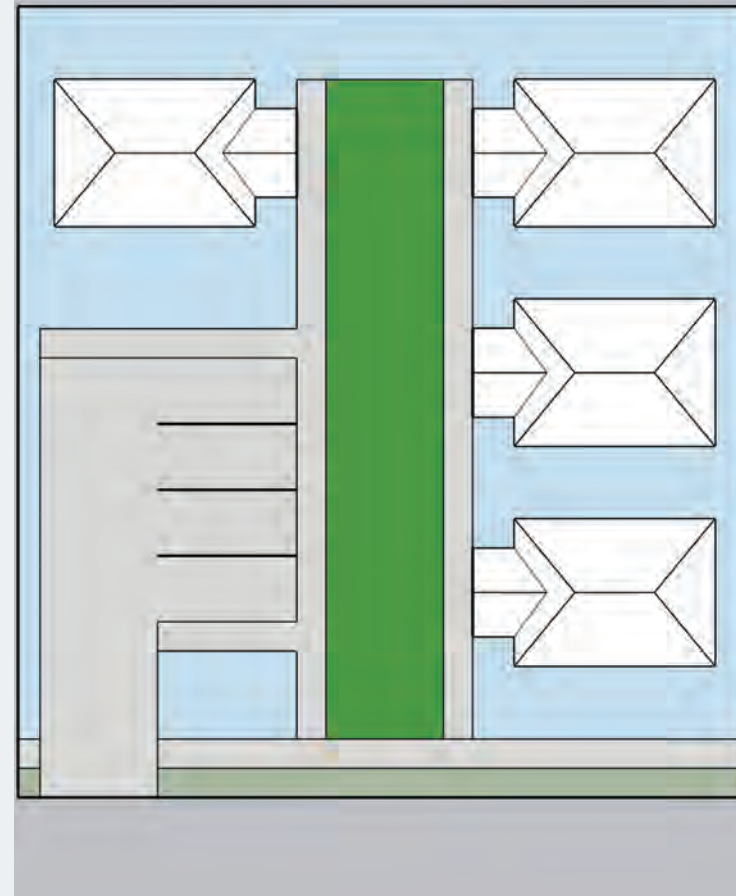


**3 possible configurations on a 20,000 square foot lot**



## Parking

- » 1 parking space per unit is all that a city can require
- » Can be provided on-site or on-street through a separate review process



10,000 square foot lot

EXAMPLES

**TWO COTTAGE CLUSTER EXAMPLES:**

**R-1 and R-1-B**

» Greater density

» Attached units

**R-2**

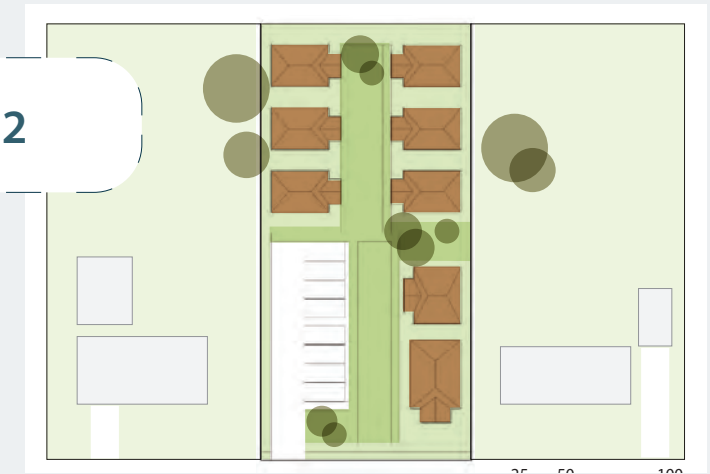
» Detached units only

**R-1 AND R-1B**

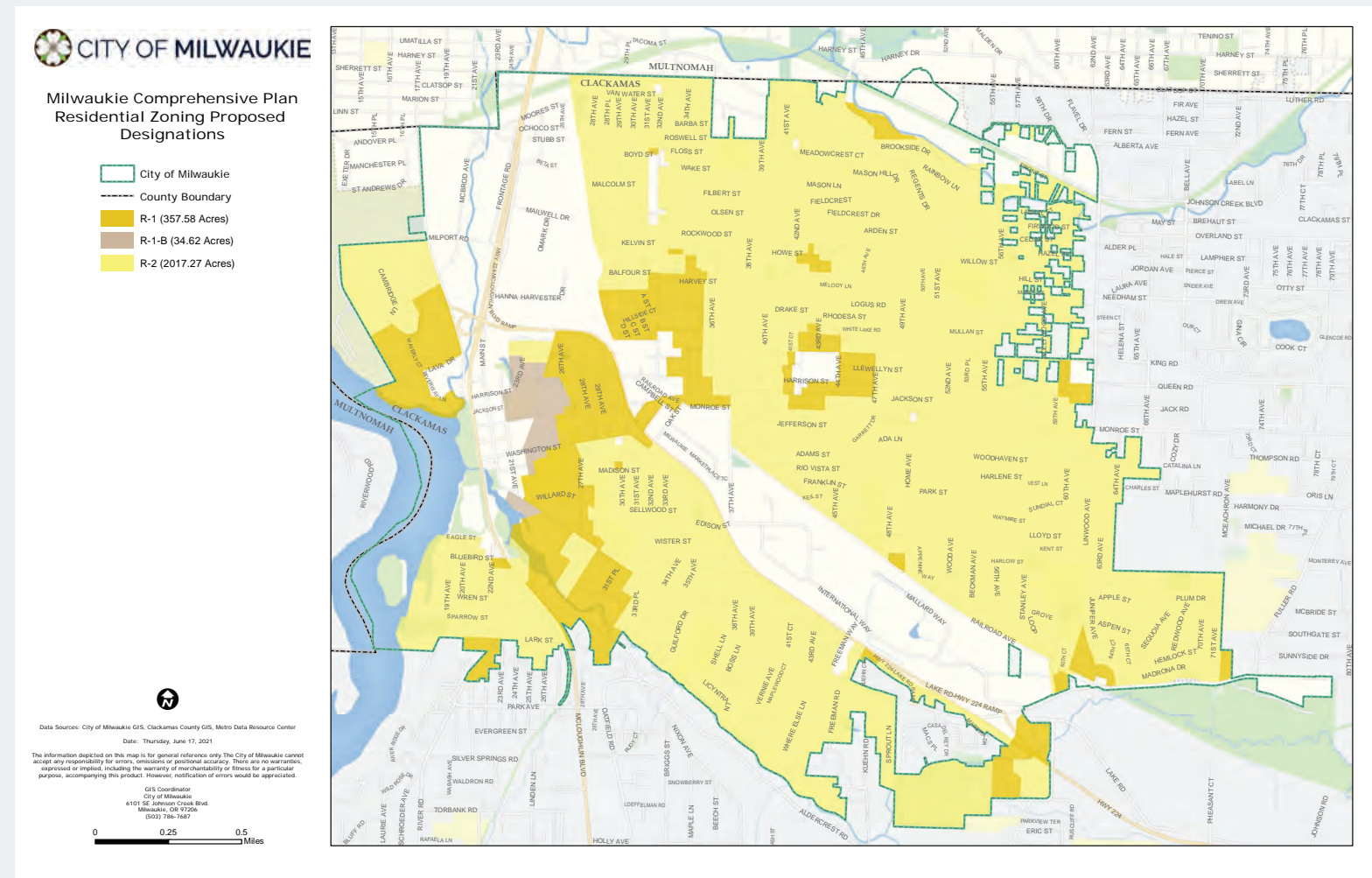


**Example 1: built project**

**R-2**



**Example 2: unbuilt prototype**



**EXAMPLE 1:**

**“Cully Green” built example in NE Portland**



**R-1 and R-1-B**

- » Greater density
- » Attached units

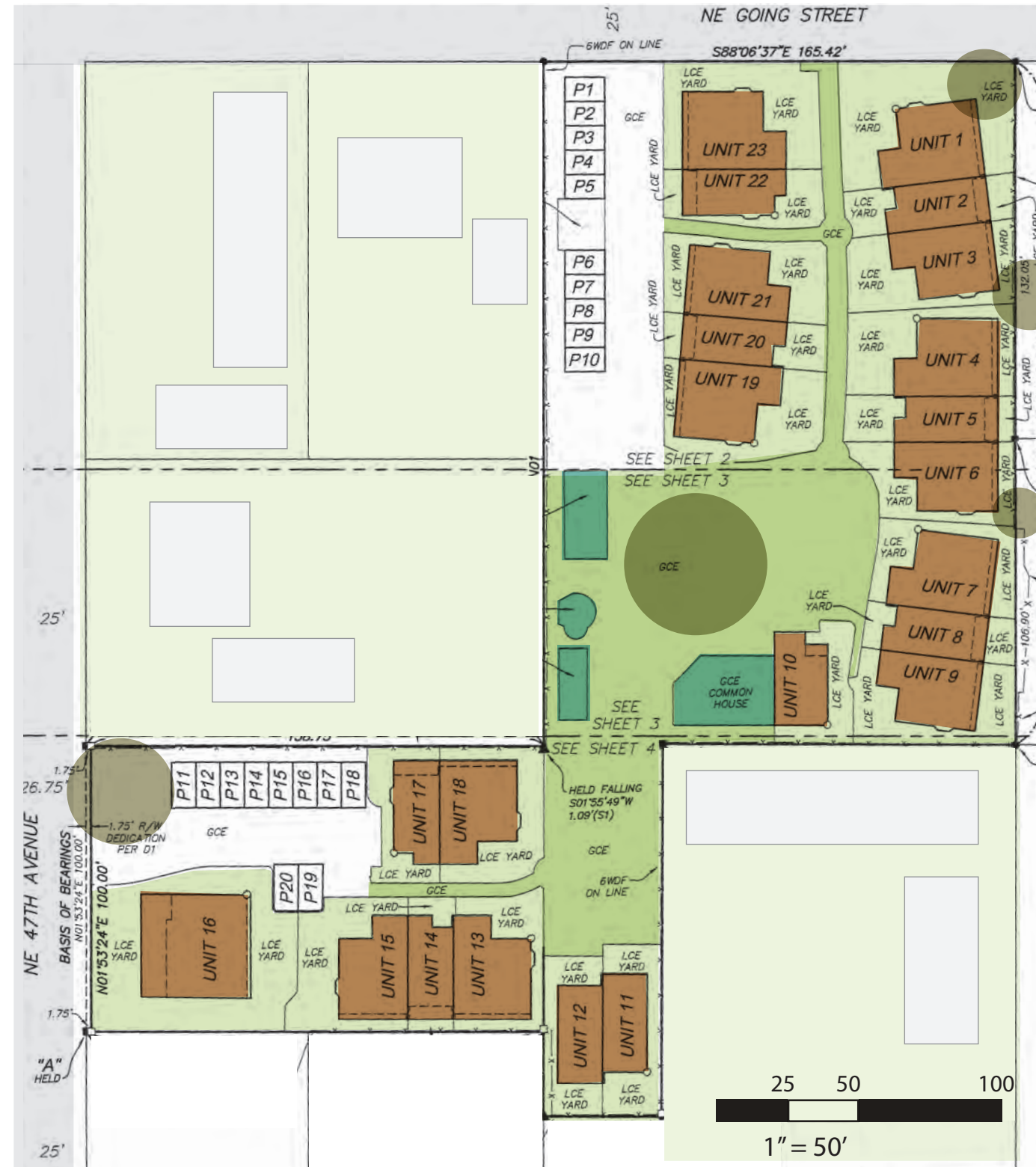


**EXAMPLE 1**



A typical Milwaukie lot which would accommodate part of Example 1

**Street view elevation diagram**



- Dwellings 23
- Building separation Attached or 6 ft
- Footprint 460-815 sq ft
- Total area 990 - 1,575 sq ft
- Site 1.4 acres (60,944 sq ft)
- Common area 500+ sq ft / unit
- Parking 20 spaces

**Legend**

- Cottage cluster units
- Private green space
- Common green space
- Community buildings/amenities
- On-site parking
- Adjacent buildings
- Trees

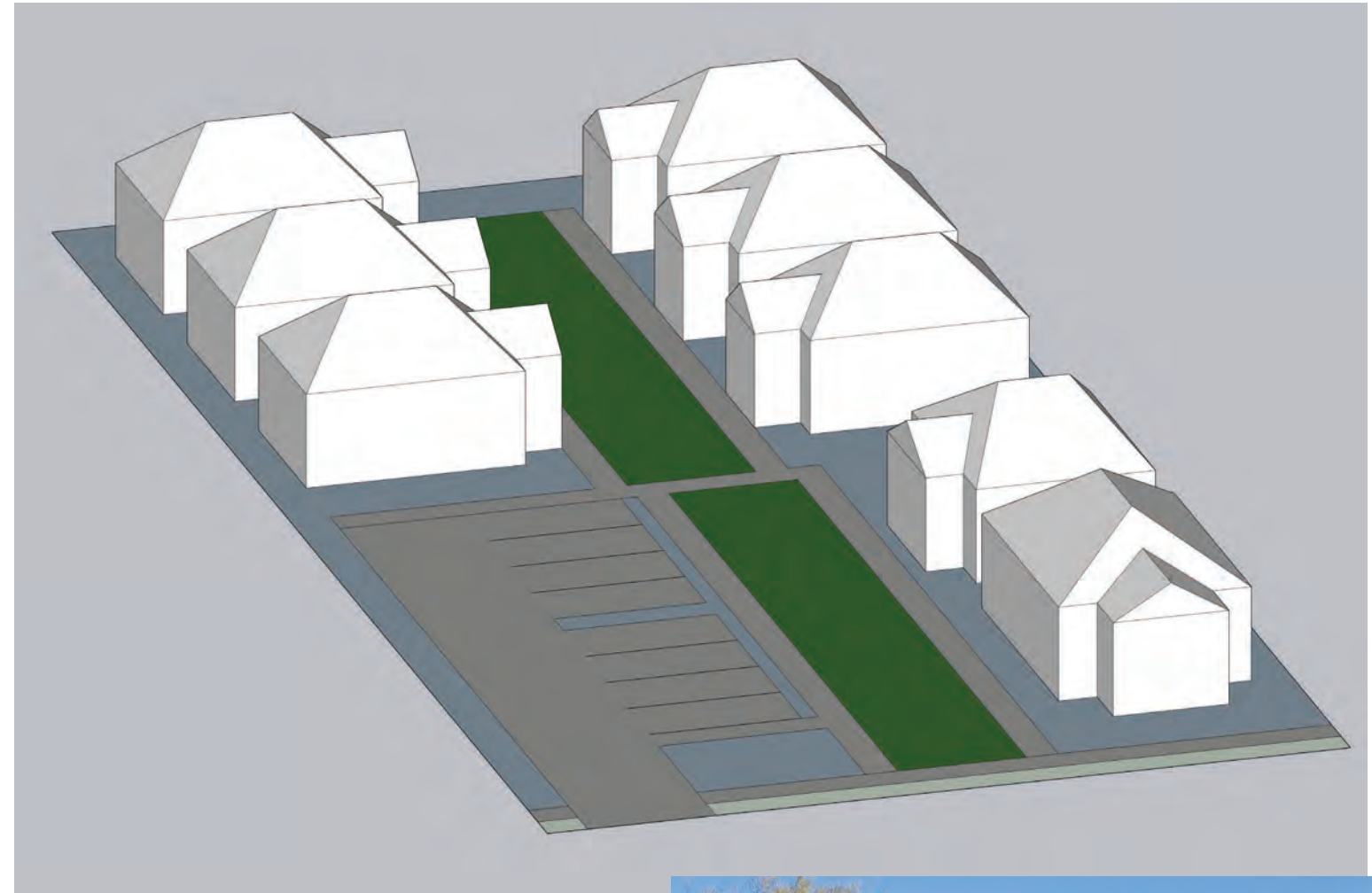
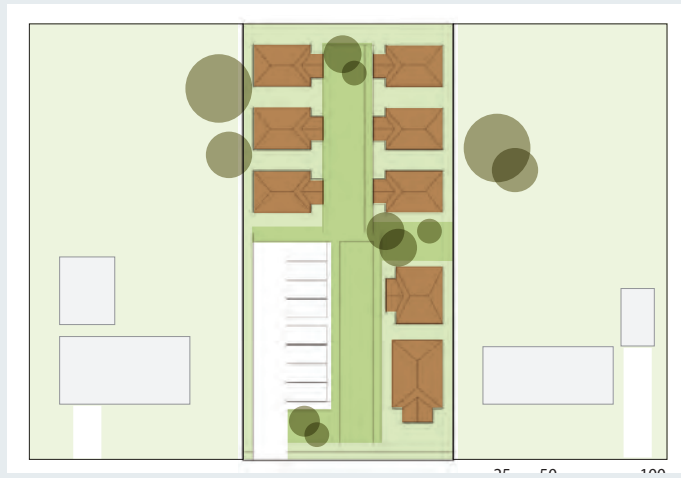
**Cottage Cluster Built Example**  
(Cully Green in NE Portland)

"Cully Green" parking areas -  
viewed from the sidewalk.



## EXAMPLE 2

### Unbuilt Prototype

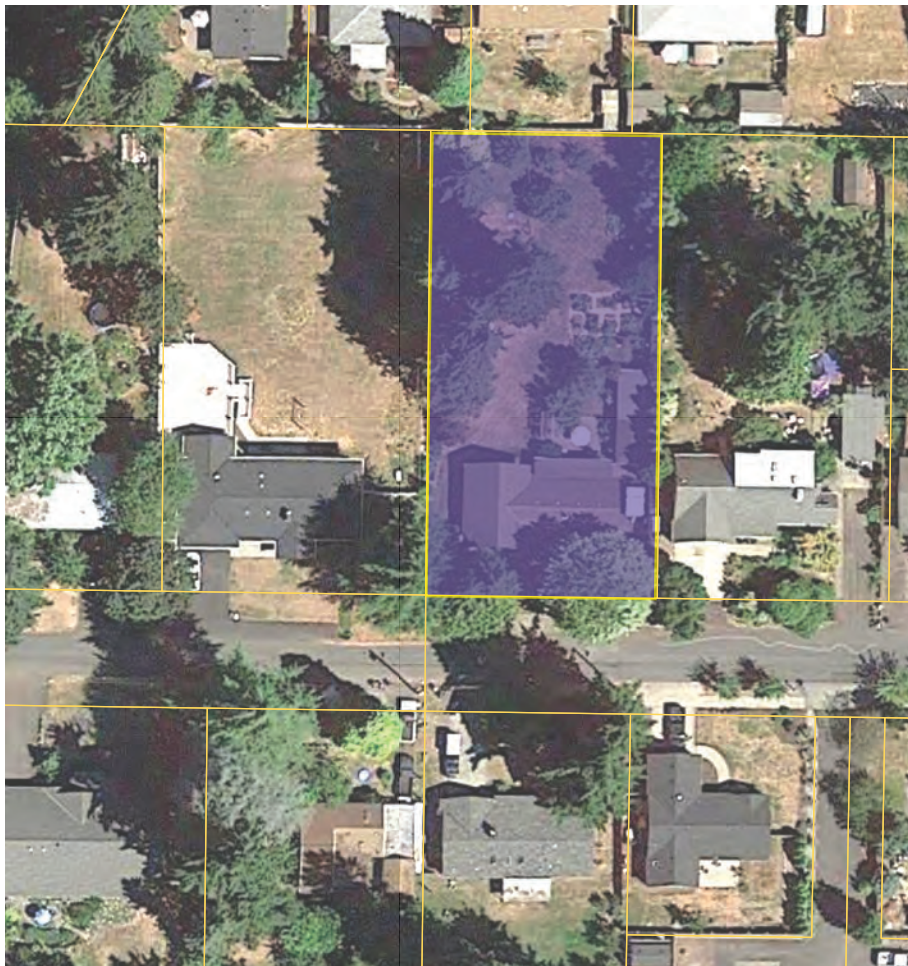


### R-2

» Detached units only

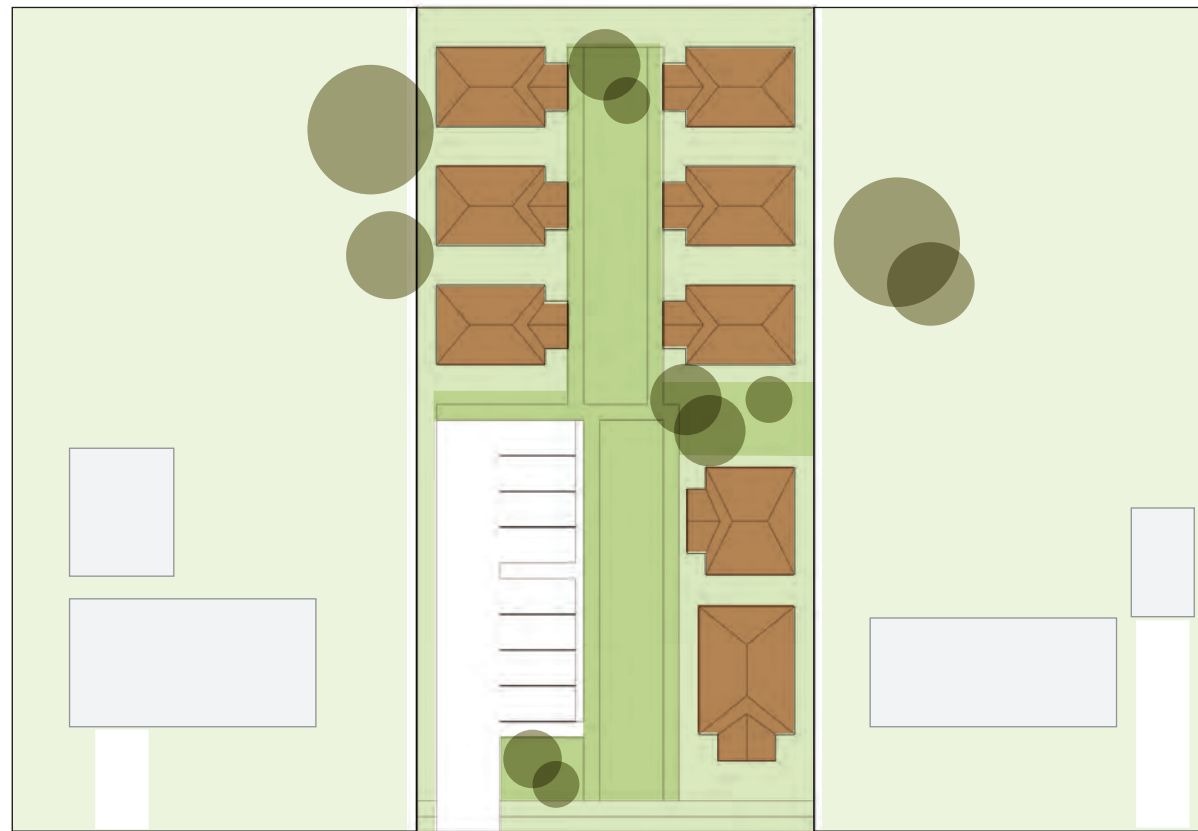


EXAMPLE 2



A typical Milwaukie lot which would accommodate the Example 2 prototype

# Cottage Cluster Prototype Example



25 50 100  
1" = 50'

- Dwellings 8
- Building separation 10 ft
- Footprint 615 sq ft
- Total area 920 sq ft
- Site 20,000 sq ft (0.46 acres)
- Common area 350+ sq ft / unit
- Parking 8 spaces

**Legend**

- Cottage cluster units
- Private green space
- Common green space
- Community buildings/amenities
- On-site parking
- Adjacent buildings
- Trees



Street view elevation diagram

# ADDITIONAL EXAMPLES

Less dense

Detached



More dense

Attached



**Wyer's End Cottages**

White Salmon, WA



**Cottages on Greene**

East Greenwich, RI



# **DRAFT CODE AMENDMENTS**

## AMENDMENT PROCESS

- » **Policy mandates** identified in Comprehensive Plan
- » **CPIC reviewed key issues** and discussed **code concepts**
- » **Open houses** gathered feedback from larger audience
- » Reviewed overview of amendments at CPIC #9
- » **Draft amendments are a milestone - represent starting point for refinement**

## Comprehensive Plan Implementation: Phase 1



The city is updating Milwaukie's land use code to reflect the new/revised policies in the recently [adopted Comprehensive Plan](#) update and the state requirements in House Bill 2001 to increase the type of housing options in neighborhoods.

### **DRAFT CODE AMENDMENTS AVAILABLE ON JUNE 25, 2021!**

After almost a year of engaging with the Milwaukie community, find the *first draft of code amendments related to housing, trees on residential land, and residential parking*. These code amendments are still drafts and will be going before Planning Commission for discussion all during the summer of 2021.

**Click through the stations below to find out the key components of the draft code amendments and specific details! Feel free to comment and/or ask questions in the feedback section below each station.** We've loved seeing the community's comments and question so far and hope you all continue to stay engaged!

**DRAFT CODE  
AMENDMENTS  
IN THE STATIONS  
BELOW!**



## OVERVIEW OF AMENDMENTS

### Comprehensive Plan Policies

» Amendments implement aspects of Comprehensive Plan Goals and Policies including:

- » (3) Natural Resources
- » (4) Willamette Greenway
- » (6) Climate Change/Energy
- » (7) Housing
- » (8) Urban Design/Land Use

» Amendments also implement aspects of:

- » Urban Forestry Management Plan
- » Housing Affordability Strategy
- » Climate Action Plan

**Table 2: Comprehensive Plan Policies Implemented**

Proposed Amendment	Comprehensive Plan Policies				
	3: Natural Resources	4: Willamette Greenway	6: Climate Change/Energy	7: Housing	8: Urban Design/Land Use
<i>Title 16</i>					
Amend 16.32 to remove reference to CTLA, differentiate tree types to reflect Urban Forestry Management Plan	Implements Flora and Fauna Habitat, Healthy Urban Forest (3.3.1, 3.4.2, 3.4.5)				
<i>Title 19</i>					
Amend 19.201 definitions (parking-related definitions to include garage space, native vegetation/plant definition consistent with new tree code)					
Amend 19.202 to change how minimum density is calculated					
Amend 19.401 Vegetation Buffer Requirements to better conform with updated tree code		Implements Willamette Greenway Boundary and Greenway Design Plan (4.1.1, 4.2.3)			
Amend 19.402 to update Native Plan List to include other vegetation types	Implements Flora and Fauna Habitat, Healthy Urban Forest (3.3.1, 3.3.6, 3.4.2, 3.4.5)		Implements Adaption and Mitigation (6.3.5)		
Amend 19.506.4 to remove minimum structure size for manufactured homes				Implements Equity and Affordability (7.1.1, 7.1.3, 7.2.2, 7.2.6)	
Amend Table 19.605.1 to reduce parking minimums for newly defined middle housing types to one space per dwelling unit			Implements Built Environment (6.1.5, 6.1.6)	Implements Equity and Affordability (7.1.1, 7.1.3, 7.2.2, 7.2.3)	
Amend 19.605.3.B.5 to increase % reduction in vehicle parking in exchange for bicycle parking in addition to requirement			Implements Built Environment (6.1.5, 6.1.6)		Implements Design and Livability (8.1.3, 8.1.8, 8.2.1)
Amend 19.607 to remove requirement that precludes vehicle parking space being located a) inside of front setback or within 15 feet of front lot line b) inside street side yard			Implements Built Environment (6.1.4)	Implements Equity and Affordability (7.1.1, 7.1.3, 7.2.2, 7.2.3)	Implements Livability (8.2.2)
Amend 19.90 to subject ADUs and duplexes to Type I review procedure				Implements Equity (7.1.1, 7.1.3)	Implements Process (8.3.1, 8.3.2)
Amend 19.910.1.D/E to ensure consistency of ADU Approval Standards and Design Standards with state regulations. Remove 19.910.2 Duplexes.				Implements Equity and Affordability (7.1.1, 7.1.3, 7.2.2, 7.2.4)	Implements Process (8.3.1, 8.3.2)

### Implementing CP policies

**WRAP UP, NEXT STEPS,  
AND PARTING THOUGHTS**

## NEXT STEPS

» Refining **code** through July/  
August

» Public hearings: October  
and December

## Giving Effective Public Testimony

- Write It Down
  - Practice
  - Be Brief
- 
- Three minutes maximum
  - Time yourself
  - Edit if needed

## Connect Your Story With Your Position

- About your experience on CPIC
- About your neighborhood
- About something that matters to you



Thank you

Thank you!

We couldn't have done it  
without you.

Do you have any parting  
thoughts to share with us?