

**Milwaukie Comprehensive Plan Implementation Project  
Comprehensive Plan Implementation Project Committee Meeting #2  
September 17, 2020 6:00-8:00 pm**

## **Meeting Summary**

### **Members Present**

- Micah Meskel
- Nicole Zdeb
- Renee Moog
- Sharon Johnson
- Celestina DiMauro
- Daniel Eisenbeis
- Stephan Lashbrook
- Eugene Zaharie
- Jennifer Dillan
- Lauren Loosveldt, Planning Commission
- Lisa Batey, City Council
- Joseph Edge, Planning Commission

### **Members Not Able to Attend**

- Joel Bergman
- Matthew Bibeau
- Ada Gonzalez
- Dominique Rossi

### **City of Milwaukie Staff**

- Vera Kolas, Senior Planner
- Mary Heberling, Assistant Planner
- Natalie Rogers, Climate Action and Sustainability Coordinator
- Peter Passarelli, Public Works Director
- Leila Aman, Community Development director
- Laura Weigel, Planning Manager

### **Consultant Team**

- Marcy McInelly, Urbsworks
- Pauline Ruegg, Urbsworks
- Kimi Sloop, Barney & Worth

### **Others/Attendees**

- Charles-Edouard Jeanneret
- Elvis Clark
- Lisa Gunion-Rinker
- Bob

## **Meeting notes**

### **1. Meeting Protocol and Introductions**

Vera Kolias, City's Project Manager, called the meeting to order at 6:01 p.m. She noted that the meeting was the second meeting of the CPIC.

Marcy McInelly, Urbsworks, reviewed the agenda and Zoom meeting protocols. Marcy introduced the city and consultant staff. The CPIC members gave self-introductions.

Marcy reviewed the objectives of the meeting and described the Committee charge and overall project schedule. As background for the project, Marcy reviewed the City's community engagement goals used for all projects, outreach goals specific to this project, and the community vision.

### **2. Comprehensive Plan Implementation 101: Plan, Code, and Development Review Orientation**

City staff provided a primer on the Comprehensive Plan: what it includes, what it does; and why it is being updated. Mary Heberling, Assistant Planner, explained that the Comprehensive Plan establishes the policies that will implement the community vision and that the municipal code establishes the regulations to implement those policies, with each level getting more specific. This project implements the comprehensive plan housing policy by amending the land use code, which includes generally anything that is built and that you can physically see.

Vera Kolias explained the land use review process, and the difference between development that is permitted outright and development that is subject to the discretionary review process, as outlined in the zoning code. She described the state

requirement for clear and objective standards and examples of a discretionary review such as the conditional use process. She noted there are some topics that are not discussed, or adequately addressed, or create barriers, in the current code. These include: tree preservation on private properties, conversion of existing structures to ADUs, rowhouse development, flag lots, and off-street parking requirements for single-family homes that make it difficult for projects like garage conversions to living space.

The CPIC asked clarifying questions which were answered by City staff.

### **3. Public Engagement Strategy**

Marcy McNelly provided a big picture overview of the project process and noted where the opportunities for public input would occur.

Kimi Sloop, Barney & Worth, reviewed the CPIC role in outreach and the first steps in the community engagement strategy.

Marcy introduced the full technical team, their roles, and how they will coordinate with the community engagement strategy.

CPIC members were provided an opportunity to ask questions about the public engagement strategy.

### **4. Public Engagement Strategy Discussion**

CPIC members were asked for feedback on the public engagement strategy – did we get it right? Are we missing anything? CPIC members provided the following comments:

- Daniel Eisenbeis commented that the City's existing community engagement priorities need to aim higher than just reducing the feeling of marginalization; it should focus on engaging more under-represented communities.
- Sharon Johnson asked for messaging around the issues of affordable housing and crime.
- Micah Meskel commented that outreach needs to provide opportunities for informing the public and for the public to provide input. The outreach needs to empower people to make decisions and be involved. The CPIC needs to be clear of its purpose and people need to know how they can shape the results.
- Celestina DiMauro noted it is important to ask how to involve people. Outreach opportunities should be identified on the website.
- Eugene Zaharie said that the team should talk to the people who participated in the City Council's racial, equity and inclusion listening sessions.

- Lisa Batey said that the listening sessions notes are in the last city council meeting packet. We aren't starting from zero – we can do better and we can engage in ways to do better.
- Nicole Zdeb commented that she is interested in facilitating the “meeting in the box” events.
- Lauren Loosveldt commented that she is also interested in doing the “meeting in a box,” and would like training/be paired up with others. The CPIC will need to work extra hard to be transparent and reach out into the community.
- Stephan Lashbrook said that the CPIC has big questions to answer, and some are not easy. He asked for clarification of the decision-making process– are we trying to achieve consensus or is it a report that goes to the Planning Commission with various different positions?
- Jennifer Dillan suggested having simple on-line reference points to see the touch points that have been made and to increase transparency.

## 5. Public comments and questions

Attendees were provided an opportunity to ask questions and/or make comments. The following comments were provided:

- Lisa Gunion-Rinker said that the schedule presented shows two CPIC meetings on December 17. She asked if that was an error. (it is an error)
- Elvis Clark asked if mixed use development is part of this phase. (it is not)
- Lisa Gunion-Rinker asked if the mailing list for the project was the same as the Comprehensive Plan update list, or if it was a new list. (new list, and people who were on the Comprehensive Plan list were asked to sign up again if interested)

Meeting was adjourned at 8:10 p.m.