

## DRAFT MEETING SUMMARY

### **Members Present**

Albert Chen, Ben Rousseau, Bryce Magorian, Celestina DiMauro, Liz Start, Everett Wild, Howie Oakes, Jessica Neu, Joe Gillock, Matthew Bibeau, Neil Hankerson, Rebecca Hayes, Sara Busickio, Stacy Johnson

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

Daniel Eisenbeis and Stephan Lashbrook

### **City of Milwaukie**

Mark Gamba, Mayor; Councilor Lisa Batey  
Alma Flores, Community Development Director  
David Levitan, Denny Egner, and Mary Heberling, Jen Davidson; Planning Department

### **EnviroIssues**

Kirstin Greene  
Emma Sagor

*Conversation and questions/answers are summarized by agenda item below. Raw flipchart notes are attached as an appendix to this summary (Appendix A, respectively).*

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### **WELCOME/UPDATES**

David Levitan, Senior Planner, and Mayor Mark Gamba opened the meeting and welcomed members of the Comprehensive Plan Advisory Committee (CPAC). They thanked participants for being there that night. Mayor Gamba talked about the agenda for the meeting that night. He was pleased with the Town Hall in April. He sees the Comprehensive Plan being a nice transition from the Vision. David listed off upcoming outreach with the Neighborhood District Associations (NDA) and encouraged CPAC members to attend the meetings in May. He mentioned the addition of consultants to the Comprehensive Plan process and they will begin to be involved in the 2<sup>nd</sup> block of topics. Scott Edwards Architecture will be helping on the Neighborhood Nodes concepts and will be with staff at the NDA meetings in May. He also wants the CPAC to be extra helpful in public participation and outreach in the coming months.

Kirstin Greene updated the CPAC on her new job with Department of Land and Conservation and Development (DLCD) at the State. She will be leaving EnviroIssues and won't be working on the Comprehensive Plan, but it will transition to Emma Sagor with EnviroIssues. Emma mentioned being excited to work more with everyone.

### **RECAP OF TOWN HALL**

Kirstin reminded everyone that at the Town Hall the City staff and CPAC heard a lot of implementation ideas and actions. She wanted to make sure CPAC members were reminded about City staff keeping an implementation and actions list to look towards beyond the Comprehensive Plan.

Emma provided a summary of the Town Hall stating that about 120 people came out and was incredibly successful. Next time the Town Hall and the Online Open House will be run at the same time. Simultaneous translation was provided and there was a Spanish speaking only table with about 20 community members. Around 25 comment form were provided after the Town Hall. She then summarized comments heard about each Comprehensive Plan topic. They are summarized below:

- Community Involvement
  - Promote language accessibility
  - Reduce barriers to engagement
  - Utilize a range of engagement tools
  - Engage all ages, increase diversity
  - Increase NDA visibility and inclusivity
- History, Arts and Culture
  - Promote arts/culture activities
  - Celebrate diversity through community art
  - Create spaces for art/culture and leverage existing assets
  - Measure neighborhood access to art
  - Incorporate history into planning
    - **Kirstin** – *In particular, we need to remember Native American culture as part of Milwaukie’s history.*
- Urban Growth Management
  - Implement proactive, benefits-focused annexation strategy (better infrastructure and services)
  - Consider annexation barriers (financial, etc.)
  - Support mix of uses and compact urban form in mixed-use areas
  - Preserve green space
  - Balance growth with quality of life
- Economic Development
  - Support local entrepreneurs
  - Diversify economy
  - Ensure development reflects Milwaukie values
  - Invest in downtown/waterfront
  - Make zoning flexible
  - Develop neighborhood nodes as “gathering spaces”

#### Questions and Comments about Town Hall Recap

- **Matthew Bibeau** – What’s going on with the wastewater treatment plant at Milwaukie Bay Park?
  - **Lisa Batey** – *In 2005 we had a plan to get rid of it, but it was undone and is not going anywhere. Lots of history. The City and neighborhoods have worked on vegetated screening and odor issues are under control. The 2005 plan was called the Clean Water Project.*
  - **Neil Hankerson** – *I’m on the committee working with the wastewater plant and they will be getting rid of 80% of the odor. They are going to put in millions of dollars into the plant over the next 5 years. Don’t see it moving due to all the money they are putting into it.*
  - **Denny Egner** – *We do have a policy that discourages expansions of the plan, but will need to be discussed more.*
  - **Lisa** – *There are some nice examples of enclosed plants out there we could look at.*

- **Everett Wild** – Page 3 of the Town Hall Summary about how the annexation strategy should focus on the eastern boundary. Page 5 says growth should happen to the south then east. Should we be consistent here?
  - **Howie Oakes** – *That was probably my group. We thought the southern area made more sense. It's more of the southeaster area.*
    - **Stacy Johnson** – *That area could catch all the people that go to the schools over there. Good idea.*
  - **Emma Sagor** – *Yes, it should be consistent. Might not have been captured form the take-aways at the end of the town hall. We'll update that.*
- **Celestina DiMauro** – I wanted to know about feedback from the Town Hall on thoughts around density.
  - **Ben Rouseau** – *My table had initial reservations, then brought up missing middle type housing and they got excited. Wanted height to stay lower too and would support design constraints.*
  - **Howie** – *Everybody was in support of increased density in their neighborhood, but had the same design concerns as Ben. Also concerned about height and don't want to be like Division St.*
  - **Celestina** – *Did they understand the need for more units to create affordability?*
    - **Howie** – *Yes, my table did.*

## DRAFT POLICIES OVERVIEW/DISCUSSION

City staff briefly went over each section of the revised policies for the CPAC. CPAC members were then able to comment and ask questions. The comments and questions are summarized below:

### Community Involvement

- **Rebecca Hayes** – In Goal 1.2, should include people with a variety of “incomes” and change “people with disabilities” to “all ages and abilities.” We should also be adding language for accessibility protocols.
- **Stacy** – Goal 1.3, should use stronger language than “Encourage.” Think transparency is really important.
  - **Kirstin** – *From the Vision access to government was key. We could add more to that.*
- **Alma Flores** – I don't see any language in here about businesses. 2 of the NDAs are business districts and there isn't anything in there about them.
  - **Mary Heberling** – *Policy 1.2.3 does talk about engaging Business associations, but we can add more language for business engagement.*
  - **Denny** – *The NDA map may not be the way we want to do business involvement. Might not be the right territory.*
  - **Kirstin** – *Does anyone have any thoughts on Business engagement?*
    - **Neil** – *For small businesses it's hard. They can't meet during the day and leave at night to go home. Maybe there are better ways to communicate with other technologies?*
      - **Howie** – *This is same for the community too. Especially NDAs. They need to increase participation in general.*
- **Stacy** – I think it's important to solicit feedback from NDAs and also engage with them and come to have conversations with them.

### Arts and Culture

- **Stacy** – I don't reach diversity here at all. Maybe talk more about our Native Americans.
  - **Jen Davidson** – *We want to include different types of diversity in these policies, including cultural diversity, spatial diversity, and so forth. The range of policies try to speak to these different types of diversity.*
  - **Liz** – *I think we need to include more diversity. It was brought up at my town hall table for Arts and Culture.*
- **Rebecca** – Policy 3.5, this is not clear. What does this mean?
  - **David** – *If we're encouraging all different types of groups/cultures, we want that process to be as easy and welcoming as possible. Streamlining it. Example, like a block party.*
    - **Matthew** – *Does Milwaukie have a permit for street closures?*
      - **Lisa** – *Yes, we do and there is no fee.*
- **Everett** – Policy 3.3, is this referring to new development? I think this needs more teeth, an incentive or mandate for developers.
  - **Lisa** – *We don't seem to call for private art. We could require private development to add art.*
  - **Ben** – *Community connection was big in the Vision process. Requiring community spaces for private development could get us to meet that. Is a policy in the Comp Plan a good place for it though?*
    - **Denny** – *Would be a good place in the land use code for a requirement.*
  - **Mayor Gamba** – *Might be worth exploring how Portland is getting what they're getting through development.*
- **Albert Chen** – Policy 4.2: Someone at my town hall table talked about creating affordable spaces for artists in old industrial buildings.
  - **Everett** – *I think it's also important to say "affordable properties." Also should add something about affordable live/work spaces.*
  - **Mayor Gamba** – *The old idea of organically created artist spaces won't happen anymore. We need to be proactive to create spaces for this.*
    - **Sarah Busickio** – *There are lots of different types of artists that does this as a hobby, not a profession. My town hall table would support an art tax. We also need space for musicians. Need a range of artist spaces.*
      - **Liz** – *Need to make sure we support artists of color. Make sure it's not only for the privileged.*
- **Celestina** – I do think there is overlap between Goals 3 and 4. Maybe change Goal 4 to be more diversity oriented instead.
- **Bryce Magorian** – Goals 1 and 2 seem to overlap most me. I don't think we need two goals. Make one just about history. Keep the title as "History, Arts and Culture."

#### Urban Growth Management

- **Howie** – Policy 14.4.5 says "This may include planning and permitting services for properties in the MPA." For developers, I like this idea. For individuals, could be hard for them.
  - **Denny** – *This is meant to capture initially the larger properties in the UGMA.*
- **Rebecca** – Policy 14.6.2, is this meant for commercial, residential, etc.?
  - **Denny** – *Underutilized parcels are any zone. We are zoned for more intense use everywhere. How to require it is the question.*

- **Alma** – How will our zoning code reflect annexation?
  - **Denny** – *Now the code shows which zone it will annex to from the County zone.*
- **Mayor Gamba** – Could we in agreement with the County cause them to use the City’s code and zone in the UGMA since it is, in the future, supposed to be ours?
  - **Denny** – *Think it would be hard to do and complicated.*
- **Matthew** – **Does the County have a comp plan?**
  - **Denny** – *Yes, it does.*
- **Alma** – A big policy question around this is to think about the City providing fire, parks and rec, etc. Services that the City could incentivize people to annex.

### **Economic Development**

- **Stacy** – Policy 10.5.5 seems like it should be in housing, not here.
  - **Bryce** – *Getting into more specifics here would be good. Maybe that comes from an auxiliary document.*
- **Matthew** – In Policy 10.5.10, think “food mart” should be reworded.
- **Everett** – I think we can bring more teeth to these policies. Use more action verbs like, “Create tools,” “encourage studies,” “through zoning.” Hard to see that these create any sort of action. Sound like broad vision statements, not policies.
- **Matthew** – We need policies that reflect economic decline and how the City will deal with it.
- **Liz** – Has the City ever thought about requiring local businesses vs other “big businesses?”
  - **Mayor Gamba** – *That is really hard to do legally.*
- **Rebecca** – Is there a way we can add age friendly language?
  - **Mayor Gamba** – *Can you flesh that out?*
    - **Rebecca** – *Say in housing, people want to age in place and need to have resources near them.*
- **Ben** – Policy 10.5.9 says “ensure.” What does that mean? How does that get done?
- **Stacy** – Policy 10.2.6, I have public health concerns about this. Like to understand more about this.
  - **David** – *It’s more about getting funding to clean up a site to redevelop it.*
    - **Stacy** – *Maybe may that clearer. Add language to include “strategies for redevelopment/investment, etc.”*
- **Ben** – Goal 10.1, worried this may compete with sustainability vision goals.
- **Ben** – Goal 10.1.5, phrase “but not at the expense of the City’s industrial base.” What does this mean? Sounds vague.
- **Bryce** – Policy 10.4.4 and 10.4.5, think these are direct opposites. I think from the Vision process we are more concerned about environmental impacts.
- **Ben** – Policy 10.4.6, this is the only policy I see that talks about food resiliency. Think we need to talk about food resiliency, power, water. Not what is stated here.

### **ONLINE OPEN HOUSE DISCUSSION**

Emma talked more about the online open house and asked CPAC members for feedback on what kinds of questions we may ask, how long, style, etc. That discussion is summarized below:

- **Kirstin** – Is it okay to ask on right track/wrong track just on goals or both? Do we want to prioritize actions and then put more “teeth”, strengthen policy based on that feedback?

- **Celestina** – Language (verbs) matter. Match strength of verbs “require, encourage, identify.” Put that question to online open house participants.
- **Bryce** – I like the idea of ranking, perhaps require rank of goals and then rank policies.
- **Everett** – Like Celestina’s idea. Maybe be broad and ask if on right track of goal statements, then have ability to expand the goal and then vote on verbs of policies.
- **Denny** – How long can this be?
  - **Emma** – for high level, 4-5 questions per station.
  - **Stacy** – Maybe provide people the option to skip sections they don’t want to.
  - **Liz** – Do they have to do it all in one sitting?
    - **Emma** – No.
- **Emma** – Do we only ask about policies where staff and CPAC have had the most discussion on?
  - **Lisa** – I think we need to keep it 10-15 mins and then add an option to dive deeper for people.
- **Ben** – Feels like we need to get across to the community that this is policy language, not actions.
  - **Stacy** – I think the point is to see if we’re on the right track and where they want action.

#### **NEXT STEPS, TOWN HALL FORMAT, CPAC ROLES**

Emma and Kirstin mentioned the upcoming outreach events in May and asked the CPAC to help spread the word out about the upcoming outreach events, including the Climate Summit on May 31<sup>st</sup>.

Lisa Batey closed the meeting with some notes:

1. She went to a couple of NDA meetings in April. Noticed some were not too knowledgeable about this Comp Plan process. Encourage all the CPAC members to go to your NDA meetings and engage with them, especially about the Comp Plan.
2. Thank Kirstin for all her hard work with the City over the years.
3. All public events launch this weekend (First Friday and the Farmers Market)

#### **Adjourn**

David adjourned the meeting at 9:00pm.

**Milwaukie Comprehensive Plan  
Comprehensive Plan Advisory Committee Meeting #4  
May 3, 2018**

**Committee Evaluation Form Responses (13)**

<b>1. Overall meeting quality</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Excellent</b>	
		1	9	3	
<b>2. Pacing</b>	<b>Too slow</b>	<b>A little slow</b>	<b>Just right</b>	<b>A little fast</b>	<b>Too fast</b>
		4	4	5	
<b>3. Presentations</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Excellent</b>	
		1	10	2	
<b>4. Meeting materials</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Excellent</b>	
	1		10	2	
<b>5. Discussion</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Excellent</b>	
		1	4	8	

**6. Most useful?**

- The rich contributions from the participants!
- Hearing entire group contribute to all the topics (4)
- Really like the large group discussion, being involved in all aspects of plan
- Topic specific discussions
- Materials and feedback from whole group

**7. Least useful?**

- Disposables! Get or use reusable plates and service ware ☐
- Recap of town hall, agenda review
- Too much time taken
- Town hall recap. I would've stuck to the big ideas and gotten into the discussion faster to give that more time.

**8. Additional suggestions**

- Thank you for hosting this meeting. I appreciate the fruitful and rich discussion today from all participants. I learned more about the available methods to implement policy.
- It seems like the group is quickly able to analyze and provide feedback. Instead of continuing to structure the meetings by separating the presentation of the information and the analysis and then trying to hamper our desire to immediately give feedback, we should just accept that natural rhythm and plan the agenda for the immediate analysis and feedback and synthesis of topics as they are presented.

- Air conditioning/fresh air
- Too warm in the room
- Great ideas shared
- The urban growth management document seemed to include more planning wish list items and less ideas inspired by the Town Hall and CPAC discussion.
- All staff—thank you for your hard work on these policies. My comments about policies needing “more teeth” certainly wasn’t meant to minimize the hard work so far.
- Needed more time – each section could have been a while meeting to deeply dig into.

**Town Hall Evaluation Form Responses (5)**

<b>1. Overall meeting quality</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Excellent</b>	
			3	2	
<b>2. Pacing</b>	<b>Too slow</b>	<b>A little slow</b>	<b>Just right</b>	<b>A little fast</b>	<b>Too fast</b>
			4	1	
<b>3. Presentations</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Excellent</b>	
			4	1	
<b>4. Meeting materials</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Excellent</b>	
			2	3	
<b>5. Discussion</b>	<b>Poor</b>	<b>Fair</b>	<b>Good</b>	<b>Excellent</b>	
			3	2	

**Town Hall comments:**

- I always like large charts/maps at the entry of a town hall with background information or community-building activities (put a pin on where you live, put a sticker where you would like a park/center/hub).
- Very organized.