



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10722 SE Main Street
www.milwaukieoregon.gov

June 26, 2018

Present: Joseph Edge
Sherry Grau
Greg Hemer
Scott Jones

Staff: Denny Egner, Planning Director
David Levitan, Senior Planner
Tim Ramis, City Attorney

Absent: Kim Travis, Chair
John Henry Burns, Vice Chair
Adam Argo

1.0 Call to Order — Procedural Matters*

Denny Egner, Planning Director, suggested that since both the Chair and Vice Chair were not in attendance, the Commission should elect a Commissioner to act as Chair for the meeting.

Commissioner Edge elected and Commissioner Jones seconded for Commissioner Hemer to act as Chair.

Commissioner-as-Chair Hemer called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

***Note:** The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.*

2.0 Planning Commission Minutes

2.1 April 10, 2018

Commissioner Jones moved and Commissioner Edge seconded to approve the April 10, 2018 Planning Commission minutes as presented. The motion passed unanimously.

2.2 April 24, 2018

Commissioner Grau moved and Commissioner Jones seconded to approve the April 24, 2018 Planning Commission minutes as presented. The motion passed unanimously.

2.3 May 8, 2018

Commissioner Edge moved and Commissioner Grau seconded to approve the May 8, 2018 Planning Commission minutes as presented. The motion passed unanimously.

3.0 Information Items

Mr. Egner noted the first public hearing for the appeal of the Milwaukie High School Lake Road Sports Complex approval was held on June 19. City Council gave staff direction to revise a few conditions and the appeal would return to Council. It was expected that the Commission's

decision would be upheld and the appeal denied. He added that the North Milwaukie Innovation Area (NMIA) Plan and code amendments were continued to August.

4.0 Audience Participation — This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Public Hearings — None

6.0 Worksession Items

- 6.1 Summary: Comprehensive Plan Update – Block 1 Policy Review
Staff: David Levitant, Senior Planner

David Levitan, Senior Planner, presented the staff report via PowerPoint and reviewed the goals of the meeting to review the process and feedback received for the Block 1 goals and policies, and to discuss any further feedback the Commission may have prior to the next Comprehensive Plan Advisory Committee (CPAC) meeting scheduled for the following evening.

Mr. Levitan recapped the Block 1 topic areas which were Community Engagement, Economic Development, Urban Growth Management, and History, Arts, and Culture. He reviewed the community engagement for these policies and goals to date that included CPAC meetings, a public town hall, online survey, and a worksession each for the Commission and Council. He noted some details of the survey and its results.

Mr. Levitan reviewed the survey results and Commission's feedback from the May 22nd worksession for each topic area as follows:

Community Engagement:

- It was suggested that, rather than the Commission acting as the Community Involvement Advisory Committee (CIAC), there be a standalone committee to serve in that capacity to cover all things community involvement. The City Manager's Office agreed that it would not be ideal for the Commission to serve in that role, so the policy language was revised to have the Commission serve in the CIAC role for evaluating Goal 1 compliance for land use and transportation planning topics.
- The majority of responses to the survey agreed that the goals were moving in the right direction. Results included responses from all neighborhoods, but several respondents noted that the Neighborhood District Associations (NDAs) could be more representative and accessible.

Economic Development:

- A Definitions section would be created to clarify terms such as "shared/sharing economy."
- A proposed policy was to increase the workforce through home-based businesses and the Commission felt the impact of those businesses be evaluated. Mr. Levitan asked for direction on how the Commission would prefer to address this, either through policy language or as code amendments were proposed regarding home-based businesses, etc.
- Survey results supports the direction the goals were moving toward. There was confusion over terms such as "nimble" and suggestions for a better title for Economic Land Supply.

Urban Growth Management:

- The Commission supported better outreach to nearby unincorporated neighborhoods and more incentives to annex into the city.

- Although there were only two goals in this section, annexation was the lowest ranked goal from the survey. The general feedback was the desire to remain a smaller city and to not have an aggression annexation policy.

History, Arts, and Culture:

- Should historic preservation be encouraged or required?
- Environmental impacts of adaptive use should be noted.
- The survey results supported the proposed goals and policies. There was interest in creative spaces but there were feasibility concerns
- The goals for incorporating local art in the built environment and for accounting for all of Milwaukie's history was supported and appreciated.

Mr. Levitan noted that CPAC would review the final proposals for Block 1 at their next meeting and those policies would go to City Council to be pinned down by resolution in July. The CPAC would then meet in August to begin discussing Block 2 goals and policies, and neighborhood hubs outreach would begin in August as well. Block 2 would include housing, climate change and energy, Willamette greenway, and parks and recreation. The housing component would require a lot of community engagement and discussion, as other projects were underway including the Housing Affordability Strategic Plan and the Cottage Cluster Feasibility Analysis. The Climate Action Plan would also be incorporated into the Comprehensive Plan as well.

Mr. Levitan asked questions of the Commission around if there were goals or policies that needed to be changed, if there were specific policies that the CPAC should discuss further, and if there were too many policies in any of the chapters.

The Commission and staff discussed why annexation was important and why was it a goal as follows:

- **Mr. Levitan** said that local governments should be the primary provider for urban services. The challenge for Milwaukie was that much of the area was already developed. However, it has been a long-standing goal to expand the city limits to incorporate the entire urban growth management area (UGMA). It was a high-level question as to if that should continue to be a goal.
- **Mr. Egner** added that statewide planning goal 14 addressed urban growth boundaries and urban growth management, and goal 2 focused on coordination between jurisdictions. When the original Comprehensive Plan was created, it was determined that the unincorporated land to the east and south would be annexed into the city. The intergovernmental agreement with Clackamas County to implement that was weakly worded and did not give the city many paths to annexing that land, and many of the urban services in the unincorporated areas were already provided by other agencies. However, many of the surrounding areas participated in Milwaukie events and should be incorporated into the community, and the proposed policies were focused on developing a strategy for that as the city had to be creative about incentivizing annexation. What the city could provide was services like better streets, sidewalks, stormwater management, local police, etc.
- **The group** discussed the UGMA areas. The Harmony Road Campus of Clackamas Community College was planned to annex into the city but it was still to be determined how the jurisdiction of Harmony Rd would be handled.
- **Mr. Egner** said unincorporated subdivision on Lake Rd that was currently under construction has provided an example of how, under County zoning, the property had more development potential than it would have had within the city. He added that that discrepancy

should be addressed in order to allow for the same development potential for properties in either the City or the County to increase annexation potential. It shouldn't be more attractive to develop in the County.

- Commissioners and staff shared ideas and suggestions for incentivizing development within the city limits through Comprehensive Plan policies and other means.
- Redefining the UGMA boundaries was discussed. The land out to I-205 could provide revenue potential and services to the community. Connectivity to the area had improved and would continue to improve. Major developments were also planned for the area, which would serve what was currently an underserved area.

Commissioner Hemer noted that, regarding the History, Arts, and Culture section, local agencies could be contacted for ideas about policies for historic preservation. Historical overlays should be considered to facilitate the preservation of historic buildings regardless of the zoning. Allowing conditional use options was also suggested for protecting historic properties. The group discussed the topic as follows:

- Policies could be added to develop some mechanism to allow a wider range of land uses of historic properties if they were protected. As density increases, preserving historic structures becomes more difficult but those with unique architectural styles in Milwaukie should be considered.
- Allowing the transfer of development rights from a site with an historic asset to an adjacent or downtown site was suggested to encourage the protection of historic assets, similar to what was allowed in natural resource areas. Having policy language that facilitated that type of an approach would provide opportunity for that discussion.
- Preservation credits and easements were also briefly discussed.
- The city's historic resource list needed to be updated. Staff confirmed funds had been budgeted to update the natural resource and historic inventories. However, the policies need to be sorted out first.

Mr. Levitan continued to review the goals and policies, and discussed the community survey and outreach options.

- Goal 2, Policy 2.1 should state, "Provide opportunities and programs for art and cultural events to be located throughout Milwaukie" to include other forms of non-visual art.
- Goal 5 would be split between three policy blocks. Open space would be discussed during the next block as part of the Parks and Recreation component. The last block would include discussions on natural resource protection.
- Since the city had met statewide Goal 9 requirements and did not have vacant land available, the policies would focus primarily on redevelopment.
- Although staff had hoped for more than 100 to 120 participants for the survey, the Comprehensive Plan update topic was only attractive to certain people. He agreed the city's outreach methods needed improvement.
- The original survey was more focused on goals and policies but for the next survey, it would be more conceptual and less technical – more toward town hall-type input.

The Commission discussed other outreach options.

7.0 Planning Department Other Business/Updates

Mr. Egner noted the upcoming joint meeting with the Design and Landmarks Committee (DLC) on the Downtown Design Standards, adding once the concepts were agreed upon, the

Commission would discuss the standards in more detail. No radical changes were expected to the City's approach to downtown; the process was intended to match standards with guidelines and to make the process more user-friendly.

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Discussion Items

9.0 Forecast for Future Meetings:

July 10, 2018	1. Worksession: Housekeeping Room Service Code Amendments
July 24, 2018	1. TBD

Meeting adjourned at approximately 8:23 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Kim Travis, Chair

John Henry Buehr, Vice Chair