

MINUTES
MILWAUKIE CITY COUNCIL WORK SESSION
MARCH 6, 2012

Mayor Ferguson called the work session to order at 5:00 p.m. in the City Hall Conference Room.

Council Present: Council President Greg Chaimov and Councilors Dave Hedges, Joe Loomis, and Mike Miller

Staff Present: City Manager Bill Monahan, City Recorder Pat DuVal, Senior Planner Susan Shanks, Planning Director Katie Mangle, and Community Development/Public Works Director Kenny Asher

Media: Molly Harbarger, *The Oregonian* and Raymond Rendleman, *The Clackamas Review*

City Manager's Report

Mr. Monahan reviewed the evening's agenda. He distributed a copy of board, commission, and committee guidelines for review and comment. Upcoming meetings included a joint work session with Clackamas County Service District #1 (CCSD#1) and the Citizens Utility Advisory Board (CUAB) and a special meeting of the Library Expansion Task Force.

Community Development and Planning Active Projects

Mr. Asher discussed the Dark Horse Comics reuse and relocation, the Oregon Department of Transportation (ODOT) yard and minor league baseball, light rail project management, and South Downtown implementation.

Ms. Mangle reviewed the Milwaukie Main Streets Project and Transportation System Plan.

Tacoma Station Area Project

Ms. Shanks discussed the station area plan and what might be done to activate the area. She discussed the Transportation and Growth Management (TGM) grant and scope of the project. The City had a fair amount of industrial activities, but there were redevelopment opportunities. She pointed out the Springwater Corridor and access improvements central in that area and noted the impacts of Hwy 99E and freight. She discussed three sites that were anticipated to redevelop first. A consultant had been selected, and they were currently working on the scope of work. She would return to the City Council with an intergovernmental agreement (IGA) in April. The purpose of the project was to look at land use and transportation together so the scope of work was on the technical side. It was assumed ODOT did not have the funding to make any improvements, so the plan for that area needed to be both optimal and feasible. The manufacturing zone would be updated, and a key element was to maintain the existing industrial uses. They wanted to focus on not breaking the Hwy 99E system and not making it worse. Three scenarios would be evaluated and would include baseball and mixed use. ODOT was the grant manager and would be at the table as a regulator.

Ms. Shanks discussed the Pendleton site which was a traditional manufacturing zone. She gave an overview of the timeline and discussed the makeup of the Stakeholder

Advisory Group (SAG) and the Technical Advisory Committee (TAC). The project was open to looking at something outside of the current land use policy while being economically feasible. The three opportunity sites were chosen because of some level of property-owner interest.

Planning Commission Update

Planning Commission members Lisa Batey, Clare Fuchs, Scott Churchill, Russ Stoll, and Mark Gamba were present.

Ms. Mangle said their core mission was to hold land use hearings, develop long-range plans, and propose updates to the Municipal Code and Comprehensive Plan.

Ms. Batey said there was nothing in the work plan that was disputed. Some of the items would be carried over to the next year. She added that certain items on the list were a result of City Council action and direction.

Mayor Ferguson said hopefully goal setting would give the Planning Commission a better idea of City Council thoughts and direction. He hoped Council was doing a better job of bringing up issues earlier. He noted the tree ordinance was combined into the goal related to parks and open spaces.

Mr. Churchill appreciated hearing the City Council's perspective and direction on the goals.

Mr. Stoll said the projects of importance to him were the downtown code amendments, South Downtown, and the core commercial enhancement project. He would like to start laying the ground work for changes that were bound to occur with light rail.

Ms. Fuchs said the group discussed residential design standards and might want to think about a property maintenance code.

Ms. Mangle thought that was probably outside the Planning Commission's scope and would more likely be handled by the Building, Planning, and Code Compliance departments.

Ms. Batey explained it was mostly about junk collectors.

Council President Chaimov thanked the Planning Commissioners and thought the work plan covered the most important community issues. He asked what the City Council could do to make the Commission's job easier.

Mr. Gamba said they have to tiptoe around the Comprehensive Plan that was really old. It probably did not accurately represent what people really wanted.

Ms. Mangle said it used to be a state requirement that came with state funding, but that funding had dried up. She agreed with Mr. Gamba it was important, but it would be a significant amount of work.

Mr. Stoll said he was not sure how to address the Murphy and McFarland sites without updating the Comprehensive Plan.

Councilor Miller thanked the Planning Commissioners members for all the work they did and for working with the public.

The group discussed the pros and cons of new evidence and issues related to the 120-day clock. **Councilors Hedges** and **Miller** were concerned that people got a fair hearing.

Mayor Ferguson announced the City Council would meet in executive session pursuant to ORS 192.660(3)(h) to consult with legal counsel concerning legal rights and duties regarding current litigation and litigation likely to be filed.

Mayor Ferguson adjourned to work session at 6:12 p.m.

Respectfully submitted,



Pat DuVal, Recorder

WORK SESSION

**MILWAUKIE CITY COUNCIL
WORK SESSION
MARCH 6, 2012**

MILWAUKIE CITY HALL

Conference Room
10722 SE Main Street

A light dinner will be served

WORK SESSION – 5:00 P.M.

	<u>Time</u>	<u>Topic</u>	<u>Presenter</u>	<u>Page #</u>
1.	5:00 p.m.	City Manager's Report	Bill Monahan	
2.	5:30 p.m.	Tacoma Station Area Project	Susan Shanks	1
3.	6:00 p.m.	Planning Commission Update	Katie Mangle	7
4.	6:45 p.m.	Adjournment		

Information

Executive Session: The City Council may meet in executive session pursuant to ORS 192.660(2). All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions as provided by ORS 192.660(3) but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

Public Notice

- The Council may vote in work session on non-legislative issues.
- The time listed for each discussion item is approximate. The actual time at which each item is considered may change due to the length of time devoted to the one previous to it.
- The Council requests that all pagers and cell phones be either set on silent mode or turned off during the meeting.
- The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities (ADA). If you need special accommodations, please call 503.786.7502 or email ocr@ci.milwaukie.or.us at least 48 hours prior to the meeting.

Date: 3/6/12

library fine week

I wish to address City Council on Agenda Item # _____

Name: Martha Schradle

Organization: self

Address: 2525 No. Baker Avenue

Phone: 703-407-6257

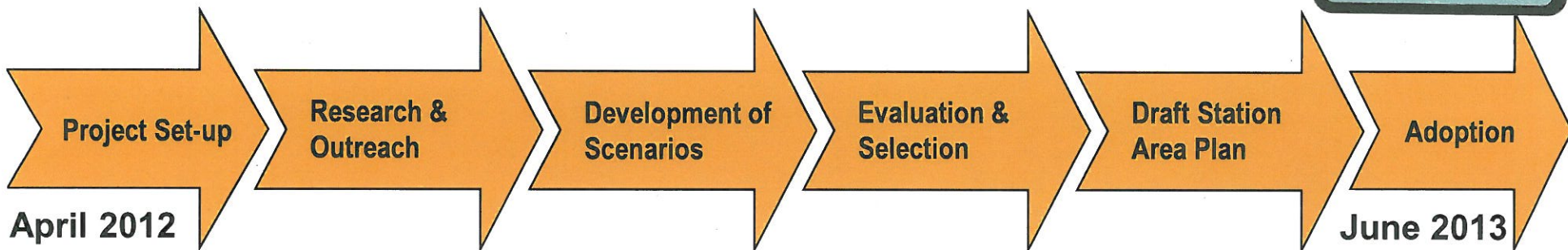
E-mail: thirner@teleport.com

- Speaking in support Speaking in opposition
 Providing neutral comments / or asking questions of clarification

Comments:

Tacoma Station Area Project Overview & Timeline

EXHIBIT
3/6/12 WS



Interviews

Community Mtg #1

Community Mtg #2



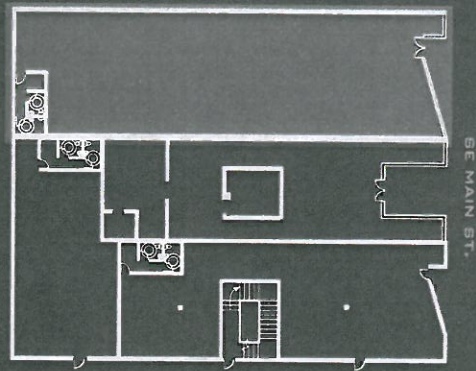
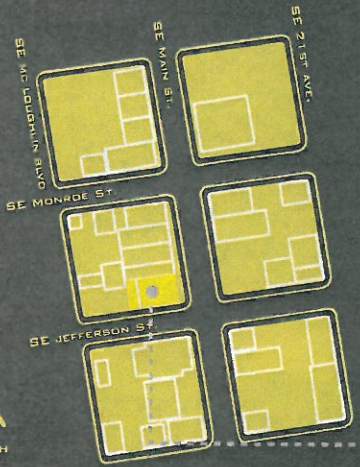
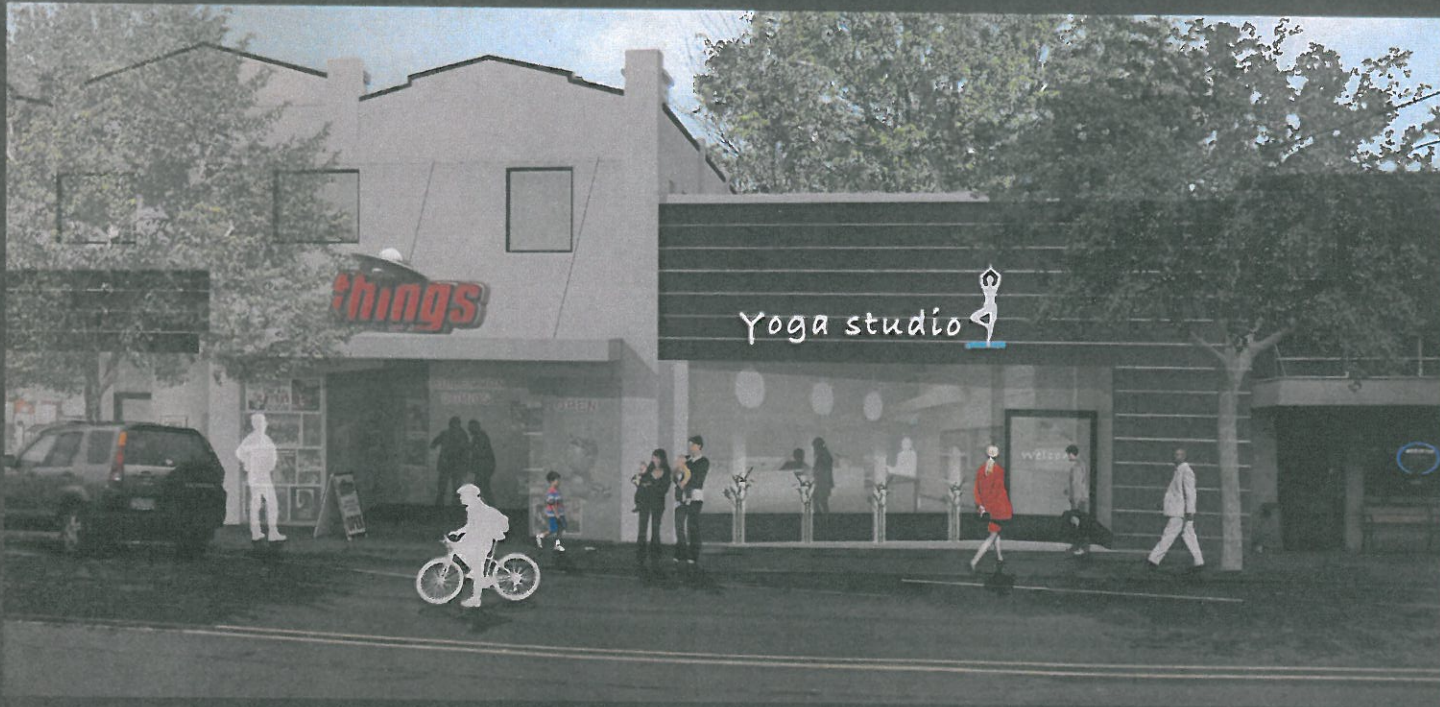
Planning Commission	●	●	●	●	Public Hearings
City Council		●	●	●	Public Hearings

- = Work Session or Study Session
- 😊 = Stakeholder Advisory Group (SAG) Mtgs.
- ★ = Technical Advisory Committee (TAC) Mtgs.



DARK HORSE PROJECT MILWAUKIE, OR

EXHIBIT
3/6/12 WS



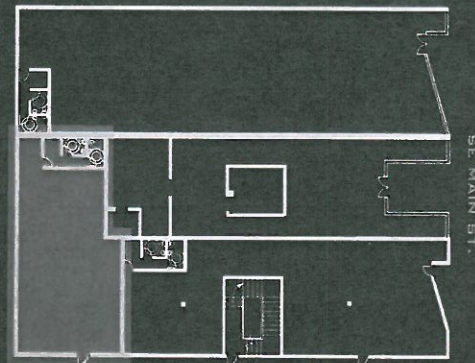
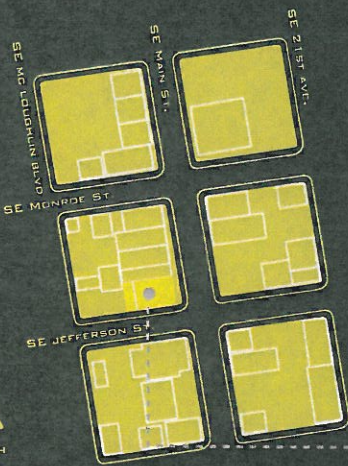
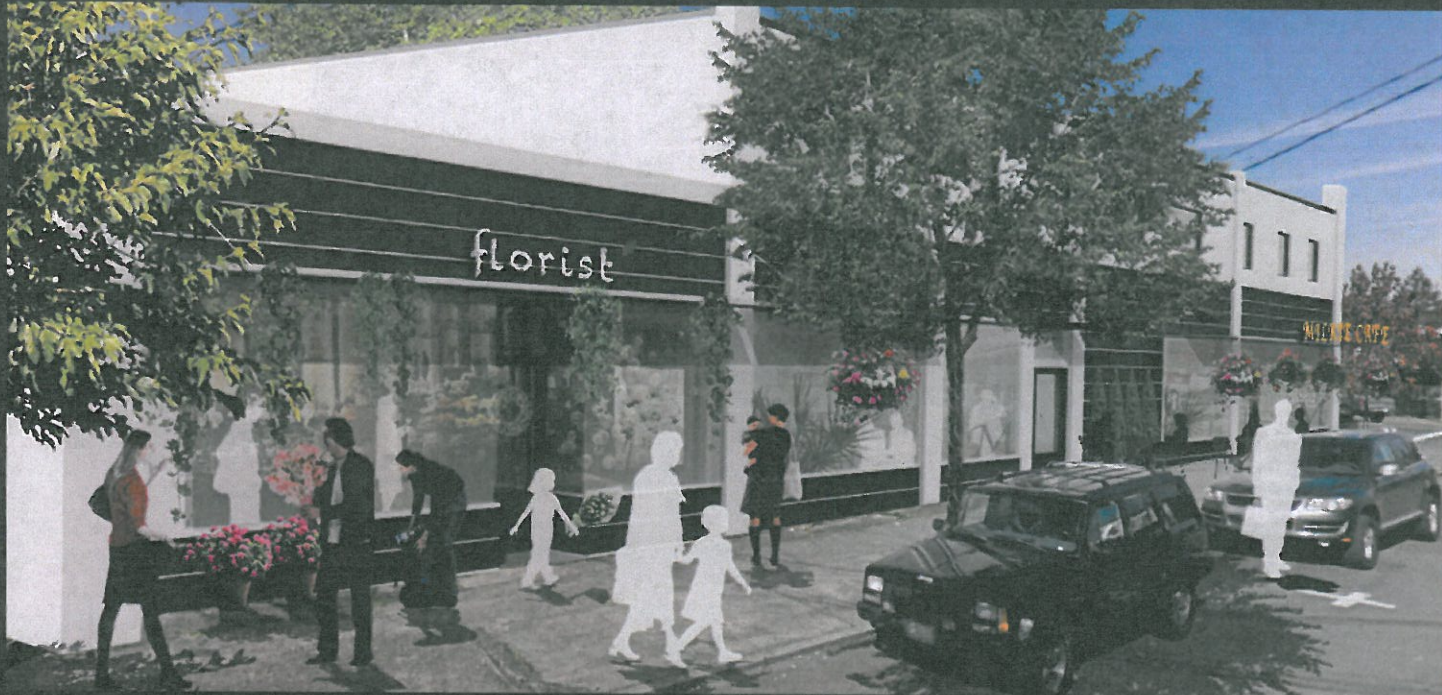
SE JEFFERSON ST.
ANNEX BLDG.

RETAIL 03

10955 SE MAIN ST. MILWAUKIE OREGON
3150 SQFT



DARK HORSE PROJECT MILWAUKIE, OR



SE JEFFERSON ST.
ANNEX BLDG.

RETAIL 02

1925 SE JEFFERSON ST. WILWAUKIE DR.
1430 SQFT

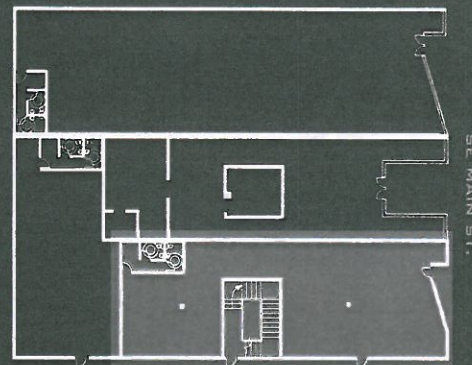
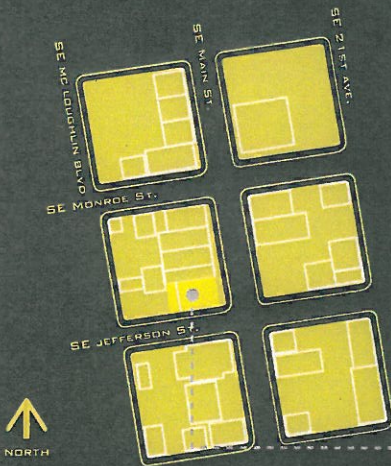


DARK HORSE PROJECT MILWAUKIE, OR



RETAIL 01

10999 SE MAIN ST. WILWAUKIE OREGON
2095 SQFT



SE JEFFERSON ST.
ANNEX BLDG.





MILWAUKIE

Dogwood City of the West



Memorandum

To: City Council

From: Kenny Asher, Community Development/Public Works Director
Katie Mangle, Planning Director

CC: Bill Monahan, City Manager
JoAnn Herrigel, Community Services Director

Date: March 6, 2012

Re: CD & Planning Active Projects: City Council Update for 3/06/12

Community Development

- Dark Horse Relocation/Real Estate Study
- ODOT Yard/Minor League Baseball
- Light Rail Project Management
- South Downtown Implementation
- Light Rail Station Building
- Kellogg for Coho Initiative

Planning

- Neighborhood Main Streets (CCEP)
- Residential Development Standards
- Light Rail Urban Design
- Annexations
- Land Use and Development Review
- Downtown Facade Improvement Program
- Metro Population/Employment 2035 Forecast Data
- Tacoma Station Area Planning
- Light Rail Permitting
- Zoning Code Enforcement

Community Development

Dark Horse Reuse and Relocation Study

Dark Horse has received permission to apply for a Small Business Administration loan to remodel the Annex Building at Jefferson and Main. The Cavanaugh team is marketing the future retail spaces to possible tenants.

ODOT Yard/Minor League Baseball

Conversations continue with ODOT about relocating the Milwaukie maintenance yard. Staff is drafting a Real Property Solicitation Notice to advertise the need for a new ODOT maintenance site, and request proposals for possible sites in the I-205 corridor.

Light Rail Project Management

The Project Management Group (PMG) is meeting on Thursday. Bill's attendance is being requested. The Steering Committee will meet in late April or early May. TriMet expects to have the Full Funding Grant Agreement in early May. Construction activities are beginning in Milwaukie, with limited tree removal and staging activities set to begin in Kronberg Park and at the Sparrow Yard. Open House at Milwaukie High School tomorrow night from 6-8pm. Construction update at next Council meeting (3/20).

South Downtown Implementation

Staff was contacted by a Portland entrepreneur interested in the City's planning and development progress in the South Downtown. A meeting will be held to learn more.

Planning

Milwaukie Main Streets Project

Planning staff introduced the project at the Hector-Campbell, Ardenwald, and Lewelling NDA meetings in February. The team of PSU students have finalized their scope of work and has begun to study the commercial areas and reach out to businesses and the community. Upcoming events are

- o neighborhood walking tour on Saturday 3/10 – 11 AM @ 9401 SE 32nd and 1 PM @ 10435 SE 42nd
- o Public workshop – Wednesday March 21st, 6 -8 PM at Lewelling Elementary School – 5325 SE Logus Rd

The project website is up and running, and includes a lot of information including the scope of work, background information, and an online survey. We invite anyone interested to take the online project survey, link is on the project website. The project website is currently featured on the City's home page.

Transportation System Plan

In response to Metro Council's adoption of a new Regional Transportation Plan in December 2010, the City is required to complete a modest update to the Transportation System Plan by 2013. Milwaukie's TSP was significantly overhauled in 2007, after a year-long project that was rooted in extensive public involvement. By comparison, staff is considering the 2012 project to be a "technical" update, partly due to the reason for tackling the project (Metro requirement), and partly because the 2007 document is considered to be mostly current, and only in need of minor updating. Staff recommends that the \$25,000 budgeting this FY for this project be focused on updating the traffic studies, the one area that staff cannot do in-house. Next fiscal year, staff will develop, and then recommend for adoption, updates to the TSP.



Agenda Item: WS. 2
Meeting Date: Mar 6, 2012

COUNCIL AGENDA ITEM SUMMARY

Issue/Agenda Title: Tacoma Station Area Planning Project

Prepared By: Susan P Shanks
Dept. Head Approval: Katie Mangle
City Manager Approval: Bill Monahan
Reviewed by City Manager:

ISSUE BEFORE THE COUNCIL

This is an informational briefing on the status of the Tacoma Station Area Planning Project.

STAFF RECOMMENDATION

NA

KEY FACTS & INFORMATION SUMMARY

The Tacoma Station Area planning project will address the question of what type and intensity of development can and should happen in Milwaukie south of the Tacoma light rail station.

The City applied for, and was awarded, \$150,000 Transportation and Growth Management grant, to complete this project in 2012-13.

OTHER ALTERNATIVES CONSIDERED

Until the IGA is signed, the City has the option of not working on this project.

CITY COUNCIL GOALS

This project supports Council's economic development goal by: (1) addressing barriers to redevelopment in the City's North Industrial Area, (2) evaluating the transportation and land use feasibility of minor league baseball in this area, (3) and maximizing access to—and activation of—this area through the use of existing and future State, regional, and local transportation facilities.

ATTACHMENT LIST

Preliminary Project Study Area Map

FISCAL NOTES

NA



To: Mayor and City Council

**Through: Bill Monahan, City Manager
Kenneth Asher, Community Development Director**

**From: Katie Mangle, Planning Director
Susan P Shanks, Senior Planner**

Subject: Tacoma Station Area Planning Project

Date: February 28, 2012 for March 6, 2012 Work Session

ACTION REQUESTED

None. This is a briefing for informational purposes only. Staff will ask Council to approve an IGA to fund the project at a future meeting.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

March 2011: Council adopted Resolution 30-2011 that endorsed the City's grant application for Transportation and Growth Management (TGM) funding to develop a Tacoma Station Area Plan.

February 2011: Council directed staff to prepare a TGM grant application for the Tacoma Station Area Plan project.

BACKGROUND

Though the Tacoma light rail station is located in Portland, the land most likely to redevelop near the station is in Milwaukie. The possibility that the City might site a baseball stadium in the area has only highlighted existing questions about how the land near the Tacoma station could be positioned to take the most advantage of the new light rail service. The Tacoma Station Area planning project will address the question of what type and intensity of development can and should happen south of the Tacoma light rail station.

In June 2011, the City was notified that its grant application for the Tacoma Light Rail Station Area Project was selected by the State's TGM Program for funding. Staff has

worked with the TGM grant manager from ODOT over the last several months to develop a draft Statement of Work (SOW).

The table below provides an overview of recent and upcoming key project dates. A more detailed diagram will be provided at the work session that shows more substantive aspects of the project, including project milestones and community meetings.

Date	Status	Task
Jun 2011	Done	TGM grant awarded
Jul 2011	Done	TGM grant accepted
Nov 2011	Done	Draft SOW completed
Dec 2011	Done	Consultant selected
Mar 2012	In process	SOW and Budget refined
Apr 2012	Scheduled	IGA with City executed
Jun 2013	Funding deadline	Project completed

Angelo Planning Group (APG) was selected as the lead consultant on this project. Since the SOW involves a substantial amount of transportation analysis, APG's engineering partner, DKS Associates, will be relied upon heavily for their technical and analytical expertise.

Project Description and Objectives

The project study area includes the properties around the future Tacoma light rail station. This area includes land within the cities of Milwaukie and Portland. However, the project's focus will be on the industrially-zoned properties within Milwaukie to the south of the station, as this area has more redevelopment potential than the properties to the north in Portland. See the attached map for a preliminary project study area and three possible redevelopment sites, which have been labeled Opportunity Sites 1 – 3 (Attachment 1).

The purpose of the project is to create and adopt a land use and transportation plan ("Tacoma Station Area Plan") for the Milwaukie portion of the study area that:

- Allows for optimal and feasible development in the project area.
- Addresses zoning code and transportation barriers to redevelopment.
- Protects the viability and continued operation of existing industrial uses.
- Maximizes the use of existing and future transportation facilities, e.g. freight rail, light rail, Highway OR 99E (McLoughlin Blvd), and Springwater Corridor regional multi-use trail.

The Tacoma Station Area Plan may result in the following changes to various regulatory and policy documents:

- Comprehensive Plan text and map amendments to reflect the new station area boundary and redevelopment vision.

- Transportation System Plan amendments to show new pedestrian or bicycle facilities or future street connections.
- Zoning Code text amendments to add a new overlay zone or to modify the existing base zone.

A key objective of the project will be to understand how much land use intensification and which kinds of land uses can reasonably occur without expensive auto-oriented transportation improvements, and conversely how much capacity can reasonably be achieved through non-vehicular transportation modes. The analysis will then be used to develop different redevelopment scenarios that flesh out opportunities for development and redevelopment given the area's unique access challenges. The project will develop and study a maximum of three redevelopment scenarios. Assuming the City continues to explore the possibility of a 4,000-seat baseball stadium in this area, at least one of the scenarios will assume this type of development.

Next Steps

Prior to the signing of the IGA, staff will define and coordinate the involvement of other City departments as needed. For example, the project may need some GIS support from IST and some public outreach assistance from Community Services.

Once the IGA is signed, staff will develop a public involvement plan and invite participation in the project's technical advisory committee (TAC) and stakeholder advisory group (SAG). At a minimum, outreach efforts will include the abutting neighborhood district associations in Milwaukie and Portland and affected property owners and businesses. Staff recently briefed the Planning Commission on the status of this project and will invite at least one Commissioner to join the project's SAG.

CONCURRENCE

The Planning Department has worked closely with the Community Development Department on the draft SOW to ensure effective coordination between this project and the City's minor league baseball efforts.

FISCAL IMPACT

None at this time. Fiscal impacts information will be included in the future IGA staff report. The consultant budget is in the process of being finalized and is expected to be approximately \$150,000. The intergovernmental agreement (IGA) that the City will be required to sign to engage the consultants on this project will also obligate the City to provide an 11% local match. The City plans to meet its required match by providing in-kind staff assistance.

WORK LOAD IMPACTS

None at this time. Workload impacts information will be included in the future IGA staff report.

ALTERNATIVES

None at this time.

ATTACHMENTS

1. Preliminary Project Study Area Map



Agenda Item: WS. 3
Meeting Date: March 6, 2012

COUNCIL AGENDA ITEM SUMMARY

Issue/Agenda Title: Annual meeting with the Planning Commission

Prepared By: Katie Mangle, Planning Director

City Manager Approval: Bill Monahan

Reviewed by City Manager:

ISSUE BEFORE THE COUNCIL

The Milwaukie Municipal Code requires that the City Council meet annually with the Planning Commission to discuss its work program. The Commission and staff are seeking guidance and feedback on the projects outlined in this report.

STAFF RECOMMENDATION

None.

KEY FACTS & INFORMATION SUMMARY

The Planning Commission had a busy year and has an even busier one ahead.

OTHER ALTERNATIVES CONSIDERED

N/A

CITY COUNCIL GOALS

This worksession is an opportunity for Council to address Goal 7: "Improve collaboration between Council, Boards, Commissions, Committees, and Neighborhood District Associations."

ATTACHMENT LIST

1. Staff Report

FISCAL NOTES

None.



To: Mayor and City Council

Through: Bill Monahan, City Manager
Kenny Asher, Community Development and Public Works Director

From: Katie Mangle, Planning Director

Subject: Annual Discussion of Planning Commission Work Program

Date: February 22, 2012 for March 6, 2012 Work Session

ACTION REQUESTED

None. The Milwaukie Municipal Code requires that the City Council meet annually with the Planning Commission to discuss its work program. The Commission is seeking guidance and feedback on the projects outlined in this report.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

March 2011: The Planning Commission last met with Council to discuss the work plan.

BACKGROUND

The Planning Commission serves the City by reviewing and advising on matters of planning and zoning, according to the provisions of the Comprehensive Plan and Zoning, Sign, and Land Division ordinances. It does this by deciding land use and development applications, developing long-range plans, and proposing updates and amendments to the Milwaukie Municipal Code and Comprehensive Plan. Planning staff works closely with the Commission to make progress in all of these areas, though the Planning Commission's work plan comprises only a portion of the Planning Department's work program and responsibilities.

A. Accomplishments in 2011-12

During the past year, the Planning Commission has had many accomplishments, including the following:

- Held 8 public hearings (over the course of 19 meetings) on land division, land use, and legislative applications. One decision was appealed to Council.
- Prepared two major code amendment packages for Council adoption – the Land Use and Development Review Tune-up project, which Council adopted in March 2011; and Natural Resource Areas, which Council adopted in July 2011. Completion of each of these projects represents significant progress on work identified by the Commission in its work plans since 2004.
- Prepared one minor code amendment package for Council adoption – Electronic Signs regulations. Council adopted most of the proposed amendments in November 2011.
- Developed the Residential Development Standards code amendment proposal. This project is on track to present to Council for adoption this spring.
- Advised staff on upcoming policy changes, select administrative review decisions, and long range planning projects.

In addition, the Commission discussed a wide variety of topics in work session, including the Portland to Milwaukie light rail project and the South Downtown Concept.

As evidenced by previous work programs, there is a long list of potential projects for the commission and staff. The proposed work program for the coming fiscal year is a plan for fulfilling the Commission’s responsibilities for long-term and current planning, recognizing available staff and budget resources .

B. Planning Commission Draft Work Program for 2011-12

Due to its heavy workload related to the light rail bridge application and preparing for the Residential Development Standards public hearing, the Commission has not had much time this spring to discuss the work program for the coming year. Staff has prepared the following plan from a combination of state, regional, and City requirements; “wish lists” developed over the past four years; the priorities outlined in the 2009 Smart Growth Code Assessment; recent Commission discussions; and Council goals.

1. Projects and tasks already identified or in process

- **Conduct public hearings** on land use decisions. This task is required as defined by the Municipal Code and the ORS. Anticipated applications include:
 - Milwaukie Main Street light rail station and systems buildings
 - Natural Resources application for light rail project
 - North Clackamas Park Master Plan
 - Court relocation to the Public Safety Building
 - Applications related to the Baseball facility
- **Residential Development Standards Project.** This long-range planning and code amendment project has been on the Commission’s work plan for many years, so completing it is a top priority.

- **Transportation System Plan Update** – The City is required by the Metro Regional Functional Plan to comply with regional transportation and land development policies. As the Functional Plan is updated, the Planning Commission is responsible for working with staff to carry out projects that result in compliance within two years. In response to Metro Council’s adoption of a new Regional Transportation Plan in December 2010, the City will be required to complete a modest update to the Transportation System Plan by 2013.
- **Neighborhood Main Streets Project.** As the first phase of the Commercial Core Enhancement Program, staff is working with a team of PSU students to develop a community vision and recommended zoning code amendments for neighborhood-oriented commercial areas (particularly 32nd and 42nd Avenues). In late summer 2012, the Planning Commission will make a recommendation to Council about what zoning changes the City should adopt to implement the vision.
- **Tacoma Station Area Plan Project.** The Tacoma Station Area planning project will address the question of what type and intensity of development can and should happen south of the Tacoma light rail station.
- **Downtown “low hanging fruit” code amendments** to address targeted areas of concern: ground-floor use restrictions, public area requirements.
- **South Downtown implementation.** Zoning code and map amendments, and street design decisions will be needed to implement the recently adopted South Downtown Concept Plan.

2. Projects and issues to be discussed and developed

- Commercial Core Enhancement Program. Subject to receipt of project grant funding (the Metro CET grant), begin the Commercial Areas planning and regulatory improvements. Pending Council approval of local funding and staff availability, this project will be developed over the coming year to include:
 - Planning for redevelopment of the central commercial area, particularly the Murphy and McFarland sites
 - Refresh of the Downtown Plan, zoning code, streetscape standards, and design guidelines
 - Consideration of forming an urban renewal district to implement the community’s plans
- Review and update Title 14 - Sign Code: Improve aesthetic standards throughout the City of Milwaukie.

- Work with Council to develop a strategy for updating the Milwaukie Comprehensive Plan.
- Urban Growth Management Area. Upon receiving direction from Council, the Planning Commission may participate in developing recommendations for annexing all or part of the UGMA to the east of existing city boundaries.

CONCURRENCE

The Community Development and Public Works Director concurs with the work plan as outlined above.

FISCAL IMPACT

The work program will require a commitment of fiscal and staff resources. The adopted budget for fiscal year 2011-12 provides budget resources to support the work identified in category 1 above. Significant progress on the topics in category 2 would require additional funding, either through City resources or grants.

WORK LOAD IMPACTS

The Planning staff will support the Planning Commission's work to accomplish the priorities listed above. Staff work on applications and planning projects will be balanced with on-going efforts to provide timely and clear information to the public, support the Community Development work program and other City Council goals, and serve the City's public involvement processes.

ALTERNATIVES

Council may direct the Commission to refine this work program or address other goals and issues.