

MINUTES
MILWAUKIE CITY COUNCIL STUDY SESSION
OCTOBER 30, 2012

Councilor Loomis called the study session to order at 5:07 p.m. in the City Hall Conference Room.

Council Present: Councilors Mike Miller and Joe Loomis; Mayor Ferguson arrived at 5:20 p.m.

Excused: Council President Chaimov

Staff Present: City Manager Bill Monahan, Assistant to the City Manager Teri Bankhead, City Recorder Pat DuVal, Planning Director Steve Butler, Human Resources Director Gary Rebello, Associate Planner Li Alligood

Media: Victoria Edwards, *The Oregonian*

Introduce Recently Hired Human Resources Director

Mr. Monahan introduced Gary Rebello who was hired to fill the vacant Human Resources Director position on October 15, 2012.

Regional Growth Allocations, Regional Density Recommendations, and Protection of Historic Buildings

Mr. Butler reported this briefing was in response to the City Council's request for information related to the City's regional housing and job obligations as well as the City's current historic resources program. He was joined by Metro Councilor Carlotta Collette and Research Center Director Mike Hoglund.

Councilor Collette set the context for the discussion and reviewed the history of some of Metro's processes in determining regional growth.

Councilor Hedges commented on similar steps the United Kingdom had taken in designating greenbelts to preserve agricultural and open spaces and noted the difficulty was holding the line and expanding the growth boundary only when necessary.

Mr. Butler reviewed the history of the Functional Plan that was based on zoning. Staff was working on forecasts that should be before the Metro Council later this year. He discussed the residential estimates and proposed growth forecast for 2010 to 2035. He pointed out the shift to single-family capacity based on Metro data.

Councilor Miller asked how the capacity could be 1,320 single family residences when there was no open land in Milwaukie.

Mr. Hoglund responded it had to do with zoning. The capacity was identified based the available developable land supply as well as redevelopment. It was based on current zoning that could result in smaller lots, and there were also some vacant lots. This was primarily a market-based activity moving toward the highest and best use of the land.

Mr. Butler added Metro probably looked at every piece of property in the City and considered the capacity of what could happen based on current zoning. There was a large increase in single family residences and a small increase in multi-family. These capacity figures would not change current zoning. Additionally, this did not include the

annexation areas, and he pointed out that the Comprehensive Plan had not been reviewed for some time. The group discussed several large lots in Milwaukie.

Councilor Loomis was encouraged by the figures as he felt most residents would support more single family rather than multi-family development.

Mr. Hoglund briefly reviewed the total employment growth and household growth.

Mr. Butler noted the forecast showed a good rate of job increases.

Councilor Miller asked if there was a good balance of open space.

Mr. Hoglund replied the estimates reflected whatever the Comprehensive Plan showed in terms of parks and open space.

Mr. Butler addressed the questions related to historic preservation. Milwaukie did not have a dedicated historic resources program, and the elements it did have were found in the Comprehensive Plan. The last major update of the City's historical resources inventory was in 1988. Although the evaluation and ranking system was commonly used at the time, neither the State Historic Preservation Office (SHPO) nor the National Park Service recognized them today. The City did not currently have a dedicated historic preservation program, committees, or funding. He discussed historic preservation eligibility and indicated if City Council were interested some options for a more vigorous approach might be considered. He discussed possible non-regulatory incentives.

Councilor Hedges hoped to see regulations strengthened to protect Milwaukie's history. He thought it was important to identify buildings we wanted to keep into the future. He was concerned that this effort did not in any way detract from other projects.

Ms. Alligood discussed various approaches including the National Register and tax incentives. She would develop a list of other cities' programs. The group discussed the Milwaukie Pioneer Cemetery designation which was "unrankable" at the time of the inventory

Councilor Miller thought it would be a good goal to have a plan in place at the end of next year.

Milwaukie Museum

Ms. Bankhead provided an update on the initial research on the house and property and the future of the Milwaukie Museum in general. In 2014 the City would have to determine what to do with the lease, and she noted the house would default to the City if the lease was not renewed. Currently the Museum was open only on Saturday afternoons.

Mr. Monahan proposed adding this topic to the November study session agenda. In roughly 12 months from today, both parties would need to decide what to do, how to encourage community involvement, and channel resources to find a sustainable solution.

Councilor Hedges thought it would be a good idea to determine the condition of the house.

Mayor Ferguson felt the City Council should discuss what could be done to help out.

UGMA Letter

Ms. Bankhead was working with Jordan Ramis to revise the Milwaukie Agreement and address Dual Interest Area B.

City Council had reviewed the letter and directed that Mayor Ferguson sign it on behalf of the City. Staff was directed to continue its work west of I-205 to have compatible boundary.

Goal Setting Process

Mr. Monahan discussed dates for the annual City Council goal setting session. Several dates and times were discussed. Ms. Bankhead would follow up.

Study Session Schedule and Suggested Topics

Mr. Monahan asked the Mayor and Council if they had any suggestions for topics at upcoming study sessions.

Councilor Hedges requested a session on City revenues and effects of compression five years out.

Councilor Miller requested a session with the Engineering Department on next summer's capital projects including locations, timelines, and communication strategies.

Mayor Ferguson requested sessions on ethics training and encouraging volunteerism.

The group discussed interaction with people speaking during audience participation, and Mayor Ferguson suggested that as a retreat topic.

Regional Committee Assignments

Mr. Monahan encouraged the Mayor and Council to review the list and briefly describe the roles and expectations as well as any advice one might want to give. This topic was scheduled for the agenda of the second meeting of January.

Mayor Ferguson expressed interested in getting off the RiverHealth Advisory and Regional Wastewater Treatment Advisory Board. He would like to attend the pre-Joint Policy Advisory Committee on Transportation (JPACT) meetings and be more involved with Oregon Passenger Rail.

Wastewater Update

Mayor Ferguson met with Chris Storey, Harlan Jones, and Commissioner Paul Savas on Monday and reviewed the redline version of the agreement. There were a number of things still being worked on including permanent disconnections due to light rail and the Good Neighbor Agreement and use of funds for infrastructure problems. He hoped the agreement between the City and Clackamas County Service District #1 would be signed by the end of the calendar year.

He noted the RiverHealth Advisory Board wanted to look at the status of the agreement and the Riverfront Park access issue. He discussed the Oregon Department of Transportation's position.

Passenger Rail Update

Mayor Ferguson attended the Oregon Passenger Rail Leadership Council meeting earlier that day and heard presentations from the Association of Oregon Rail and Transit Advocates (AORTA) and Cascadia High Speed Rail. He briefly reviewed the draft purpose and need statement that would go to the Federal Railroad Administration

(FRA). The alignment options were the Oregon Electric Line and the existing Union Pacific (UP) line.

Coal Train

Mayor Ferguson updated the City Council on the Port of Coos Bay Project and added the Port was working through some pending litigation. He would be going to Coos Bay in December with the adopted resolution.

Mayor Ferguson adjourned the study session at 7:26 p.m.

Respectfully submitted,



Pat DuVal, Recorder