



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 Buent, Vice Chair



CITY OF MILWAUKIE

AGENDA

June 26, 2018

PLANNING COMMISSION

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

- 1.0 Call to Order - Procedural Matters — 6:30 PM**
- 2.0 Planning Commission Minutes – Motion Needed**
 - 2.1 April 10, 2018
 - 2.2 April 24, 2018
 - 2.3 May 8, 2018
- 3.0 Information Items**
- 4.0 Audience Participation –** This is an opportunity for the public to comment on any item not on the agenda
- 5.0 Public Hearings –** Public hearings will follow the procedure listed on reverse
- 6.0 Worksession Items**
 - 6.1 Summary: Comprehensive Plan Update – Block 1 Policy Review
Staff: David Levitan, Senior Planner
- 7.0 Planning Department Other Business/Updates**
- 8.0 Planning Commission Committee Updates and Discussion Items –** This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 Forecast for Future Meetings:**
 - July 10, 2018 1. Worksession: Housekeeping Room Service Code Amendments
 - July 24, 2018 1. TBD

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@milwaukieoregon.gov. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.milwaukieoregon.gov.
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.milwaukieoregon.gov/meetings.
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, any person may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Planning Commission:

Kim Travis, Chair
John Henry Burns, Vice Chair
Adam Argo
Joseph Edge
Sherry Grau
Greg Hemer
Scott Jones

Planning Department Staff:

Denny Egner, Planning Director
David Levitan, Senior Planner
Brett Kelter, Associate Planner
Vera Kolias, Associate Planner
Mary Heberling, Assistant Planner
Alicia Martin, Administrative Specialist II



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PLANNING COMMISSION MINUTES

City Hall Council Chambers
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April 10, 2018

Present: Kim Travis, Chair
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Joseph Edge
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Greg Hemer

Staff: Denny Egner, Planning Director
Vera Kolias, Associate Planner
Tim Ramis, City Attorney

Absent: Adam Argo
Scott Jones

1.0 Call to Order – Procedural Matters*

Chair Travis 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 January 9, 2018 – Postponed to April 24, 2018

3.0 Information Items

Denny Egner, Planning Director, noted that the Comprehensive Plan Town Hall was successful with good turnout and feedback from the community. Another town hall would be held in about 6 months on the next block of policies and goals. Staff would work on drafting the results for presentation to the Comprehensive Plan Advisory Committee.

Mr. Egner added that Lauren Loosveldt, the Design and Landmarks Committee (DLC) Chair, and he would give a presentation on the Downtown Design Guidelines update project the DLC and staff were working on.

3.1 Downtown Design Guidelines Presentation

Mr. Egner noted the presentation was provided by the consultant team of SERA Architects which was given to the DLC on April 2, 2018. SERA Architects was hired to provide guidance and recommendations for updating the Downtown Design Guidelines document. He reviewed the project goals, noting that there was a disconnect between the Guidelines and the Zoning Ordinance Development Standards.

Lauren Loosvelt, DLC Chair, noted that the project's overall goal was to weave the guidelines and standards together in a way that was clear for the applicants, staff, and the DLC and Planning Commission. The recommendation from SERA was to establish a Vision, Principles, and a Land Use Framework as the structure for the Design Guidelines document. Design elements would be further organized with purpose or intent, prescriptive design standards, and guidance on how to meet the purpose or intent of the elements. She reviewed the Design

Elements Catalog and how the group would address each piece. Approaching the project through this format seemed to be the most feasible way to achieve the overall goal.

Mr. Egner invited one or two Commission members to join the group for the upcoming meetings for the project. He reviewed the next steps and noted the goal was to develop a code amendment package for the Commission to review.

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

- 5.1 Summary: Ledding Library Reconstruction
Applicant/Owner: Hacker Architects/City of Milwaukie
Address: 10660 SE 21st Ave
File: CSU-2018-002, NR-2018-001, DR-2018-001, P-2018-002
Staff: Vera Kolias, Associate Planner

Chair Travis called the hearing to order and read the conduct of quasi-judicial hearing format into the record.

Commissioner Hemer declared an ex parte contact that he had a brief conversation with the Library Director and staff regarding the April 24, 2018 public open house.

- No one challenged the Commissioner's objectivity in regard to the application.

Vera Kolias, Associate Planner, presented the staff report via PowerPoint. She described the project site which included the Ledding Library and Scott Park, as well as natural resources and habitat conservation areas (HCAs). Funded by a bond measure passed by citizens to improve the library, the proposal was to replace the existing library with a new single story, 20,000 sq ft library on the existing library site and would include a reconfigured parking lot, stormwater planters, and other landscape elements.

Ms. Kolias displayed a site plan and noted the applications included a major modification to the Community Service Use (CSU) approval, a Natural Resource review as the project would involve some disturbance of the water quality resources (WQRs) and HCAs, Downtown Design Review with review and recommendation by the DLC, and a Parking Modification to allow 28 parking spaces, rather than the maximum 24 spaces for the library, in order to account for the use of Scott Park.

Lauren Loosveldt, DLC Chair, presented the DLC's Design Review and recommendations to the Commission that included redesign of the northern section along the parking lot sidewalk, to increase the transparency to a minimum of 25%, and ornamental lighting along Harrison and additional canopy lighting near the proposed monument sign.

Ms. Kolias and Ms. Loosveldt reviewed the key issues as follows:

The proposal met all downtown site and building design standards but for five elements within code sections regarding horizontal building façade, weather protection, ground floor wall openings, ground-floor windows, and roofs. However, the proposal met the intent and guidelines for those items not met in the proposal.

- Although the building did not technically meet the requirement to break up the façade, the

design elements of transparency and shape were appropriate for the proposal.

- The proposed weather protection was wider than the requirement at the pedestrian entrance and was appropriate.
- Ground floor wall openings must include 40% of openings, windows, and doors. The proposal was just under 20% and was to limit thermal gain and exposure to the residential development on the western façade. The DLC recommendation was to increase to 25% and to focus the increase on the northwest corner near the children's reading library.
- Regarding the minimum height for the bottom edge of windows, the disparity was due to a topographical change and the rise of the sidewalk.
- The proposed roof was an undulating shed roof design and it did not include a parapet or cornice, but staff believed the design met the intent of the standard.

Ms. Kolias reviewed the Design Guidelines and described how the proposal met the guidelines with regard to Milwaukie Character, Pedestrian Emphasis, and Architectural Guidelines.

Ms. Loosvedt added that the DLC was pleased with the design and thought it was exemplary of what the design guidelines were meant to address, particularly with regard to Milwaukie Character.

The second key issue was if the request for modification to the off-street parking requirements was reasonable.

- The new building would require a minimum of 20 and maximum of 24 parking spaces. However, parking for Spring Park was not addressed in the code.
- The proposal for 28 spaces included 2 accessible spaces and 2 carpool spaces, therefore the modification request was for the additional 4 spaces.
- Staff believed the request was reasonable and recommended approval.

The third key issue was if the proposal adequately addressed impacts to natural resources. A map was displayed of the current building footprint and included the Habitat Conservation Areas (HCAs) and Water Quality Resources (WQRs). Technical reports and alternatives analysis were required and were included in the application. Both the existing and proposed buildings were located in the mapped HCA and WQR, and much of the construction of the new building within the HCA and WQR would occur within the footprint of the existing building and parking lot and was sited as such to minimize impacts. **Ms. Kolias** reviewed the proposed mitigation plans for both temporary and permanent disturbance.

Ms. Kolias reviewed the decision-making options and the key recommended conditions which included removal of the Scott Park Master Plan, a photometric plan, detailed planting plan, construction management plan, redesign of elements as recommended by the DLC, and a revised parking lot design or variance as needed. Staff recommended approval with the findings, conditions, and other requirements as presented in the packet. She reviewed the comments received with regard to the impacts to the natural resources and tree removal, design of the building, bike rack design, and the Scott Park Master Plan.

Staff answered questions from the Commission as follows:

- **Ms. Kolias** believed the case could be made for approval of a variance for the parking lot design.
- The proposed contemporary light fixtures did a better job at casting light directly down rather than the historic acorn fixtures that spilled more light in all directions. **Mr. Egner** added that

Public Works received approval to replace the existing acorn fixtures in downtown with an improved design to reduce light pollution.

- The right-of-way of 21st Ave was not a full-width ROW; it was dedicated as part of the North Main Village development. If a full ROW was dedicated, it would require a dead-end cul-de-sac with a turnaround which the site could not support; 21st Ave functioned more like a private driveway. In addition, City Council removed the planned 21st Ave extension to Main St from the Downtown and Riverfront Framework Plan in 2014.
- The Scott Park Master Plan did not distinguish the boundaries between the park and the library.
- This project was the first development project in recent time where there was a conflict between the Public Works Standards and the Portland Stormwater Manual regarding onsite stormwater management. Due to the poor infiltration and high-water table of the site, the Public Works Standard of meeting existing standards for stormwater could be applied.

Chair Travis called for the applicant's testimony.

Leila Aman, Development Manager and Library Project Manager, and **Ann Ober, City Manager**, acknowledged staff that were part of the project team including Library and Finance staff and noted the members of the Library Task Force. **Ms. Aman** reviewed community outreach done and noted an Open House was scheduled for April 24 to present the design to the public.

Ms. Ober explained that the deed restrictions were very specific for a library use and for a park on the Scott Park portion of the property. The original design was for 32,000 sq ft but had been reduced to 20,000 sq ft due to property restrictions and construction cost increases; additionally, the construction costs continue to increase which was driving the pace of the project. **Ms. Aman** introduced the architecture team for the remainder of the presentation.

Tyler Nishitani and Scott Mannhard, Hacker Architects, 1615 SE 3rd Ave Portland OR 97214, presented for the applicant. **Mr. Mannhard** noted the design opportunity for this project that the site affords as the location was both in an urban environment and in a park setting. An analysis was done to determine the suitability of the current building for renovation, and the conclusion was that the city would benefit more with a new 1-story building compared to a 2-story renovation. He reviewed the factors that produced that conclusion which included better building resiliency and performance, flexible programming, accessibility, budget flexibility, easier supervision, park engagement, and interior acoustics of a new 1-story building.

Mr. Mannhard presented the proposed design and elements, and noted how the design team considered and incorporated the surrounding natural features. He described the use of windows, entrance and interior features, design elements that accentuate the natural surroundings, use of paths around the building, exterior materials featuring wood siding and slats, and metal-like elements around the windows.

Mr. Nishitani reviewed the sustainable features of the project. Regarding the footprint of the proposed building, the goal was to limit the amount of new disturbance in the natural resource areas, with particular attention to the heritage trees along the east side of the site. The project was participating in Energy Trust of Oregon's "Path to Net-Zero" program and focused on two categories by reducing energy use with a robust thermal envelope with radiant heating and passive cooling, and by onsite generation by photovoltaic panels on the western roof edge. He noted that the current library's Energy Use Intensity (EUI) was 146 and the proposed library

would have a target EUI of 23 with potential for a lower rating with use of solar generation.

Mr. Mannhard continued by reviewing the design guidelines and standards. He displayed the original proposal presented to the DLC and how their recommendations were incorporated into the revised design with regard to glazing, landscaping, façade breaks and roof lines, window sill height, and sign lighting.

Ms. Ober clarified that, regarding the downtown acorn lights, the city was moving toward replacing the lights in downtown with dark sky compliant by the end of the calendar year. Regarding the glazing, she acknowledged that the architects were being conservative with the window design as the cost was quite high for the proposed glass.

Chair Travis called for public testimony.

Chris Carter, 10554 SE Main St, asked how the proposal addressed lighting and how it affected the adjacent apartments and condominiums as the current library cast a lot of light toward those properties.

Toy Lim, 10605 SE 21st Ave, directly across from the library, was concerned regarding the proposed parking and turnaround in terms of the driveways of North Main Village. She questioned if the tree located in a bump out in the driveway would remain as she understood it was the property of the condo association and not the city. Also, she asked if the current fountain at the corner of Harrison St and 21st Ave would be removed.

Lisa Lashbrook, 4342 SE Rockwood St, was a member of the Park and Recreation Board (PARB) and noted that the group had discussed making the northern portion of Scott Park a children's garden that could be used by the children's library patrons and staff. The proposed pathway from the library directed toward the amphitheater rather than toward the park and asked that the proposed pathways be adjusted to accommodate future improvements to the park.

Gary Klein, 10795 SE Riverway Ln, was a member of the Historic Milwaukie Neighborhood District Association (NDA) and the PARB, and was in support of updating the library for improved safety and energy standards. However, he was concerned that the bond measure was originally to remodel or reconstruct but now the proposal was for a complete tear-down and rebuild with a footprint twice as it was currently. The city was working toward more tree protection standards through the Tree Board and so he was concerned about the number of trees removed for this project and the pace of the project to move ahead before the tree code amendments were adopted.

Chair Travis called for the applicant's rebuttal to public testimony.

The Applicant Team responded as follows:

- The lighting would be engineered to be both code compliant as well as to best practices and the photometrics for both proposed lighting fixtures would be considered. However, the minimum light level was required for safety. In addition, the proposed parking configuration eliminated headlights being directed toward the apartments.
- Regarding vehicle turnaround, an area about the size of a parking space at the north end of the parking lot would be striped to provide a turnaround space.
- Although trees in the ROW are the responsibility of the adjacent property owner, the tree in

- the bump out was slated for removal for the new drive area and parking lot configuration.
- The proposed pathway could be easily reconfigured and reconstructed if the new park master plan called for it. The pathway provided immediate and direct access to the amphitheater, code compliant egress from the building, and the curved design indicated it was not an entrance to the building.
 - A proposed tree code was forecast for adoption within the year. However, the code for tree removal on city-owned properties called for additional processes to demonstrate minimum impact on natural resources. The proposal was designed specifically around the large heritage tree at the south side of the property and the oak tree line to the east. The three trees slated for removal were abutting the current building.

Chair Travis closed public testimony.

Planning Commission Deliberation

Commissioner Hemer recognized the library as a community gathering place and the proposed design enhanced the community use. He appreciated the sustainability elements of the proposal. He supported an additional condition regarding the pathway to Scott Park.

Commissioner Argo supported the proposal with the recommended conditions. He appreciated the design, the sustainability features, and how the proposal fit the site considering the natural resource constraints. He believed it would provide a long-term and valuable resource for the community.

Vice Chair Burns supported the proposal although he was concerned about parking and congestion around parking. He believed that it would be an asset to the community given the constraints on the site. He disagreed with the proposed stormwater management plan as redevelopment was an opportunity to make improvements to stormwater management systems.

Commissioner Edge acknowledged that the issue with the city code was related to the inability for infiltration on the site and agreed this was a loophole in the code. He believed it was in the purview of the Commission to determine that the proposal did not meet the criteria for stormwater. He believed the corner treatment at Harrison St and 21st Ave was inadequate and should be treated as an important civic space. He was disappointed in the amount of permanent disturbance area to the natural resources. This project was an opportunity for the city to showcase its value of the natural environment and a two-story building in an urban setting on a constrained site was a common approach and should have been considered in order to prevent further encroachment in the natural resources. Although the building and materials were pleasing, the footprint of the structure should have been reduced and he was disappointed with the proposal.

Commissioner Grau agreed that the construction costs were a factor and was unsure if a two-story building could have been financially feasible. She believed the parking spaces should be to code standards. The estimated EUI for the proposal was commendable and sustainable design was very important. She would support the proposal.

Chair Travis acknowledged the importance of this project to the city. She appreciated the work of the task force and the alternatives that were explored which determined that this was the best scenario given the site and budgetary restraints. She agreed with the DLC's recommendations. Although she originally supported a two-story option for reducing the footprint, the alternatives

analysis and cost constraints along with the proposed design was a good solution and proposal.

Commissioner Hemer asked to clarify Commissioner Edge's statement that it was in the Commission's purview to add stormwater management conditions to the approval.

- **Tim Ramis, City Attorney**, explained that the basis for approval or denial needed to be related to a specific criterion that was applicable to the application. If the applicable rule was met by the proposal, there was no basis for a condition for more stringent requirements.
- **Vice Chair Burns** noted that this issue was discussed at a previous hearing and a basis was not found for additional conditions.

Commissioner Hemer moved and Commissioner seconded to approve applications CSU-2018-002, NR-2018-001, DR-2018-001, and P-2018-002 for the Milwaukie Ledding Library Reconstruction at 10660 SE 21st Ave with the recommended findings and conditions as amended. The motion passed 5-1 with Commissioner Edge opposing.

Chair Travis thanked everyone for their participation and feedback on the project.

6.0 Worksession Items

- 6.1 Summary: Housekeeping 2018 Park 1 Code Amendments
Staff: Vera Kolas, Associate Planner

Denny Egner, Planning Director, explained that there would be two housekeeping code amendment packages. The first would include miscellaneous housekeeping fixes as well as a definition change for "senior housing.". The current definition confined a "senior housing" dwelling unit to 1 bedroom and no more than 800 sq ft, which was prohibitive for current senior housing development.

- **Commissioner Edge** noted that the group should be mindful of housing affordability, particularly with regard to senior housing.

The second package of code amendments would involve some policy issues that could take some discussion.

7.0 Planning Department Other Business/Updates

Ann Ober, City Manager, invited the Commissioners that were concerned with stormwater management to a meeting to discuss concerns and possible solutions with the Public Works Director, Planning Director, and herself.

- **Commissioner Grau** nominated Commissioners Edge and Burns.

8.0 Planning Commission Discussion Items

Chair Travis noted the next Comprehensive Plan Advisory Committee meeting was scheduled for the beginning of May.

9.0 Forecast for Future Meetings:

- | | |
|----------------|--|
| April 24, 2018 | 1. Public Hearing: VR-2018-002/ADU-2018-001 23 rd Ave ADU |
| | 2. Public Hearing: CSU-2018-001 Milwaukie High School Lake Rd Athletic Fields / Sports Complex |
| May 8, 2018 | 1. Public Hearing: CU-2018-001 Covell St Vacation Rental |

2. Public Hearing: ZA-2018-001 Housekeeping 2018 Part 1 Code
Amendments

Meeting adjourned at approximately 10:10 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Kim Travis, Chair



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

April 24, 2018

Present: Kim Travis, Chair
John Henry Burns, Vice Chair
Joseph Edge
Sherry Grau
Greg Hemer
Scott Jones

Staff: Brett Kelter, Associate Planner
Vera Kolias, Associate Planner
Edward Trompke, City Attorney

Absent: Adam Argo

1.0 Call to Order — Procedural Matters

Chair Travis 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 January 9, 2018

2.2 January 23, 2018

Commissioner Hemer moved and Commissioner Jones seconded to approve the January 9, 2018, and January 23, 2018, Planning Commission minutes as presented. The motion passed unanimously.

3.0 Information Items

Brett Kelter, Associate Planner, confirmed a public hearing that was originally scheduled for this meeting was rescheduled to May 22, 2018, due to changes in the application by the applicant.

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

5.1 Summary: Milwaukie High School Lake Road Sports Complex
Applicant/Owner: 3J Consulting/North Clackamas School District
Address: 2905 SE Lake Rd and 11250 SE 27th Ave
File: CSU-2018-001, VR-2018-003, P-2018-001
Staff: Brett Kelter, Associate Planner

Chair Travis called the hearing to order and read the conduct of quasi-judicial hearing format into the record.

Commissioner Hemer declared a potential ex parte conflict as he communicated with Gabe Storm, who had commented on the application and was involved in youth baseball, regarding his preference for artificial or natural turf. Mr. Storm responded that although his preference was natural turf, artificial turf provided benefits in terms of maintenance and reducing weather disruptions, etc.

Commissioner Burns noted that, upon his site visit, he noticed a difference between the applicant's report and the actual site as the report stated there was a pedestrian walkway connecting the parking lot to the field. However, at the site the walkway was inaccessible due to cars parked where the walkway should be.

Brett Kelter, Associate Planner, presented the staff report via PowerPoint. The proposal was part of the school improvement bond projects and was for the Milwaukie High School sports complex. He described the two sites that included both the high school sports fields along Lake Rd and the Milwaukie Elementary School sports fields to the north on 27th Ave. The primary project elements included refurbishing and reconfiguring the existing fields, installing artificial turf and lighting for the varsity fields, replacing current buildings and adding a number of other buildings and structures, and adding and improving pathways, lighting, bike parking, and parking areas.

Mr. Kelter noted that the artificial field turf and lighting would expand the use of the fields and would be in use up to 10 p.m. The parking determination was for 96-97 spaces and the variance request was to allow for field light poles to exceed the 50 ft standard up to 80 ft. These improvements would be an intensification of the site with regarding to time of day and weather allowance; however, the capacity of the site would not increase and therefore did not require a traffic impact study. He displayed plans and described the improvement elements across the site, noted features of the existing site conditions, and reviewed the approval criteria for the Community Service Use, Parking Determination, and Variance Request.

Mr. Kelter reviewed the Key Issues related to sufficient parking, neighborhood compatibility, and safe and public access as follows:

- The proposal was to improve the parking configuration and add 16 new parking spaces to the existing 81 spaces plus a gravel area. The peak usage was expected to remain similar.
- Compatibility: Comments had been received regarding screening, light pollution, and noise. The extended season and hours of use would increase the use intensity. A photometric analysis had been submitted and light spill and pole height for the field and pathway lighting appeared reasonable at the neighboring boundaries. The applicant could address the noise issue with regard to the announcement system.
- Currently the fields acted as a type of park. However, the proposal would restrict public access to focus access primarily to school athletics. Staff prioritized pedestrian connections to and within the site and recommended additional or improved connections between the elementary school parking lot to the path, between Lake Rd and the parking lot, and from 30th Ave and/or 31st Ave to the fields.

Mr. Kelter noted the issue of stormwater management on the site. The City was aware of the issue and would work with the applicant to address the issues through the permit review process. He clarified that the catch basin located near 2805 SE Lake Rd was not a connected stormwater catch basin but the stormwater system was scheduled for replacement in the Capital Improvement Plan and included connecting that basin to the system.

The runoff from the fields would be dealt with through catch basins under the fields. Regarding the stormwater quality issue, the code did not distinguish between artificial and natural turf; both were considered pervious materials. At this point in the process, the plans were preliminary and a full stormwater management report would not be required until the permitting phase of the project. What the stormwater report indicated regarding infiltration would dictate the specifics of how the stormwater would be managed.

Mr. Kelter reviewed the recommendations to approve the applications, and noted key conditions of approval for additional pedestrian connections, screening and buffering at the perimeter of the site, and hours of use for lighting and the announcement system. He reviewed the decision-making options.

Mr. Kelter responded to questions from the Commission as follows:

- Although there was an historic survey showing 28th Ave to be platted as a public right-of-way, it was never recorded and vacated and acted as a private drive. There was an access agreement between the school district and the properties along 28th Ave.
- A transportation demand management plan could be added as a condition to promote carpooling or for advertising the elementary school parking, etc.
- The Transportation System Plan provided general direction to improve and provide connections when available, but not necessarily specifics.
- Capital improvement projects were slated for the year to improve the stormwater management of the area, particularly a replacement of the clay pipe system near the site and reconfiguration work around the Main St and light rail bridge area.
- Prior to the school improvement applications, the parking at the Lake Rd fields was included in a variance request for the high school for its minimum required parking. However, with the recent approval of the high school renovation project, these spaces were removed from the high school parking count.
- There was minimal conflict between the elementary school parking during school hours and parking for activities.
- Regarding concerns about the environmental impacts of artificial turf, staff believed there was inconclusive evidence around the debate. No study was done regarding impact to wildlife that may use the fields as the site was not a designated natural resource area.

Mr. Kelter displayed and read into the record an email sent prior to the meeting from Gabe Storm. Mr. Storm was in support of the project and assured the lighting and noise would likely be minimal. He was concerned that Milwaukie-area nonprofit sports organizations were not included in the applicant's list of users of the site but rather seemed to focus on private sports clubs. He believed it gave the wrong impression for how the facilities would be used and by whom. Mr. Storm wanted to ensure that community youth organizations be served before adult and youth for-profit organizations.

Mr. Kelter noted other comments received.

Chair Travis called for the applicant's testimony.

Andrew Tull, 3J Consulting, 5075 SE Griffith Dr Beaverton OR 97005, and David Hobbs, North Clackamas School District, 4444 SE Lake Rd Milwaukie, thanked the Commission and staff, and introduced the project team. **Mr. Tull** noted he would begin by addressing some of the questions raised during the staff presentation.

- He acknowledged the organizations not included on the list of users for the facilities but assured the commitment to the youth leagues in the area.
- The current lighting options were technologically-advanced and reduced light pollution greatly. Regarding the parking and pathway lighting, the proposal met the criteria and lower light fixtures often become maintenance issues due to vandalism, etc.
- The proposed parking for the high school was comparable to surrounding school jurisdictions.
- The assumption was the field hours of use would generally be between 4:00 and 8:00 p.m. There also was little to be concerned about regarding the noise levels from the announcement systems.
- The proposal was a maintenance upgrade and therefore it was not the time to be looking at the TSP or Comprehensive Plan for possible connections, etc.

Mr. Tull proceeded with the applicant's presentation and reviewed the elements for the field improvements and site improvements. The site improvements were minimal due to budget constraints but value engineering had been done to ensure that the most effective improvements could be completed within the budget to provide an equitable level of service for the high school students.

Mr. Tull requested two changes to the proposed conditions as follows:

- Condition 1.c.3 called for a pedestrian sidewalk to be constructed along 28th Ave between Lake Rd to the proposed parking lot. The district requested instead to create a marked walkway rather than a new sidewalk due to cost concerns and possible effects on stormwater management. In addition, the pathway was not a primary access route for students.
- Condition 1.c.4 required providing pedestrian connections at either 30th Ave or 31st Ave. The district's concerns were that the access was to be limited to school sports teams and authorized users and would be locked when not in use to provide secure access and maintain the improvements. Also, additional connections could encourage parking on neighborhood streets which neighbors did not support. The current proposal met pedestrian connectivity requirements without the need for additional connections.

The applicant responded to questions from the Commission as follows:

- **Mr. Hobbs** stated the primary reasons for restricting access to the improved fields were to protect the turf from damage and limit sanitary contamination from dogs, etc.
- The goal of the district was to allow for the high school and local teams to complete more games at this facility rather than the need for away games due to turf and weather conditions, etc. The primary use of the facility would be for the students with renting the facility to private clubs as a secondary use.
- Additional measures to secure school sites was a priority for the district. Although the sites were locked and secured during school hours, there would be access afterhours.
- **Marc Bargenda, Heery International**, noted the lighting system would be on a remote and timing system.
- A study had not been done on the toxicity or warming of artificial turf. The district preferred artificial turf as it provided a better playing environment and longer seasons for the students.
- **Dan Hoff, Harper Hoff Peterson Righellis**, explained the proposal was for a 2-inch turf with 10 inches of rock below for better and more natural drainage. He reviewed the benefits of artificial turf which included reuse of materials; no mowing maintenance, irrigation, or fertilizing required; the field acted as a self-mitigating and cooling porous surface; and

reduced travel time due to more home games. He added the turf and gravel configuration often had a better infiltration curve than natural turf. He believed artificial turf would not produce polluted stormwater and recent studies did not show a correlation between turf and cancer rates in communities or levels of toxicity from the turf in runoff. He believed there were environmental benefits to using artificial turf.

- ADA access to the site could be incorporated into the pedestrian pathway at the southeast corner of the site from the bus stop on Lake Rd.
- Weekend sports schedules would likely generally be between 9 a.m. to 6 p.m.

Chair Travis called for public testimony.

In Opposition:

Hal Wacek, lives directly across from the site (no address provided), and had issues with the current use and the proposed improvements. He requested a better explanation of why the use intensification increase would not result in more traffic. The noise levels often came from the people after games as they moved from the fields to their cars parked along Lake Rd. He disagreed with the noise level assessment. He asked for a condition that the applicant adjust the lighting if it did not meet the proposal.

Patty Lang, 11877 SE 32nd Ave, stated her backyard was adjacent to the varsity bullpen. The site was not a traditional school field; it was detached from the school and vehicle use was required to access the site. Neighborhood parking for the site was a big concern as issues such as blocked fire hydrants were frequent, and a person of contact for the district to address issues was difficult to reach and unavailable during the summer. The timeframe for the site to be cleared after events was much longer than 30 minutes. She wanted more information before the application was approved and felt the information received by the applicant was not factual.

Neutral:

Sarah Roller, 11630 SE 27th Ave, noted her property abutted the fence along the parking lot. When the parking lot for the site was constructed, the level of the soil was raised to 3 ft above grade, which made the current 6 ft fence inadequate. Due to the grade, the backyard could be viewed directly from the field and requested the fence height and screening be increased between the parking lot and the properties to the west.

Michael Martin, 2725 SE Lake Rd, noted his house was the last house along the parking lot driveway. He believed due diligence had not been done on the parking issue and noted that the current frequency of use and users of the facility was not included in the application and so prevented a better assessment of the increase in intensity. He thought a traffic impact study was **warranted**. However, the parking and use had not been too bad, generally, although the lot filled up regularly and a sidewalk would be beneficial.

Ray Bryan, 11416 SE 27th Ave, was in support of a sidewalk along 28th Ave. He noted that what had not been discussed was the transition between games and practices. The activity came in bursts and could prove hazardous to pedestrians. He acknowledged budget constraints but believed safety should be a priority. He believed the impacts to neighborhoods and wildlife warranted the lower height for the pathway lighting. Access to the pathway around the fields should not be limited as it was a neighborhood resource.

Glenn VanBergen, 11610 SE 30th Ave, stated he was at the end of 30th Ave adjacent to the site and the dead-end was often used by spectators. If a pedestrian connection was made there, he was concerned about safety and maintenance. He questioned if the lighting height would be from the field level, if there was additional fencing along the perimeter proposed to prevent stray balls, etc., and if safety and emergency vehicle access and bus traffic were considered in the proposed parking configuration. He had environmental concerns regarding stormwater and wildlife issues.

Lloyd Wolfe, 3115 SE Lake Rd, supported the proposal. As a user of the perimeter pathway, he could attest that people and dogs did not go onto the fields. If the fields would be fenced, the path should continue to be available for use at all times.

Questions:

Ron Boley, 11563 SE 30th Ave, was in support of much of the proposal. However, he was opposed to the access requested at 30th Ave. Additional netting should be installed to prevent stray balls for the safety of the neighbors and spectators. Cost of turf replacement should be included in budget considerations for the future.

Mike Pinker, 11464 SE 27th Ave, was adjacent to the junior varsity fields and was pleased to hear improved stormwater management was proposed. His concern was for the pathway lighting between the elementary school and the fields, and that the proposal did not include lighting for the junior varsity fields. He believed lighting until 10:00 p.m. was unnecessary during the summer.

Cameron Wagner, 3920 SE Lake Rd, used the site for exercise and to walk her dog. She supported the improvements but had issue with the facility being locked and requested that the walking path be available to the public.

Chair Travis called for questions from the Commission.

Commission Hemer clarified that neighbors to the north of the site were opposed to new connections at 30th Ave and 31st Ave but those to the south of the site and other were in favor of improved or continued access from Lake Rd.

Commissioner Edge asked if there was a code enforcement process available if the light pollution became an issue once constructed and in use.

- **Mr. Kelter** stated that if there was concern about the height of the poles or insufficient information about light spill, etc., it should be discussed prior to approval.
- **Commissioner Jones** noted the concern was regarding ambient light pollution which was not captured well in photometric reports, and so if the lighting was installed according to the approval and standards set, then there would be little recourse for remediation.

Commissioner Edge asked if conditions could be applied to request signage at the end of 30th Ave and 31st Ave indicating no access to the fields as well as signage to promote parking at the elementary school.

- **Mr. Kelter** confirmed that could be conditioned.
- In additions, there was no obligation, based on access requirements per frontage, to require additional access points.

Chair Travis called for the applicant's rebuttal to the public testimony.

Mr. Tull noted that the North Clackamas School District strived to be a good neighbor to those properties around their sites. He responded to the testimony as follows:

- The applicant was not required to submit a traffic impact study as was stated by staff. The improvements would not generate the type of increase to call for a study.
- Parking on streets was permitted in accordance to the law, and enforcement by police and code enforcement was available if there were issues.
- Sports complexes were exempt from noise emission standards per the code.
- Ambient lighting or glow would end at 10:00 p.m. as would be conditioned upon approval. The proposed lighting and the photometric analysis comply with all applicable criteria. The poles would be installed at grade and would match the existing fixtures that were approved in 2014.
- Regarding fencing, a proposed condition was for repairing or replacing screening slats around the site perimeter. In addition, vegetation would be planted along the parking area perimeters.
- Access to the elementary school would be locked during school hours through a gate but would be open after hours. The perimeter of the fields would be available at all hours. The fields would be locked and would only be available to authorized personnel.
- Buses would be expected to park offsite during games.
- The site was not an identified natural resource site and therefore an environmental analysis was not required.
- Additional netting between fields and 30 ft backstops were included in the proposal.
- The applicant was willing to work with neighbors during the permitting process regarding stormwater management improvements.
- The district would educate participants on parking expectations and would work to address any possible issues.

Mr. Tull thanked the Commission for their consideration. **Mr. Tull** and **Mr. Hobbs** answered questions from the Commission as follows:

- Signage would be installed with afterhours contact information as well as signage for no access at 30th Ave and 31st Ave.
- A condition for better landscape screening along the parking area was reasonable.
- Signage and action for towing from the district's property would be allowable.
- Although the fields would be locked, access to the perimeter path would remain open.

Mr. Kelter noted that the lighting concern seemed to focus on the pathway lighting level. However, since the lighting standard was a requirement, it could be reviewed and addressed at the time of development review. He confirmed the request for additional information included:

- Lighting measurements for the parking lot
- More detail of the proposed netting and backstops
- Clarification regarding public access
- Lighting timing and scheduling
- Emergency access

Mr. Kelter added that a traffic impact study reviewed the impact of a development on the public streets system. The concerns raised regarded trips to and parking at the site and crowding of the site. He confirmed that the Commission's request was for better clarification around if the proposed parking would be adequate for the increased use and activity for the site. The concern

regarding artificial versus natural turf would need to be tied to the applicable approval criteria.

Mr. Kelter and the applicant agreed to provide additional information as requested within a week.

Commissioner Grau moved and Commissioner Hemer seconded to leave the public testimony portion of the hearing open and continue the hearing to a date certain of May 8, 2018. The motion passed unanimously.

6.0 Worksession Items — None

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Discussion Items

Commissioner Hemer noted the spring plant sales were scheduled for May 12th.

Commissioner Edge met with the DLC regarding the Downtown Design Guidelines and the group reviewed the plan on how to address the update project through a systematic approach.

He added that the Park Avenue Station Area planning group would be distributing the draft request for proposals once Clackamas County and Metro reviewed it. He invited the Commissioners to pass onto him anyone they may know that would be interested in participating in that project.

9.0 Forecast for Future Meetings:

- | | |
|--------------|---|
| May 8, 2018 | 1. Public Hearing: CU-2018-001 4219 SE Covell St Vacation Rental |
| | 2. Public Hearing: ZA-2018-001 2018 Housekeeping Code Amendments |
| May 22, 2018 | 1. Public Hearing: VR-2018-002, ADU-2018-001 23 rd Ave ADU |
| | 2. Worksession: Comprehensive Plan Update project update |

Meeting adjourned at approximately 10:13 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Kim Travis, Chair



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

May 8, 2018

Present: Kim Travis, Chair
John Henry Burns, Vice Chair
Joseph Edge
Sherry Grau
Greg Hemer
Scott Jones
Absent: Adam Argo

Staff: Denny Egner, Planning Director
Brett Kelter Associate Planner
Vera Kolias, Associate Planner
Mary Heberling, Assistant Planner
Tim Ramis, City Attorney

1.0 Call to Order – Procedural Matters*

Vice Chair Burns 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

3.0 Information Items

Denny Egner, Planning Director, reminded the Commissioners of the June 12th joint session with City Council, the Comprehensive Plan Advisory Committee, and Design and Landmarks Committee (DLC) for a presentation by Nico Larco, a University of Oregon professor, regarding the types of technological changes that would affect how planning would be done in the future, such as e-commerce, shared economic issues, autonomous vehicles, etc.

Mr. Egner noted that Chair Travis and Commissioner Grau were both interested in the planning commissioner position on the Oregon Chapter of the American Planning Association (OAPA) Board of Directors.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda.

Gary Klein, 10597 SE Riverway Ln, Milwaukie OR 97222, questioned if there were code regulations for electronic signs now that there were four signs in Milwaukie.

- **Vera Kolias, Associate Planner**, noted that electronic messaging display signs were allowed although there were regulations regarding size, brightness, etc.
- **Mr. Egner** suggested for Mr. Klein to speak with City Council about prioritization of a code project regarding the issue. It was of interest to the Planning Department but due to staffing constraints, was not a priority at this time. He added that sign issues can be complicated.

5.0 Public Hearings

- 5.1 Summary: Housekeeping 2018 Code Amendments Part 1
Applicant: City of Milwaukie

File: ZA-2018-001
Staff: Vera Kolias, Associate Planner

Chair Travis called the hearing to order and read the conduct of legislative hearing format into the record.

Mr. Egner noted that the issue of marijuana odor control would be addressed in the Part 2 code amendments to fix the inconsistency between zoning code and building code requirements.

Commissioner Hemer requested that "historic owner" and "heritage tree" be added to the Comprehensive Plan Appendix A that was referenced under Subsection 14.12.010 Exempted Signs.

Vice Chair Burns noted that, regarding Subsection 19.402.15, the language should be modified as "professional engineer" was recognized by the State whereas "professional wetland scientist" was more of a nonprofit position, and he suggested that "qualified scientist" or "professional engineer" would be more appropriate.

Vice Chair Burns closed the public testimony.

Commissioner moved Hemer and Commissioner Edge seconded to recommended approval to City Council with the recommended findings and conditions of approval as amended. The motion passed unanimously.

5.2 Summary: Covell St Vacation Rental
Applicant/Owner: Casey and Samantha Clark
Address: 4219 SE Covell St
File: CU-2018-001
Staff: Mary Heberling, Assistant Planner

Vice Chair Burns called the hearing to order and read the conduct of quasi-judicial hearing format into the record.

Mary Heberling Assistant Planner, presented the staff report via PowerPoint. The duplex on the site was a legal nonconforming use for the zoning, with one unit as a fixed-term lease and the other is a furnished monthly rental. The proposal was to convert one unit into a vacation rental which would provide flexibility for the applicant to offset the property costs and a place to stay when in town as the applicant lived out of state. The determination between a short-term rental and a vacation rental was regarding the amount of days the property owner was onsite.

The key issues regarded mitigating any impacts or nuisance issues to the neighborhood. The proposal did not include changes to the building or property, had screening and off-street parking, and the rental would include a "no events and no parties" policy.

Ms. Heberling reviewed comments received, staff recommendation for approval, and the decision-making options. She confirmed that approval for vacation rentals was by unit rather than building, therefore a second conditional use approval would be required to use both units of the duplex as vacation rentals. The conditions included notice to the neighborhood district association, properties within 250 ft, and to provide a local contact to neighbors.

Vice Chair Burns called for the applicant's testimony.

Samantha Pearson-Clark, 7001 Seaview Ave NW 160-812 Seattle WA 98117, co-applicant with Casey Clark, stated that the intent of the proposal was to allow her family to visit family in town more frequently and to provide better maintenance of the property. Regarding the days onsite requirement, she had found vacation rentals where the property owner resided in a separate unit that what was being rented. She asked staff and the Commission for better clarification of the requirements. She confirmed that she and her husband would prefer neighbors contact them directly should any issues arise.

Vice Chair Burns closed public testimony.

Planning Commission Deliberation

Commissioner Hemer suggested the condition be amended to provide "vacation rental" operator information to surrounding properties rather than "property manager."

Commissioner Hemer moved and Commissioner Grau seconded to approval land use application CU-2018-001 for 4219 SE Covell St with the recommended findings and conditions of approval as amended. The motion passed unanimously.

5.3 Summary: Milwaukie High School Lake Rd Sports Complex (continued from 4/24/18)

Applicant/Owner: 3J Consulting/North Clackamas School District
Address: 2905 SE Lake Rd & 11250 SE 27th Ave
File(s): CSU-2018-001, VR-2018-003, P-2018-001
Staff: Brett Kelter, Associate Planner

Chair Travis called the hearing to order and read the conduct of quasi-judicial hearing format into the record. The public testimony portion of the hearing remained open from the continued hearing of April 24, 2018.

Denny Egner, Planning Director, reviewed the key approval criteria that the Commission needed to address this evening as follows:

- To verify that the proposed hours and levels of operation were compatible with the surrounding areas.
- The public benefits were greater than the negative impacts on the neighborhood.
- Under the parking determination, was the proposal reasonable, based on existing demand for similar uses.
- Did the lighting pole height proposal meet the approval criteria for the requested variance.

Mr. Egner also reviewed the questions from the Commission raised and more information requested at the previous hearing regarding parking lot lighting, netting and backstop details, overall public access and emergency access, lighting and announcement systems, parking demand, artificial turf, and use for community athletics as a priority. The applicant provided a narrative and exhibits to address these issues and additional testimony and photographs had been received from the public.

Mr. Egner reviewed the potential conditions to address the issues as follows:

- Parking impacts: Transportation management options such as offsite parking for players,

parking attendants, signage, limits on games scheduled, etc. The options suggested were in response to testimony and photographic evidence which showed that management of activities and related traffic by the district was not adequate. It was the Commission's responsibility to ensure the district improved the management of the facility.

- Hours of operation: Identify daily hours of use and hours scheduled for the lighting and announcement systems.
- Public access: Clarification was needed around where and when access would be available to the public.
- Neighbor impacts: More adequate fencing, maintenance, and landscape screening could be conditioned for the parking lot edge along the adjacent properties.

Mr. Egner had visited the site twice during the day and witnessed the full use of the parking lot and neighboring streets with only regular games scheduled. He believed if the players were encouraged to park at the elementary school or offsite, that alone would be an improvement.

Commissioner Hemer asked how the city could ensure the conditions were implemented and adhered to in the future.

Mr. Egner noted that generally the city functioned and relied on a complaint-driven process for code enforcement. The risk to the district was if it was found to be in violation of the conditions and the issue was not resolved, the use of the facility could be revoked.

He added that if a decision was not made at this hearing, an extension request from the district would be needed to extend the land use approval clock.

Chair Travis called for the applicant's testimony.

Andrew Tull, 3J Consulting, 5075 SE Griffith Dr, Beaverton OR 97005, and Aaron Moreno, 4165 SW Riverview Dr West Linn, OR 97068, presented responses for the applicant.

Mr. Tull stated that the district appreciated the community's concern and comments regarding the project and the applicant provided detailed responses.

Mr. Moreno was the athletic director at Milwaukie High School and looked forward to the proposed improvements to the facilities and believed it was a pivotal time for the community. He noted several organizations the district wanted to work with that provided pathways to higher education through athletics as well as worked to enrich the community. His vision for the facility was as follows:

- Some organizations had been prohibited from using the facilities due to not adhering to the guidelines of use.
- He and the district would utilize the community partners that had the same respect and responsibility of stewarding the facility.
- His goal was to schedule games to be completed by 9 or 9:30 p.m. with lights off shortly after.
- The practice of communication with visiting teams regarding site policies and practices, including where to park, etc., would need to be put into place for the Lake Rd facility. Players were not to drive to or park at the fields but that rule was not enforced.
- The announcement system would only be used by Milwaukie High School authorized users.

Mr. Tull continued and addressed the questions and concerns noted.

- Although there could be some new organizations interested in using the facilities, the increased use focused on the improved facilities themselves and the ability to schedule more activities.
- Additional information and comments from users of the site had been received that indicated the current poor condition of the fields and support of the proposed improvements, including the preference for artificial turf.
- Regarding access, the district proposed to lock the improved artificial turf fields themselves and the remainder of the property would be accessible to the public. The elementary school property would be locked during school hours only; public access would be available outside of those hours.
- The district strived to be a good neighbor and damage caused as a result from activity on the site would be resolved by the district. The district was agreeable to a condition regarding district contact information signage on the site.
- It had been observed recently that the elementary school parking lot was underutilized, which was available for off-street parking for the site. In addition, there would be additional parking at the high school after reconstruction.
- The district was supportive of better communication regarding practices and policies for the site. He believed once the improvements and better communication were in place, the current parking issues may not be an issue.
- Improved parking lot lighting would be installed and located farther away from the adjacent neighbors. The lighting would be adequate for the parking and pathways on the site.

Mr. Tull stated that the district's request to remove Condition 1.c.3 regarding a pedestrian sidewalk along 28th Ave would be withdrawn. Options had been explored and there was potential to provide an out-of-parking lot pathway for most of the length but would not be ADA compliant due to grade. The request to remove Condition 1.c.4 regarding connections at 30th Ave and 31st Ave remained. The district agreed with the remaining conditions of approval.

The applicant answered questions from the Commission as follows:

- **David Hobbs, NCSD, 4444 SE Lake Rd, Milwaukie**, emphasized that the district's intention was to maintain the property to the best of their abilities and resources available. The district wanted to be contacted to address any issues.
- If issues were not adequately addressed, there was a code enforcement pathway available.
- ADA access would be available along the eastern side of the property where the grade permitted. The grade on 28th Ave would not comply.
- The district would work with partners, staff, and users to ensure the district was not in violation of approved use of the site.
- Signage would be installed that gave the district authority for enforcement including towing, and would include contact information for the district in order to resolve issues in a timely manner.

Chair Travis called for public testimony.

In Support

Charles Dean, 11222 SE Wood Ave, president of Milwaukie Junior Baseball and Milwaukie Junior Basketball board member, stated he believed that his kids deserved what other kids with better facilities had. He felt that Milwaukie was not keeping up with regard to sports facilities in

comparison to other schools and districts. He strongly supported the proposed improvements.

Pete Cooper, 14102 SE Cedar Ave Milwaukie OR 97267, board member at large for Milwaukie Junior Baseball, Junior Basketball, and Junior Football. He acknowledged the parking issues at a recent tournament and that in the future, games would be split between Lake Rd and Rowe Middle School. He had coached teams at the site for years and strongly supported the improvements. He noted that Milwaukie lost players to other schools and districts due to better schools and facilities. The issues and complaints were often the same at other facilities of noise, lighting, and parking. The benefit for many outweighed the impact to a few.

MJ Tate, 7583 SE Mapleleaf St Portland OR 97223, was the general manager and director of coaching for Global Premier Soccer (GPS). The key for projects like this was collaboration between all the stakeholders and finding common ground. GPS was in support of the project and added that improvements like this provided socio-economic benefits to the community and most importantly to youth. He volunteered GPS to assist the district on the project based on their experience with similar projects.

Lucas Spooner, 6210 SE Hazel Ave, Portland OR 97206, president of Milwaukie Youth Football, noted that the most important issue was the consideration of the kids. He believed sports activities were declining in participation, especially in Milwaukie. He was unaware the elementary school was available for use, even after years of using the site, and supported better signage. He suggested contact information signage should also include program contacts. The lighting was mandatory for use of the site, particularly in the fall. He added that those who lived next to a school and school sports site chose to live there and the site's obligation was to provide services to the community's youth.

Jerimie Meade, 3745 SE Drake St, noted the community feel of Milwaukie had been in decline recently. He supported the proposed improvements to provide better and safer facilities. He felt the surrounding neighbors should focus on the youth rather than being concerned about lighting and parking, and thought a debate about if an improved baseball field should be provided to the city was silly.

Gabe Storm, 4969 SE Arden St, said this project was an opportunity to provide the community's youth with something great and with the same quality facility as other schools and programs. He agreed that the parking situation needed to be improved, and added he was also unaware of the available parking at the elementary school. For the great good for the community, the project would be worth it. Street parking could be impactful but he was supportive of people in the community coming together to make a better community.

Chair Travis appreciated the coaches for their time and work in the community.

In Opposition:

Matt Menely 2816 SE Lake Rd, asked Mr. Egner how conditions on approvals were ensured to be implemented after a project was completed.

- **Mr. Egner** responded that after construction, a project would be inspected to verify that the conditions were satisfied but there were not annual checks on approvals.
- **Mr. Menely** responded that the conditions for the 2014 approval regarding striping and signage along 28th Ave driveway were never completed. The district had not followed through on maintenance over the years. Parking was an issue for many years and police

enforcement along 28th Ave was not possible as it was a private accessway, and the district did not enforce it. He wanted the conditions of previous approvals and current issues to be addressed prior to this application being approved. He supported sports programs but felt this site was unique and was not appropriate for the desired use.

Michael Martin, 2725 SE Lake Rd, believed the materials provided by the applicant were not accurate or factual. He claimed that the facilities were rented by private organizations for greater than 50% of the time which would make it an outdoor commercial recreation use and therefore called for different parking requirements. He added that construction of the proposed conditioned sidewalk would be a trespass on the existing private easement.

Patty Lang, 11877 SE 32nd Ave, stated that she was neutral on improving the site; however, she wanted to ensure it was done the right way. She reminded the Commission that the site was in a residential neighborhood and felt it was different than a regular school sports site. She reiterated her concern was the insufficient parking at the site and also wanted to ensure that garbage maintenance was addressed and included in the proposal.

Sarah Roller, 11610 SE 27th Ave, noted that landscape screening as conditioned along the parking lot had failed before and not replaced, and she was concerned it would occur again with this approval. Her request was for a taller fence along that edge due to the grade difference. She added that, as a former Milwaukie student and athlete, it was damaging to be an athlete with subpar uniforms and facilities. Improvements like this project were important for the community. She was overall in support but would like the fence issue addressed.

Glenn Van Bergen, 11610 SE 30th Ave, was opposed to new pedestrian connections at the end of 30th Ave and 31st Ave. The grade would not allow for ADA and would cause maintenance and parking issues in the neighborhood. He requested a cooling station be considered in the improvements. He was in support of the project but wanted to ensure the facilities were safe and accessible.

Kelly Sullivan, 11470 SE 30th Ave, stated she had a son at the elementary school and in youth baseball, and walked her dog at the site daily. She hoped the aspects of the proposal were not seen as in contrast but rather that the project's good could also be the neighbors' good. She hoped that the district could work to better mitigate and resolve issues. She encouraged a passive system regarding the pathway and playground security with signage for hours rather than a locked system as often those areas remained locked.

Chair Travis questioned the commercial outdoor recreation issue.

- **Mr. Egner** responded that the code example given in testimony did not apply to the site as it was a school-related site.
- Staff based their recommendation on what the applicant submitted for the parking determination. There was no parking requirement for the current use but noted the applicant could address the issue during rebuttal.

Mr. Egner distributed copies of adjustments to the proposed conditions regarding the Commission's options for more parking lot lighting and that the transportation management plan include ongoing traffic management.

Chair Travis invited testimony regarding the amended conditions.

Mr. Martin thought the proposed transportation demand management (TDM) plan was insufficient. He felt the district had not been a good neighbor by lack of communication as well as lack of adequate property maintenance. He believed the issues could be resolved if there was a good neighbor agreement between the district and the neighbors.

Mr. Egner and **Mr. Ramis** clarified that, since continuing the hearing would require an extension from the applicant, the Commission could approve the applications with a condition that would require the applicant to return to the Commission for review of a transportation demand management plan.

Chair Travis called for rebuttal from the applicant.

Mr. Tull responded to testimony as follows:

- The site was an urban site and the proposed parking management would improve parking greatly.
- He assured that most of activities at the site were school-related. Regardless, private organization use of the site would not qualify the site as a commercial outdoor recreation facility.
- There would be trash receptacles onsite and keeping the site in good condition was in the best interest of the district.
- The district would prefer to use higher landscape screening for the fence height issue.

Regarding the amended conditions, **Mr. Tull** stated the code did not require the entire parking lot to be lit and the applicant wanted to be sensitive in terms of the additional proposed lighting at the site. He requested that amended condition be removed.

Mr. Tull acknowledged that it was clear that parking at the elementary school was underutilized and was not known as a parking option. He agreed to return to the Commission with a TDM but asked the Commission to not continue the hearing as the parts of the project were in motion.

Mr. Hobbs discussed options for transportation management and facility maintenance. He verified that only the playing fields would be artificial turf.

Chair Travis closed public testimony.

Planning Commission Deliberation.

Commissioner Hemer was concerned about the district's past practices and the implications for future management of issues for the neighbors, primarily around parking. He encouraged neighbors to call code enforcement should there be issues in the future. He was concerned about the environmental impacts of the turf, particularly after it was replaced and discarded. However, the proposal met the approval criteria.

Commissioner Edge noted with a community service use, there needed to be a balance between the benefits and impacts. The benefits of this site and proposal outweighed the impacts. Ultimately the proposal was great for the community but the mitigation and conditions needed to be adhered to by the district and if they were not, then revocation of approval could occur.

Commissioner Jones supported the proposal and said the improvements would be a great

asset to the community. He acknowledged the distrust of the district by the neighbors. However, with the improvements should come increased community observation that may abate the community's concerns. He encouraged the applicant to be more proactive in addressing issues to rebuild the relationship with the neighbors.

Commissioner Burns stated that in his experience, the gates to the properties were often locked when they should be open. He was opposed to the gates and suggested signage regarding no access during school hours. If the elementary school parking was included in the parking count for the site, there should not be a locked gate between the parking and the facilities intended for use. He proposed no gate between the junior varsity field and Lake Rd field and no gates to the perimeter of the property.

Commissioner Grau strongly encouraged the applicant to provide signage for afterhours issues and for those issues to be addressed in a timely manner rather than the next business day, for example.

Mr. Egner clarified that the easement issue noted in testimony was a private property issue between property owners.

The Commission discussed and agreed to amend the conditions as follows:

- Remove proposed condition for additional access at 30th Ave and 31st Ave.
- Proposed hours to be for the lighting and announcement system not be used past 9:00 p.m. and the pathway lighting not be used past 9:30 p.m.
- Add signage for emergency and afterhours contact information.
- A transportation demand management plan would return to the Commission for review and approval prior to issuance of certificate of occupancy. The TDM would address parking signage and a good neighbor agreement.
- Leave the original parking lot lighting plan and condition in place.
- Additional landscape screening up to 8 ft for the western edge of the parking lot.
- Allow for public access to the perimeter and ungated access between the junior varsity field and the Lake Rd fields, and to provide appropriate signage.
- Contact information signage provided at access points to the site.

Vice Chair Burns moved and Commissioner Grau seconded to approve land use applications CSU-2018-001, VR-2018-003, and P-2018-001 for 2905 SE Lake Rd & 11250 SE 27th Ave with the recommended findings and conditions as amended. The motion passed 5-1 with Commissioner Hemer abstaining.

6.0 Worksession Items

7.0 Planning Department Other Business/Updates — None

8.0 Planning Commission Discussion Items

Commissioner Edge attended the Design and Landmarks Committee meeting regarding the Downtown Design Guidelines update project and noted that there may be process revisions as a result of the project.

Mr. Egner noted that possible code revisions would be brought to the Commissioner later in the

year.

Commissioner Grau confirmed she would volunteer for the OAPA Planning Commissioner Board position.

9.0 Forecast for Future Meetings:

- | | |
|---------------|---|
| May 22, 2018 | 1. Public Hearing: VR-2018-002, ADU-2018-001 23 rd Ave ADU
2. Worksession: Comprehensive Plan Update discussion |
| June 12, 2018 | 1. Joint Session with City Council: "Impacts of Emerging Technologies on Cities" Presentation by Nico Larco |
| June 26, 2018 | 1. Worksession: Comprehensive Plan Update Block 1 Policy Review |

Meeting adjourned at approximately 10:43 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Kim Travis, Chair



CITY OF MILWAUKIE

To: Planning Commission
Through: Dennis Egner, Planning Director
From: David Levitan, Senior Planner
Date: June 19, 2018, for June 26, 2018 Worksession
Subject: Comprehensive Plan Block 1 Draft Goals and Policies Review

ACTION REQUESTED

Staff is requesting that the Commission review and provide their final comments on the draft goals and policies for the four Block 1 topic areas, which the City Council are scheduled to “pin down” by resolution on July 17.

BACKGROUND INFORMATION

History of Prior Actions and Discussions

- [July 25, 2017](#): Staff provided an update on the Community Vision and proposed framework for the Comprehensive Plan, and asked for a Planning Commission representative to serve on the Comprehensive Plan Advisory Committee (CPAC).
- [September 12, 2017](#): The Planning Commission voted to appoint Chair Travis to the CPAC.
- [October 10, 2017](#): Staff presented the proposed work program for the Comprehensive Plan Update, which is centered around the sustainability filters and “super actions” that were developed as part of the Community Vision.
- [February 13, 2018](#): Staff updated the Planning Commission on the first two CPAC meetings and upcoming public engagement efforts, including the April 4 Town Hall.
- [May 22, 2018](#): The Planning Commission reviewed and provided feedback on the Block 1 goals and policies (May 10, 2018 draft).

DISCUSSION

Block 1 Goals and Policies

Over the course of the past five months, the Comprehensive Plan Advisory Committee (CPAC) has worked with City staff to develop draft goals and policies for the four Block 1 topic areas: Community Involvement, Urban Growth Management, Economic Development, and History, Arts and Culture. On May 22, the Planning Commission held a work session to review and

provide feedback on the goals and policies. The Commission's major comments are included below, followed by staff's responses.

Community Engagement

- Policy 1.1.5: The Commission asked why this policy only referred to businesses in the Milwaukie Business Industrial (Highway 224) and McLoughin Industrial (North Milwaukie) areas.

Staff Response: Staff noted that this policy had already been revised in the survey version to "Improve outreach to Milwaukie's commercial and employment areas".

- Policy 1.3.1: The policy proposes that the Planning Commission serve as the City's Community Involvement Advisory Committee (CIAC) for evaluating the City's community involvement practices annually. Several commissioners asked if it would be a better option to have a separate CIAC, which could evaluate all of the City's engagement efforts.

Staff Response: City staff will be discussing this policy further with the City Council on June 19 and the CPAC on June 27 (Commissioner Edge will be attending in Chair Travis' absence). Based on feedback from the City Manager's Office, staff has tentatively revised the policy to note that the Planning Commission will be "evaluating community involvement practices *related to land-use and transportation planning*." The focus on land-use and transportation planning meets the requirements for a CIAC as referenced in Statewide Planning Goal 1.

History, Arts and Culture

- Policy 1.12: Commissioner Edge questioned whether the language was a bit too loose, and whether the City should develop stronger language protecting historic resources. Commissioner Hemer responded that it is often better to encourage than require.

Staff Response: Staff responded that it will discuss this with the Council on June 19 and the CPAC on June 27.

- Commissioners asked if the section should reference the environmental benefits of preservation or adaptive reuse of older buildings.

Staff Response: City staff will discuss this suggestion with the City Council on June 19 and the CPAC on June 27.

Economic Development

- Policy 10.1.2: Commissioner sought clarification on what was meant by the "sharing economy."

Staff Response: Staff will revise this policy to better define the "sharing economy", and will seek additional feedback from the CPAC and City Council.

- Policy 10.2.5: Commissioners noted that accommodating more employment growth within home-based businesses needs to be balanced with their impacts on residential neighborhoods.

Staff Response: Previous drafts of this policy included a reference to “neighborhood compatibility.” Staff will review the survey responses and discuss the Planning Commission’s comments at the June Council and CPAC meetings.

- **Neighborhood hubs:** Commissioners noted that neighborhood pubs were a popular idea expressed at the May NDA discussions of neighborhood hubs, and sought clarification on whether they would be allowed to have a manufacturing/processing component (that is, operate as a true brewpub). If so, how would the City evaluate the transportation impacts related to distribution?

Staff Response: The Downtown Mixed-Use Zone allows for brewpubs to brew their own beer in the same location, so long as there is a retail component. Neighborhood hubs could have similar standards, which would be discussed at the code amendments stage (following adoption of the Comprehensive Plan).

Urban Growth Management

- **Outreach to adjacent unincorporated neighborhoods:** Several commissioners recommended that the City be proactive in reaching out to unincorporated neighborhoods (Oak Grove, Jennings Lodge, etc.), in the interest of showcasing Milwaukie’s strengths and the benefits of annexation into the City.

Staff Response: City staff will discuss this suggestion with the City Council on June 19 and the CPAC on June 27.

- **Annexation and Density:** Commissioner Edge noted that he thought the annexation and urban services policies needed to have stronger language in general and offer incentives for people to annex into the City. One example would be to offer higher density than what the County offered. He gave the example of the Cereghino Farms site on Lake Road, which is currently scheduled to develop in the County and be annexed into the City. Allowing higher densities might have been an incentive for them to annex prior to submitting their subdivision application.

Staff Response: City staff will discuss this suggestion with the City Council on June 19 and the CPAC on June 27.

Survey Results and Council/CPAC Review

Following the Commission’s May 22 work session, the goals and policies were revised and circulated for public review via an online survey. The survey was open between May 31 and June 14 and was advertised via the City website, social media, and project email list. Survey respondents had the choice of evaluating just the goals (right direction vs. wrong direction), or evaluating the goals and ranking their top policies under each goal. On average, 100-120 people evaluated each goal, while 40-50 people ranked the underlying policies.

At the time of publication of this staff report, staff was still reviewing the survey responses, but had received a preliminary Data Summary Report (Attachment 2). A more detailed analysis of the survey results will be presented at the Commission’s June 26 work session. Staff will also summarize the Council’s feedback on the goals and policies from their June 19 work session.

KEY ISSUES AND QUESTIONS

The purpose of this work session is to present the findings from the online survey; discuss feedback from the City Council's June 19 work session; and receive any final Commission edits to the current draft goals and policies (Attachment 1). The goals and policies in Attachment 1 do not reflect changes to the versions circulated in the online survey, with the exception of Community Engagement Policy 1.3.1, which has been refined to specifically reference land-use decisions. Staff has done a first review of the survey responses and included a few questions below based on survey feedback. Commission feedback on these questions would be appreciated.

- 1) Are there goals and policies that still need to be added, deleted, or revised?
- 2) Several survey respondents were confused by the use of "nimble" in Economic Development Goal 10.1. Is the Commission comfortable with changing the wording to "adaptable"?
- 3) Given the lack of vacant employment land in Milwaukie, is "Redevelopment Opportunities" a better title than "Economic Land Supply" for Goal 10.2?
- 4) For Urban Growth Management Goal 14.6 (Urban Form), does there need to be a simple/better explanation of what we mean by "urban form"?
- 5) Should neighborhood district associations (NDAs) have their own goal and list of policies, or be nested under another goal within Community Engagement? There was some concern in the survey that NDAs were the dominant form of community engagement and calling the goal out separately seemed to elevate their importance.
- 6) Compared to other topic areas, are there too many policies under History, Arts and Culture?
- 7) Is History, Arts and Culture Policy 2.2 ("Commission art") more an implementation action than a policy? If so, is it adequately captured in other policies?
- 8) Are there specific topics/policies that the Commission would like the CPAC to discuss and provide feedback on at their June 27 meeting?

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	PC Packet	Public Copies	E-Packet
1. Block 1 Draft Goals and Policies as of June 18, 2018	☒	☒	☒
2. Block 1 Survey Preliminary Data Report	☒	☒	☒

Key:

PC Packet = paper materials provided to Planning Commission 7 days prior to the meeting.

Public Copies = paper copies of the packet available for review at City facilities and at the Planning Commission meeting.

E-Packet = packet materials available online at <https://www.milwaukieoregon.gov/bc-pc/planning-commission-9>.

Community Engagement

Goal 1.1: Foster Broad and Collaborative Community Participation

Implement and encourage practices that increase community participation by providing thorough information, consulting with the community, and fostering collaborative partnerships.

Policy 1.1.1: Generate interest and encourage diverse participation in City committees and commissions through broad outreach.

Policy 1.1.2: Ensure publications and printed materials regarding current issues and proposed policies are readily accessible for all ages and abilities, allowing for dialogue between policy-makers and the community.

Policy 1.1.3: Keep the community informed of opportunities for involvement using a range of outreach tactics that may include media, presenting information at fairs and events, and direct outreach to existing organizations.

Policy 1.1.4: Enhance and extend community involvement by using emerging technologies, methods and techniques.

Policy 1.1.5: Improve outreach to Milwaukee's commercial and employment areas by creating specialized assistance to property owners, tenants, and employees.

Goal 1.2: Promote Inclusion and Diversity

Involve a diverse cross-section of the community in community events and decision making, including people from a variety of geographic areas, interest areas, income, races, ethnicities, genders, sexual orientations, and all ages and abilities.

Policy 1.2.1: Build engagement across Milwaukee's diverse communities by notifying and facilitating participation in all City-related activities.

Policy 1.2.2: Provide information to the community in multiple languages where appropriate.

Policy 1.2.3: Seek public input on major land use issues or City policy decisions through existing community organizations, such as faith groups, business associations, school districts, non-profits, service organizations and other bodies to encourage broad participation.

Goal 1.3: Maintain Transparency and Accountability

Ensure transparency and accountability in City and land use policy decision-making by maintaining access to City leadership and a commitment to equitable engagement practices.

Policy 1.3.1: Recognize the Planning Commission as the City's Community Involvement Advisory Committee (CIAC) for evaluating community involvement practices related to land-use and transportation planning.

Policy 1.3.2: Establish a Comprehensive Plan Advisory Committee (CPAC) to assist in periodic review or major updates of the Plan.

Policy 1.3.3: Evaluate the success of community involvement activities regularly and make results available to the community.

Policy 1.3.4: Prioritize funding in the planning and City budget to support inclusive community engagement and participation.

Goal 1.4: Uphold Neighborhood District Associations (NDA)

Continue to support, inform, consult, and empower community members through the Milwaukie Neighborhood District Associations (NDAs).

Policy 1.4.1: Encourage and support NDA leadership to develop and implement strategies to nurture new leaders and increase participation while intentionally reflecting the diversity in each neighborhood.

Policy 1.4.2: Provide opportunities for NDAs to give relevant and effective testimony to the City Council and Planning Commission on matters affecting their neighborhoods.

Policy 1.4.3: Assist NDAs by providing financial assistance, subject to budgetary allocations as approved by the City Council.

Policy 1.4.4: Notify NDAs and solicit feedback on proposed land use actions and legislative changes as required by ordinances.

Economic Development

Goal 10.1: Current and Future Economic Land Use

Provide a diverse range of uses, services and amenities that contribute to a sustainable, equitable and resilient economy and are nimble to changing land uses and technology.

Policy 10.1.1: Coordinate the City's economic strategies and targeted industries with those in the Milwaukie Planning Area and surrounding communities.

Policy 10.1.2: Adapt to industry trends and emerging technologies that have the potential to affect employment, land use, and infrastructure needs, such as automation, the sharing economy, autonomous vehicles and other future technological advances.

Policy 10.1.3: Develop strategies to help stabilize existing businesses in areas experiencing increased investment and redevelopment.

Policy 10.1.4: Diversify the City's local businesses and traded sector industries in an effort to strengthen economic resiliency in the event of a natural or economic disaster.

Policy 10.1.5: Focus industrial and manufacturing uses in the City's three major industrial and employment areas along Johnson Creek Blvd, Highway 99-E and Highway 224, with limited light manufacturing uses permitted in the City's mixed-use and commercial zones.

Policy 10.1.6: Provide additional flexibility for shared/flex spaces, co-working, artist space and other emerging and non-traditional uses in underutilized industrial areas.

Policy 10.1.7: Incentivize the creation of community amenities such as green spaces and gathering places within commercial and employment areas.

Policy 10.1.8: Facilitate the development of housing that meets the needs of local employees across a wide range of price ranges and housing types.

Policy 10.1.9: Create a series of distinct neighborhood hubs that include services and amenities such as child care, community centers, restaurants and fresh food sources to which residents can walk or bike.

Policy 10.1.10: Make Downtown Milwaukie a regional destination with uses and amenities that capitalize on its proximity to the Willamette waterfront and multimodal transportation options.

Goal 10.2: Economic Land Supply

Provide an adequate supply of land with access to reliable public services that meets the City's economic and employment needs.

Policy 10.2.1: Maintain a database of the City's vacant and re-developable employment land to help inform short- term and long-term economic growth.

Policy 10.2.2: Improve infrastructure and utilities throughout the City in a manner that facilitates greater economic development and prepares the City for potential disruptions to the power grid, food sources, and water/sewer system.

Policy 10.2.3: Help businesses flourish in Milwaukie, either on their current site or on sites that provide more opportunity for growth and expansion.

Policy 10.2.4: Support increased employment density in the City's industrial and commercial areas through adaptive reuse, infill development and/or site intensification

Policy 10.2.5: Accommodate more of the City's projected employment growth within home-based businesses.

Policy 10.2.6: Identify resources for and pursue the study and clean-up of brownfields and other contaminated sites.

Policy 10.2.7: Assist existing and new employers in identifying and/or assembling properties that meet their needs and support community economic development goals.

Goal 10.3: Workforce, Training, and Collaboration

Help local businesses attract and develop a skilled workforce that positions Milwaukie to be one of the strongest economies in the region.

Policy 10.3.1: Partner with state and regional agencies, local businesses, non-profits, and educational institutions to help provide the workforce and training needed to make Milwaukie businesses competitive in the region and beyond.

Policy 10.3.2: Focus recruiting and marketing efforts on businesses that can capitalize on existing Milwaukie business clusters (groups of businesses in the same industry) or serve an identified community need.

Policy 10.3.3: Attract and foster businesses that hire local residents and provide job training, continuing education opportunities and family-wage jobs for employees in a variety of different industries.

Policy 10.3.4: Develop strategies to encourage entrepreneurship, business incubation, and the sharing of ideas and resources.

Urban Growth Management

Goal 14.1: Regional Coordination

Coordinate with Metro, Clackamas County, Happy Valley, Portland, and other governmental agencies to plan for and manage growth and development in Milwaukie and the surrounding area.

Policy 14.1.1: Maintain the Urban Growth Management Agreement (UGMA) with Clackamas County as an effective tool to guide planning and growth management decisions in the area surrounding Milwaukie.

Policy 14.1.2: Maintain Urban Service Agreements with special service districts to ensure that the ability of the City to provide its residents with urban services is not compromised while ensuring that the community has access to excellent urban services at reasonable costs.

Policy 14.1.3: Maintain Intergovernmental Agreements with the cities of Portland and Happy Valley to clearly establish urban service area boundaries.

Goal 14.2: Milwaukie Planning Area

Identify the future urban service area and jurisdictional boundary for the City of Milwaukie in order to better coordinate planning actions.

Policy 14.2.1: Maintain a Milwaukie Planning Area (MPA) map that is included as part of the UGMA with Clackamas County, urban service agreements with special districts, and IGA's with adjoining cities to identify the areas for which the City of Milwaukie will be the ultimate provider of urban services or will be the coordinating body for the delivery of the services. The MPA map identifies the areas that, over time, are expected to annex to the City of Milwaukie.

Policy 14.2.2: Identify a Jurisdictional Impact Area (JIA) on the MPA map. The JIA is generally the area within a ½ mile of the MPA boundary and is an area under the jurisdiction of Clackamas County or a neighboring city and where their land use and transportation decisions may have a significant impact on the City of Milwaukie.

Goal 14.3: Urban Growth Management Agreement with Clackamas County

Use the Urban Growth Management Agreement (UGMA) with Clackamas County to enable the City to work toward annexation of areas within the MPA and to better coordinate regarding County land use and transportation decisions in the area surrounding the City.

Policy 14.3.1: Within the UGMA, define the procedures and responsibilities for City and County staff for the review of plans and development applications for the unincorporated areas identified in the MPA and the JIA. The UGMA may define subareas within the MPA where the City Comprehensive Plan and implementation ordinances apply and where development applications are reviewed by the City. In the areas where subareas are not designated, County planning documents and procedures shall apply.

Policy 14.3.2: The UGMA shall clearly acknowledge that the MPA represents the area that is envisioned as the area that will ultimately be annexed to the City and come under City jurisdiction.

Goal 14.4: Annexation

Annex lands within the Milwaukie Planning Area.

Policy 14.4.1: Maintain a proactive annexation program that encourages and promotes annexation to the City of Milwaukie.

Policy 14.4.2: Develop annexation plans and consider the use of financial and service incentives to promote annexation of land within the MPA.

Policy 14.4.3: Ensure that annexation programs respect Milwaukie's community identity and do not result in a diminished level of service for current Milwaukie residents.

Policy 14.4.4: As part of the overall annexation program, prioritize annexation of properties that are surrounded by land within the incorporated city limits.

Policy 14.4.5: Require annexation where properties receive or utilize City services.

Policy 14.4.6: Support City annexation of property within the MPA and oppose annexation of land within the MPA by another city.

Goal 14.5: Urban Services

The City of Milwaukie will coordinate the provision of urban services for land within the MPA.

Policy 14.5.1: Coordinate with special districts to ensure that the full range of urban services are available while ensuring that the City's ability to provide services within the MPA is not compromised.

Policy 14.5.2: Unless created in partnership with the City, oppose any new special service district or the expansion of a special service district within the MPA.

Policy 14.5.3: Unless established through an intergovernmental agreement, oppose efforts by another City to provide urban services within the MPA.

Policy 14.5.4: While implementing the community vision to create a highly livable city, seek cost-effective means of providing urban service to properties within the MPA.

Policy 14.5.5: Coordinate with Clackamas County and special service districts to maintain an integrated public facilities plan (PFP) for the MPA. The PFP shall clearly state who has responsibility for each urban service in the MPA.

Goal 14.6: Urban Form

Ensure that the City of Milwaukie (City) maintains an urban form that supports a highly livable community and the efficient use of land and resources.

Policy 14.6.1: Support and implement key aspects of the Metro 2040 Growth Concept for Milwaukie and the surrounding area (see map) that help protect resource lands outside of the regional urban growth boundary (UGB) and achieve an efficient and transit-friendly urban form inside the UGB.

Policy 14.6.2: To use land more efficiently, encourage infill on underutilized parcels and encourage intensification or redevelopment of land and buildings in the downtown, mixed use districts, and areas designated for commercial, industrial or employment use.

History, Arts and Culture

Goal 1: Milwaukie's Heritage. Research, celebrate, document, and protect Milwaukie's unique and diverse historic, archaeological, and cultural heritage

Policy 1.1: Work with local residents, businesses, and organizations to document and preserve Milwaukie's diverse history.

Policy 1.2: Recognize the Milwaukie area's indigenous cultures, people, and history that existed prior to the establishment of the city.

Policy 1.3: Ensure that historic preservation and documentation programs acknowledge and are representative of all cultures and time periods in Milwaukie's history.

Policy 1.4: Encourage appropriate memorialization of historic sites, objects, or structures through signs or plaques which convey the historic significance of a resource.

Policy 1.5: Provide educational materials and information regarding preservation to property owners and other interested persons.

Policy 1.6: Encourage the restoration and maintenance of historic resources for both continuing uses and the adaptive reuse of properties.

Policy 1.7: Assist property owners in applying for designation as a locally significant historic resource.

Policy 1.8: Pursue private and public sources of funding for use by property owners in the renovation and maintenance of historic or cultural resources.

Policy 1.9: Coordinate historic preservation activities with the Milwaukie Historical Society and the Oregon State Historic Preservation Office.

Policy 1.10: Maintain an official inventory of Milwaukie's historic and cultural resources.

Policy 1.11: Regularly update the inventory as additional properties become eligible and are nominated for designation.

Policy 1.12: Ensure that City processes for inventorying, altering, removing, or demolishing historic and cultural resources remain consistent with state and federal criteria as well as community priorities.

Policy 1.13: Follow all state and federal regulations for identifying and protecting archaeological resources.

Goal 2: Art that Reflects the Community. Collaborate with community partners to create art and programs that reflect Milwaukie's diversity.

Policy 2.1: Provide opportunities and programs for public art to be located throughout Milwaukie.

Policy 2.2: Commission art that reflects the diversity of Milwaukie's community.

Policy 2.3: Promote visual art as a means of defining vibrant public and private spaces and neighborhood identity.

Policy 2.4: Incentivize development sites to include spaces conducive to public events, community gathering, and the provision of public art.

Policy 2.5: Support a wide variety of community events that integrate the arts, showcase Milwaukie's diverse culture and history, and bring recognition and visitors to Milwaukie.

Policy 2.6: Encourage a diverse range of community event types and event participants throughout Milwaukie by reducing barriers for holding community events.

Policy 2.7: Encourage and support arts education in Milwaukie schools and other community organizations.

Goal 3: Fostering Creative Spaces. Encourage the development of creative spaces throughout Milwaukie.

Policy 3.1: Make visual and performing art spaces more accessible to a diverse range of artists and residents throughout Milwaukie.

Policy 3.2: Assist in the identification of properties with the potential for artists and other creative spaces which are financially, geographically, and spatially accessible.

Policy 3.3: Partner with the Arts Committee (artMOB), local organizations, and educational institutions to market Milwaukie as a place that values the arts.

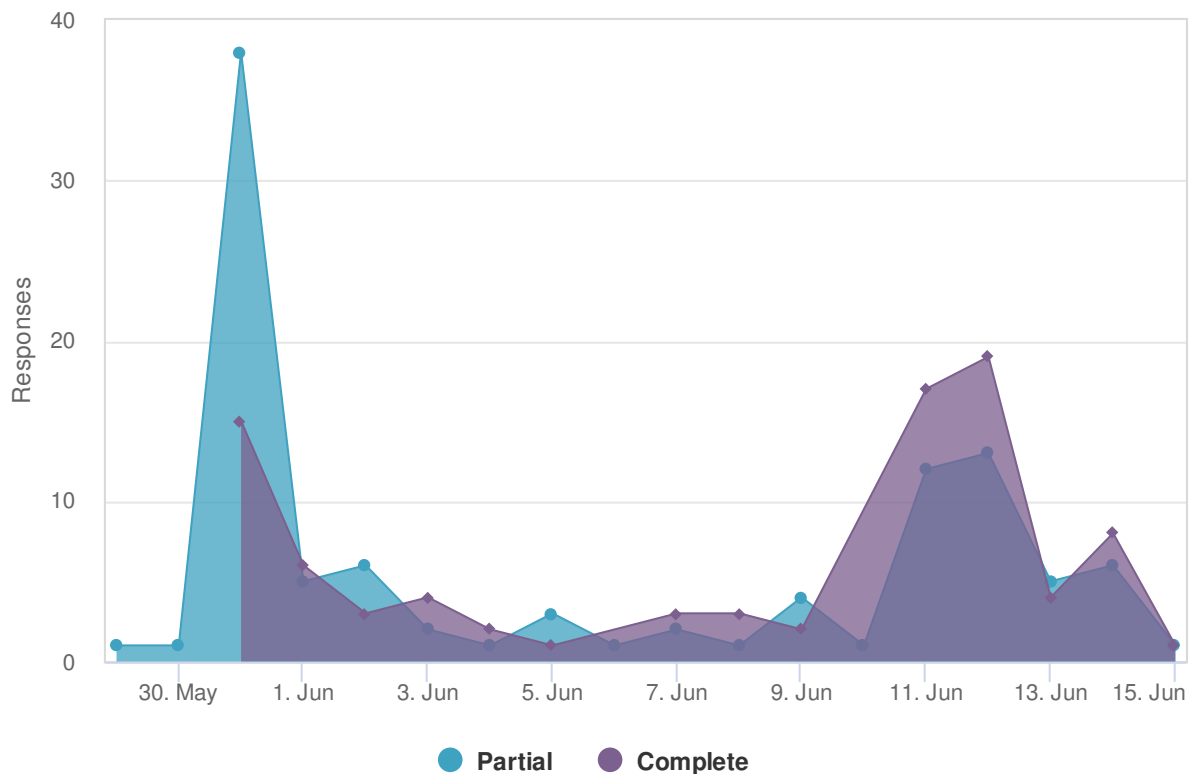
Data Summary Report for Block 1 Survey

Response Counts

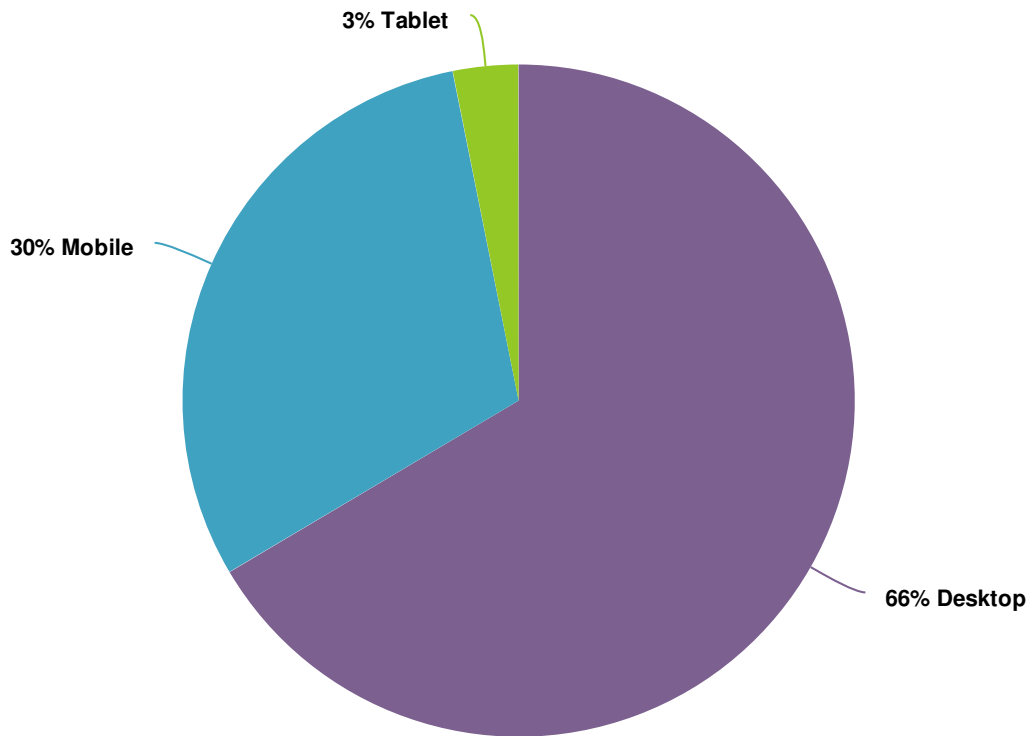


Totals: 191

Timeline



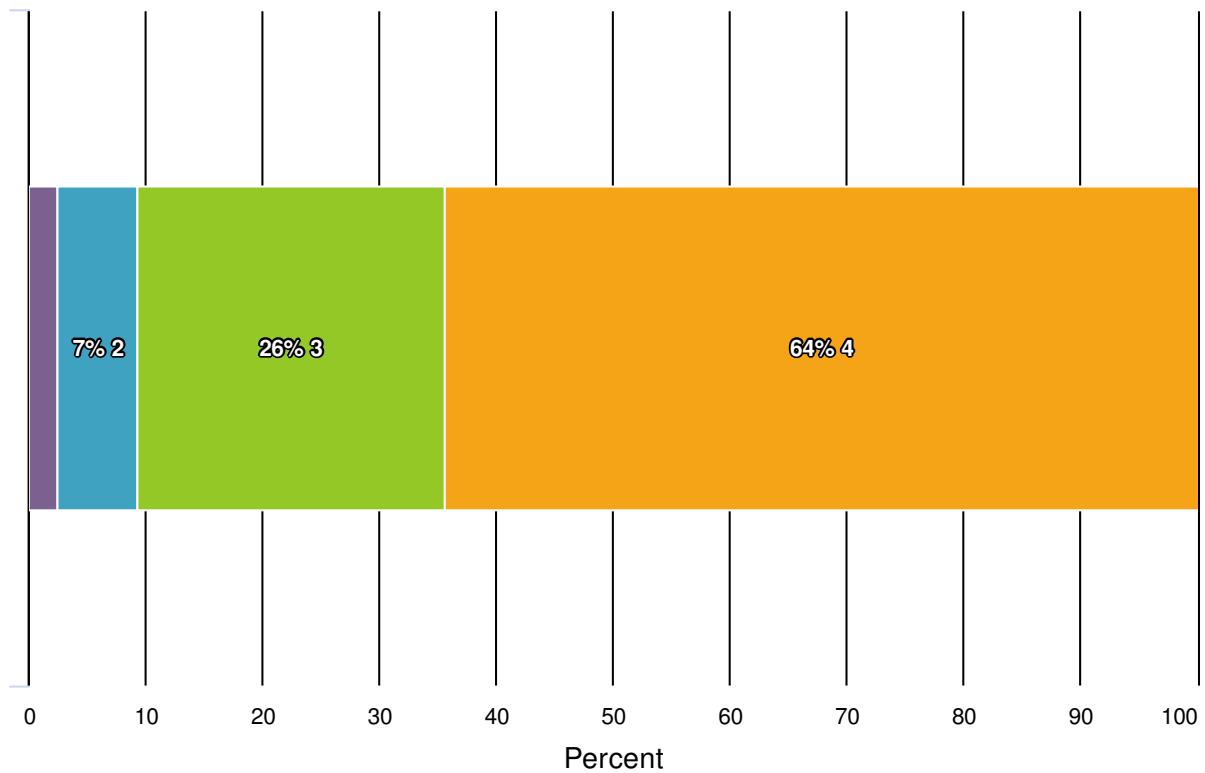
Device



Goal: Current and Future Economic Land Use

Provide a diverse range of uses, services and amenities that contribute to a sustainable, equitable and resilient economy and are nimble to changing land uses and technology.

1. Is this goal statement moving in the right direction or wrong direction?



Value	Percent	Responses
1 Wrong direction	2.5%	3
2	6.8%	8
3	26.3%	31
4 Right direction	64.4%	76

Totals: 118

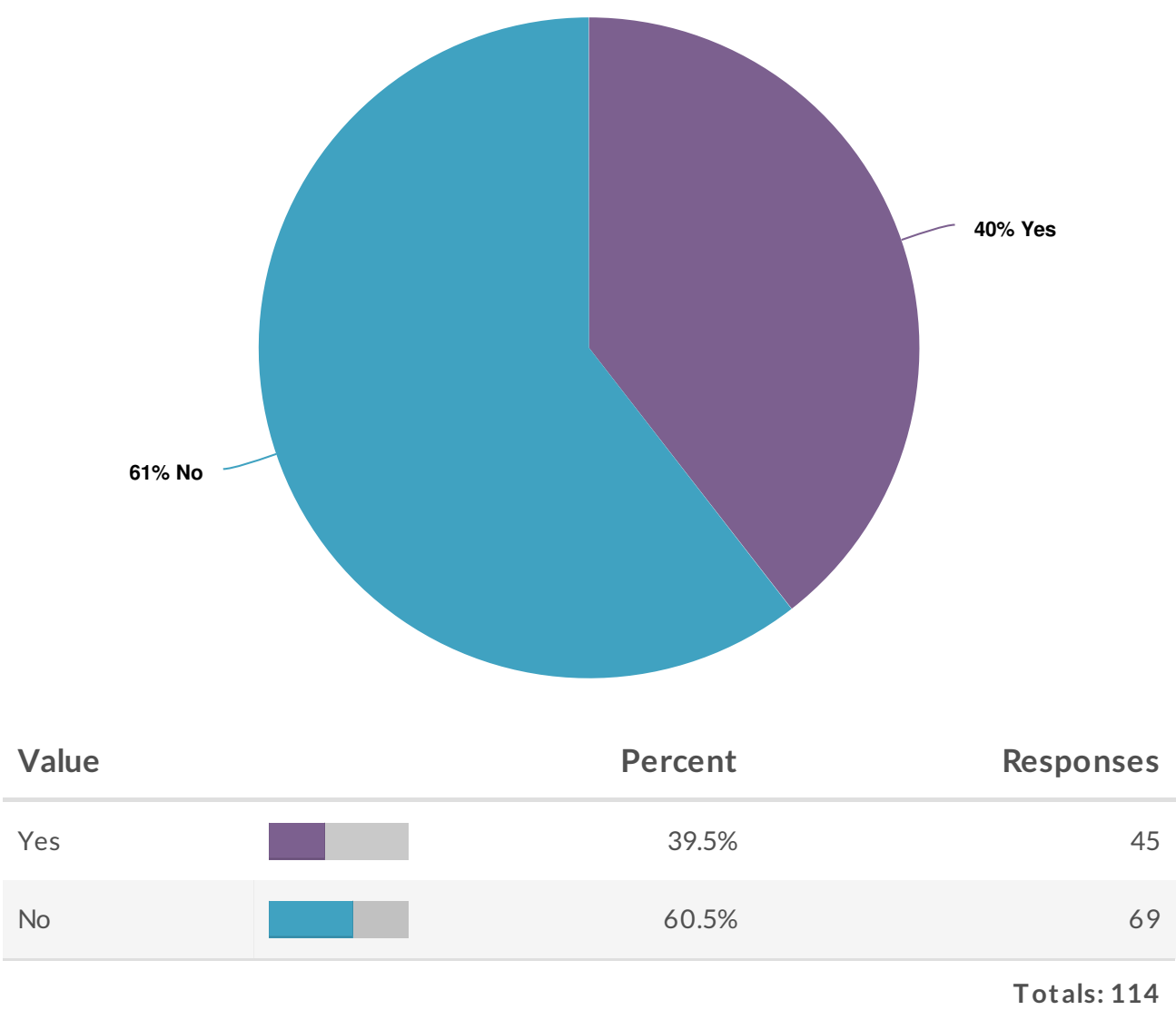
2. If not heading in the right direction, why not?

development
dissatisfied
design aka
change
amp
diverse
city's
direction
stability
downtown
businesses
community
equitable
changing
easy
attract
business
energy
adapt
absolutely
amenities
creation
awkward

Count	Response
1	"are nimble to" is awkward phrasing; maybe "nimbly adapt to changing..."
1	"nimble" makes me nervous - we don't want things to change too frequently or we will lose some community stability
1	It's too vague. I'm not sure what providing "a diverse range of uses, services and amenities" is supposed to mean.
1	Less regulation to attract profitable & sustainable business
1	Need to nimble but really need stability. Businesses want flexibility but with some reliability fire investing
1	Nimble? Is land use nimble
1	No overdevelopment
1	Not sure how much of a role technology really has to play here
1	Quit regulating design. Increase parking requirements for downtown development.
1	The inclusion of equitable makes the city's goal that of wealth redistribution. That is absolutely the wrong direction for my town.
1	There is nothing nimble about any government process
1	We need a downtown-ish grocery store.
1	What do you mean by "nimble"? Aka "easy"? If so I'm very dissatisfied. Too much power in a small number of people and special intu.
1	focus on businesses and industries that use renewable sources of energy
1	nimble seems like a weak word
1	this should be about job creation for our local community

3. Would you like to also provide feedback at the individual policy level on this

topic?



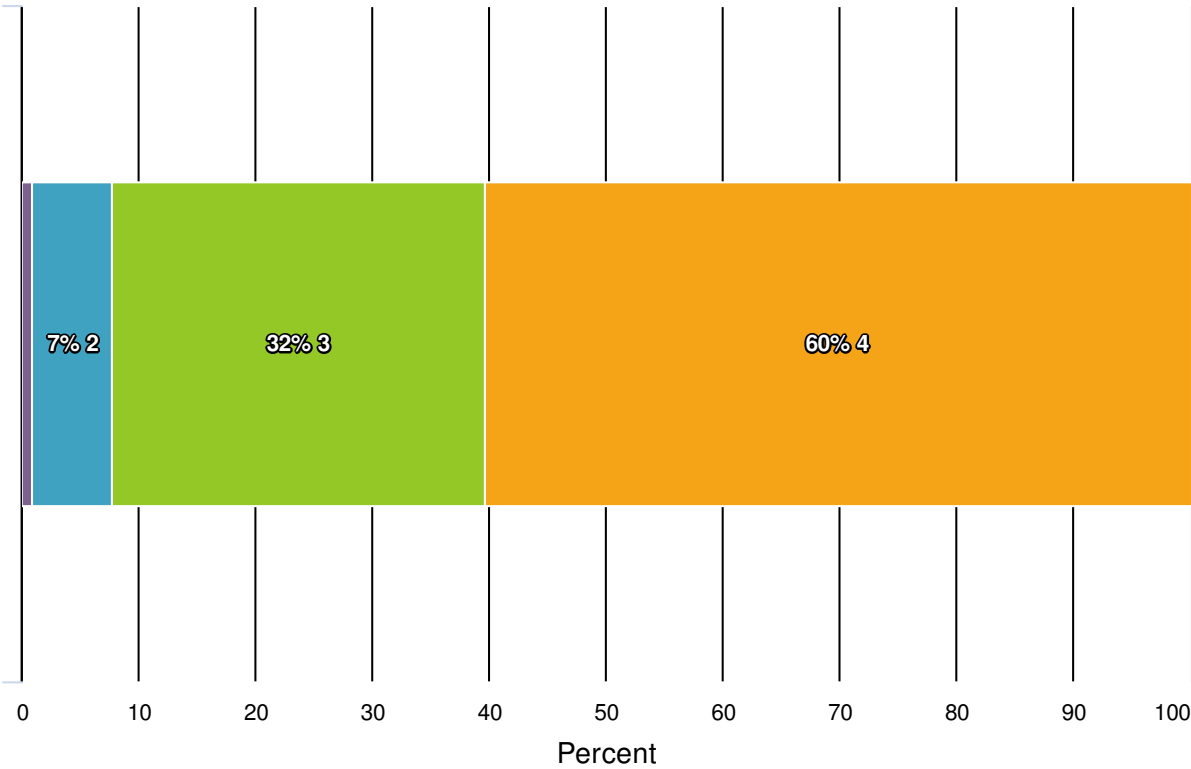
4. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top three policies you feel are most important.

Value		Percent	Responses
Create a series of distinct neighborhood hubs that include services and amenities such as child care, community centers, restaurants and fresh food sources to which residents can walk or bike.		61.9%	26
Make Downtown Milwaukie a regional destination with uses and amenities that capitalize on its proximity to the Willamette waterfront and multimodal transportation options.		42.9%	18
Adapt to industry trends and emerging technologies that have the potential to affect employment, land use, and infrastructure needs, such as automation, the sharing economy, autonomous vehicles and other future technological advances.		40.5%	17
Facilitate the development of housing that meets the needs of local employees across a wide range of price ranges and housing types.		38.1%	16
Incentivize the creation of community amenities such as green spaces and gathering places within commercial and employment areas.		33.3%	14
Provide additional flexibility for shared/flex spaces, co-working, artist space and other emerging and non-traditional uses in underutilized industrial areas.		21.4%	9
Develop strategies to help stabilize existing businesses in areas experiencing increased investment and redevelopment.		19.0%	8
Diversify the City's local businesses and traded sector industries in an effort to strengthen economic resiliency in the event of a natural or economic disaster.		16.7%	7
Coordinate the City's economic strategies and targeted industries with those in the Milwaukie Planning Area and surrounding communities.		14.3%	6
Focus industrial and manufacturing uses in the City's three major industrial and employment areas along Johnson Creek Blvd, Highway 99-E and Highway 224, with limited light manufacturing uses permitted in the City's mixed-use and commercial zones.		9.5%	4

Goal: Economic Land Supply

Provide an adequate supply of land with access to reliable public services that meets the City’s economic and employment needs.

5. Is this goal statement moving in the right direction or wrong direction?



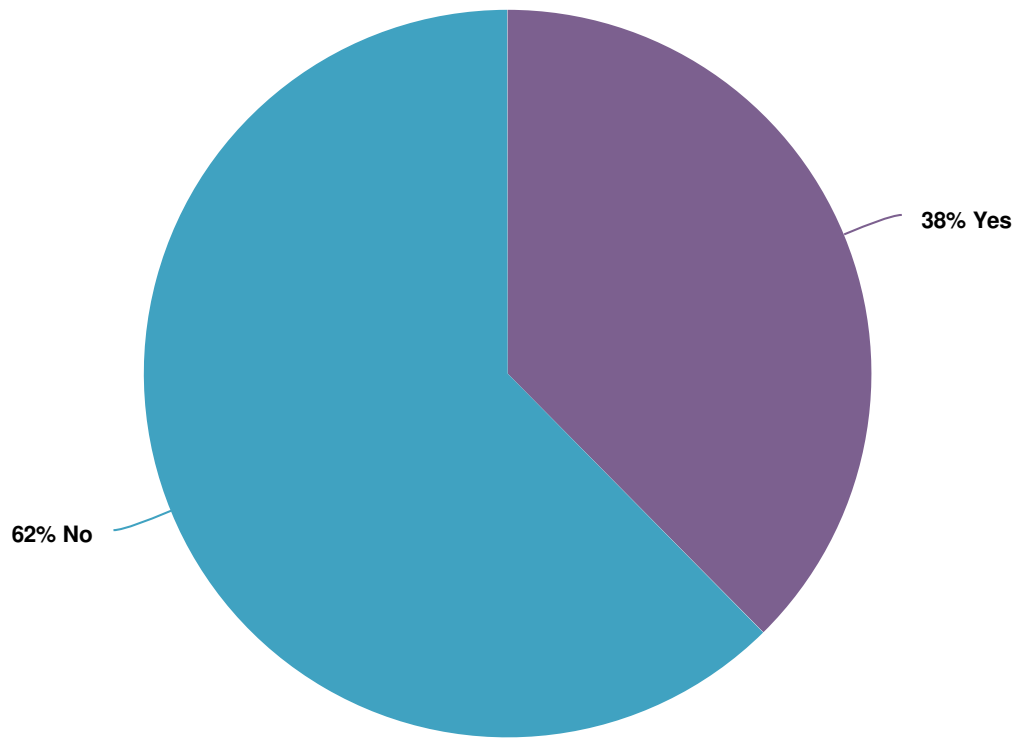
Value		Percent	Responses
1		0.9%	1
2		6.9%	8
3		31.9%	37
4		60.3%	70
Totals: 116			

6. If not heading in the right direction, why not?



Count	Response
1	Adding land to the usable area may not be the answer but rather better use land already in use.
1	I'd like to see specific language about economic growth zones rather than the generic "Adequate supply of land"
1	Is there an adequate supply of land available?
1	Sorry but this is so vague. I don't understand the actual meaning of the statements.
1	The allocation of appropriate zoning and density to existing available property is critical and must strive to prevent gentrification issues.
1	We should capitalize on our huge number of home businesses. The gem of the self-employed. That also shows our independent ethos.
1	We still need basic services, like grocery stores
1	must be practical multi use
1	this sounds like an excuse for reducing lot sizes and squeezing infill housing development in, to which I am opposed

7. Would you like to also provide feedback at the individual policy level on this topic?



Value		Percent	Responses
Yes		37.6%	41
No		62.4%	68
Totals: 109			

8. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top three policies you feel are most important.

Value		Percent	Responses
Improve infrastructure and utilities throughout the City in a manner that facilitates greater economic development and prepares the City for potential disruptions to the power grid, food sources, and water/sewer system.		63.2%	24
Help businesses flourish in Milwaukie, either on their current site or on sites that provide more opportunity for growth and expansion.		57.9%	22
Support increased employment density in the City's industrial and commercial areas through adaptive reuse, infill development and/or site intensification		47.4%	18
Identify resources for and pursue the study and clean-up of brownfields and other contaminated sites.		44.7%	17
Maintain a database of the City's vacant and re-developable employment land to help inform short-term and long-term economic growth.		39.5%	15
Assist existing and new employers in identifying and/or assembling properties that meet their needs and support community economic development goals.		21.1%	8
Accommodate more of the City's projected employment growth within home-based businesses.		18.4%	7

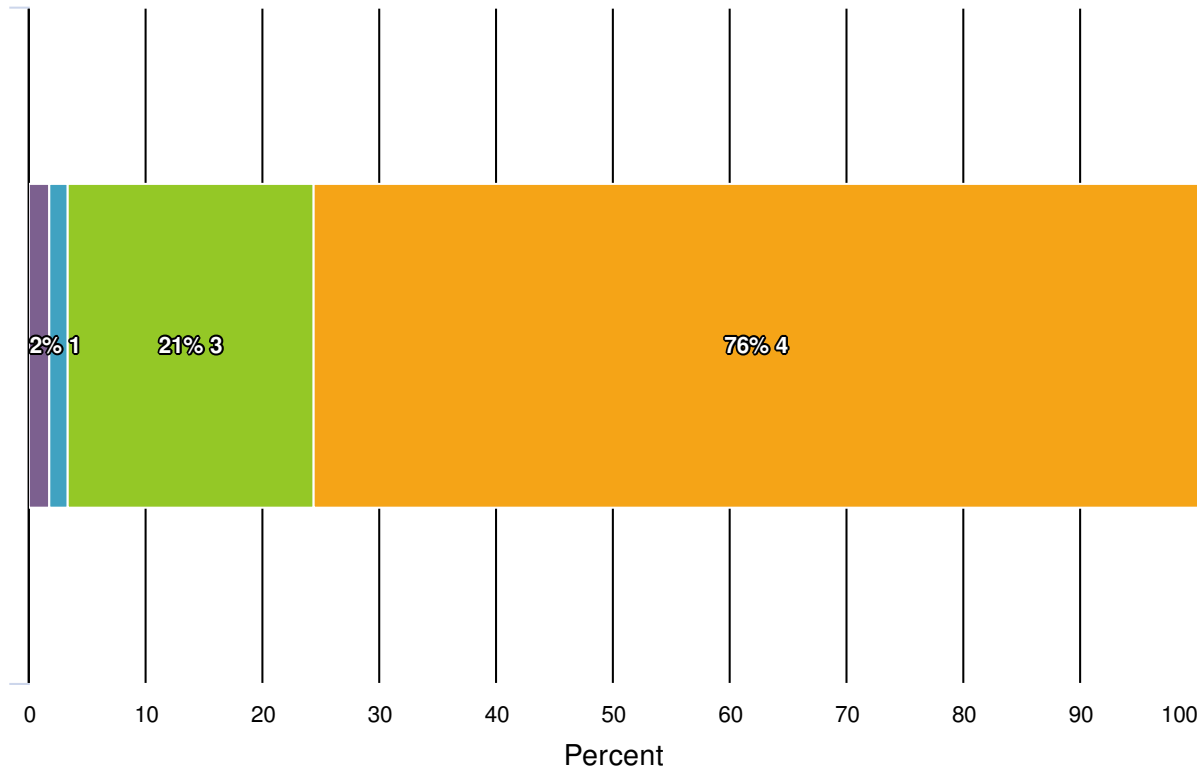
Statistics

Total Responses	38
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Goal: Workforce, Training, and Collaboration

Help local businesses attract and develop a skilled workforce that positions Milwaukie to be one of the strongest economies in the region.

9. Is this goal statement moving in the right direction or wrong direction?



Value	Percent	Responses
1	1.7%	2
2	1.7%	2
3	20.9%	24
4	75.7%	87

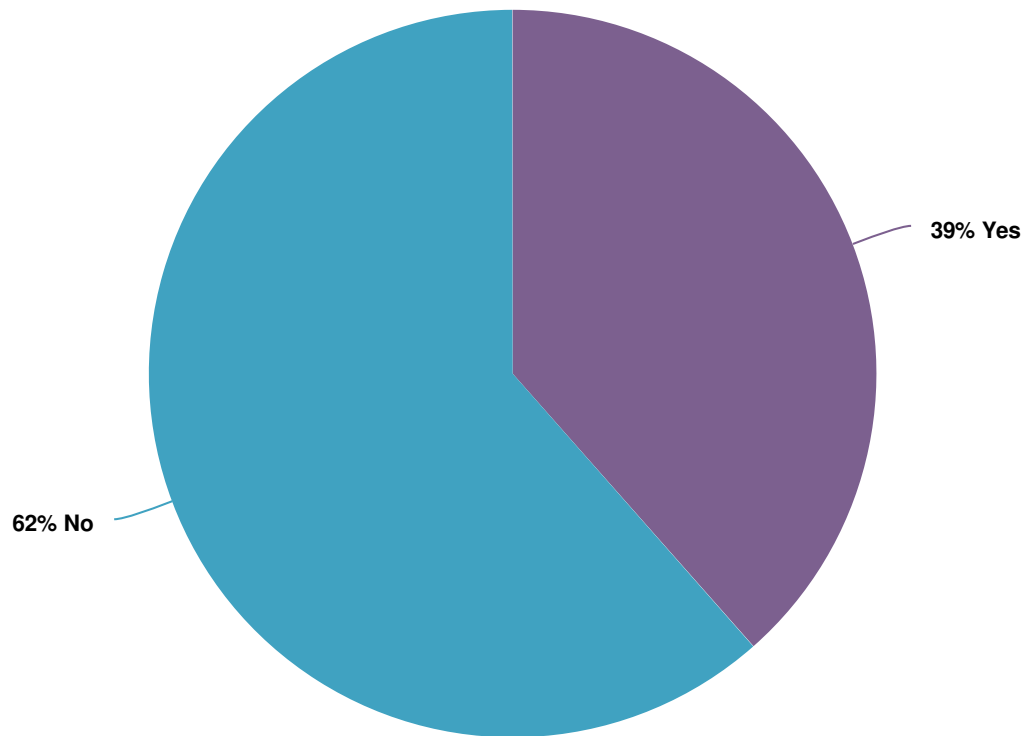
Totals: 115

10. If not heading in the right direction, why not?



Count	Response
1	If we are going to keep up with neighboring area we need to encourage the development and infrastructure for high end fiber optics.
1	If you get the right businesses, the workforce will follow.
1	It is a good direction. Needs to also have diversity and inclusion in the workforce.
1	Not sure we have a diverse enough array of business to attract these folks? Seems like a bunch of mom-n-pop places...
1	Over regulation is driving away strong investors
1	We want a strong economy, but I think having too strong of an economy would result in the city growing beyond it's small town identity.

11. Would you like to also provide feedback at the individual policy level on this topic?



Value		Percent	Responses
Yes		38.5%	42
No		61.5%	67
Totals: 109			

12. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top three policies you feel are most important.

Value		Percent	Responses
Attract and foster businesses that hire local residents and provide job training, continuing education opportunities and family-wage jobs for employees in a variety of different industries.		84.6%	33
Develop strategies to encourage entrepreneurship, business incubation, and the sharing of ideas and resources.		79.5%	31
Partner with state and regional agencies, local businesses, non-profits, and educational institutions to help provide the workforce and training needed to make Milwaukie businesses competitive in the region and beyond.		76.9%	30
Focus recruiting and marketing efforts on businesses that can capitalize on existing Milwaukie business clusters (groups of businesses in the same industry) or serve an identified community need.		51.3%	20

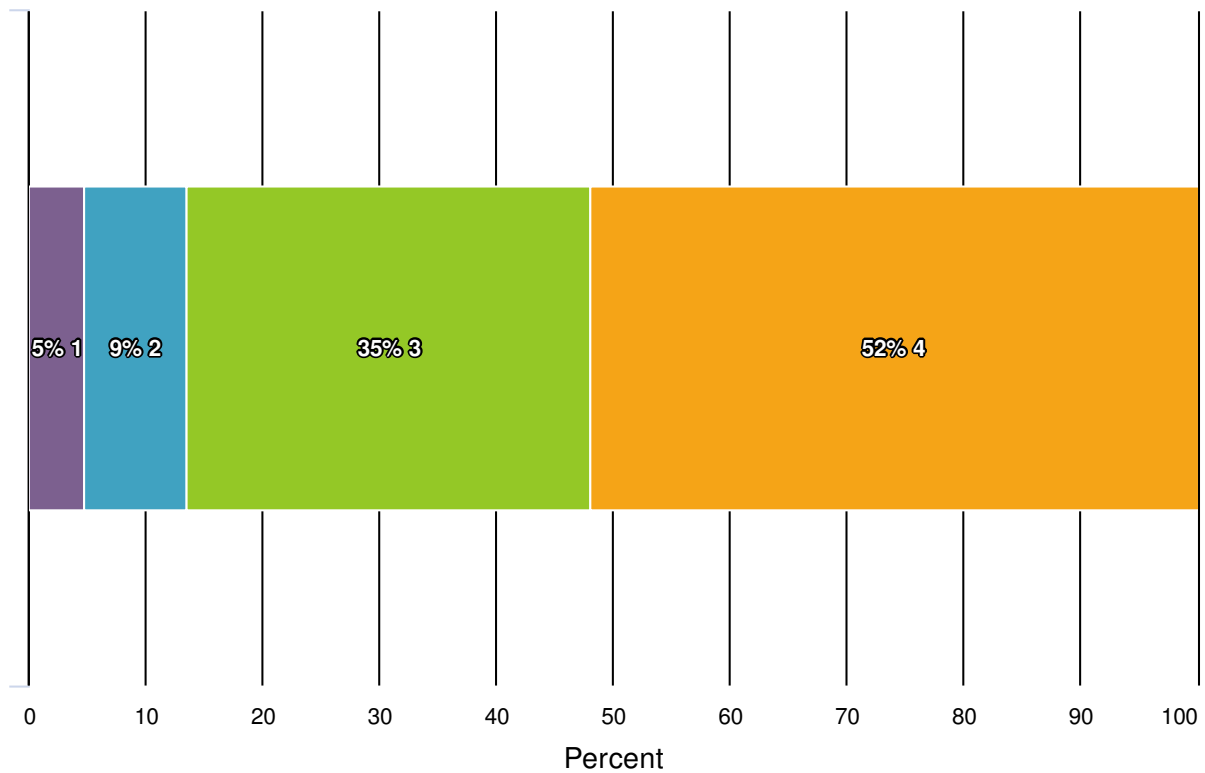
Statistics

Total Responses	39
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Goal: Annexation

Annex lands within the Milwaukie Planning Area.

13. Is this goal statement moving in the right direction or wrong direction?



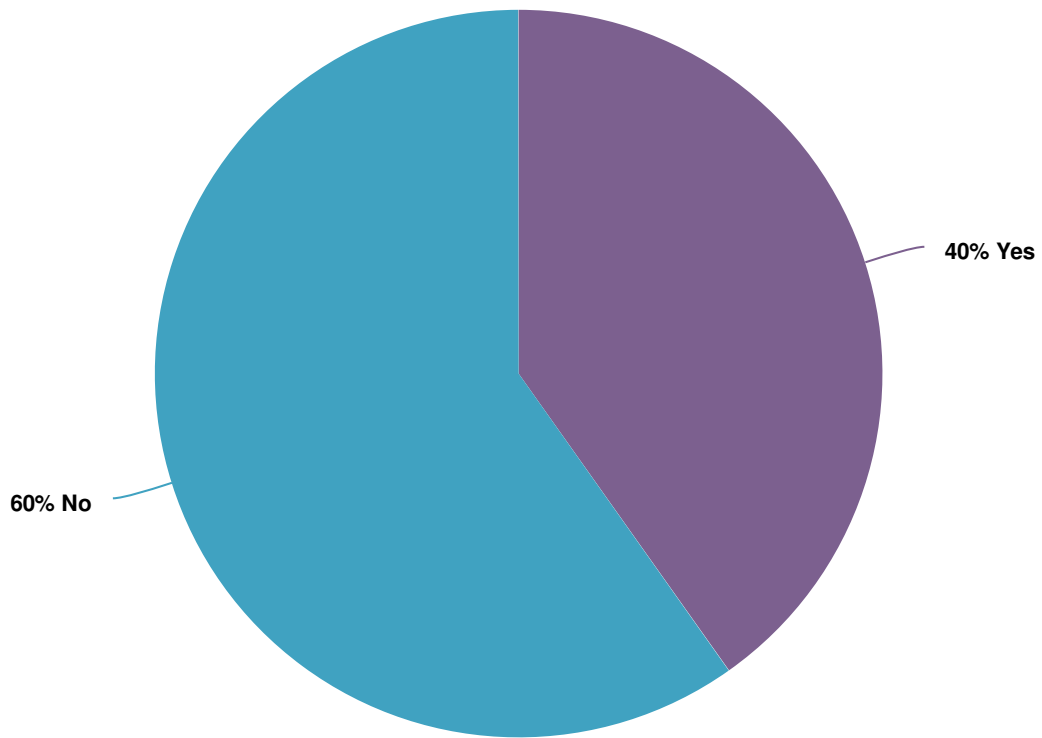
Value		Percent	Responses
1		4.8%	5
2		8.7%	9
3		34.6%	36
4		51.9%	54
Totals: 104			

14. If not heading in the right direction, why not?



Count	Response
1	Does not make sense, services already stretched thin. Furthermore, how do ypu balance this withput further eroding quality of life for existing residents
1	I don't know which land you're talking about
1	I think my concern is mostly about Milwaukie's identity - growing all the way out to 205 and south of 224 is so far from the heart of Milwaukie.
1	It's just hard to tell from that statement. Is it just minifeat destiny?
1	Oak Grove area should not be included in an annexation plan.
1	Stay small
1	This statement is not entirely clear aND does not state for which purpose
1	max takes too much land space. it can be an under or upper rail

15. Would you like to also provide feedback at the individual policy level on this topic?



Value		Percent	Responses
Yes		40.2%	39
No		59.8%	58
Totals: 97			

16. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top three policies you feel are most important.

Value		Percent	Responses
Ensure that annexation programs respect Milwaukie's community identity and do not result in a diminished level of service for current Milwaukie residents.		75.0%	27
Require annexation where properties receive or utilize City services.		61.1%	22
Maintain a proactive annexation program that encourages and promotes annexation to the City of Milwaukie.		47.2%	17
As part of the overall annexation program, prioritize annexation of properties that are surrounded by land within the incorporated city limits.		47.2%	17
Develop annexation plans and consider the use of financial and service incentives to promote annexation of land within the MPA.		33.3%	12
Support City annexation of property within the MPA and oppose annexation of land within the MPA by another city.		16.7%	6

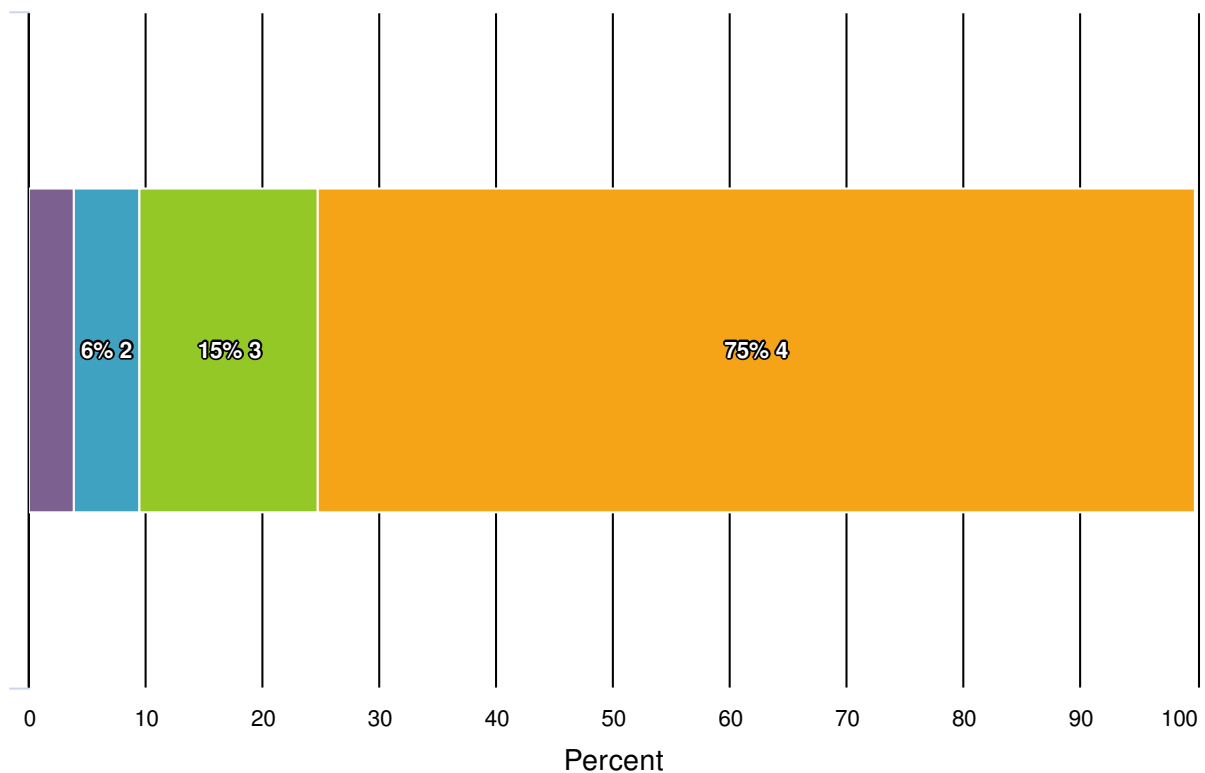
Statistics

Total Responses	36
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Goal: Urban Form

Ensure that the City of Milwaukie (City) maintains an urban form that supports a highly livable community and the efficient use of land and resources.

17. Is this goal statement moving in the right direction or wrong direction?



Value	Percent	Responses
1	3.8%	4
2	5.7%	6
3	15.2%	16
4	75.2%	79
Totals: 105		

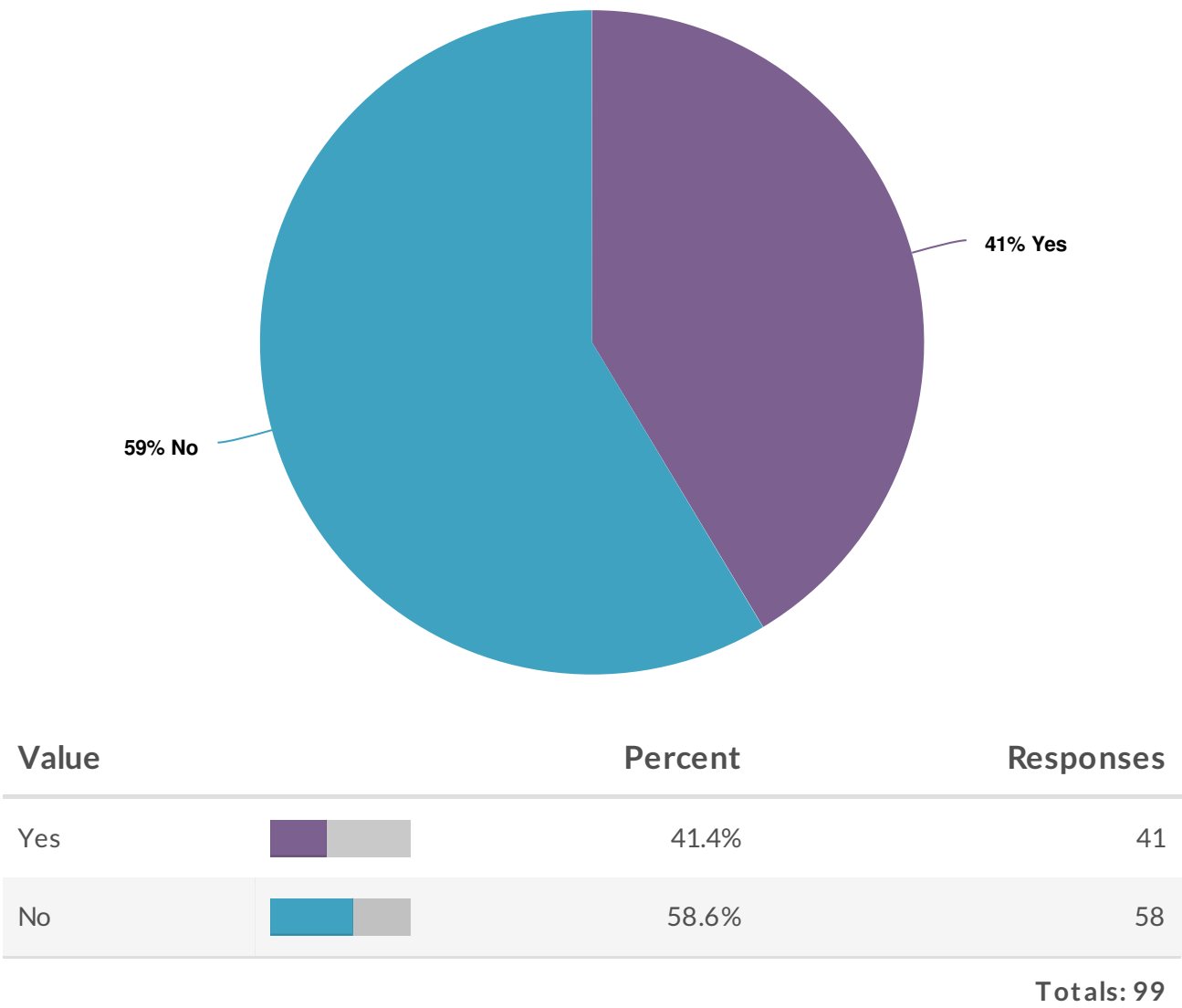
18. If not heading in the right direction, why not?



Count	Response
1	Great idea, but is it attainable
1	I don't necessarily want Milwaukie to lose its "small town" feel.
1	I have no idea what an "urban form" is - needs to use language understandable to a lay person
1	Inadequate parking for new tenants, customers and workforce
1	Milwaukie is not only an urban city.
1	Missing any mention of equity.
1	More needed stores like grocery stores.
1	Our city has a nice combination of urban and rural feel. We shouldn't only be urban.
1	many of us moved here for a suburban way of life. Pushing urban development destroys the environment we loved

19. Would you like to also provide feedback at the individual policy level on this

topic?



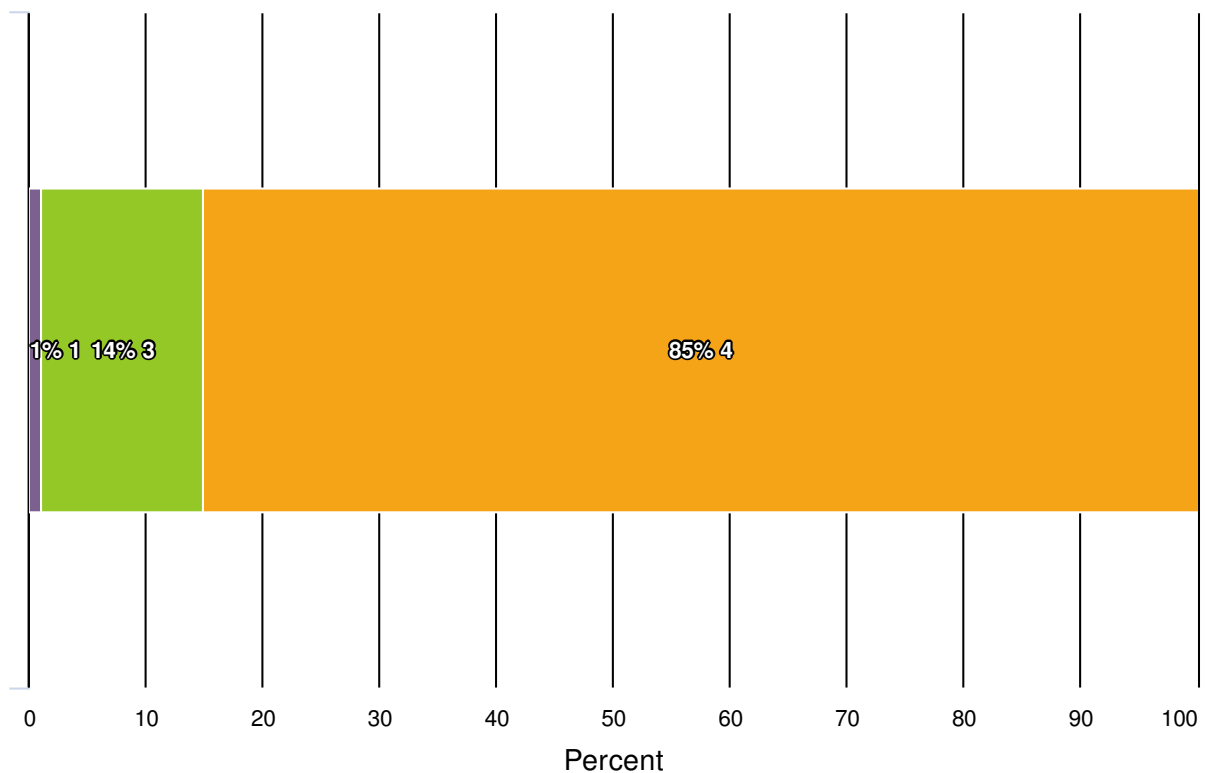
20. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top policy you feel is most important.

Value		Percent	Responses
Support and implement key aspects of the Metro 2040 Growth Concept for Milwaukie and the surrounding area (see map) that help protect resource lands outside of the regional urban growth boundary (UGB) and achieve an efficient and transit-friendly urban form inside the UGB.		57.9%	22
To use land more efficiently, encourage infill on underutilized parcels and encourage intensification or redevelopment of land and buildings in the downtown, mixed use districts, and areas designated for commercial, industrial or employment use.		42.1%	16

Goal: Foster Broad and Collaborative Community Participation

Implement and encourage practices that increase community participation by providing thorough information, consulting with the community, and fostering collaborative partnerships.

21. Is this goal statement moving in the right direction or wrong direction?



Value		Percent	Responses
1		1.0%	1
3		14.0%	14
4		85.0%	85
Totals: 100			

22. If not heading in the right direction, why not?

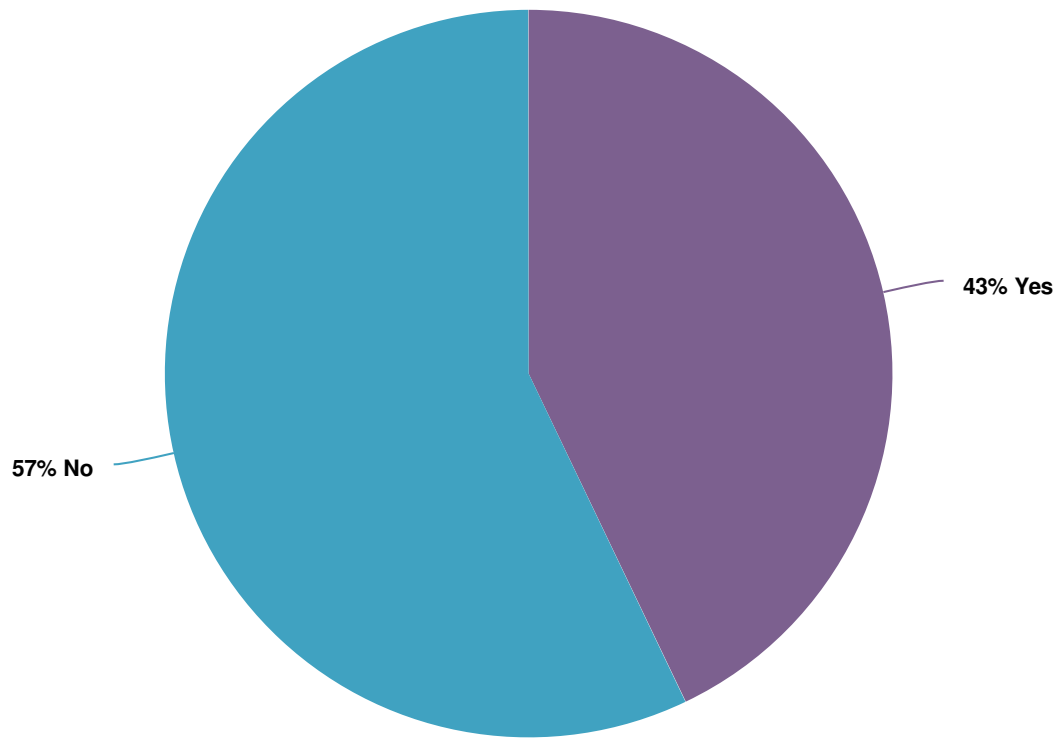
opportunities shared
robust communication rich
public create benefit market
street farmers based data other
oppose citizens helping work
interaction information
processes

Count	Response
-------	----------

1	Communication is a one way street. Create opportunities for interaction. See Farmers Market
---	---

1	Public processes need to be more robust helping citizens who oppose each other to work together based on rich data/information toward shared benefit.
---	---

23. Would you like to also provide feedback at the individual policy level on this topic?



Value		Percent	Responses
Yes		42.9%	39
No		57.1%	52
			Totals: 91

24. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top three policies you feel are most important.

Value		Percent	Responses
Keep the community informed of opportunities for involvement using a range of outreach tactics that may include media, presenting information at fairs and events, and direct outreach to existing organizations.		80.6%	29
Generate interest and encourage diverse participation in City committees and commissions through broad outreach.		61.1%	22
Ensure publications and printed materials regarding current issues and proposed policies are readily accessible for all ages and abilities, allowing for dialogue between policy-makers and the community.		55.6%	20
Enhance and extend community involvement by using emerging technologies, methods and techniques.		55.6%	20
Improve outreach to Milwaukie's commercial and employment areas by creating specialized assistance to property owners, tenants, and employees.		36.1%	13

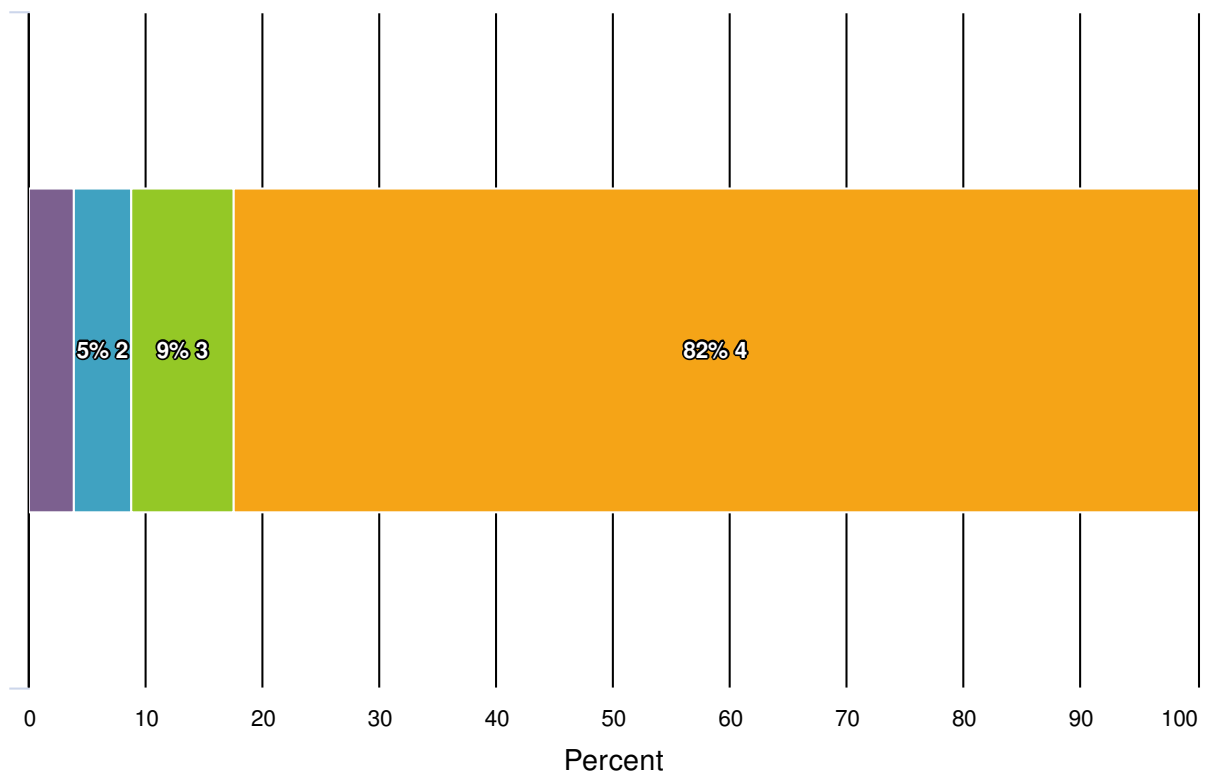
Statistics

Total Responses	36
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Goal: Promote Inclusion and Diversity

Involve a diverse cross-section of the community in community events and decision making, including people from a variety of geographic areas, interest areas, income, races, ethnicity, genders, sexual orientations, and all ages and abilities.

25. Is this goal statement moving in the right direction or wrong direction?



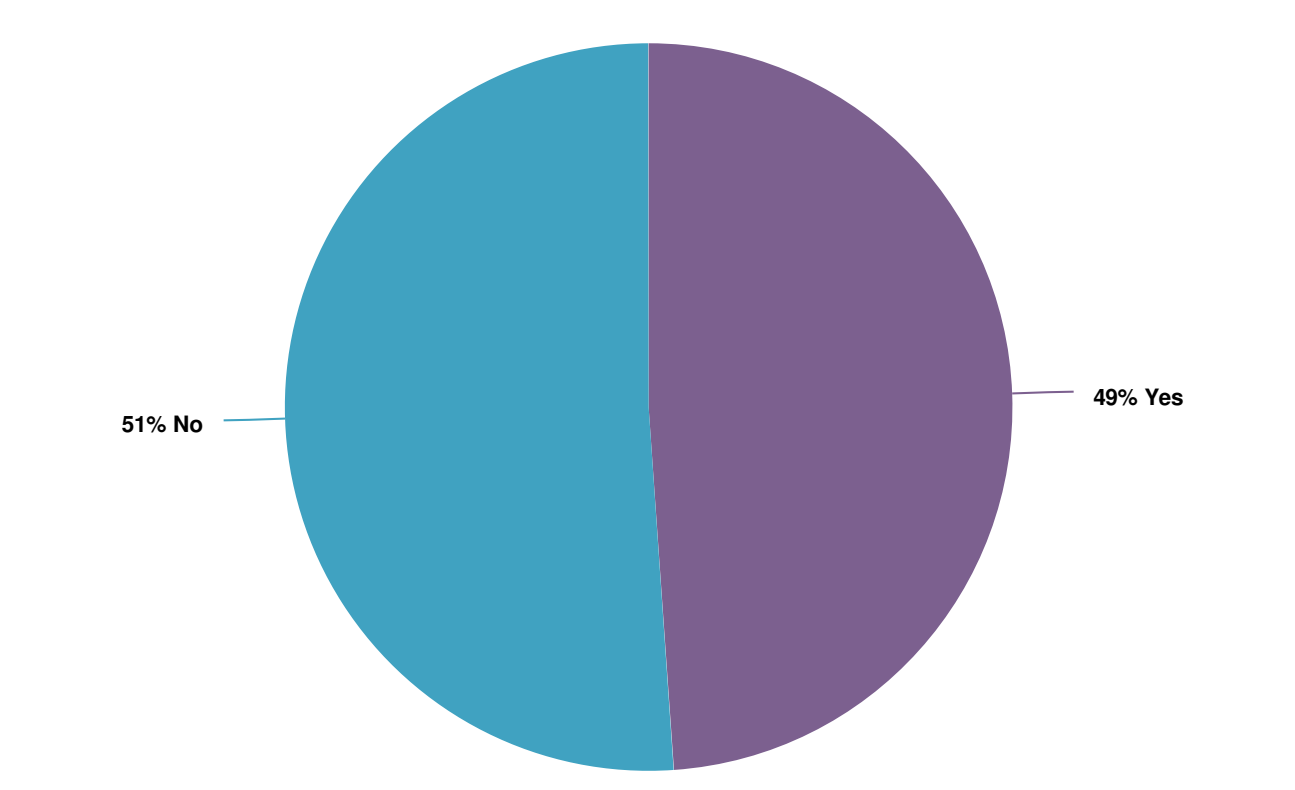
Value	Percent	Responses
1	3.9%	4
2	4.9%	5
3	8.8%	9
4	82.4%	84
Totals: 102		

26. If not heading in the right direction, why not?



Count	Response
1	"variety of geographic areas"? should only be within Milwaukie (residents or work-force)
1	Build a community that everyone wants to enjoy and is loyal to and does not want to leave. We should not catter do anybody just to ged diversity.
1	Do more to address historic inequity and the reasons marginalized communities don't exercise their agency in community processes.
1	This is not the job of a city government
1	We can get ideas from people outside Milwaukie but they should have no voice in our decisions.
1	Would re-word to say "Welcome/invite/encourage a diverse...to be involved in..." Can't force involvement or diversity, can only remove barriers.
1	ire to be a participant they should do so. The City shoudn't have to spend staff time and money handing this information to them by spoon feeding.
1	need to reach out to all families in the community.

27. Would you like to also provide feedback at the individual policy level on this topic?



Value		Percent	Responses
Yes		48.9%	45
No		51.1%	47
			Totals: 92

28. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top policy you feel is most important.

Value		Percent	Responses
Build engagement across Milwaukie's diverse communities by notifying and facilitating participation in all City-related activities.		48.8%	21
Seek public input on major land use issues or City policy decisions through existing community organizations, such as faith groups, business associations, school districts, non-profits, service organizations and other bodies to encourage broad participation.		37.2%	16
Provide information to the community in multiple languages where appropriate.		14.0%	6

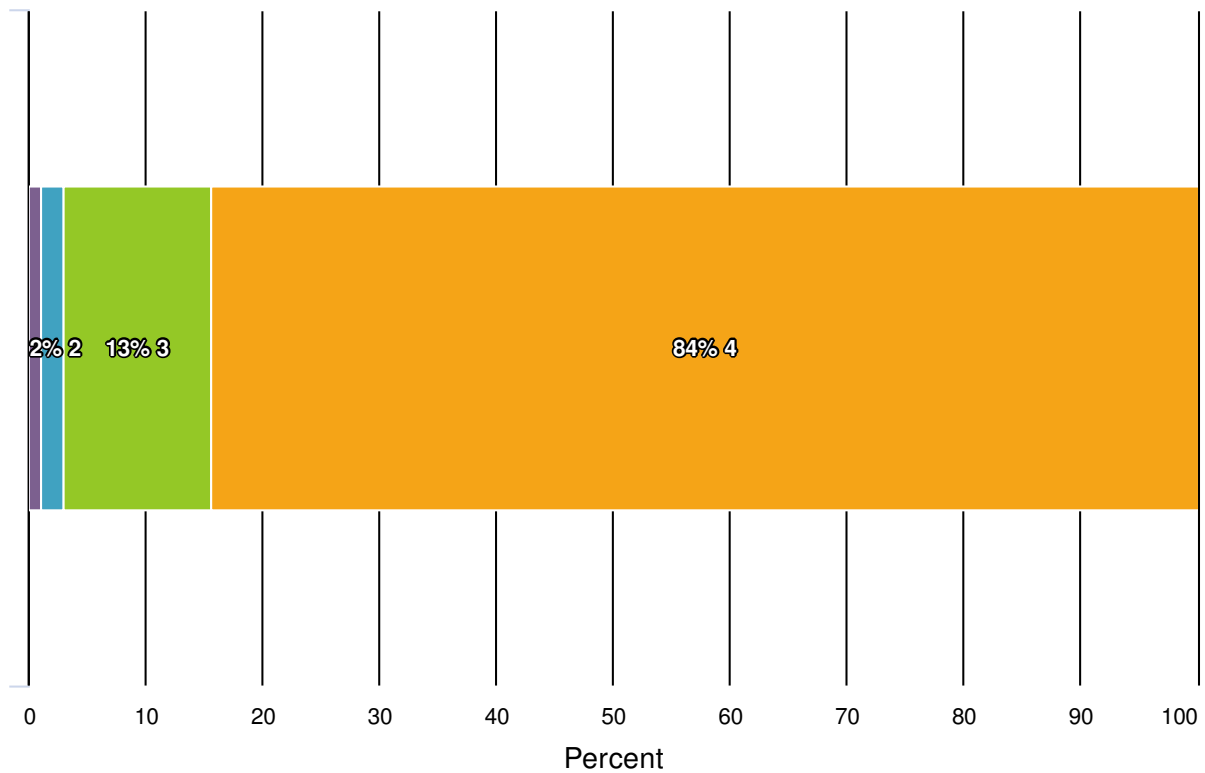
Statistics

Total Responses	43
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Goal: Maintain Transparency and Accountability

Ensure transparency and accountability in City and land use policy decision-making by maintaining access to City leadership and a commitment to equitable engagement practices.

29. Is this goal statement moving in the right direction or wrong direction?



Value	Percent	Responses
1	1.0%	1
2	2.0%	2
3	12.7%	13
4	84.3%	86
Totals: 102		

30. If not heading in the right direction, why not?



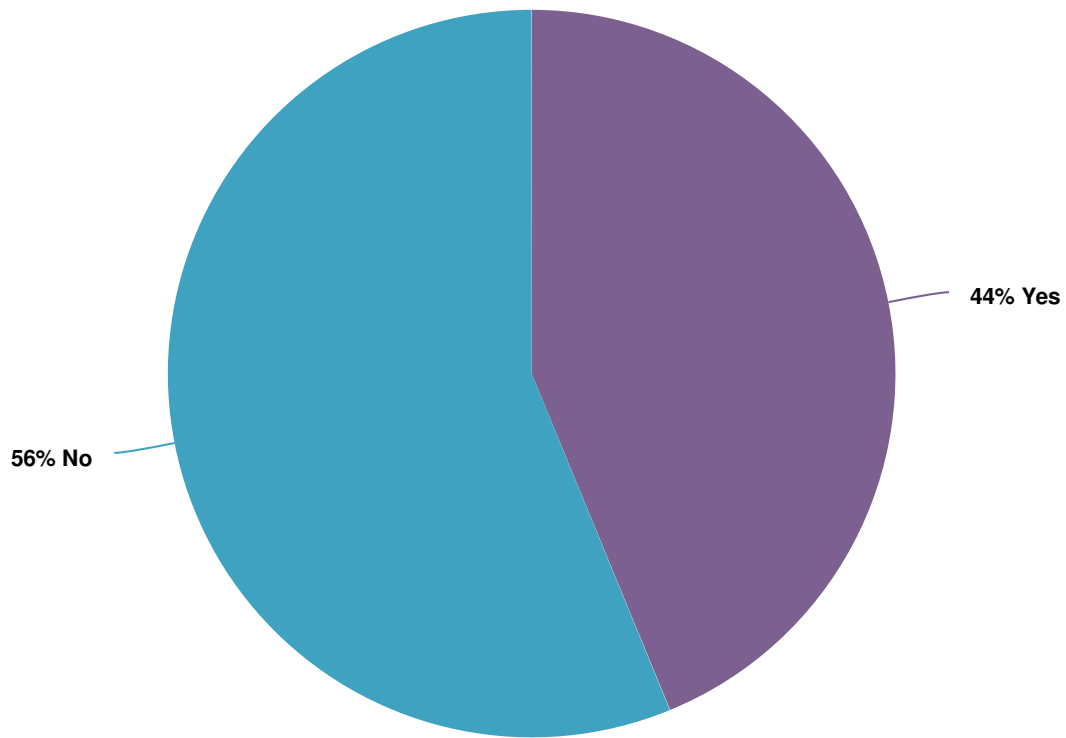
Count	Response
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1	A lot of transparency can be implemented by measuring performance and collecting data in an open online platform for citizens and businesses to use.
---	--

1	Cronyism and favoritism is being displayed
---	--

1	There are some things that the city should do without the input of the community, such as code enforcement. Tim should be out in the community!
---	---

31. Would you like to also provide feedback at the individual policy level on this topic?



32. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top two policies you feel are most important.

Value		Percent	Responses
Prioritize funding in the planning and City budget to support inclusive community engagement and participation.		63.9%	23
Evaluate the success of community involvement activities regularly and make results available to the community.		52.8%	19
Establish a Comprehensive Plan Advisory Committee (CPAC) to assist in periodic review or major updates of the Plan.		41.7%	15
Recognize the Planning Commission as the City's Community Involvement Advisory Committee (CIAC) to evaluate community involvement practices annually.		25.0%	9

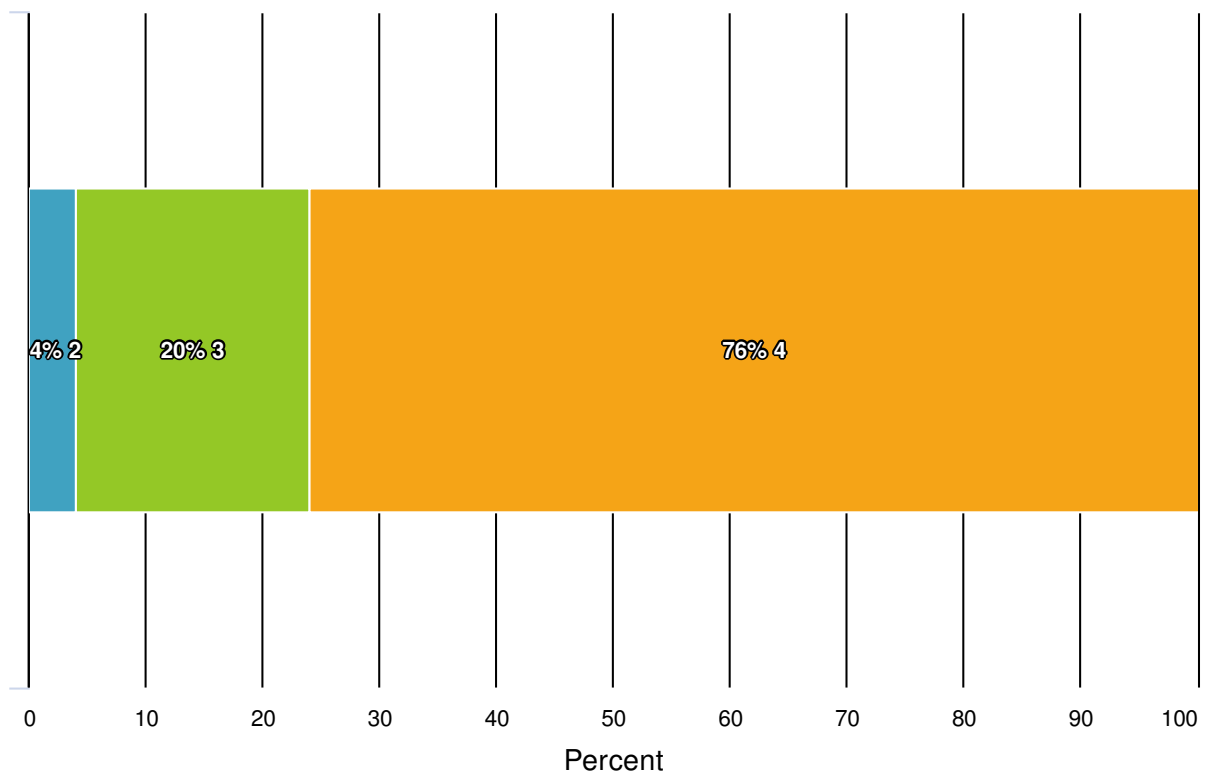
Statistics

Total Responses	36
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Goal: Uphold Neighborhood District Associations (NDAs)

Continue to support, inform, consult, and empower community members through the Milwaukie Neighborhood District Associations (NDAs).

33. Is this goal statement moving in the right direction or wrong direction?



Value		Percent	Responses
2		4.0%	4
3		20.0%	20
4		76.0%	76
Totals: 100			

34. If not heading in the right direction, why not?



Count	Response
-------	----------

1	I think we need to be more proactive, not just continue the same old. Lake Road NDA is failing.
---	---

1	NDA are restricted and regulated by neighbors. Scheduling is only convenient for retired or unemployed so it only captures a small sample
---	---

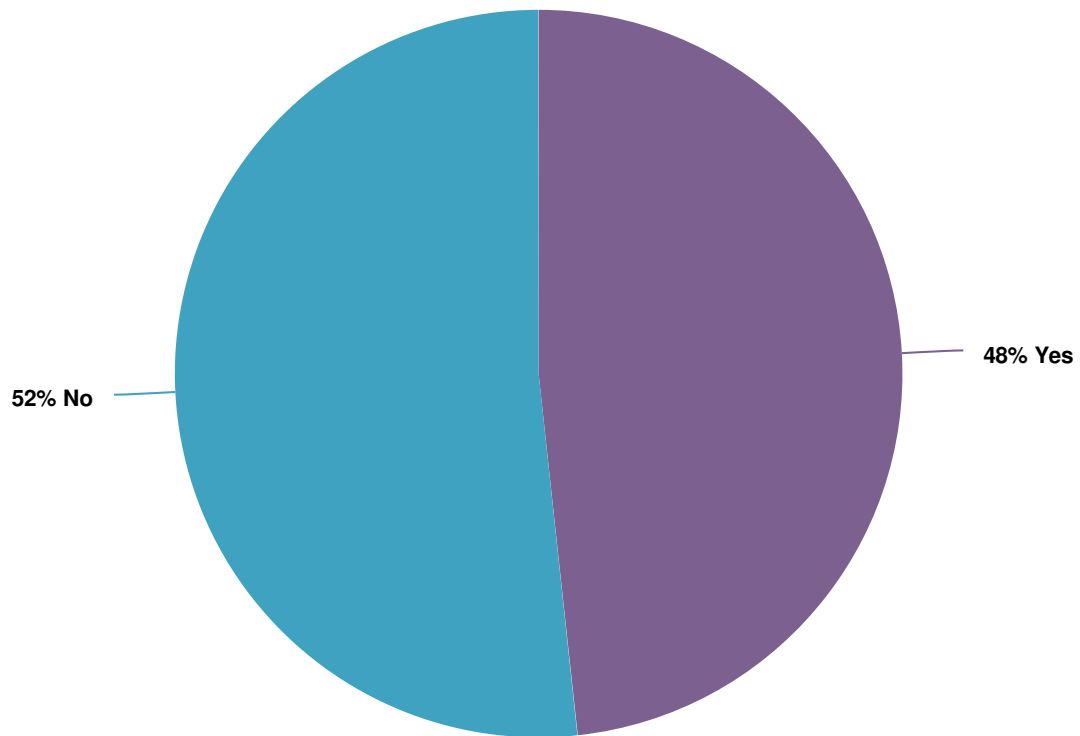
1	NDA's are good but also limited to the community members who have the free time, interest, and existing community connections to participate.
---	---

1	NDA's are run by the "old guard" that are not always in touch with the younger generation. Some are way too full of themselves.
---	---

1	reinstate city liaisons to NDAs
---	---------------------------------

1	should consider other outlets than just the NDAs; is the opposite of that the previous 2 goals stood for
---	--

35. Would you like to also provide feedback at the individual policy level on this topic?



Value		Percent	Responses
Yes		48.3%	43
No		51.7%	46
			Totals: 89

36. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top two policies you feel are most important.

Value		Percent	Responses
Provide opportunities for NDAs to give relevant and effective testimony to the City Council and Planning Commission on matters affecting their neighborhoods.		58.5%	24
Encourage and support NDA leadership to develop and implement strategies to nurture new leaders and increase participation while intentionally reflecting the diversity in each neighborhood.		56.1%	23
Notify NDAs and solicit feedback on proposed land use actions and legislative changes as required by ordinances.		43.9%	18
Assist NDAs by providing financial assistance, subject to budgetary allocations as approved by the City Council.		34.1%	14

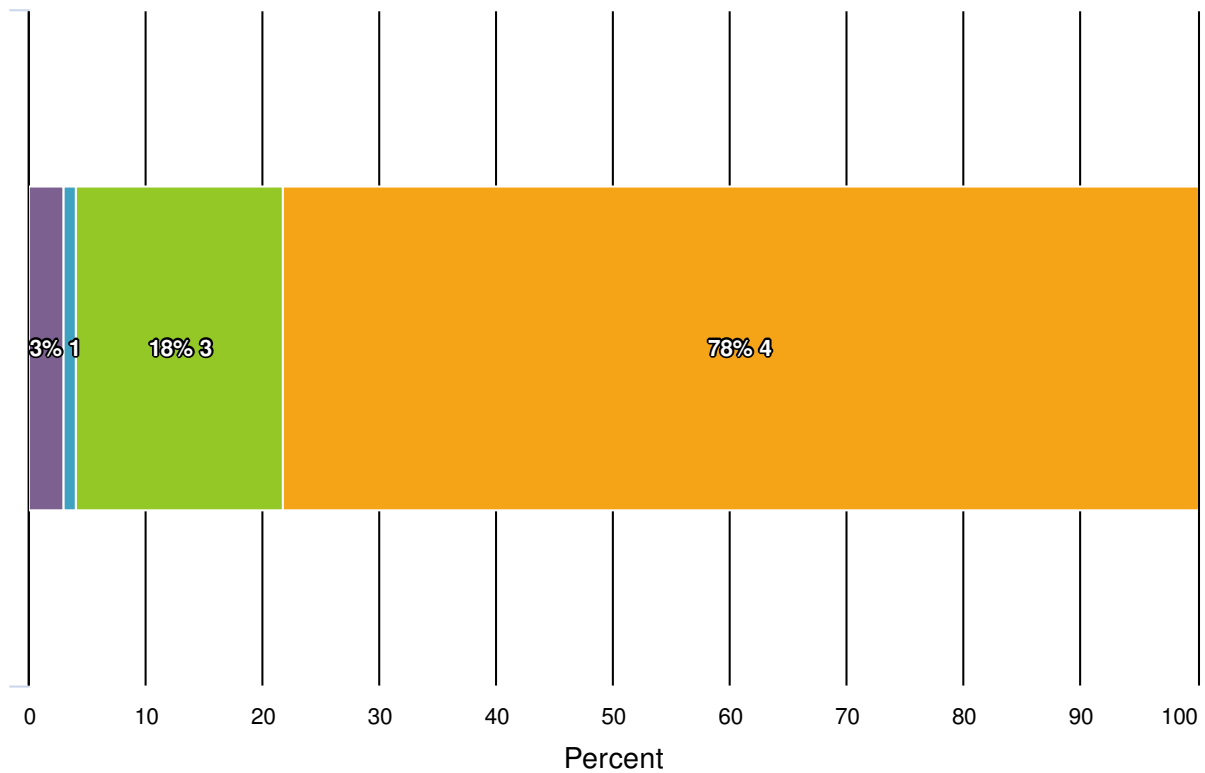
Statistics

Total Responses	41
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Goal: Milwaukie's Heritage

Research, celebrate, document, and protect Milwaukie's unique and diverse historic, archaeological, and cultural heritage

37. Is this goal statement moving in the right direction or wrong direction?



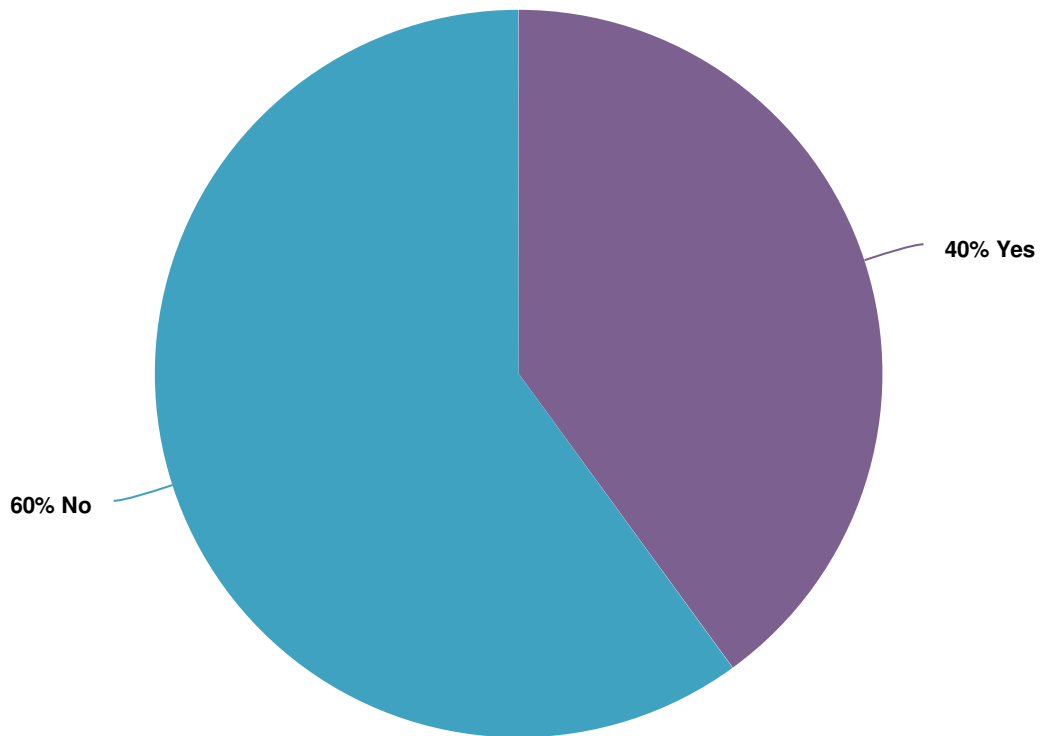
Value		Percent	Responses
1		3.0%	3
2		1.0%	1
3		17.8%	18
4		78.2%	79
Totals: 101			

38. If not heading in the right direction, why not?



Count	Response
1	I am cautious about preservation efforts that might hinder or deter the evolution of the town. We shouldn't prioritize that over other community needs
1	It's unlikely community members will have any real control over demolition of historical sites. ie demolition of historic high school.
1	Seems like a waste of resources. Does anyone care about "historic" Milwaukie?
1	This focuses on area history rather than increasing diversity and access to the arts.
1	This should not preclude developments in support of climate change initiatives
1	Waste of taxpayer money.

39. Would you like to also provide feedback at the individual policy level on this topic?



Value		Percent	Responses
Yes		40.0%	36
No		60.0%	54
			Totals: 90

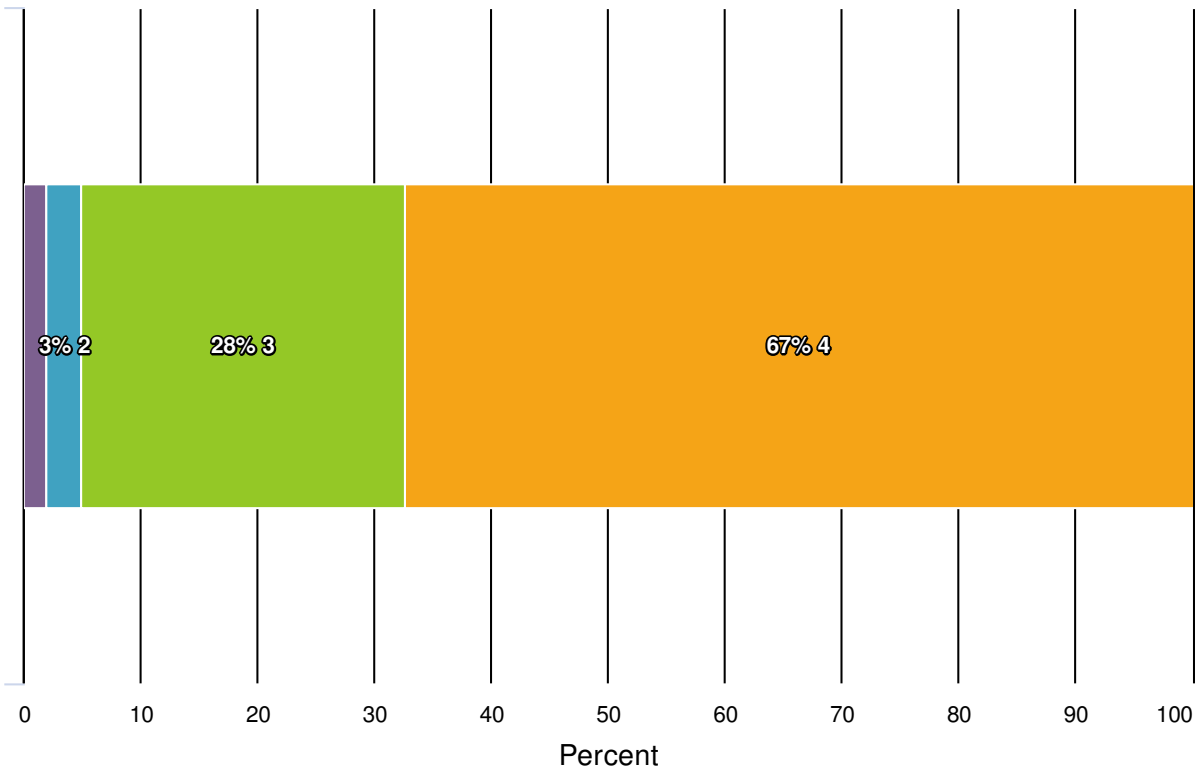
40. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top three policies you feel are most important.

Value		Percent	Responses
Recognize the Milwaukie area's indigenous cultures, people, and history that existed prior to the establishment of the city.		58.8%	20
Encourage the restoration and maintenance of historic resources for both continuing uses and the adaptive reuse of properties.		35.3%	12
Work with local residents, businesses, and organizations to document and preserve Milwaukie's diverse history.		32.4%	11
Ensure that historic preservation and documentation programs acknowledge and are representative of all cultures and time periods in Milwaukie's history.		29.4%	10
Maintain an official inventory of Milwaukie's historic and cultural resources.		26.5%	9
Ensure that City processes for inventorying, altering, removing, or demolishing historic and cultural resources remain consistent with state and federal criteria as well as community priorities.		26.5%	9
Encourage appropriate memorialization of historic sites, objects, or structures through signs or plaques which convey the historic significance of a resource.		23.5%	8
Follow all state and federal regulations for identifying and protecting archaeological resources.		20.6%	7
Pursue private and public sources of funding for use by property owners in the renovation and maintenance of historic or cultural resources.		11.8%	4
Coordinate historic preservation activities with the Milwaukie Historical Society and the Oregon State Historic Preservation Office.		11.8%	4
Provide educational materials and information regarding preservation to property owners and other interested persons.		2.9%	1
Regularly update the inventory as additional properties become eligible and are nominated for designation.		2.9%	1

Goal: Art that Reflects the Community

Collaborate with community partners to create art and programs that reflect Milwaukie’s diversity.

41. Is this goal statement moving in the right direction or wrong direction?



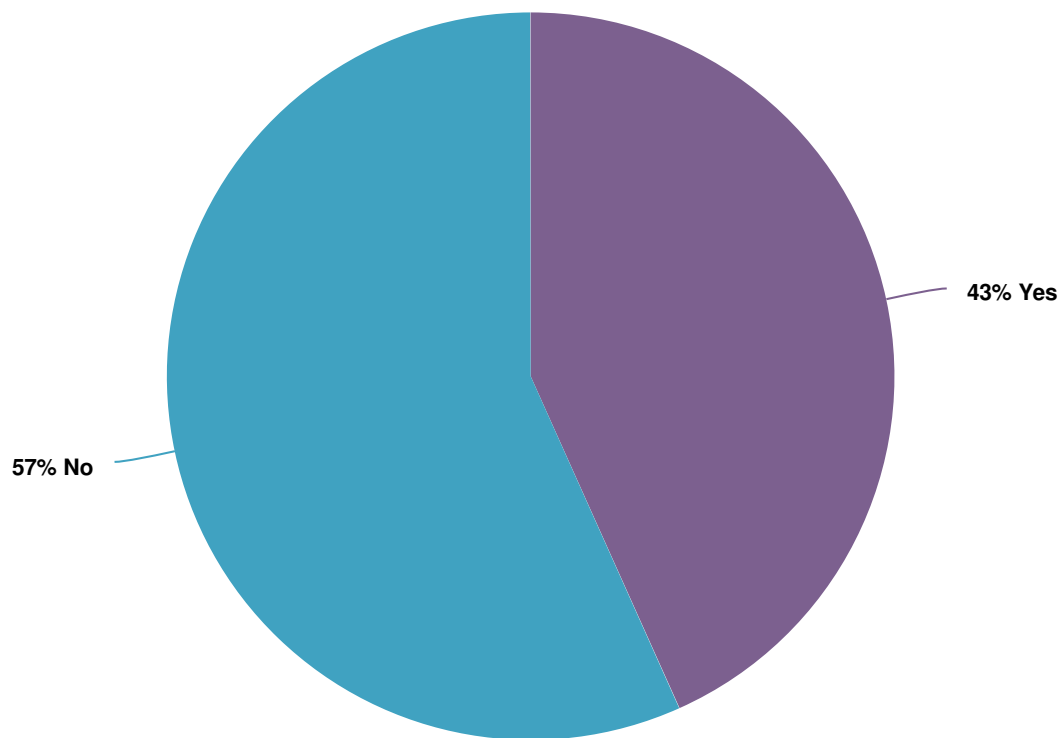
Value		Percent	Responses
1		2.0%	2
2		3.0%	3
3		27.7%	28
4		67.3%	68
Totals: 101			

42. If not heading in the right direction, why not?



Count	Response
1	Be sure to select local (Milwaukie) artist 1st.
1	Celebrate Diversity is so fifteen years ago. Inclusion is the future.
1	I love to see the steps to adding murals to downtown!
1	Waste f taxpayer money.

43. Would you like to also provide feedback at the individual policy level on this topic?



Value		Percent	Responses
Yes		43.3%	39
No		56.7%	51
			Totals: 90

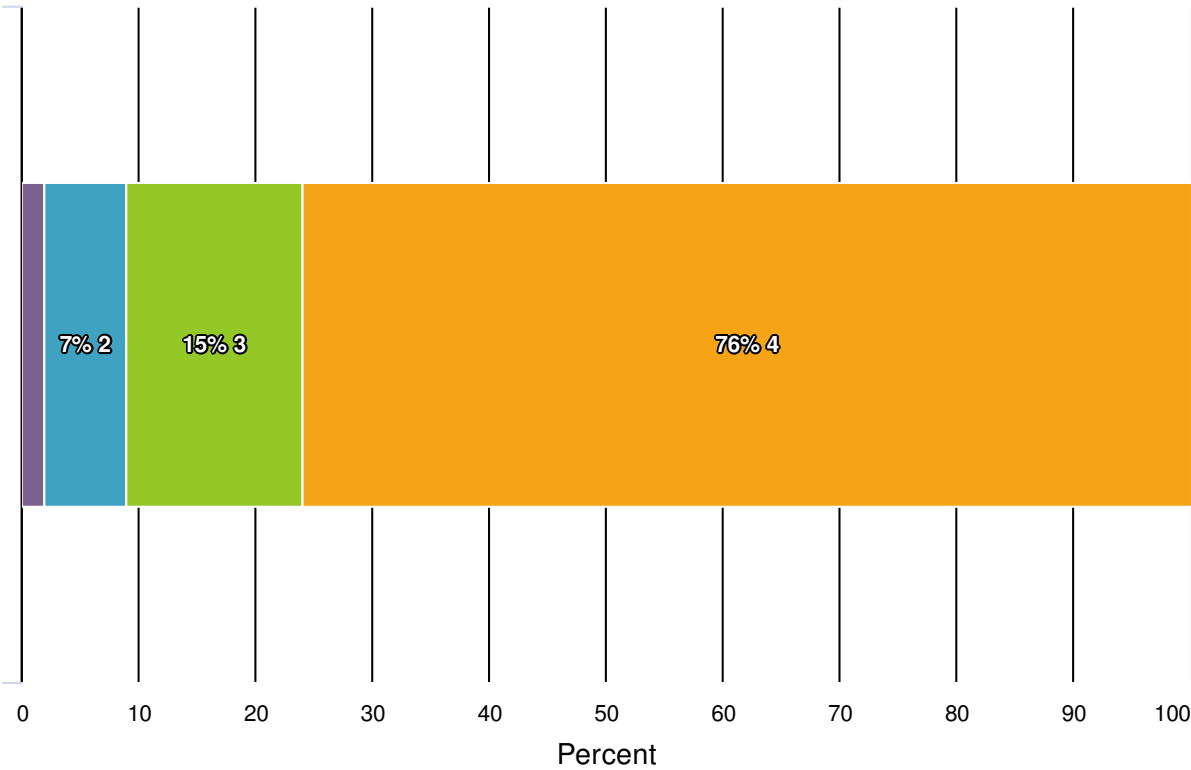
44. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top three policies you feel are most important.

Value		Percent	Responses
Provide opportunities and programs for public art to be located throughout Milwaukie.		50.0%	18
Incentivize development sites to include spaces conducive to public events, community gathering, and the provision of public art.		50.0%	18
Encourage and support arts education in Milwaukie schools and other community organizations.		47.2%	17
Support a wide variety of community events that integrate the arts, showcase Milwaukie's diverse culture and history, and bring recognition and visitors to Milwaukie.		44.4%	16
Promote visual art as a means of defining vibrant public and private spaces and neighborhood identity.		33.3%	12
Encourage a diverse range of community event types and event participants throughout Milwaukie by reducing barriers for holding community events.		30.6%	11
Commission art that reflects the diversity of Milwaukie's community.		25.0%	9

Goal: Fostering Creative Spaces

Encourage the development of creative spaces throughout Milwaukie.

45. Is this goal statement moving in the right direction or wrong direction?



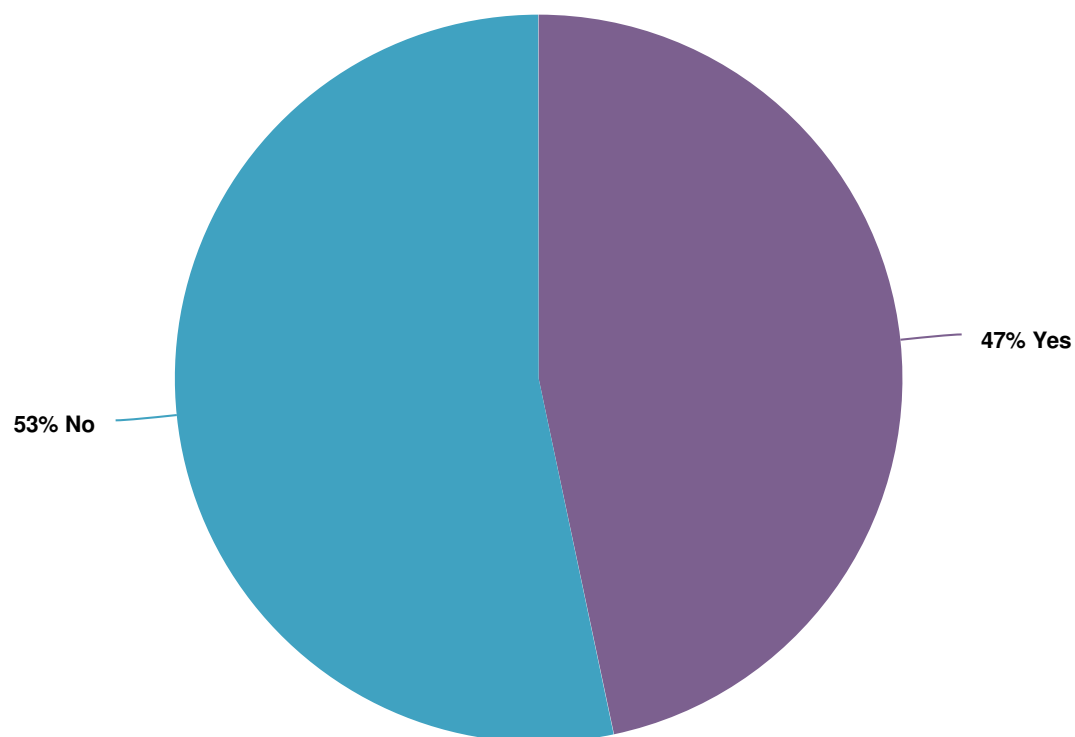
Value		Percent	Responses
1		2.0%	2
2		7.0%	7
3		15.0%	15
4		76.0%	76
Totals: 100			

46. If not heading in the right direction, why not?



Count	Response
1	Developing creative spaces should be at the discretion of the market and what the market will bear
1	Great idea!
1	Please just be prudent in spending of tax dollars in this realm
1	We need a quality dog park. Short-sighted to ignore this city need for multiple reasons.
1	What do you mean by creative spaces?
1	the city isn't that big; other priorities should be related to job creation
1	we have parks. Finish them. Go on.

47. Would you like to also provide feedback at the individual policy level on this topic?



Value		Percent	Responses
Yes		46.7%	42
No		53.3%	48
			Totals: 90

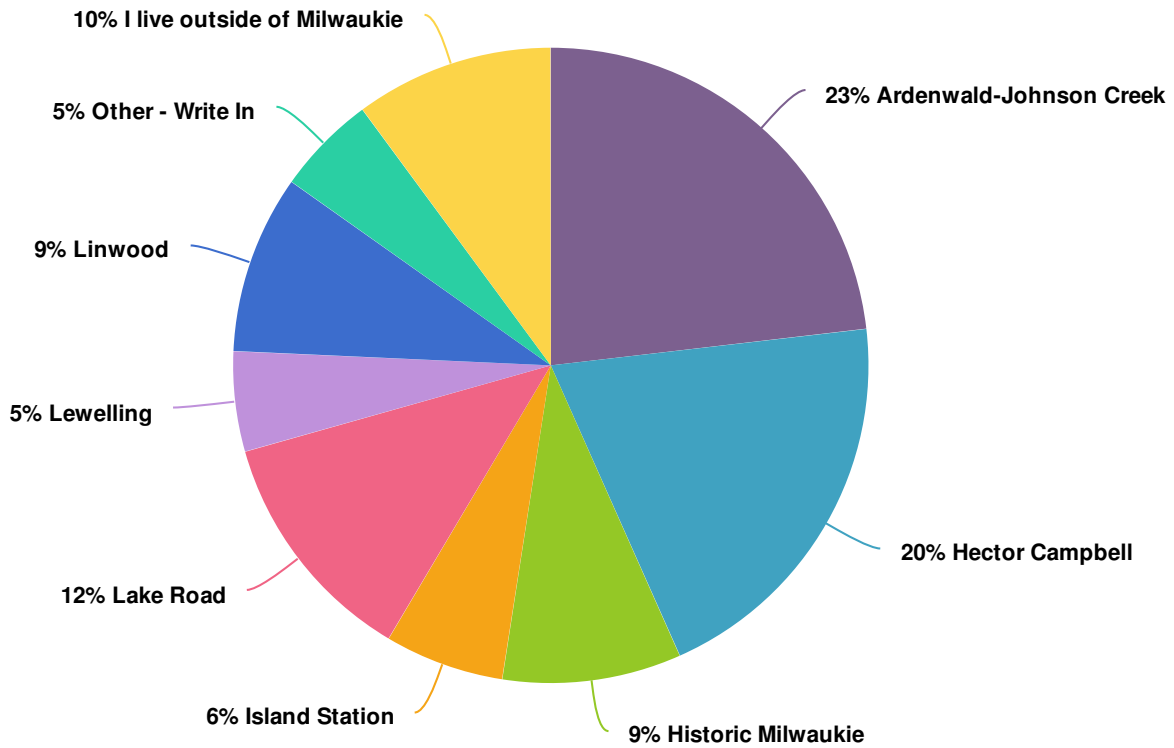
48. Staff have drafted the following policies to help Milwaukie achieve this goal. Please identify the top policy you feel is most important.

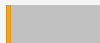
Value		Percent	Responses
Assist in the identification of properties with the potential for artists and other creative spaces which are financially, geographically, and spatially accessible.		38.5%	15
Partner with the Arts Committee (artMOB), local organizations, and educational institutions to market Milwaukie as a place that values the arts.		38.5%	15
Make visual and performing art spaces more accessible to a diverse range of artists and residents throughout Milwaukie.		23.1%	9

Statistics

Total Responses	39
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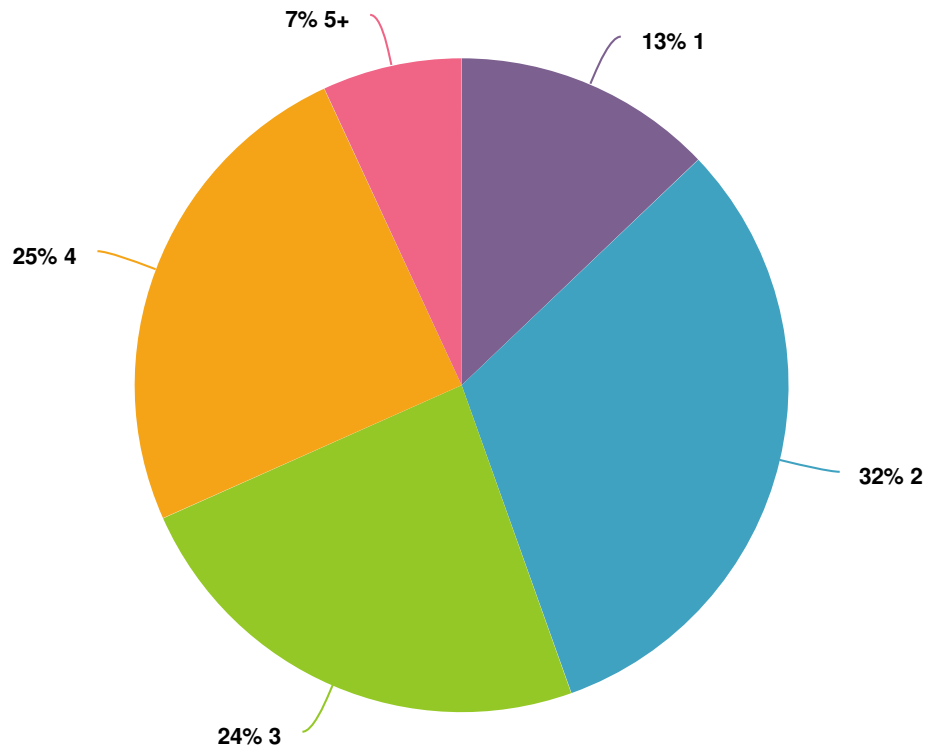
49. What neighborhood do you live in?



Value		Percent	Responses
Ardenwald-Johnson Creek		23.2%	23
Hector Campbell		20.2%	20
Historic Milwaukie		9.1%	9
Island Station		6.1%	6
Lake Road		12.1%	12
Lewelling		5.1%	5
Linwood		9.1%	9
Other - Write In		5.1%	5
I live outside of Milwaukie		10.1%	10

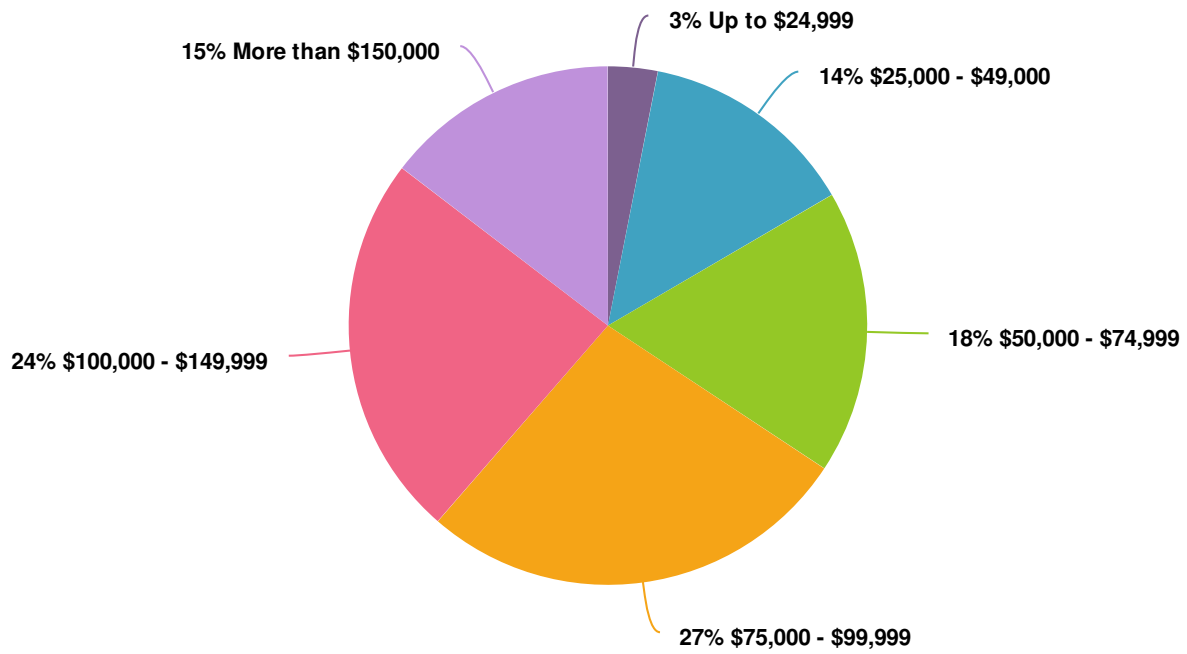
Totals: 99

50. Including yourself, how many people live in your household?



Value		Percent	Responses
1		12.9%	13
2		31.7%	32
3		23.8%	24
4		24.8%	25
5+		6.9%	7
Totals: 101			

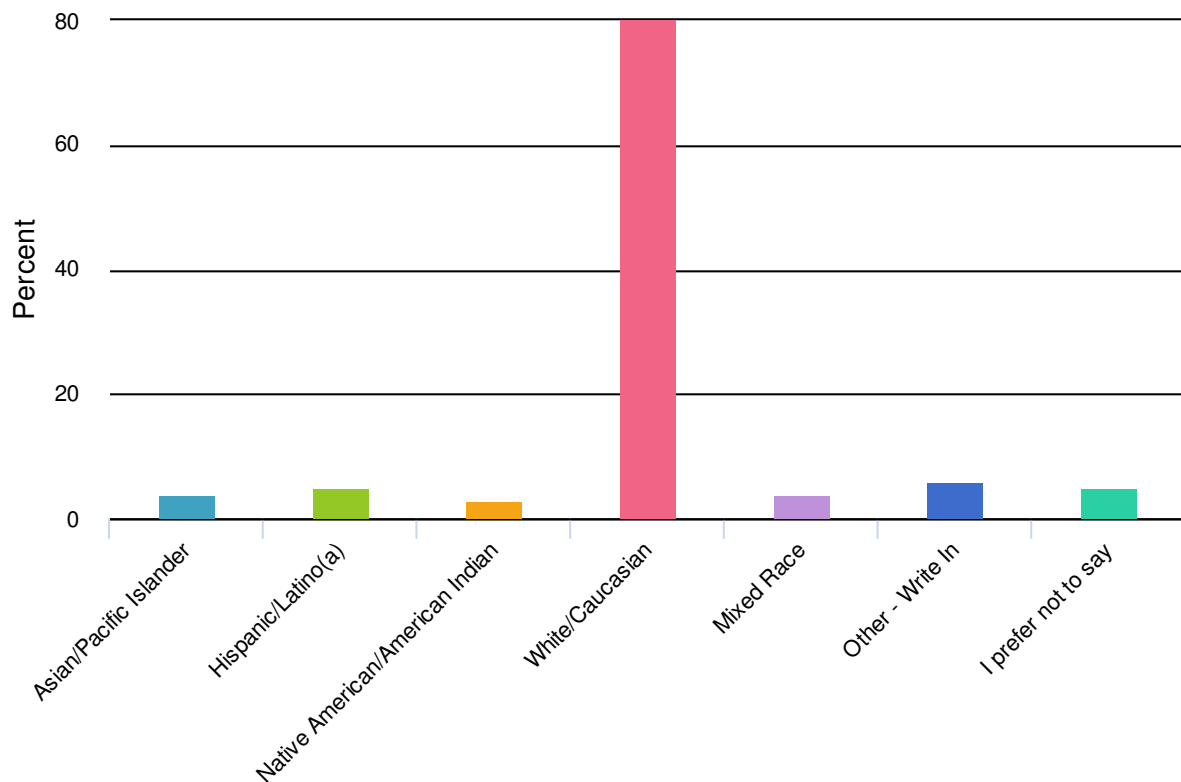
51. What is your annual household income?



Value		Percent	Responses
Up to \$24,999		3.1%	3
\$25,000 - \$49,000		13.5%	13
\$50,000 - \$74,999		17.7%	17
\$75,000 - \$99,999		27.1%	26
\$100,000 - \$149,999		24.0%	23
More than \$150,000		14.6%	14

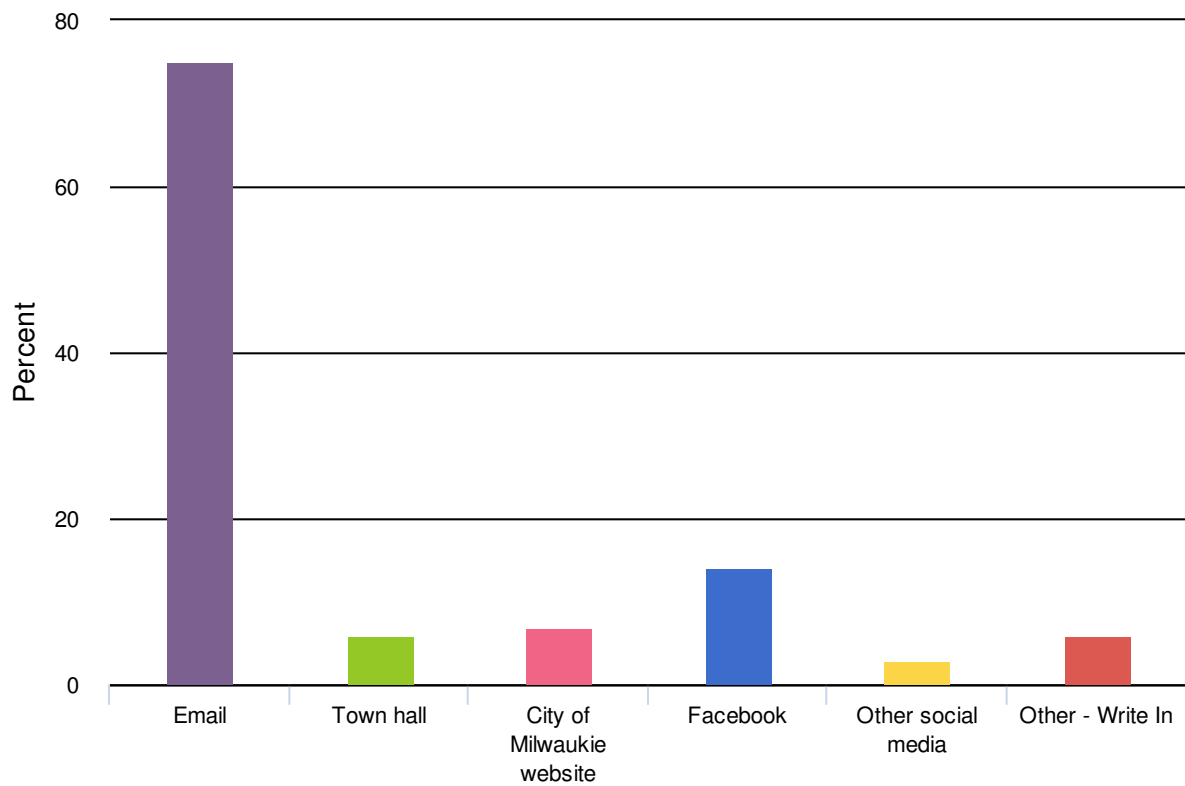
Totals: 96

52. How do you identify yourself culturally?



Value		Percent	Responses
Asian/Pacific Islander		4.0%	4
Hispanic/Latino(a)		5.0%	5
Native American/American Indian		3.0%	3
White/Caucasian		80.0%	80
Mixed Race		4.0%	4
Other - Write In		6.0%	6
I prefer not to say		5.0%	5

53. How did you hear about this survey? (Select all that apply)



Value		Percent	Responses
Email		75.0%	75
Town hall		6.0%	6
City of Milwaukie website		7.0%	7
Facebook		14.0%	14
Other social media		3.0%	3
Other - Write In		6.0%	6