

**JOINT MILWAUKIE CITY COUNCIL
CLACKAMAS COUNTY BOARD OF COMMISSIONERS
WORK SESSION
SEPTEMBER 9, 1999**

The joint work session began at 6:00 p.m. at Milwaukie City Hall in the second floor conference room.

City Council present: Mayor Tomei and Councilors Kappa, King, Lancaster, and Marshall.

Clackamas County: Commissioners Mike Jordan and Larry Sowa; Steve Rhodes Chief Executive Officer.

Staff: City Manager Bartlett and Assistant City Managers Richards and Bennett.

Council Goals

Mayor Tomei introduced the City's goals:

Support community environmental sustainability (livability) through review of zoning and subdivision ordinances; establishing a design review process; implementing an urban forestry program; and acquiring open space and trails property while it is available.

The objectives of this goal were to: enhance neighborhood livability; develop a design review ordinance including a board or committee; become a Tree City USA within two years; implement a system by which the City can more quickly acquire dwindling park and open space property; and increase code enforcement activity.

Mayor Tomei explained that Milwaukie does not currently have a design review process, and initial efforts would focus on the downtown core area and expand to include single-family residences to maintain neighborhood compatibility.

Councilor King was concerned about manufactured homes and how they matched and enhanced existing neighborhoods, and **Jordan** commented on the existing state standards to which local jurisdictions must adhere.

Councilor Kappa asked if the County had funds to purchase open space in the buffer areas between the City and unincorporated areas.

Rhodes responded that he did not believe funding was available for this type of purchase.

Jordan understood there was a master planning process underway that included looking at the feasibility of an enhanced systems development charge (SDC).

Councilor Marshall pointed out that the current SDC only covers 60% of the true costs and that the North Clackamas Parks and Recreation District(NCPRD) was looking to acquire large parcels for regional parks.

The group discussed park standards and the target number of acres based on population.

Councilor Kappa was concerned that larger properties would sell more quickly than the City could act.

Councilor Marshall believed Metro should be of more help.

Rhodes suggested these concerns and ideas be expressed as the master plan evolves. He did believe, however, there could be an issue with Metro about the use of the property.

Jordan identified two issues: strategically developing an SDC methodology and addressing the issue of timing and ability of a government entity to act expeditiously. The master plan has to be clearly defined before the methodology can be developed.

Councilor King was concerned about the high density areas near the Clackamas Town Center with no requirements for developers to donate livable park space. She suggested the County look at its zoning ordinances.

Councilor Marshall strongly recommended that the County Commissioners review the District's request that the SDC fees be increased to reflect the true cost of growth.

Jordan replied that Oregon's legal framework does not allow local jurisdictions to ask a developer to enrich existing community standards. He did not know the standards the District was trying to reach, but, if it wishes to raise standards throughout the entire community, another funding mechanism will have to be identified. It is critical to go through the master planning process in order to support any proposed fee increases without legal challenges. The idea of acquiring land because of pending scarcity and increasing costs is sound reasoning for the master plan.

Sowa added that the residents of Clackamas County need to step forward in the Concurrency and Complete Communities processes and let the Commissioners know what they want. He commented on the Stonegate Golf Course project and the need for active sports fields in the area.

Mayor Tomei continued with the Council goals: Continue efforts toward development of the downtown and riverfront through a planning process, acquisition of key properties, and construction of key public projects to support a long-term public/private partnership.

The objectives if this goal are to: develop and adopt Downtown, Riverfront, and Streetscape Plans; develop and adopt downtown design standards and downtown development plan; develop a Milwaukie Jr. High School re-use and site plan; relocate the Kellogg Wastewater Treatment Plant within ten years; and initiate implementing actions for all of these plans.

The group discussed the Jr. High site potentials and the community's strong emotional ties to the property and the outdoor pool.

Sowa commented that Milwaukie, Oregon City, and Lake Oswego faced the similar problem of being close to the river with limited downtown development space.

Jordan asked the business community's level of support and the probability of energizing the independent businesses around funding mechanisms.

Mayor Tomei said Mike Richardson of Dark Horse has been very supportive of the efforts although others have expressed concern with the cost of a major project such as the waterway concept.

Bartlett added that the Milwaukie Downtown Development Association's (MDDA) latest occupancy study indicated only a 1% vacancy rate not including the Safeway building.

Mayor Tomei explained the MDDA Niche Committee is focusing on an Arts and Entertainment theme including college classes and utilizing Dark Horse Comics as a practicum. Gary Michael developed a grant application for the Regional Arts Commission to help fund sculpture shows in downtown public spaces. There is also a connection with Clackamas County Arts Commission.

Councilor King added that Milwaukie would be the site of a year-round Volkswalk beginning in January.

Sowa cautioned that Milwaukie needed to work closely with ODOT on how it plans to move vehicles through the City.

Bartlett said the Community Solutions Group and Commissioner Kennemer have been very helpful to the City in supporting the proposed boulevard concept and developing options for decreasing rush hour speeds.

Councilor Kappa commented that jurisdictions needed to work together more closely on road designs and pointed out the impact of Sunnyside Road traffic on Milwaukie. He discussed the probable voter defeat of the gas tax measure.

Jordan discussed plans for the Sunnybrook interchange and the need to look at better mass transit options. He is chair of the Metro Policy Advisory Committee (MPAC) subcommittee on transportation funding. He believed there needed to be an integrated funding strategy because one jurisdiction does not have enough money to fund a complete project. A predictable funding source is critical.

The group discussed public demands on local jurisdictions and the need for outreach and education to explain the ramifications of expensive, long-term projects. There are trust, accountability, and honesty issues on the minds of many constituents. The group also discussed the South Bus Study and federal funding.

Mayor Tomei said the final goal was to: Encourage board, commission, and neighborhood goals that are consistent with Council goals which includes continued funding of neighborhood grants; creating a Citizen Involvement Board; encouraging more youth involvement; and supporting neighborhood visions.

The objectives of this goal are to: continue funding neighborhood grants and increasing allocations from the current \$5,000 by \$1,000 up to a total of \$10,000 annually; develop action plans and funding proposals to support neighborhood visions; develop and adopt a Citizen Involvement Board ordinance; develop and implement programs that encourage youth involvement; and review and update board and commission responsibilities.

Jordan was very interested in the City's visioning process because the County wants to get input from its sixty advisory boards and thirty CPOs in the near future. It is an issue of integrating diversity into a common community and preparing people to be partners. Citizens frequently feel frustrated when they have to deal with hard-to-understand regulations.

The group discussed the current Metro Council and its approach to growth and urban boundaries, funding, and addressing the disconnect between local and regional government. It was the general consensus that Metro should act more in the capacity of facilitator and clearinghouse.

The work session ended at ended at 7:40 p.m.

Pat DuVal, Recorder