

ORDINANCE NUMBER 1446

AN ORDINANCE OF THE CITY OF MILWAUKIE AMENDING ORDINANCE NUMBER 1437 BY ADDING A BIBLIOGRAPHY TO THE MILWAUKIE COMPREHENSIVE PLAN AND BY MAKING CERTAIN TEXT AND MAP CHANGES.

WHEREAS, in order to comply with state land use planning requirements, and add to the usefulness of the Comprehensive Plan, it is appropriate to add a Bibliography as an Appendix to the Plan, consisting of lists, inventories, plans, and reports which are cited in the Plan as background for development of the Plan, but which are listed for information only, and which will not guide or govern the planning and zoning responsibilities of the City, and

WHEREAS, in its review of the proposed Milwaukie Comprehensive Plan, staff of the Portland Metropolitan Service District suggested certain changes which have been recommended by consultants Wilsey & Ham as correcting certain minor inconsistencies and omissions, and which are consistent with the intent and policies of the adopted Comprehensive Plan, now, therefore,

THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:

Section 1. The Milwaukie Comprehensive Plan, Ordinance Number 1437, is amended to include the attached Bibliography (Exhibit 1) as an Appendix.

Section 2. Ordinance Number 1437 is further amended to incorporate the following changes:

INTRODUCTION

Plan Review and Amendment Procedures, page 5, first paragraph.

After the third sentence, eighth line, add the following sentence:

The CPRC will also evaluate the opportunity for citizen involvement in the ongoing planning process.

ENVIRONMENT AND NATURAL RESOURCES DIVISION

OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES ELEMENT

Objective #2 - Open Space, page 16, Policies 6 and 7.

Substitute the following for the last sentence in Policy 6:

Tax deferral program and/or density transfer (so that full development potential may be realized) will be utilized so that open space can be conserved and easements dedicated without undue hardships for private land owners.

Delete the last sentence in Policy 7.

Objective #4 - Historic Areas and Sites, page 17.

After the third sentence, 6th line, add the following:

The city also owns and maintains Pioneer Cemetery.

Add the following sentence to Policy 2:

The city will carefully consider any assistance requests made by historical groups.

Include a new Policy 5:

5. Historic preservation and conservation considerations will be included in the development of Neighborhood Design Guides and the Park and Recreation Master Plan.

COMMUNITY CONSERVATION AND DEVELOPMENT DIVISION

RESIDENTIAL LAND USE AND HOUSING ELEMENT

Objective #2 - Residential Land Use: Density, page 26, last paragraph as stated on page 2 of the Addenda dated November 5, 1979.

Add the following after the second sentence, line 9:

Residential design policies have little or no effect on the number of new units calculated in Table 3-A.

Objective #2 - Residential Land Use: Density, page 28, Policies 3c and 4c. In both policies, the phrase "to be developed" is replaced by "as specified in the zoning ordinance."

Objective #2 - Residential Land Use: Density, page 29,

Add a new Policy 7:

7. When requested zone changes are consistent with the Land Use plan, the City will consider public need and appropriate location criteria as having been met.

Objective #3 - Residential Land Use: Design, page 29.

Add a new section, Planning Concepts, after Objective 3:

Planning Concepts

Residential design policies are intended to ensure a high quality of environmental design, a flexible design approach, and a smooth integration of new development into existing neighborhoods. Density bonuses and transfers will be encouraged so that full development potential on individual parcels may be realized. Approximately 3.5 acres of high and medium density undeveloped buildable

lands will be affected by transition policies. Of these lands, 3.2 acres are portions of larger undeveloped parcels where density transfer and density bonus potential are most applicable. The transition policies will have little or no effect on the number of new units calculated in Table 3-A.

Objective #3 - Residential Land Use: Design, page 30, Policy 2.

In the third line, include after the word "provide,"

" ...one or more of the following..."

The second sentence of Policy 2b will be replaced by the following:

A minimum distance equal to the required front yard setback of adjacent parcels will be designated as open area.

Replace Policy 2d with the following:

- d. Planned Unit Development design concept is encouraged whenever possible. When feasible, density transfer will be encouraged so that full development potential may be realized.

TRANSPORTATION, PUBLIC FACILITIES AND ENERGY CONSERVATION DIVISION

TRANSPORTATION ELEMENT

Objective #6 - Local Transit Opportunities, page 71.

Add a new Policy 9:

9. The City will continue to support Tri-Met and Clackamas County efforts to improve facilities and provide programs to assist the transportation disadvantaged.

Modification to Figure 6 - Land Use Plan

On the large-scale, 1" = 800' figure, the area west of S.E. 32nd Avenue, south of the Clackamas/Multnomah County line, east of the Southern Pacific Railroad and north of the parcels fronting S.E. Roswell Street is incorrectly shown as Medium Density. This entire area as shown in Exhibit 2, except the commercial parcels on S.E. 32nd Avenue, are re-designated Moderate Density.

Section 3. The Comprehensive Plan Map is also amended as shown on Exhibit 3 by the following changes:

<u>Area</u>	<u>Current Land Use</u>	<u>Zone</u>	<u>Plan Designation</u>	
			<u>Current</u>	<u>Amendment</u>
1	Professional Office	C-G	High Density	Commercial
2	Church, Parochial School	R-1-B	High Density	Mixed Use (Commercial/High Density)
3	Professional Office	R-1-B	High Density	Mixed Use (Commercial/High Density)
4	Residential Apartments	R-10 PD C-N PD	None	Low Density
5	Apartments	A2	None	High Density

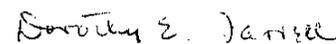
Read the first time this 4th day of February, 1980 and moved to second reading by unanimous vote of the Council.

Read the second time and adopted by the City Council this 4th day of February, 1980.

Signed by the Mayor this 4th day of February, 1980.


Allen Manuel, Mayor

ATTEST:


Dorothy Farrell, Recorder

APPROVED AS TO FORM:


Greg Eades, City Attorney

Exhibit 1

BIBLIOGRAPHY

The following inventories, plans and reports are cited throughout the Comprehensive Plan as providing background information for policy choices. A short explanation of the contents within each document follows. Complete copies of referenced material may be found at the Milwaukie Planning Department.

These materials are considered as factual data justifying and supporting plan policies, but are listed for information only and will not guide or govern the planning and zoning responsibilities of the City.

Economic Development Commission, Memorandum to City Council, City of Milwaukie, May, 1979.

The memorandum contains a series of public policy and operating recommendations focusing on the retention of existing employment centers and encouragement of new industrial development activities.

Lord & LeBlanc, Community Development in Milwaukie: Problems, Prospects, Policies, City of Milwaukie, October, 1977.

Population, housing and employment trends are examined to provide a future prospective for the City. Industrial growth outlook is analyzed in terms of regional land demand, current industrial development within the city, and opportunities and constraints for new industrial development. Industrial development policies are recommended. Future outlook for commercial land use is discussed, focusing on the need for retail activity and office space. Downtown and the Willamette waterfront opportunities are highlighted. Residential land use is examined in terms of population growth trends, regional and local housing construction, supply of suitable residential lands, and housing type considerations. Finally, annexations are discussed, and costs of and benefits of incorporating various land uses determined.

City of Milwaukie, Bike/Foot Way Plan, City of Milwaukie, 1975.

The plan identifies corridors and sets priorities for a system of bike/foot way facilities in the Milwaukie area. A survey of bike users was conducted, and the land uses generating bike trips was evaluated to help establish the system.

City of Milwaukie, Neighborhood Council Profiles, City of Milwaukie, 1978.

Individual profiles were prepared for each of five neighborhood councils within the city. Social and economic data is included for each neighborhood. The heart of each profile is the results of a "Block Walk," where over 120 volunteers mapped natural resources, wildlife habitats, street and drainage problems, scenic views and historical sites.

Port of Portland, Preliminary Marina Feasibility Study, City of Milwaukie, February, 1979.

The City of Milwaukie requested Port technical assistance in examining the feasibility of developing a marina project adjacent to the Jefferson Street boat ramp in downtown Milwaukie.

In this report, a basic design concept is presented, incorporating the facilities proposed by the City: retention of the boat ramp and addition of a moorage, restaurant and marina sales and service facility. Three variations of the design are portrayed: one assuming a continuation of current surrounding land uses, another accommodating the potential widening of McLoughlin Boulevard, and a third hypothesizing the removal of Caffall Brothers' log boom. The plan showing a continuation of current surrounding uses is developed in more detail and cost and revenue estimates are included. The project pro forma indicates a break even cash flow in the sixth year of operation, if certain assumptions are followed. Alternative ownership and financing arrangements are discussed, including grant funding possibilities. The report concludes with a discussion of marketing factors influencing moorage demand.

Portland State University, Community Needs Survey, City of Milwaukie, 1977.

PSU conducted in-depth interviews with a statistically valid sample to determine local attitudes on a variety of issues. General social and economic data is included, as are responses to questions in the following categories: public services; growth and development; transportation and environment; and communication/information.

Stevens, Thompson & Runyan, Inc., Drainage Study for the City of Milwaukie, Oregon, 1970.

The drainage study identifies five major drainage areas: 1,300 acres to Johnson Creek, 1,020 acres to Mt. Scott Creek, 460 acres to Kellogg Creek, 450 acres to a depression, and 70 acres to the Willamette River. The plan proposes a backbone drainage system to resolve the major flooding problems throughout the city. Drainage improvements in the depression and improvement of the channel downstream of Mallard Duck Lane are given urgent priority, while the northwest portion of the city which currently experiences severe drainage problems is given high priority for drainage improvements.

Transportation Planning and Management, Inc., Roadway and Traffic Safety Management Plan, City of Milwaukie, 1978.

The report summarizes the results of an extensive roadway condition and capacity analysis, as well as a traffic inventory. It also makes project and management recommendations for managing traffic in an efficient and safe manner and for maintaining and improving roadways. In addition the report describes a project priority system and a project scheduling program as well as indicates sources of funds. It also gives roadway planning and designing guides and methods for keeping track of traffic control, traffic safety and the condition of roadways.

Wilsey & Ham, Resources and Environment Working Paper, City of Milwaukie, August, 1977.

The working paper presents inventories of the following characteristics: topography; climate; air quality; geology; geologic hazards; aggregate resources; drainage; soils; agricultural lands; forest lands; wildlife; fisheries; natural areas; and scenic areas.

Wilsey & Ham, Population, Housing and Residential Land Use Working Paper, City of Milwaukie, August, 1977.

Regional and local population growth trends are discussed, and population projections for Milwaukie and surrounding areas are made. Social and economic characteristics of the population are summarized, as are characteristics of the local housing stock. Residential construction trends for the region and the City are documented, and an inventory of undeveloped and buildable lands suited for residential construction is described. The supply of undeveloped buildable residential land is discussed in terms of the resulting population growth demands. In addition, an inventory of building conditions throughout the Milwaukie area is presented.

Wilsey & Ham, Housing and Residential Land Use Working Paper, City of Milwaukie, September, 1978.

The working paper describes state and regional housing assistance programs and the City's role in program participation. Characteristics of the City's housing stock are described in terms of housing type, vacancy rates, and housing costs. Housing assistance needs for low and moderate income households are described. Available vacant residential lands within each neighborhood are summarized, and resulting number and type of housing units determined if fully developed under the Preliminary Draft Comprehensive Plan.

Wilsey & Ham, Industrial and Commercial Land Use Working Paper. City of Milwaukie, August, 1977.

Industrial growth outlook is analyzed in terms of regional land demand, current industrial development within the city, and opportunities and constraints for new industrial development. The future outlook for commercial land use is discussed focusing on the need for retail activity and office space. Downtown and Willamette Waterfront opportunities are highlighted.

Wilsey & Ham, Public Facilities, Services and Utilities Working Paper, City of Milwaukie, July, 1977.

The paper is organized into 12 sections, each dealing with a major public service. Existing facilities and levels of service provided by city, county and special service districts are discussed as well as how existing and planned facilities may meet future projected demands. Services evaluated include water, sanitary sewer, drainage and streets, police, fire, library, health care, solid waste, street lighting, government, utilities and schools.

Wilsey & Ham, Transportation Working Paper, City of Milwaukie, August, 1977.

An inventory and analysis of several modes are included in this paper. The roadway system is described, and future traffic volumes and capacity deficiencies identified. Accident trends are discussed. Also analyzed is the bus system operating in the City, the railway system and bikeway system.

Wilsey & Ham, Transportation Element Working Paper, City of Milwaukie, August, 1978.

An updating of conditions and future projections for all transportation modes is presented. In addition, vehicle trip assignments and projections are described, and air quality implications discussed.

Wilsey & Ham, Parks and Open Space Working Paper, City of Milwaukie, August, 1977.

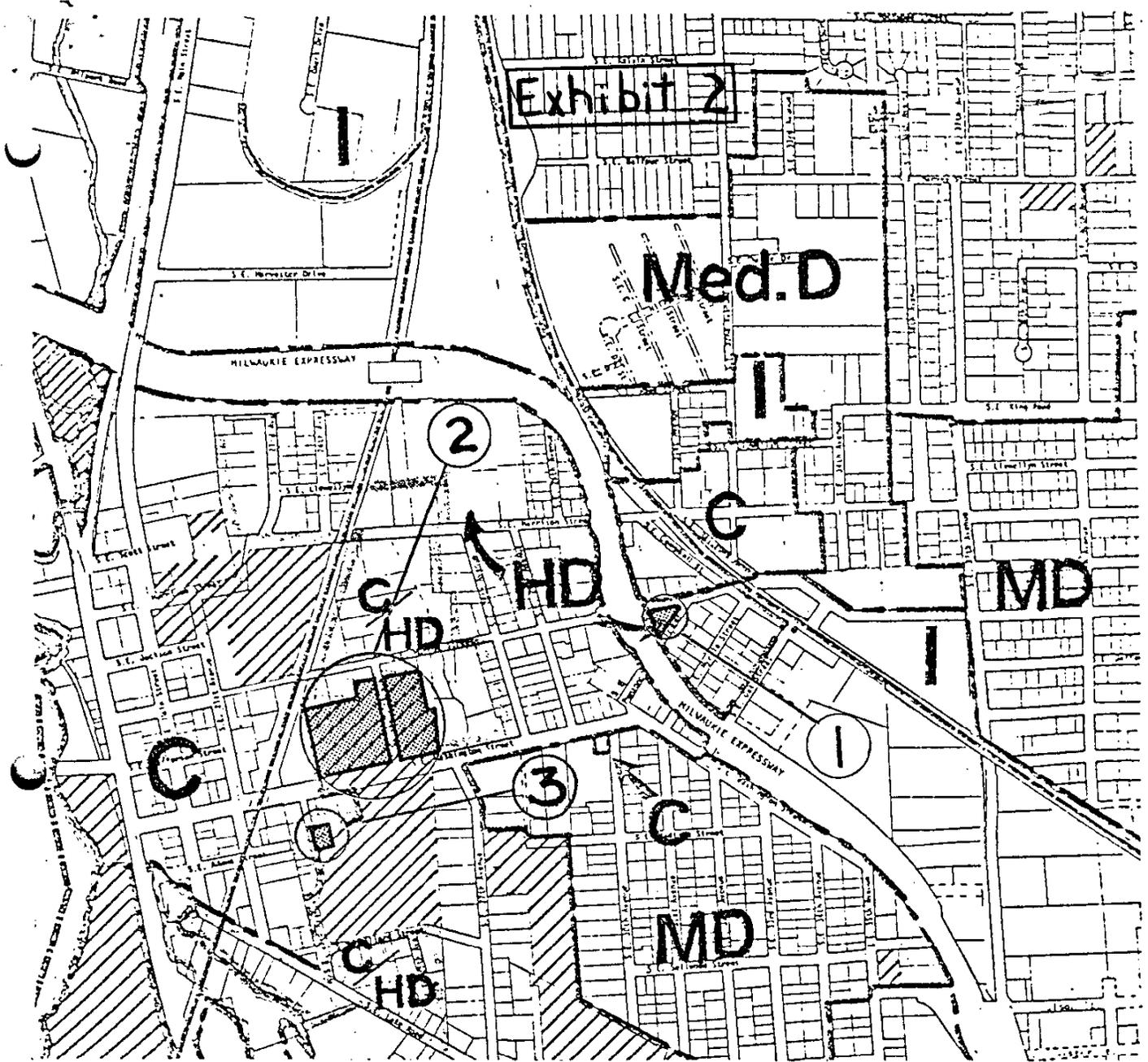
This paper presents an inventory of existing and potential park and open space resources, and projects future recreation needs based on anticipated population growth. Park and open space standards are established, and compared to anticipated needs and available resources. Examples of possible approaches in dealing with the Willamette Greenway are included.

Wilsey & Ham, City Growth and Governmental Relationships Working Paper, City of Milwaukie, September, 1977.

Growth implications are examined in this paper: growth due to continued infilling of vacant lands, intensification of existing uses, and annexation of new areas. State and regional considerations are discussed, as are important factors for consideration including assessed valuation, operating costs relative to land use, and non-tax revenues. Benefits and costs for Milwaukie and unincorporated are discussed based on assumptions on annexation.

Wilsey & Ham, City Growth & Governmental Relationships Working Paper, City of Milwaukie, August, 1978.

Additional data is included to provide background for policy decisions. A proposed growth and land use coordination strategy is established for consideration.



PORTION OF
FIGURE 6
LAND USE PLAN

LEGEND.

- | | |
|------------------|---|
| Low Density | LD |
| Moderate Density | MD |
| Medium Density | Med. D |
| High Density | HD |
| Commercial | C |
| Industrial | I |
| Public Lands |  |



0 FEET 1000 2000

CITY OF
MILWAUKIE
COMPREHENSIVE
PLAN

WILSEY & HAM

Exhibit 3

LD

← Med.D

LD

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