

ORDINANCE NO. 1837

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, AMENDING ORDINANCE NUMBER 1437, THE COMPREHENSIVE PLAN BY ADOPTING MAP CHANGES TO MAP 7. (CPA-97-03R)**

**WHEREAS**, the City of Milwaukie desires to review, amend and revise its Comprehensive Plan on a regular basis; and

**WHEREAS**, the City Council adopted the Regional Center Master Plan on December 2, 1997; and

**WHEREAS**, the Planning Commission held public hearings for CPA-97-03 on October 28, 1997, November 25, 1997, December 9, 1997 and June 9, 1998, and on June 23, 1998 recommended approval of the proposed Comprehensive Plan map amendments as set forth in Exhibit 1; and

**WHEREAS**, the Comprehensive Plan map amendments were referred to the Department of Land Conservation and Development on October 17, 1997 and again on March 6, 1998,

**NOW, THEREFORE, THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:**

Section 1. Findings. Findings of fact in support of this amendment(s) are as follows:

1. CPA 97-03R is a Major Quasi-Judicial action that has been prepared in accordance with the provisions of Section 1011.4 of the Milwaukie Zoning Ordinance. Notice of Planning Commission public hearings were published in the *Clackamas Review* on September 26, 1997, October 17, 1997, October 24, 1997, May 29, 1998, June 5, 1998 and July 3, 1998.
2. The changes to Comprehensive Plan Map 7 have been evaluated in accordance with Policy 7, Objective 1 from Chapter 2 of the Milwaukie Comprehensive Plan as detailed in Findings 3 through 7.
3. **Conformance with the Comprehensive Plan, its goals, policies, and spirit.** Changing the current land use designations from Industrial, Commercial, and High Density Residential to the Regional Center land use designation as depicted on **Exhibit 1 (dated 5/19/98)**, is in conformance with the goals, policies and spirit of the Comprehensive Plan. The Regional Center land use designation provides the means for applying Policy 7 (Objective 2 - Residential Land Use: Density and Location) and implementing various policies found in the Economic Base, Commercial, Transportation, and Open Space Elements of the Comprehensive Plan.
4. **Public need for change.** Milwaukie was designated as a Regional Center through the adoption process of the Metro 2040 Growth Concept Map and Regional Urban Growth Goals & Objectives in December 1995. The proposed land use designation changes

would make Map 7 consistent with the Regional Center Master Plan which was adopted as an ancillary document to the Comprehensive Plan on December 2, 1997.

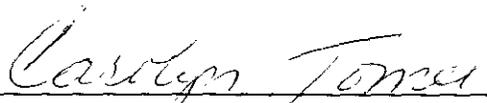
5. **Public need is best satisfied by this particular change.** Revising Map 7 so that it depicts specific sites for the Regional Center land use designation is a precise method for implementing the Regional Center Master Plan without unduly impacting most of the land area in Milwaukie. The public need is best satisfied by this change because the existing land use designations are no longer accurate, and do not provide the means for achieving the Working Group and Steering Committee Objectives articulated in the Regional Center Master Plan
6. **The change will not adversely affect the health, safety, and welfare of the community.** The changes to Map 7 will not adversely affect the health, safety, and welfare of the community. The designation of the specific sites (Murphy, Providence Hospital, McFarland, and Pendelton) is intended to implement a coherent strategy to accommodate and benefit from controlled growth while minimizing adverse impacts on the surrounding community. Retaining the Industrial, Commercial, and High Density land use designations on these sites could result in future land use and zoning patterns that would adversely impact the health, safety, and welfare of the community.
7. The amendments to Comprehensive Plan Map 7 have been referred to the appropriate State and regional agencies. This proposal has been developed in response to applicable regional regulations, specifically to assure consistency with Metro's Urban Growth Management Functional Plan. These Comprehensive Plan map amendments implement the City's Regional Center Master Plan, which establishes the direction for compliance with the Title 1 requirements for Housing and Employment Accommodation in the Growth Management Functional plan because it includes a determination of calculated capacity of housing units and jobs. The Master Plan addresses how the City can begin to implement the Metro 2040 Growth Concept given the housing and employment target densities for Milwaukie. The Master Plan also addresses aspects of the Regional Parking Policy and Accessibility per Titles 2 and 6 of the Urban Growth Management Functional Plan. For these reasons, these map amendments comply with Metro's Functional Plan.
8. The amendments are in conformance with applicable Statewide Planning Goals. These Comprehensive Plan map amendments implement the City's Regional Center Master Plan, which was adopted as an ancillary document to the Comprehensive Plan on December 2, 1997, in compliance with Statewide Planning Goals. The Regional Center Master Plan provides a cohesive policy framework to address the interrelated issues of urban growth, including economic development, housing, public facilities and services, and transportation. A public involvement program was established at the beginning of the Regional Center Master Plan project as an integral part of the planning process. For these reasons, these map amendments are in conformance with and further Statewide Planning Goals 1 (Citizen Involvement), 2 (Land Use Planning), 9 (Economic Development), 10 (Housing), 11 (Public Facilities), and 12 (Transportation).

Section 2. Comprehensive Plan Map Changes. The changes to Map 7 of the Comprehensive Plan establishing a Regional Center land use designation as depicted on Exhibit 1 dated May 19, 1998, are adopted as part of the Comprehensive Plan of Ordinance 1437.

Read the first time on July 7, 1998 and moved to second reading by unanimous vote of the City Council.

Read the second time and adopted by the City Council on July 7, 1998.

Signed by the Mayor on July 7, 1998. .

  
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Carolyn Tomei, Mayor

ATTEST:

APPROVED AS TO FORM:  
O'DONNELL RAMIS CREW CORRIGAN &  
BACHRACH, LLP

  
\_\_\_\_\_  
Pat DuVal, City Recorder

  
\_\_\_\_\_  
City Attorney

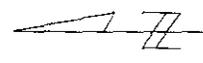
# EXHIBIT 1

5/19/98

Proposed Land Use Plan Map  
Changes Related to Regional  
Center Master Plan  
Implementation  
CPA -97 -03 R

## PLAN MAP CHANGES

Proposed "Regional Center" Plan  
Map Designation.



Department Of  
Community  
Development

