



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

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

May 23, 2023

Present: Jacob Sherman, Chair
Aaron Carpenter
Joseph Edge
Amy Erdt
Greg Hemer
Lauren Loosveldt

Staff: Joseph Briglio, Community
Development Director
Justin Gericke, City Attorney
Vera Koliass, Senior Planner
Laura Weigel, Planning Manager

ECONorthwest consultant, Beth
Goodman

Absent: Joshua Freeman, Vice Chair

(00:13:45)

1.0 Call to Order — Procedural Matters*

Chair Sherman called the meeting to order at 6:30 p.m., read the conduct of meeting format into the record, and Native Lands Acknowledgment.

Note: *The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.*

(00:14:53)

2.0 Planning Commission Minutes

No information was presented for this portion of the meeting.

(00:15:00)

3.0 Information Items

Laura Weigel, Planning Manager gave an update regarding the open position on the planning commission.

(00:15:54)

4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:16:14)

5.0 Community Involvement Advisory Committee (CIAC)

Weigel gave an update on staff's process regarding recent NDA education & outreach, ways the planning department has been engaging with the community, as well as the monthly community development overview. **Hemer** gave an update on the recent Linwood NDA meeting regarding the Neighborhood Hubs presentation.

(00:27:15)

6.0 Hearing Items

6.1 ZA-2023-003 Psilocybin Code Amendments

Vera Kalias, Senior Planner announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC19.902 and MMC19.1000. **Kalias** presented the staff report via a power point presentation. Both are included in the meeting packet. The psilocybin code amendments were prompted based on Ballot Measure 109, known as the Oregon Psilocybin Service Act, which allows for the manufacture, delivery, and administration of psilocybin at licensed facilities. All types of psilocybin facilities are licensed and regulated by the state. Staff presented the City's options for regulations and proposed amendments. Staff recommended the approval of the amendments to City Council. **Chair Sherman** closed the public testimony portion of the hearing.

Commission Discussion:

Hemer expressed safety concerns regarding the hours of operation for psilocybin service centers as well as those centers being cash run businesses. **Erdt** and **Edge** expressed concern restricting the hours of operation and location requirements for psilocybin service centers. **Kalias** clarified that the proposed code amendments place no additional restrictions on service centers / clinics, the current restrictions for service centers are regulated by the state. **Hemer** asked if service centers can be mixed use. **Kalias** replied that the state is regulating that as well. **Edge** motioned to recommend approval of za-2023-003 to City Council as presented by staff. **Hemer** seconded the motion. The motion was passed with a 6-0 vote.

(01:17:08)

6.2 CPA-2023-001 Housing Capacity Analysis

Laura Weigel, Planning Manager announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC19.902 and MMC19.1008. The Housing Capacity Analysis will be included as an ancillary document to the Comprehensive Plan once adopted. **Weigel** presented the staff report via a power point presentation. Both are included in the meeting packet along with the Housing Capacity Analysis document. The staff report included background information about the HCA and an overview of community engagement. Staff recommended approval to City Council. **Chair Sherman** closed the public testimony portion of the hearing.

Commission Discussion:

Edge motioned to recommend approval of cpa-2023-001 to City Council as presented by staff. **Loosveldt** seconded the motion.

The motion was passed with a 6-0 vote.

(01:38:51)

7.0 Work Session Items

7.1 Housing Production Strategy Review

Weigel and **Joseph Briglio, Community Development Director** addressed the commission and prefaced the report. **Beth Goodman, Project Director of ECONorthwest** presented the report which outlined the housing capacity analysis, the housing production strategy, changes made after the project is complete, and an implementation schedule. To view the entire report, please see the power point presentation. **Chair Sherman** asked a clarifying question regarding the interviews with service providers that took place. **Goodman** sited the service providers background and current experience. **Hemer** asked a clarifying question regarding construction excise tax. **Goodman** and **Briglio** explained the requirements & incentives of the construction excise tax. **Carpenter** asked what the repercussion would be from the DLCD for not meeting the deadlines of the schedule. **Goodman** replied that it isn't clear what the gravity of that situation is at this time. **Chair Sherman** asked if there are ways that city council could provide seed funding to planning in order to be competitive for federal grants. **Briglio** replied that there are still a lot of unknowns, but staff is comfortable forecasting the next two years, and that it will require grant money to be successful. **Edge** reiterated that the 6-year implementation schedule is tailored to be an attainable goal, it is both ambitious and conservative.

(02:33:51)

8.0 Planning Department/Planning Commission Other Business/Updates

Hemer advertised for the Ledding Library's upcoming program, 'The Mayors'. **Edge** provided feedback from the recent Metro Technical Advisory meeting.

(02:38:10)

9.0 Forecast for Future Meetings

June 13, 2023,	Hearing Item(s):	Canceled
June 27, 2023,	Hearing Item(s):	Proposed City Hall improvements
	Work Session Item(s):	Bicycle Parking Standards

Meeting adjourned at approximately 9:00 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II