

DRAFT MEETING SUMMARY

Members Present

Albert Chen, Ben Rousseau, Bryce Magorian, Daniel Eisenbeis, Everett Wild, Howie Oakes, Kim Travis, Liz Start, Matthew Bibeau, Rebecca Hayes, Sara Busickio, Stephan Lashbrook

Members Not Able to Attend

Celestina DiMauro, Stacy Johnson

City of Milwaukie

Mark Gamba, Mayor; Councilor Lisa Batey
David Levitan, Denny Egner, and Mary Heberling, Planning Department

Angelo Planning Group

Matt Hastie

Conversation and questions/answers are summarized by agenda item below. Raw flipchart notes are attached as an appendix to this summary (Appendix A, respectively).

WELCOME

- Mayor Gamba welcomed the CPAC.
- Matt Hastie welcomed the CPAC. Went over the overview of the meeting for the night.

PROJECT UPDATES

- **David** – thanked everyone for coming to the open house last month. There were about 60-70 people that attended.

PUBLIC COMMENT/DISCUSSION

- None

UPDATE ON NEIGHBORHOOD HUBS WORK AND IMPLEMENTATION

- Matt Hastie – Provided an update on the neighborhood hubs concept. The consultants are working on a draft final report from all of the input, economic analysis, designs, and implementation strategies.
 - Lisa Batey– Are the N. Hubs part of the Comp Plan or another process?
 - David Levitan – The draft proposed Comp Plan policies do talk about N. Hubs and it is listed as a land use designation, but at this time there aren't any map changes proposed. There will be further discussion on map changes and other

implementation strategies later after the adoption of the Comprehensive Plan policies.

- Daniel Eisenbeis – Is the long-term analysis from the economic study the same time frame as the Comp Plan?
 - Matt – Yes. It is the same 20-year long-term analysis.
- Liz Start – Will someone be able to ask for a zone change if they want to become a hub?
 - Denny Egner – There have been discussions about the City doing a zone change for proposed hub areas to either a current City zone or a new N. Hubs zone. Or it could be done through an overlay zone. These are just types of implementation strategies for the hubs, but nothing has been fully decided yet.
- Mayor Gamba – I want to make sure we have another in-person CPAC meeting to talk about this draft final report rather than through email.
 - Denny – In our joint PC/CC meeting on Dec. 17th we will be discussing programming/implementations of the Comp Plan for the coming year. N. Hubs may be a high priority for the coming year, but it is uncertain at this point.
- Ben Rousseau – Would have liked to see this final draft report before the urban design section on N. Hubs. I think we need to continue have further discussions about this in person.
- Stephan Lashbrook – I agree with everyone stating that this is a very important concept, but it is going to take a long time to get to a final implementation idea on this. There is a lot to think about in regards to how this gets implemented and it won't be easy.
 - David – There could be an opportunity that there is a N. Hubs subcommittee of the CPAC or the CPAC could continue to meet and work on this project.

HIGH-LEVEL REVIEW OF DRAFT POLICIES

- **Table of Contents**

- Bryce Magorian – Why is transportation its own section? I feel it belongs more under Complete Neighborhoods
 - David – Transportation was its own superaction in the Vision so it translated into its own chapter. We also haven't touched it knowing that we would be updating the TSP later on that would change some of our policies. We can note and look at it being under the Complete Neighborhoods chapter though.
- Ben – I would suggest changing the chapter name of “Fostering Community and Culture” to “Fostering Community, Culture and Belonging.” Felt that distinction was important as it was part of the Vision.
- Bryce – Add “Safe and Accessible” to the Transportation chapter name.

- Everett Wild – Not sure if Parks and Recreation fits in the Creating Complete Neighborhoods chapter, but not sure if it fits in another chapter either.
- **Chapter 1 – Fostering Community and Culture**
 - **Section 1: Community Engagement**
 - Everett – Policy 1.3.1 wasn't sure if we settled as the PC for a CIAC. Thought the City Manager was concerned about this being the right body for that committee.
 - Denny – It was proposed that way to City Council and was reviewed by the City Manager and it wasn't an issue.
 - Lisa – In Policy 1.3.1, the CIAC is a requirement by the State. Should be a call-out box on this to explain.
 - Ben – Wanted to know if there would be a diversity, equity, and inclusion committee included as a policy in Section 1. Would suggest this being a policy that is missing. 13 committee members agree with this comment.
 - Daniel – when we talk about a committee, let's make sure they have questions about equity that they always ask for any City changes.
- **Chapter 2 – Environmental Stewardship and Community Resiliency**
 - Everett – All of the policies that reference floodplains may be too many. Could be tightened. Like 5.1.4 and 10.4.1, very similar.
 - Mayor Gamba – I am a fan of redundancy and think it is important. Would push back on condensing some of those policies.
 - Howie Oakes – Goal 3.4, seems to be more about development. Don't see any sort of enforcement policies around this to drive code updates.
 - Howie – Policy 3.6.5, call out odor as a nuisance in this policy.
 - Stephan – Add that the City will take action to compel enforcement of laws
 - Stephan – There are lots of policies around tree canopy, but there needs to be something around terms of solar protection too. As they are in conflict together.
 - Stephan – discuss how 100, 500 yr floodplains need to change.
 - Stephan – Energy section, didn't see a mention of community solar. Needs a policy on this.
 - Mayor Gamba – Policy 6.3.8 mentions this, but it's very passive language.
 - Denny – Policy 5.3.4: language around “exceeds minimum building code standards” – have found this could be very hard to do. Not sure what we meant from this. May need to be re-looked. Staff may make a recommendation for change on this policy.
 - Lisa – State law could change around this to make it easier to do this. I think it's in the works at the state level around this.
- **CHAPTER 3 – CREATING COMPLETE NEIGHBORHOODS**
 - Howie – Goal 7.2, need stronger language around ADUs in this section. More encouragement of this.

- Daniel – Land Use Designations – think there needs to be a lot more scrutiny around these designations and moving them forward. Not sure the permitted housing types reflect what will come in HB 2001 and the discussions that have taken place around the Comp Plan process. Worried that without updating this now, the City may be stuck with these land use designations.
- Bryce – Policy 7.1.4, what do we mean by resources? Are they City resources? Are they non-profit resources? I think we need to be more specific on this about what the City needs to do to actually keep housing affordable.
- Kim Travis – Policy 7.2.4, is there a way to allow a priority permitting process for affordable housing projects? Would like to see something more about this here, such as, expedited permitting for affordable housing.
- Howie – Policy 8.4.1 add a noted about engaging with the neighborhood that the hub will be going into. Make sure the hub fits what the neighborhood wants.
- Rebecca Hayes– Policy 7.1.8, what about those that have already been displaced? Do they have priority to get housing first back here. Should there be a policy around that?
- Matthew Bibeau– Policy 7.2.7, rather than calling out adequate maintenance, would like to call out “tiny homes villages” as well as just tiny homes.
- Stephan – Goal 7.1, need a policy leading to an ordinance that would preclude developers from creating HOAs and CCNRs that restrict types of develop that is already allowed.
 - David – That is also included as a requirement in HB 2001, but always good to reiterate in our own policies.
- Stephan – Policy 7.4.2, 8.2, don’t see transit access as part of the policies. Is missing.
- Stephan – Define frequent transit in the glossary.
- Stephan – Section 8 references regional center. Is there a map for this?
 - Denny – The County has adopted a more precise definition of this.
- Albert Chen – Policy 7.1.9, add phrasing around proactively engaging a getting feedback and all of the other policies around this.
 - Everett – Should this policy be in the goal language rather than the same policies in every housing goal section?
 - Lisa – Maybe this language should be in every section, not just housing section.
 - Matthew – Add both “qualitative” AND “quantitative” metrics, focused on the intent of the policy
- Bryce – Goal 7.2, identify things that are adjacent to housing that make it affordable (affordable childcare, access to transit, etc.)
- **CHAPTER 4 – SUPPORTING ECONOMIC DEVELOPMENT AND GROWTH**
 - Bryce – Section 11, add language stating that workers are protected and provided for, especially when new businesses want to establish in Milwaukie. Make sure the workers are protected first.
 - Bryce – Policy 12.4.3, not sure the term “community identity” is necessary in this policy. Will cause issues when communities, areas want to annex into City.
 - Ben – what does implementation look like for the Ec Dev section?

- There is an Economic Development Strategy that is supposed to be updated every 5 years. The City can add things in this to match what is in the updated Comp Plan. The rest are from City programs and what comes out of the City budget.

PROJECT NEXT STEPS & SCHEDULE

- David -
 - City staff is working on the actual look/draft of the final document. This includes chapter introductions and background information that will be included in the document. A draft of this document will be completed in early/mid December.
 - As of now, public comment is open on the draft policies. All comments received will be provided at PC and CC during their public hearings.
 - Planning Commission will make a recommendation to the CC and then CC will hold public hearings on that PC recommendation. The plan is to have CC adopt the Comp Plan policies in March 2020.
 - November 19, continued discussion with the CC on middle housing implementation and public outreach, as well as, the possible continuation of CPAC for the next steps beyond Comp Plan adoption (middle housing, N. Hubs, etc.)
 - December 17, there will be a joint session of PC and CC on next steps after Comp Plan adoption and what implementation programs are priority. Things like N. Hubs, middle housing and HB 2001, etc.

CLOSING & ADJOURN

Closing remarks made by Councilor Batey.

Upcoming City events:

- Nov. 17th – Launch Party for Milwaukie Parks Foundation
- Nov. 21st – South Downtown Plaza Party
- December 4th – Planning 101

APPENDIX A – Raw Flipchart Notes

Table of Contents (TOC):

- Transportation own thing? In Creating Complete Neighborhoods chapter instead?
- Chapter 1 - +“Belonging”
- Transportation – +“Safe and Access”
- P & R seems different than other topics in Ch 3

Chapter 1 – Community and Culture

- (1.3.1) – PC as CIAC? Settled? Footnote re: this
- Community engagement – lots of overlap and connection to all sections/chapters
- Spacing issues
- Committee for diversity, equity, and inclusion? Not seeing structure for this.

Chapter 2 – Environmental Stewardship and Community

- Floodplains
 - several similar policies
 - cross reference + supplement where easy
 - But: some redundancy ok, not everyone will review/cross reference
- 3.4 Urban Forestry – other strategies (non-development) missing. E.g. enforcement (see 3.4.5, 3.4.2)
- 3.6 – call out odor as a nuisance
- Compel enforcement – missing language
- Solar access protection
- Discuss how 100, 500 yr floodplains change (example: effect on dogwood park)
- No community solar
- Floodplains – 5.3.4 – issue of exceeding minimum building code standards

Chapter 3 – Complete Neighborhoods

- Not seeing much/enough re: ADUs (e.g. lower SDCs)
- Comp Plan Designations
 - Don’t just carry existing designations forward
 - Start by looking at residential densities and HB 2001 now – at least look at designations
 - Not consistent with policies and highly segregate housing types
 - Agree with this by timing issues
- 7.4 numbers issue
- Provide more clarity re: housing resources to create/ensure affordability
- Urban design – be clear
- Housing affordability goal
 - Priorities in permitting for affordable housing
- 8.1.4 – Engaging with NDAs
- 7.1.8 – How to address people already displaced – a way to create priority
- 7.2.7 – Tiny homes policy
 - Missing opportunity to create “villages” for tiny homes – would support more people
- Policy to restrict prohibiting CC&Rs (see HB 2001)
- 7.4, 8.2 – site changes – should re: transit access
- Frequent bus service – define

- Regional center – ID precise bounds
- Support things that help people stay in housing (transit, childcare, etc.)
- Consider set of equity lens questions

Chapter 4 – Economic Development + Growth Management

- Be clear about what adaptation means – ensure still priority for workers
- 12.4.3 – could cause to oppose annexation
- Special service district = ?
- Economic development implementation = ?
 - Carbon footprint?
 - N. Hubs?

DRAFT