

## DRAFT MEETING SUMMARY

### Members Present

Albert Chen, Bryce Magorian, Celestina DiMauro, Daniel Eisenbeis, Everett Wild, Howie Oakes, Matthew Bibeau, Rebecca Hayes, Sara Busickio, Stephan Lashbrook

### Members Not Able to Attend

Ben Rouseau, Kim Travis, Liz Start, Jessica Neu, Neil Hankerson, 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).*

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### WELCOME

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

### PUBLIC COMMENT

- **Chris Ortolano** – Suggest that the Planning Commission should not be Community Involvement Advisory Committee (CIAC), as proposed in the draft Comprehensive Plan document. Does not feel that they are fit to be in this role. Feels that there is a lack of integrity in community engagement, meaning lack of capacity and resources to manage a robust community engagement process.
- **Chris Ortolano** – Would also suggest an executive summary, index, and ancillary documents for the final Comprehensive Plan document.
  - **David Levitan** – We can explore the idea of an executive summary. We are hoping to have this document be as readable to everyone as possible.
- **Ken Kraska** – Submitted comments for Planning Commission and wanted to briefly summarize:
  - Would like more specificity in the language of the policies
  - Incentives for developers of SFR
  - Some incentives for local developers only
  - Increase in tax revenue from increased density should be placed towards amenities for the community – sidewalks, etc.

- Add to form and size to include nice materials
- No manufactured homes everywhere, okay in certain places
- Frequent bus service along corridors – more clearly define along corridors

## REVIEW LAYOUT OF COMPREHENSIVE PLAN DOCUMENT

- **Everett Wild** – Would like to see the callout boxes closer to the policies they are referring to.
- **Stephan Lashbrook** – Glad it starts with the Vision
  - Page 27 – Is the language of the R-5 and R-3 switched?
    - **Daniel** – Agree that this seemed switched. Also think that the pictures between low density and moderate density are confusing
  - Page 37 – Policy 1.3 – delete “policy”
  - Policy 1.3.2 – would this be reconvened every few years?
    - **David** – Yes, it’ll only be an ad-hoc committee
    - **Everett** – Change “Establish” to “Convene”
  - When the Kellogg Dam is removed, will the Willamette Greenway boundary need to be moved?
  - Page 68 – Hazard Mitigation Plan – is that a plan that already exists? Or one that needs to be done?
    - **Denny** – This is the plan that the Police Department has completed
  - Page 71 – Reference to Cascadia event – not since 2005
  - Page 74 – Climate change is “starting” – remove “starting”
  - Policy 6.1.4 – Have a caveat about solar access preservation
  - Page 82 – Adaptation versus Adaption
  - Page 89 – Reference to Goal 10 and Goal 9, maybe should be both Goal 10
  - Livability Policy 7.4.5 – Taller buildings on the south side of E/W streets are a good idea
  - Policy 7.4.3 – Define how you engage with the public realm
  - Page – Local barriers to innovation are CCNRs
  - Policy 8.2.2.a – what does this mean?
  - Policy 9.2.1 – Reference to diverse communities troubles me, may be a better way to say it
  - Policy 9.2.5 – Community gardens could be expanded beyond public places
  - Public services section – more enforcement language to protect waterways and groundwater
  - Regulation to have their hydraulic system public vehicles to use environmentally safer oil
  - Big fan of economic gardening, could have a policy
  - Economic section – lobbying for more and better transit service
- **Everett** –
  - Page 76 – 78 – short paragraph on end of section, could save space here
  - Page 12-13 – would like more info graphics, but not too many

- Page 12 – Call out HB 2001 and other recent changes in this paragraph as other significant impact
  - **Celestina DiMauro** – Call out in this section that our HNA was low and that our housing needs may actually be higher. Think it’s valuable to not be limited by the 2016 HNA.
  - **Stephan** – I also think that it should be called out that the HNA may not be accurate.
- Policy 8.2.1 – Header missing a space
- Page 117 – photo bleeding into text
- **Rebecca Hayes** – more photos with diversity of people, people of all abilities, etc. More happy community photos.
- **Celestina** – comments on overarching section goals:
  - Page 36 – Consistency on whether to start on “to” or verb
  - Section 9 – Overarching goal may be too long, a little into the weeds
- **Albert Chen** –
  - No animals in the photos, especially in the natural area sections
  - Policy 4.4.3 – Kellogg Dam may have become habitat for some animals, removal of the dam may disturb habitats, add language around making sure habitats aren’t totally disturbed
- **Daniel Eisenbeis** – Will the land use designations be updated with the changes from HB 2001?
  - **Matt** – Yes, that is the plan.
- **Daniel** – Also find it odd that there is one land use designation for only one zone (moderate density for R-5). This may need to be changed.
- **Everett** – Is there an advantage to not having photos and just sticking to the infographics instead? Think people may be focused on that than the policy.
  - I also suggest that using a maps to showcase where these land use designations are compared to other areas of the City
- **Howie Oakes** – Land use designations – make it easier to understand going from lower to higher density
  - Also agree that we should avoid having the callout boxes on other pages

#### **CPAC/PUBLIC COMMENTS ON POLICIES**

- **Daniel** – Ideas to continue to get outreach about commenting on the Comp Plan:
  - Winter Solstice event
  - Library opening on January 11<sup>th</sup> – would be nice to have actually draft documents to look at this event too

#### **UPDATE ON NEIGHBORHOOD HUBS WORK AND IMPLEMENTATION**

- Some members agreed they would like to meet in January to go over N. Hubs.

#### **COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE**

- **Denny** – Comprehensive Plan Implementation Committee (CPIC)
  - Opportunity for 6 members of CPAC to participate in CPIC
  - Other at-large new members would be included and will need to apply to be in CPIC
  - CPIC would also include technical advisors on particular topics when they are being addressed by the CPIC
  - CPIC will bless the concepts and Planning Commission will be the ones to work on the code work

**CLOSING & ADJOURN**

Closing remarks made by Councilor Batey.

DRAFT