



# Memorandum

**From:** Li Alligood, Senior Planner

**Date:** May 21, 2015

**Re:** MEETING MINUTES FROM MOVING FORWARD MILWAUKIE  
PROJECT ADVISORY COMMITTEE MEETING #11

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**Location:** Milwaukie Johnson Creek Facility Operations Building

**Date:** May 21, 2015

**Time:** 6:00pm-7:30pm

## Attendees

### Advisory Committee Members Present:

- David Aschenbrenner, South Downtown Planning
- Dion Shepard, Historic Milwaukie NDA
- Sine Bone, Planning Commission
- Betty Fulmore, Ardenwald NDA
- Paul Lisac, 32<sup>nd</sup> Ave Business/Property Owner
- DJ Heffernan, Central Milwaukie Business / Property Owner
- Alicia Hamilton, Island Station NDA
- Debby Patten, Lake Road NDA

### City of Milwaukie:

- Dennis Egner – Planning Director
- Li Alligood – Senior Planner/Project Manager
- Vera Koliass – Associate Planner

### Consultant Team

- Nick Popenuk, ECONorthwest

## Overview

Denny provided a welcome.

## Neighborhood Main Streets Draft amendments

Nick provided an overview of the key changes in the draft of the proposed code changes for Neighborhood Main Streets.

- New Neighborhood Mixed Use Zone NMU would be applied to the 32<sup>nd</sup> and 42<sup>nd</sup> Ave commercial areas
  - Neighborhood commercial centers
  - Meet the needs of nearby residents
  - Vibrant, local economy
  - Safe and convenient pedestrian access
  - Neighborhood-scale identity

Nick provided an overview of the May 6, 2015, public meeting. The purpose of the meeting was to confirm policy direction from the 2012 Neighborhood Main Street project. The project team led small group discussions about live polling on key issues. Twelve members of the public attended. The group responded to questions about key issues:

- Auto sales – allowed or not?
- Drinking establishments – allowed? If so, how?
- Stand-alone residential
- Size limits on individual uses
- Drive-thrus
- Location of parking
- Maximum setbacks

Nick provided an overview of the results of the May 6, 2015 public meeting (see Attachment 1).

The proposed approaches included in the draft amendments, based on feedback from the PAC and the public, were:

- Vehicle sales and rentals: prohibit. The existing auto lot on 42<sup>nd</sup> Ave would become nonconforming.

Paul asked whether rental of Segways and electric vehicles would be treated differently?

- Drinking establishments: allow as Conditional Uses so the Planning Commission can evaluate potential impacts and place limitations on operations as needed.

**Li** explained that drinking establishments primarily serve alcohol, and may serve food. A tasting room was a drinking establishment, while a restaurant that served alcohol was not.

- Standalone residential: Permit as a Conditional Use, permitted outright in a mixed-use development

**Paul L.** suggested that the property to the north of his property [Lisac's] should be added to the NMU Zone, as it had potential for mixed-use development.

- Size limits for individual uses: Limit the size of individual businesses to 10,000 sq ft; allow larger sizes through Conditional Use review
- Drive-thrus: allow as Conditional Uses
- Off-street parking: parking lots must be next to or behind buildings

**David** mentioned that a developer could create more on-street parking with street widening.

- Maximum setbacks: Establish maximum setbacks of 10 ft

**David** asked if there would be any zone changes beyond the existing commercial areas. **Denny** noted that it was possible that the issue would be discussed during the Comprehensive Plan update.

**David** asked how much the amendments had changed during discussions with the Planning Commission and City Council. **Li** noted that they had not yet been discussed with those groups.

## Project Recap and Lessons Learned

**Nick** provided an overview of the project and PAC activities to date.

- The group had met 11 times in 2 years
- There had been 6 Public Events and countless meetings with Planning Commission and City Council

He asked for PAC feedback about the process:

- What worked well?
- What could we have done better?
- Would you sign up to help with similar City planning projects in the future?
- Final thoughts on Moving Forward Milwaukie?

**Alicia** suggested that the project team could have provided more feedback to the committee during the PC and CC process; she noted that the first online survey did not get a lot of participation initially until PAC members put out a call for participation.

**Dion** expressed concern that Council did not receive PAC input on the draft amendments.

**Betty** noted that the City needed to get more people involved and looking what is on the agenda for City meetings.

**David** noted that public hearings are not the time for a conversation. There should be more informal opportunities to discuss with the Planning Commission and City Council.

**Debby** said that the MFM project had been a good process and she had learned a lot.

**Sine** appreciated the structure of the PAC meeting and project; she wished more people had been involved and noted that the Planning Commission listened to PAC and public feedback when making decisions.

**Paul L.** noted that it was his first time on a committee and thanked the project team for including him. It had been difficult at the beginning because the discussion was focused on downtown, but overall was a good process.

**DJ** had enjoyed the process. He noted that the Planning Commission was struggling with some of the same issues as the PAC, and that some technology issues worked better than others.

**Dion** stated that she would not be willing to participate in future committees. She felt that it was difficult for one person to try to speak for the neighborhood. She expressed concern that Metro had funded the project and had certain expectations about the outcome.

### **Ice Cream Social & Certificates of Appreciation**

The project team handed out certificates of appreciation to those in attendance and commenced an ice cream social.

Session Name  
Neighborhood Main Streets Workshop 5-6-2015

Date Created  
5/6/2015 5:55:29 PM

Average Score  
0.00%

Active Participants  
12

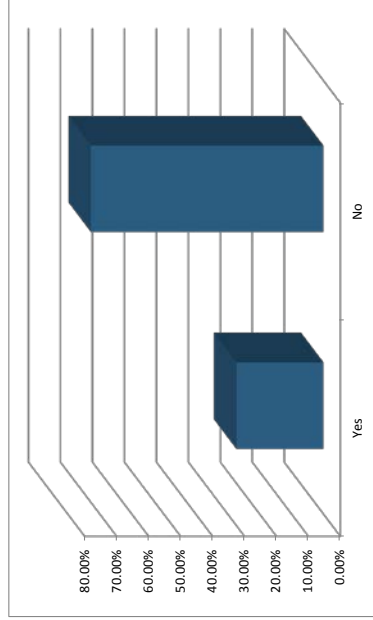
Questions  
20

Total Participants  
12

**Results by Question**

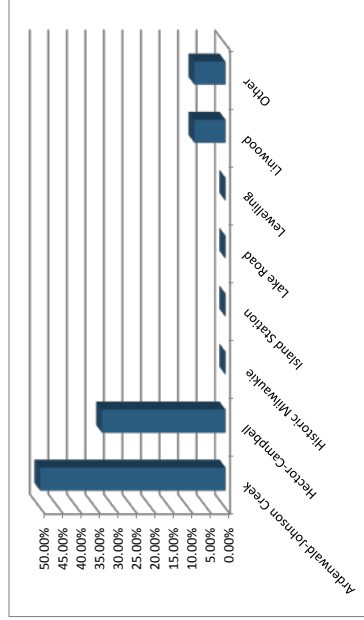
1. Is this your first time participating in a meeting for Moving Forward Milwaukee or Neighborhood Main Streets? (Multiple Choice)

Responses		
	Percent	Count
Yes	27.27%	3
No	72.73%	8
<b>Totals</b>	<b>100%</b>	<b>11</b>



2. Where do you live? (Multiple Choice)

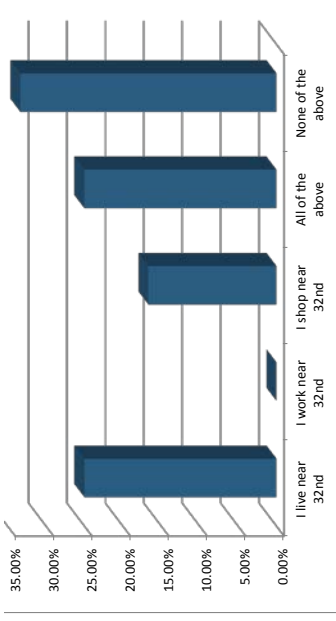
Responses		
	Percent	Count
Ardenwald-Johnson Creek	50.00%	6
Hector-Campbell	33.33%	4
Historic Milwaukee	0.00%	0
Island Station	0.00%	0
Lake Road	0.00%	0
Lewelling	0.00%	0
Linwood	8.33%	1
Other	8.33%	1
<b>Totals</b>	<b>100%</b>	<b>12</b>



3. How do you currently use 32nd Avenue? (Multiple Choice)

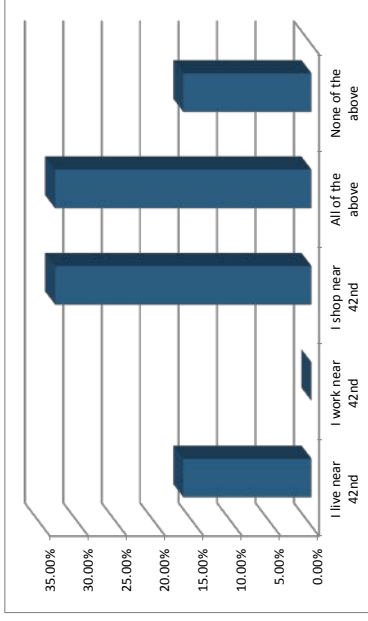
Responses		

	Percent	Count
I live near 32nd	25.00%	3
I work near 32nd	0.00%	0
I shop near 32nd	16.67%	2
All of the above	25.00%	3
None of the above	33.33%	4
<b>Totals</b>	<b>100%</b>	<b>12</b>



4. How do you currently use 42nd Avenue? (Multiple Choice)

Responses	
Percent	Count
I live near 42nd	16.67%
I work near 42nd	0.00%
I shop near 42nd	33.33%
All of the above	33.33%
None of the above	16.67%
<b>Totals</b>	<b>100%</b>

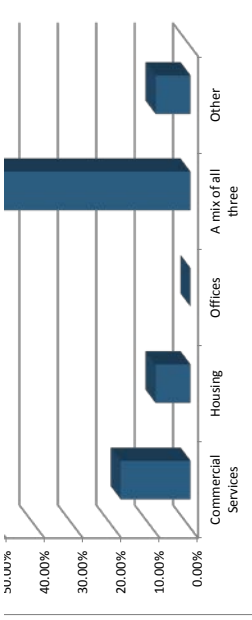


5. How do you want to use the 32nd Ave commercial area? (Multiple Choice)

Responses	
Percent	Count
Commercial Services	18.18%
Housing	9.09%
<b>Totals</b>	<b>100%</b>

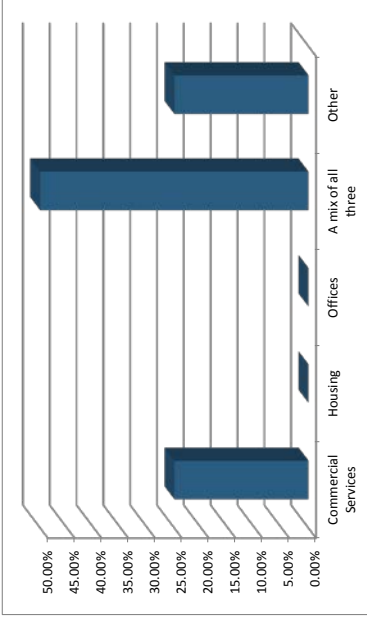


Offices	0.00%	0
A mix of all three	63.64%	7
Other	9.09%	1
<b>Totals</b>	<b>100%</b>	<b>11</b>



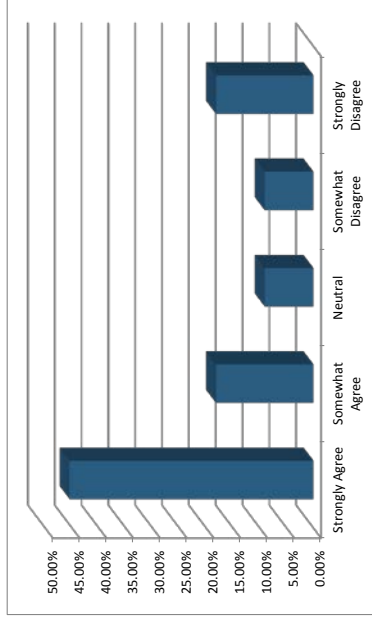
6. How do you want to use the 42nd Ave commercial area? (Multiple Choice)

Responses		
Response	Percent	Count
Commercial Services	25.00%	3
Housing	0.00%	0
Offices	0.00%	0
A mix of all three	50.00%	6
Other	25.00%	3
<b>Totals</b>	<b>100%</b>	<b>12</b>



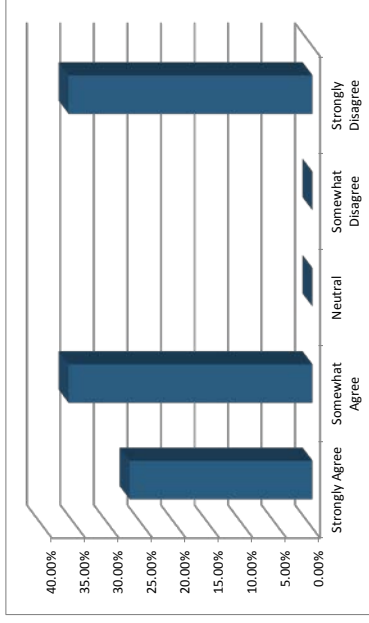
7. The size of individual businesses should be limited in the 32nd Ave commercial area. (Multiple Choice)

Responses		
Response	Percent	Count
Strongly Agree	45.45%	5
Somewhat Agree	18.18%	2
Neutral	9.09%	1
Somewhat Disagree	9.09%	1
Strongly Disagree	18.18%	2
<b>Totals</b>	<b>100%</b>	<b>11</b>



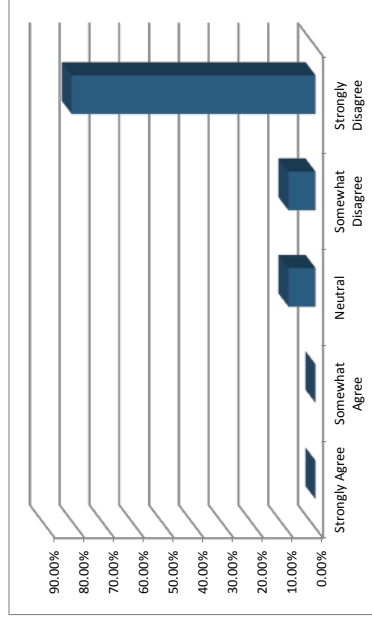
8. The size of individual businesses should be limited in the 42nd Ave commercial area. (Multiple Choice)

Responses		
Percent	Count	
27.27%	3	Strongly Agree
36.36%	4	Somewhat Agree
0.00%	0	Neutral
0.00%	0	Somewhat Disagree
36.36%	4	Strongly Disagree
<b>100%</b>	<b>11</b>	<b>Totals</b>



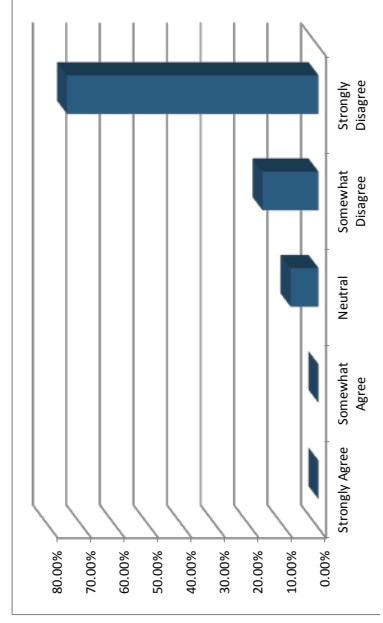
9. I would like to see auto sales in the 32nd Ave commercial area (Multiple Choice)

Responses		
Percent	Count	
0.00%	0	Strongly Agree
0.00%	0	Somewhat Agree
9.09%	1	Neutral
9.09%	1	Somewhat Disagree
81.82%	9	Strongly Disagree
<b>100%</b>	<b>11</b>	<b>Totals</b>



10. I would like to see auto sales in the 42nd Ave commercial area (Multiple Choice)

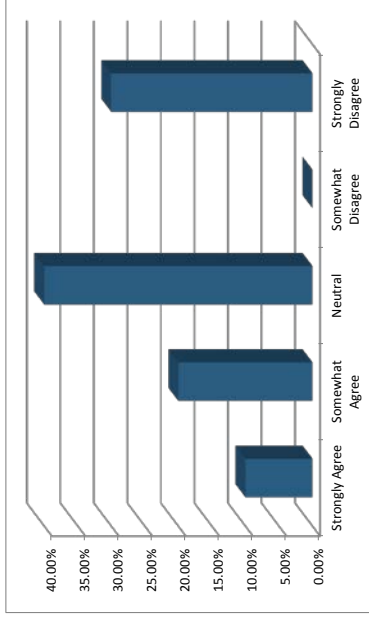
Responses		
Percent	Count	
0.00%	0	Strongly Agree
0.00%	0	Somewhat Agree
8.33%	1	Neutral
16.67%	2	Somewhat Disagree
75.00%	9	Strongly Disagree
<b>100%</b>	<b>12</b>	<b>Totals</b>





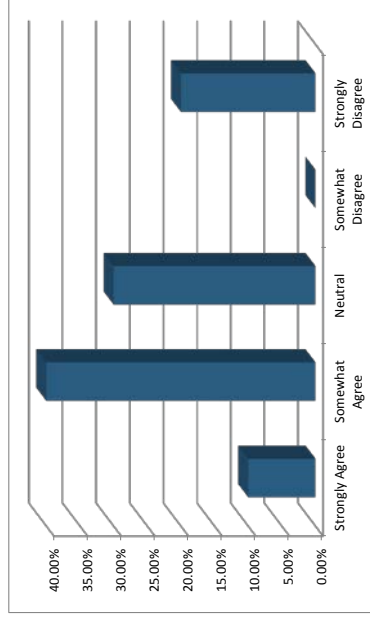
11. I would like to see businesses that primarily serve alcohol in the 32nd Ave commercial area. (Multiple Choice)

Responses	
Percent	Count
10.00%	1
20.00%	2
40.00%	4
0.00%	0
30.00%	3
<b>100%</b>	<b>10</b>



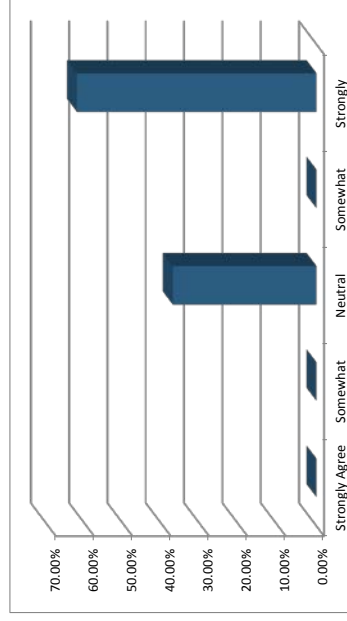
12. I would like to see businesses that primarily serve alcohol in the 42nd Ave commercial area. (Multiple Choice)

Responses	
Percent	Count
10.00%	1
40.00%	4
30.00%	3
0.00%	0
20.00%	2
<b>100%</b>	<b>10</b>



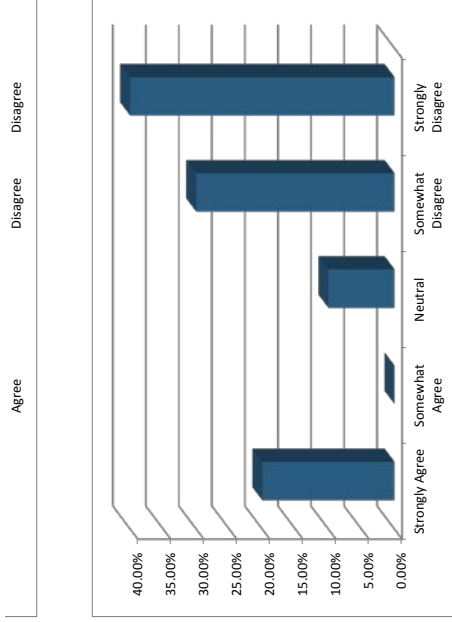
13. Stand-alone residential development should be allowed in the 32nd Ave commercial area. (Multiple Choice)

Responses	
Percent	Count
0.00%	0
0.00%	0
37.50%	3
0.00%	0
62.50%	5
<b>100%</b>	<b>8</b>



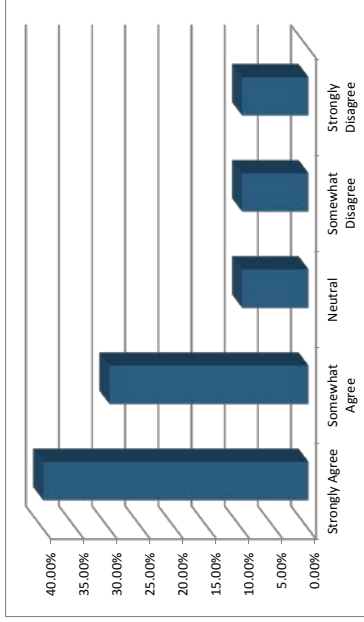
14. Stand-alone residential development should be allowed in the 42nd Ave commercial area. (Multiple Choice)

Responses		
Percent	Count	
20.00%	2	Strongly Agree
0.00%	0	Somewhat Agree
10.00%	1	Neutral
30.00%	3	Somewhat Disagree
40.00%	4	Strongly Disagree
<b>100%</b>	<b>10</b>	<b>Totals</b>



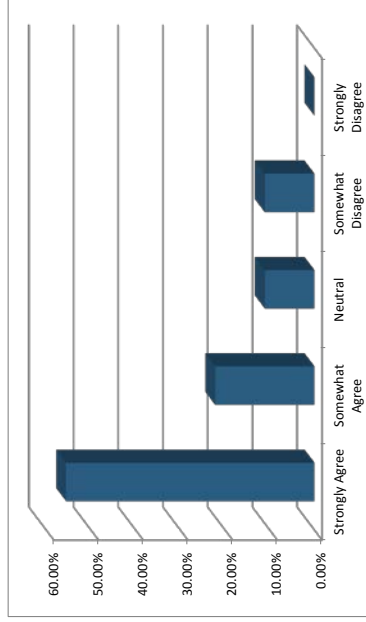
15. New development in the 32nd Ave commercial area should not have parking lots between the building and the sidewalk. (Multiple Choice)

Responses		
Percent	Count	
40.00%	4	Strongly Agree
30.00%	3	Somewhat Agree
10.00%	1	Neutral
10.00%	1	Somewhat Disagree
10.00%	1	Strongly Disagree
<b>100%</b>	<b>10</b>	<b>Totals</b>



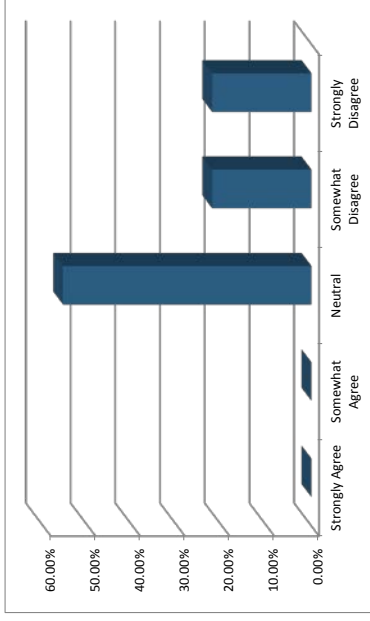
16. New development in the 42nd Ave commercial area should not have parking lots between the building and the sidewalk. (Multiple Choice)

Responses		
Percent	Count	
55.56%	5	Strongly Agree
22.22%	2	Somewhat Agree
11.11%	1	Neutral
11.11%	1	Somewhat Disagree
0.00%	0	Strongly Disagree
<b>100%</b>	<b>9</b>	<b>Totals</b>



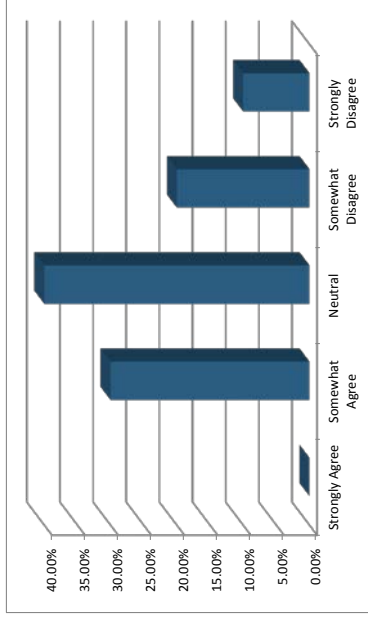
17. I would like to see drive thru in the 32nd Ave commercial area. (Multiple Choice)

Responses	
Percent	Count
0.00%	0
0.00%	0
55.56%	5
22.22%	2
22.22%	2
<b>100%</b>	<b>9</b>



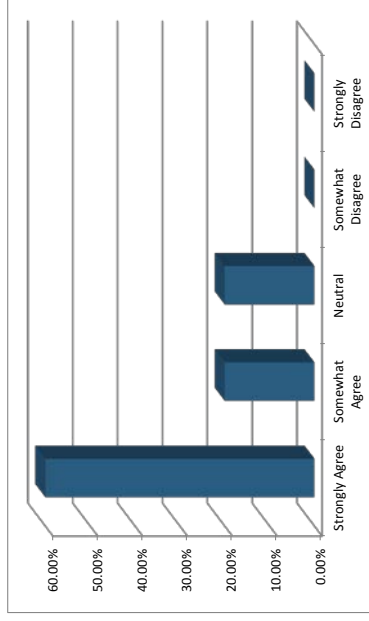
18. I would like to see drive thru in the 42nd Ave commercial area. (Multiple Choice)

Responses	
Percent	Count
0.00%	0
30.00%	3
40.00%	4
20.00%	2
10.00%	1
<b>100%</b>	<b>10</b>



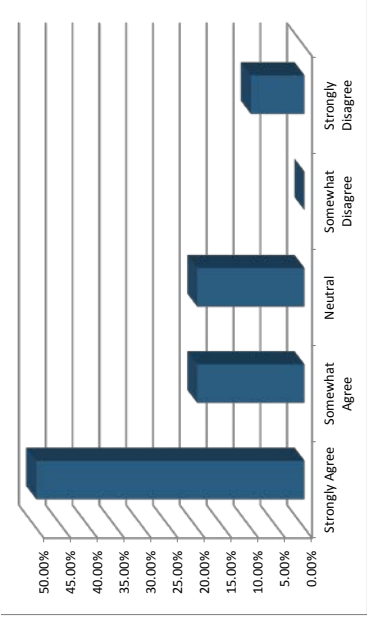
19. New development in the 32nd Ave commercial area should have maximum setbacks. (Multiple Choice)

Responses	
Percent	Count
60.00%	6
20.00%	2
20.00%	2
0.00%	0
0.00%	0
<b>100%</b>	<b>10</b>



20. New development in the 42nd Ave commercial area should have maximum setbacks. (Multiple Choice)

Responses		
	Percent	Count
Strongly Agree	50.00%	5
Somewhat Agree	20.00%	2
Neutral	20.00%	2
Somewhat Disagree	0.00%	0
Strongly Disagree	10.00%	1
<b>Totals</b>	<b>100%</b>	<b>10</b>



Strongly Agree  
Somewhat Agree  
Neutral  
Somewhat Disagree  
Strongly Disagree