



MEETING SUMMARY

Members Present

Albert Chen, Ben Rousseau, Bryce Magorian, Celestina DiMauro, Daniel Eisenbeis, Elizabeth Start, Everett Wild, Howie Oakes, Jessica Neu, Matthew Bibeau, Neil Hankerson, Rebecca Hayes, Stacy Johnson, Stephan Lashbrook

Members Not Able to Attend

Chris Haberman

City of Milwaukie

Mark Gamba, Mayor; Councilor Lisa Batey

Kim Travis, Planning Commission

David Levitan, Denny Egner, Mary Heberling, and Jennifer Davidson; Planning Department

Ann Ober, City Manager

Envirolssues

Kirstin Greene

Others Present

Greg Hemer, Planning Commission

Anais Mathez, 3J Consulting

Elvis Clark

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/RECAP

David Levitan, Senior Planner, and Mayor Mark Gamba opened the meeting and welcomed members of the Comprehensive Plan Advisory Committee (CPAC). They thanked participants for being there that night. Mayor Gamba encouraged the committee to think outside the box and to think big as the committee members go through each topic during that meeting.

David Levitan mentioned that the next CPAC meeting will likely be at the end of February or the beginning of March. He will send out a poll to figure out that meeting date. The first Town Hall event will be in early April, specifically, it may be April 4th.

Kirstin Greene asked if anyone had any changes from the CPAC Meeting #1 meeting summary. No one had any suggestions at the time.

Kirstin also asked if anyone had any problems with an April 4th Town Hall.

- Question from Kim Travis – What is the purpose of the town hall again?

- *Answer from Kirstin: It will be about these four topics being discussed at the meeting tonight.*

Kirstin then asked if anyone had any questions on the terms and acronyms sheet. No questions were asked.

BACKGROUND REPORT OVERVIEWS

Public Involvement

- Mary Heberling presented on the Public Involvement section of the Comprehensive Plan Update. The information presented can be found in the background report.
- Questions/Comments:
 - Elizabeth Start – We need more than just translation of documents. How can we meet the major needs of different populations? Also caution against using the term “diversity” without addressing racial diversity. Financial and ability diversity doesn’t cover all issues.
 - *Kirstin – We can work on the language, the focus is to stay open to all types of diversity. We welcome feedback on the wording.*
 - Kim Travis – Do NDAs report their attendance statistics? How do we know if they are helping with diversity and inclusion?
 - *Mary – The Planning Department doesn’t track this or provide oversight. Jason Wachs with the City has more constant contact with the NDAs than we do.*
 - Howie Oakes – As an NDA chair, attendance at NDA meetings is a constant challenge. Every NDA needs help with this.
 - *David – This was an issue discussed in the Visioning process. We want to create a framework that supports the whole community and includes a diverse range of community members.*
 - *Denny Egner – We can outline new policies for NDAs, including outreach. In Lake Oswego, they have a Citizen Involvement Committee which meets yearly to discuss options for monitoring their neighborhood associations.*
 - Dan Eisenbeis – NDAs should be encouraged to do more outreach, but we should also consider a gap analysis to better understand the needs of and issues pertinent to those who are not currently involved with their NDAs.
 - Stacy Johnson – If people are not attending, the issues being discussed may not apply to them.
 - *Kirstin – This ties back in with Liz’s point of learning how we can best meet the needs of different people.*
 - Howie – School boundaries don’t match NDA boundaries, making it hard to catch everyone in a neighborhood. Neighborhood hubs are another way to define and build recognition of neighborhoods. Can we change NDA boundaries?
 - *Mayor Gamba – We should obtain school demographic data as this will help us better plan for the future of Milwaukie. Creating neighborhood centers helps neighbors engage with each other more, moving us past being a bedroom community for Portland. We want neighborhoods to be communities and when kids from one neighborhood go to school in another it doesn’t help build a sense of community.*
 - *Kirstin – In Oregon, cities don’t control school boundaries, but cities do control NDA boundaries.*

Public Involvement Plan Approach to the Comprehensive Plan Update

- Kirstin presented on demographic data related to current conditions in Milwaukie. This information should be thought about when looking at the proposed strategy for public involvement during this comprehensive plan update.
- Questions/Comments:
 - Ben Rousseau – Is this race/ethnicity info for the City or the UGMA?
 - *Kirstin – It is the City, not the UGMA.*
 - Kim – Is this public involvement section for the whole city or just related to land use?
 - *Stephan Lashbrook – It should be for the whole city.*
 - *Denny Egner – You can use the comprehensive plan for broader goals. It is a good idea to have broad public involvement policies that affect all your City activities.*
 - Ben – Is this public involvement for this process or for ongoing policies?
 - *Stephan – Statewide Planning Goal 1 means that it is intended for ongoing processes.*
 - *Ann Ober – Public involvement is important to this community and we’re open for that broader discussion of public involvement throughout the City.*
 - *David – The vision process is for bigger goals and ideas and the comprehensive plan is where we put those visions into policy.*

Urbanization

- Denny presented on urbanization and growth management for the Comprehensive Plan Update. The information presented can be found in the background report.
- Questions/Comments:
 - Ann – Do the Metro growth forecasts provide info on the type of people expected, such as family size?
 - *Denny – The growth forecast is based on buildable land in the area and development trends. The forecasts don’t include a detailed breakdown*
 - Rebecca Hayes – There are 4,000 seniors/elders in the area now. In 20 years it is projected to be 6,000. Seniors need to be addressed in our policies. Aging in place and livable communities are important. She has data and information that she can provide on this topic.
 - Howie – Is the growth projection more basic, like does that include ADUs as how to use buildable land?
 - *Denny – No it’s not that specific. There is some evaluation of lot size and how a property can be developed, but the program totals buildable land and divides that number by the zoning density permitted to arrive at capacity.*
 - *David – Metro coordinates this process to look at it regionally every few years. They are trying to modify their methodology to capture emerging trends, such as ADUs, currently. It feeds into Metro’s urban growth management boundary. Locally our recent Housing Needs Analysis (HNA) does talk about how we have adequate capacity, with looking at infill and so forth. We think we have more capacity than what Metro has projected.*

- Celestina DiMauro – Clarification on UGMA area, does the City have a relationship with them? Is there an obligation that we need to annex these unincorporated areas?
 - *Denny – The City doesn't have an obligation – the properties in the UGM already have urban services.*
 - *Mark Gamba – There are reasons why we care about whether we annex the UGMA areas into the City. For example, the onion field off of Lake Rd has been bought and will be building 50+ houses. It is in unincorporated Clackamas County and we don't have control over design standards, street standards. They won't be paying taxes for our parks, the library, but they'll use those services. These are some of the reasons to care why we want to annex the urban unincorporated Clackamas County areas.*
- Dan – On service districts, does the City have the authority if it annexes an area to bring them into service districts? Can we take them out of service districts?
 - *Denny - In general, with annexation properties are withdrawn from service districts but it depends on what has been set out in urban service agreements between the district and the City.*
- Everett Wild – If we were to annex the whole UGMA, what would be the new population number?
 - *Denny – It would about double, around 40,000 people.*

Economy

- David presented on the Economy section of the Comprehensive Plan. The information presented can be found in the background report.
- Questions/Comments
 - Celestina – Where do the people coming into Milwaukie to work live?
 - *David – The bulk of the people, at least who work in the industrial areas, 40-50% are within 5-10 miles from those areas.*
 - Dan – I would like specifics on framing up questions on protecting existing businesses versus protecting new businesses. Are we trying to attract more traded sector businesses or do we want to attract higher wage jobs?
 - *David – The Economic Opportunities Analysis (EOA) is based on the type of land you have; the Comprehensive Plan is more about overarching wider policies around economy.*
 - Everett – Does ODOT have traffic analysis on 99E/W and 224? Can we get data on who is going through those areas? How does that affect our businesses?
 - *David – ODOT has those numbers and we can try to share them.*
 - Kim – There is an interconnectedness among these policies, like transportation and economy. Will we be able to look at all of these sections in a holistic approach?
 - *David – We have a synthesis stage towards the end of the update process. That is why we aren't approving each section as we go. We'll review all of these together towards the end.*

Arts and Culture

- Jennifer Davidson presented on the arts and culture section for the comprehensive plan update. The information can be found in the background report.
 - Lisa Batey – Should the scope of the comp plan would be to frame policy on how to create a new historic preservation inventory versus doing a new inventory process?
 - *Denny – Currently there are no incentives for people to get their properties on our inventory list. There may be some programs we could do locally to help that.*
 - Matt Bibeau – Why do we continue to view culture as contained in the arts? How do we handle this moving forward? Culture can go into housing or economy too. Those are not as discretionary of topics as art.
 - *Kirstin – Try to not stay constrained in these traditional silos. It is up to you all on how we pack culture or unpack it.*
 - Ben – People 1.1 and People 1.2 from the Vision and just presented on seem much more like community connection opportunities. How do we fit those into the comp plan? Would part of this process mean to form another committee towards volunteerism and community connection? Could we create policy to form a new committee?
 - *Kirstin – Think about how this could be policy and implementing actions/programs.*
 - Matt – It would also be good to know the average amount of time people live in their home in Milwaukie and what is the trend? Has it changed over time?

GROUP DISCUSSIONS

The Committee members split into four groups and discussed what should be changed, updated, added, and deleted to each of the current Comprehensive Plan sections. Raw flipchart notes were taken and can be found in Appendix A.

Report Back

Kirstin – What was one big idea from your break-out discussion?

- Urbanization + Growth Management – We talked about an active plan for annexation. What are the benefits or drawbacks to that? Seems it would benefit the City in a large way. How can we incentivize buy-in from the residents in unincorporated areas?
 - *Celestina – One incentive idea: provide fiber internet infrastructure for only Milwaukie residents. Annexation would be necessary to get access.*
- Arts and Culture – One idea was to design crosswalks with more artwork that help people want to walk more and create an inviting walkable environment. Also, utilize art for cultural specific art.
- Public Involvement – Fostering ownership of the idea. The community by-and-large owns the process and the plan. Use the community to help implement the ideas.
- Economy – Talked about neighborhood hubs and challenges related to those, such as zone changes. Are we being thoughtful about the location and surrounding population/businesses? Will these neighborhood hubs negatively affect the downtown businesses?

NEXT STEPS/CLOSING COMMENTS

Kirstin asked the CPAC to write on evaluation forms to rate the meeting and if there were any suggestions they may have for successful future meetings.

Councilor Batey thanked everyone for coming and mentioned the Council was celebrating African American History Month at the next Council meeting (Tuesday, Feb. 6th). In particular, the Hadleys will be attending to talk about the bakery they operated on Main Street between 1977 and 1985. An African American History Month Proclamation will be the first item on the agenda for the 6pm meeting.

Adjourn

David adjourned the meeting at 9:00pm.

APPENDIX A. RAW FLIPCHART NOTES

Public Involvement

- Get rid of “citizen”
- Reword engagement?
- Comprehensive Plan Review Committee (CPRC) needs to be designated
 - CPAC makes sense for that now
 - Planning commission good for beyond comp plan update
 - Gives PC a better face
 - LO example for yearly meeting
 - Other cities hold comment at beginning of public hearings to talk about comp plan
- NDAs and commercial/industrial areas
 - Check with the economy group
 - Hard to get business/industry to get involved in processes
 - Commercial areas - neighborhood hubs or the larger commercial/industrial areas
 - Chamber of Commerce instead?
 - Need to better figure out what NDAs entail
 - Too much power? Not enough?
 - CPRC - could they get annual feedback from NDAs?
 - NDAs need more accountability and structure
 - CPRC - equity lens? Needs to be defined. “SHOULDs” vs “Shall” in defining language
- Technology
 - Keep language open, but also some specifics. Don’t keep all about technology.
 - Stephan’s goal: Fostering Ownership of the Idea

Urbanization & Growth Management

- Tools for annexation
 - Internet – City-owned fiber to create an incentive for annexation
 - Tax incentives –reductions and programs to phase in taxes
 - Roads and sidewalks – unincorporated areas lack improved facilities
- There is confusion about jurisdiction when ½ of a street is in the City and ½ is out
- Active plan -There was interest in having more City say in planning for the UGMA. The City Plan should include the UGMA. We need to include UGMA people in the process.
- It is not clear to people whether they live within the City limits. There needs to be a program that helps to make it clear to people whether they live in the City and support the City activities financially.
- Policies and strategies for infill and redevelopment need to be understood.
- Capacity vs. affordability – What are they types of units that will be built?
- Growth management and equity = better access to services.

Economy

- What to consider?
- How to incorporate 50+ community into economy/job market
- Neighborhood hubs:
 - Learn more about it/what is it?
 - Economic role at the local level
 - One per neighborhood?
- How to determine hubs?
 - Meeting needs of every resident
- Meeting place/transportation/economy - not everywhere
- Economic draw
 - Transit or car?
 - Market area
- Impacts on existing commercial areas
 - Current downtown rents at \$16 per sq. ft., too much for some tenants
- Impact of developing Texaco block
- Transportation relationship to economy, walkability, livability
- Health and welfare with economy
- What contributes to stable and healthy economy
- Resilience of economy
- Partnerships with CCC/S-S to connect employees to businesses
- How do we make Milwaukie a more attractive place to live for employees
- Will value pricing (CAP or toll roads) impact commute times/distances?
- How do we foster economic development at sites like PCC that may also have adverse environmental effects?
- Policy/incentives for home-based businesses and telecommuting?

Arts & Culture

- How do we integrate arts with all other comp plan topics?
- Connection between arts and nature
 - Water, greenspace
- Spectrum of artists (emerging, experienced) and mediums
- Limitations that historic preservation places on art, creativity
 - Does this align with our other values?
- Connecting art, play, natural environment, walkability
- Community connection - how are we involving the community?
- Art that's usable, impactful, tells a story - not just a placement
- How can the city enable neighbors within an area/neighborhood to express themselves in ways that are authentic to them?
 - How can art be used as a tool to affect change where they are?
- Art that creates local culture vs. how local culture facilitates art
 - Shared experiences

- Neighborhood identity
 - Art as a vehicle for sense of place, identity
- How can all cultures within the city be represented?
- City can support:
 - Sharing economy
 - Spaces for creating art
 - Ensuring accessibility
 - Tool library
 - Building sense of place and pride - creating neighborhood identities
 - Placemaking