

## **DRAFT MEETING SUMMARY**

### **Members Present**

Albert Chen, Ben Rousseau, Bryce Magorian, Daniel Eisenbeis, Elizabeth Start, Everett Wild, Howie Oakes, Jessica Neu, Joe Gillock, Neil Hankerson, Rebecca Hayes, Sara Busickio, Stacy Johnson, Stephan Lashbrook

### **Members Not Able to Attend**

Chris Haberman, Celestina DiMauro, Matthew Bibeau

### **City of Milwaukie**

City Council: Mark Gamba, Mayor; Lisa Batey, Council President

Planning Commission: Kim Travis, Planning Commission Chair

City Manager: Ann Ober

Planning Department: David Levitan, Denny Egner, and Mary Heberling

### **EnviroIssues**

Kirstin Greene

### **Others Present**

Greg Hemer, Planning Commission

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). Meeting Evaluations are included as Appendix B.*

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### **WELCOME/RECAP**

Mayor Mark Gamba and David Levitan, Senior Planner opened the meeting and welcomed members of the Comprehensive Plan Advisory Committee (CPAC). They thanked participants for being there that night. Mayor Gamba noted that the committee had two new members. They were brought on to adhere to the current Comprehensive Plan that noted that this committee should have members from each neighborhood. These two new members have helped the committee meet that requirement and will be representing the Hector Campbell neighborhood and Ardenwald neighborhood.

Kirstin Greene asked if anyone had any changes from the CPAC Meeting #2 meeting summary. No one had any suggestions at the time. She asked members to email David with any corrections within a week. At that time they will be considered final.

### **COMMUNITY ENGAGEMENT PLAN**

Kirstin gave an overview of the draft community engagement plan. She said she was presenting it for CPAC members guidance in a few particular areas. Components include: communications and community engagement objectives; key messages; demographics around race and ethnicity, community

members with disabilities, and income and employment; stakeholder interests; strategies; and evaluation metrics.

- Questions/Comments

- Lisa Batey: We've had problems with Clackamas County where they aren't always giving us data that is solely related to the city limits of Milwaukie. Is this demographic data from North Clackamas School District (NCSD) just the City of Milwaukie or the whole county?
  - *Kirstin: Good question, we'll need to look further into that.*
  - *Stacy Johnson: The immersion schools are a feeder school for Milwaukie (El Puente, Riverside Elementary, and Alder Creek Middle School) may bring up that Latino population because they are getting children from all of Clackamas County, not just Milwaukie.*
- Lisa Batey: Exceed Enterprises in Milwaukie works with people with disabilities. May be a good resource.
- Ben Rousseau: In the Vision process we talked about working with the Native American community. I think there is a need for engagement with this community.
  - *Lisa: The North Clackamas Parks and Recreation District (NCPRD) is planning on doing this.*
  - *Ann Ober: Art Mob is also planning on doing that.*
  - *Kirstin: Could be an opportunity for a collaborative approach there.*
- Ben: There was mention before about holding a separate town hall for just people of color, is that correct?
  - *Liz Start: That was my idea. It's more of a way to create a safe space for people and making sure we hear them fully. We want to make sure they are not drowned out.*
- Kim Travis: Question on first page, purpose paragraph – establish a schedule for implementation, is that for the comp plan or for this engagement plan?
  - *Kirstin: It is for the engagement plan. We could potentially turn it into a Gantt chart and share a timeline for the engagement plan.*
- Bryce Magorian: On the evaluation metrics, the first two metrics for the first objective seem too large to handle. Might be better to just do a "yes or no" type question to see if we're on the right track.
- Ben: Involvement with Neighborhood District Associations (NDAs) – do you have talking points on how to engage with the neighborhoods?
  - *David Levitan: Mary and I will be going out ourselves to the NDAs this month for a status update. In short term, staff will make those talking points. We would like you to meet more NDA members and be more involved if possible. Generally, serve in a liaison role.*
  - *Ben: I would find it more purposeful if we could have some points to bring up that we discussed at the previous CPAC meetings when we attend NDA meetings.*
  - *Kirstin: Staff and I can work on creating talking points to provide to you all with the summary of each CPAC meeting.*
- Ben: I've been at a few events recently where they used text messages to get on an email list. It may even be able to text back a link. This may help with easy engagement.
  - *Kirstin: We tried this during the vision, I can talk with staff about looking into it again.*
- Liz: Might be good to host a seniors event, like at the senior center.

- Dan Eisenbeis: There may be opportunities for outreach where nodes of people waiting could be reached: farmers market, max stops, transit stops. These may be places for one-on-one engagement. We should also list Trimet as a partner. We could also partner with Meals on Wheels or Ride Connection for senior citizen engagement.
- *Kirstin thanked members for their guidance and said that these would help inform the final plan.*

## **GOVERNANCE IN MILWAUKIE AND THE ROLE OF THE COMP PLAN**

### ***Ann Ober, City Manager Presentation***

- The government has shifted a lot in the past 30 years.
- When we are coming up with language for the comp plan, it's better to give us what to achieve, but not how. Because the "how" may change over the next 20 years. We want them to have enough flexibility to make it work over time.
- Types of City Governance
  - Commission – Portland is the largest city in the US to have a commission gov't
  - Most major cities have strong mayor form of government
  - Council/City Manager is what Milwaukie has, and most smaller cities
    - This means the mayor chairs the council – they come up with policies
    - City Manager runs the administration – council will give us goals and it's my job to figure out how to do that
- General Constraints and Opportunities
  - We have a lot of cost constraints, cost of living keeps going up and then we have less money to work with.
    - *Mayor Gamba: Cost of running is going up faster than we have money for and so we have less to work with on more "fun" projects.*
    - *Ann: There are partnership opportunities in the Comp Plan and may help us achieve goals where the City has constraints.*
  - Historical legal requirements
    - We have building codes that we don't control. If we did, I would. State is 100% in control.
  - Culture
    - We're different and changing. Not just in the community, but in City staff as well.
  - Technical committee support
    - I don't expect you all (CPAC) to know everything. We have staff and experts that can vet some of these things that we don't know.

### ***Denny Egner, Planning Director Presentation***

- How do you implement a Comp Plan and write the policies?
- Both the state and Metro have policies that affect city policies. Such as the 19 Statewide Planning Goals.
- City Council goals and the vision and action plan also affect the comp plan
- Comp Plan has policies in a variety of topics (economic development, urban design, health, housing, etc.)

- Documents that come out of Comp Plan: land use map, land use code, and programs and projects. We identify projects most in our ancillary (supporting) documents to the comp plan (such as the Transportation System Plan, our parks plans, etc.)
- We expect to be touching some of those ancillary documents.
  - *Ann: You'll find these ancillary documents all over the City departments. Planning is only 5 employees. We have these ancillary documents to the Comp Plan to bring in the other departments and their goals/policies.*
- Projects are build X street, build X water line, put in bike lanes. Programs are activities: put in a program to teach children about planning, etc.
- The Comp Plan consists mostly of plan policies, they are often set up with goals, objectives and policies. There are two types of policies:
  - Aspiration – wording similar to the vision. Broad statements. Language like: should, encourage, recommend.
  - Regulatory – type of language we find in zoning ordinance. Shall language.
  - We need to be aware of the words that go into the plan and how they are interpreted.
    - Examples:
      - Regulatory: "Neighborhood commercial areas *shall* be located on collector streets."
      - Aspiration: "Neighborhood commercial areas *should* be located in areas that serve the surrounding neighborhood community."
- Role of CPAC
  - The City is looking to the CPAC for direction, but not to necessarily write all policies.
  - Staff will provide much of the draft policy language and the CPAC will provide the basic direction. Staff will carry the weight of draft language with the associated amount of regulatory vs. aspirational information for your review.
- Questions
  - Bryce: Aspiration vs regulatory – So if we want something done we should write it as regulatory language?
    - *Ann: Think about this, we attached the master plan of the library to the current Comp Plan. That made it regulatory. Now we are trying to rebuild the library. This plan was 20 years old and not what people want anymore and makes it harder for us to make changes to it. Costs money and extra staff time to do that. We need the flexibility in policies for examples like this one.*
    - *Kirstin: CPAC, as you see the draft policies emerge, ask staff why they wrote the policies the way they are written. Why is there a shall or should? They will give you the reasons why.*
    - *Denny: Identify the best strategies. I think that is the best way to look at it. Some policies will be regulatory, but we will be careful when we identify those. There is nothing wrong with aspirational policies and then we figure out a way to get them done.*
  - Albert: Clarification – ancillary documents, is it our role to look at them?
    - *Denny – We will bring some ancillary documents to you that will be related. We may come up with language to say to update certain ancillary documents too.*
  - Ben: Is it on us to decide if the policy is regulatory or aspiration?

- *Kirstin – That’s a staff lead. It is your job to come up with ideas and we craft the language. You don’t have to try and know the depths of planning implementation language.*
- *Ben – so this committee has a decision on what is regulatory or not?*
  - *Denny: Yes, we encourage you to tell us what you think.*
  - *Ann: We can’t do everything as shall. If the Milwaukie we want to see can’t be done without a shall. Make that really clear and why.*
  - *Mayor: If something isn’t a shall or regulatory, what even triggers staff to go to the Comp Plan and do those policies?*
    - *Ann: This has in the past been only a planning document, and everyone else knew less about it. We want to make this a broader document. We want to make sure this is judiciously reviewed by all departments.*
- *Dan: So there are state goals that are regulatory and then beyond those the City has more control to do other things?*
  - *Kirstin – Yes. Some are required (allowing for housing and employment land); you can be more expansive on topics such as community culture.*

## **DISCUSSION ON BLOCK 1 TOPICS**

Committee members met in small groups to discuss precedent and Milwaukie Vision plus existing Comp Plan policies in detail.

## **REPORTS BACK AND DISCUSSION ON FOUR TOPICS**

Each small group reported back on the notes taken on the discussions around each of the four topic areas.

- ***Economic Development – David***
  - How do we meet employment projection? How do we grow a Milwaukie economy that is consistent with the Vision?
    - Reduce commute times
    - Maximize scarce land supply
    - Increase employment density
    - Automation and emerging technology
    - Stability and resiliency of the economy
    - Encourage partnerships with existing chamber of commerce or create a Milwaukie specific chamber
    - Create pathways to prosperity
  - Town Hall – provide a segue to neighborhood hubs concept
- ***Urbanization/Growth Management – Denny***
  - Policies in current comp plan are not bad, just have not been followed by the City
  - The group thinks it’s a good idea to say we’ll annex all the way to I-205
  - Should we provide office fiber?
  - Oak Grove? It is not in our proposed service area. Should there be a conversation with the County about that?
  - Tighten language in the Urban Growth Management Area (UGMA) in how development occurs and how it should annex into the City

- Keep some policies that are stronger about having to annex to get City services
- Town hall – this will be a difficult topic to discuss easily for people
- **Arts/Culture – CPAC Members Albert, Lisa, Bryce**
  - Historic properties list – how do we incentivize people to put properties on the historic properties list?
    - Look at adaptive reuse as an option
    - Honor history, but be inclusive – note problems with buildings/statues memorializing racist history
    - Historic signs throughout the City
  - Promote local businesses owned by local residents
  - Diversify the food source
    - Nodes could be hubs for small vendors/other food sources
  - Honoring Native American art and telling their story
  - Affordable places for artists
  - Encouraging collaborative efforts
  - Encouraging placemaking – having a place that allows for people to take part in collective activity
  - Not forgetting about the performing arts
- **Public Involvement – Mary**
  - Issue with term “citizen” involvement – change to public involvement
  - Is detailed discussion of NDA’s appropriate for Comp Plan section or is it more programmatic?
    - Note that NDA’s are important but just one component of public involvement
    - Don’t have NDA policy at the very beginning of the chapter
  - More language on technology and its role in disseminating information
  - Need a policy on a citizen involvement committee – who should it be?
  - Have youth as a specific policy?
  - Culturally specific and translated materials
  - Town Hall
    - NDA’s
    - Equity/Inclusion
    - How do you get involved?
    - Do we want to do a community survey?
    - More information on renters vs owners (don’t currently have much on renters)

#### **NEXT STEPS, TOWN HALL FORMAT, CPAC ROLES**

- All of this info from the discussions will be taken to the Town Hall
- CPAC members will be needed to help facilitate/take notes at the Town Hall
- Help spread the word out about the Town Hall.
- Ben: Are youth allowed at the Town Hall?
  - *Kirstin – Yes, we encourage all to come. Childcare will also be provided for those who want it.*

#### **Adjourn**

David adjourned the meeting at 9:00pm.

## APPENDIX A. RAW FLIPCHART NOTES

### Public Involvement

- “Citizen” – switch to:
  - Resident, business owners, \*people that live/work in Milwaukee
    - List these in the Objective of Chapter 1 and then in policies for rest of the chapter
    - Could use a variety of language (public, community member, etc.)
- NDAs
  - Is it still relevant? Will they be in 20 years?
  - Best outlet for citizens to go when they have concerns?
  - Reorder – take out of Objective 1
  - \*NDAs are an important role to disseminate info
- Objective 2 – Broad Public Participation
  - Move to be Objective 1
- Objective 4 – Move to Chapter 2
  - Get rid of most of Chapter 2 since that language is in the land use code already
- Planning Commission as the Community Involvement Committee/Comp Plan Review Committee?
  - Already staffed/less budget concerns
  - Have Kim go back to Planning Commission and see what they think
  - Role: keeper of document, reflects back to Council about how we are meeting goals/etc.
- Missing?
  - \*Youth
    - Maybe don’t call out specifically
    - Hard to get them involved
    - Incorporate in existing policy vs it’s own policy
  - Culturally specific/translated materials
- Big Ticket Items for Town Hall
  - NDAs
  - Equity/Inclusion
  - How do you get involved?
  - Planning Commission as CIC/CPRC?
  - Community survey
  - Renters vs. Owners?
    - Policy or program?

### Urbanization & Growth Management

- Services – who pays? Why annex?
- Oak Grove?
- Offer fiber
- Library serves twice the population
- Explore UGMA expansion
- Language around service planning

- Create strong language requiring annexation of developing properties
- Development in UGMA to City standards
  - Road connectivity
- Objective 1 = unified services
- Open house question = UGMA + annexation
  - Tough to explain for open house
- Provide fullest set of services that we can
- Restrict services to City residents
  - Fiber – need to annex to get service
- Don't be too prescriptive with uses – retail
- Do you think the City should annex land to ensure everyone is paying their fair share for services?

### Economy

- Big question: How do we meet projected 6,000-7,000 new jobs in next 20 years in way that respect Milwaukie values and priorities?
- How do we reduce commute times?
- How do we maximize use of scarce land supply?
  - Go up (industrial/commercial)
- How do we increase employment density in our large warehouses?
- How do we account for automation/emerging technology? Are there industry sectors we can focus on to abate this trend?
- How do we prioritize stability/resiliency of economy?
  - Environmentally sensitive manufacturing (from Vision)
  - Family wage jobs?
- We should prioritize businesses that are connected to and invested in local community
- Can we create incentives for businesses to hire local?
  - Employer homebuying program & others; how can City support
- How do we create a mix of uses that can capitalize on one another (live, work, spend money in town)?
- Chamber as partner to encourage local networking and patronage of local business (or create Milwaukie-specific)
- Make sure to focus on environmental impacts when attracting new businesses or supporting expansions
- How do we reconcile EOA targeted industries or craft/industrial uses & their impacts on natural environment & residential neighborhoods?
- What else besides zoning can City do to influence type of uses in commercial/industrial areas?
- Can City develop a screening tool or checklist for evaluating business impacts on livability & other items called out in Vision (pathways to prosperity, access to local food, etc.)?
- Neighborhood hubs
  - How do we encourage local cafes/produce stands & not just new liquor stores?
  - What can City do to support these types of uses? How can we identify businesses with opportunity to succeed?
- A) Encourage reuse of existing residentially-zoned commercial buildings as hubs.



- What type of business can survive/thrive in established residential neighborhoods?
- Is additional density needed to support new uses?
  - Do we want residential status quo with new businesses that work?

OR

B) Workforce housing – important for people to live close to where they work

- Encourage partnerships/internships with local educational institutions & businesses

### Arts & Culture

- As reported in the staff worksheets; much of the existing history section is good. Needs amplification, support through programmatic attention as a next step/ implementing measure
  - Revisit the Design and Landmarks Commission – subset of the PC
- Provide incentives to list one's property
- Can adaptive reuse allowances make it easier for folks to list? See Los Angeles' description
- Reflect race and history. What did exclusion mean? How do we preserve important history while going forward as an inclusive city?
- Encourage art events, innovation throughout the City
- Include tree preservation/program/heritage trees.
- Memorialize history with signage – keep policy 4 as is.
- Promote local businesses that are owned by local owners
- Re. Nodes, allow for smaller sizes for grocers
- Encourage Pikes Place market type or McMinnville Granary District type location for smaller vendors
- Like Goal Statement #1; along those lines, honor Native Art and history – tell the story
- Representation matters – tell the stories: Chinese, Japanese, African-American Settlers (George Washington!) Milwaukie was a town of immigrants
- Affordable places for artists. Like Pasadena's
- Like El Cerritos example; visual art throughout
- Like Goal Statement #3
- Local Milwaukie based artists to create signature art/buildings
- Correct "weaved" throughout to woven
- 1.1 Support community culture; encourage collaborative effort
- Encourage placemaking; unique identities: places where people are and feel welcome, accepted, engaged
- Remember and include reference to performing arts; e.g., the New Century Players

## Appendix B Meeting Evaluations

### Meeting #3

March 5, 2018

### Committee Evaluation Form Responses (16)

1. Overall meeting quality	Poor	Fair	Good	Excellent	
		1	11	4	
2. Pacing	Too slow	A little slow	Just right	A little fast	Too fast
		3	8	5	
3. Presentations	Poor	Fair	Good	Excellent	
		3	11	3	
4. Meeting materials	Poor	Fair	Good	Excellent	
			9	7	
5. Discussion	Poor	Fair	Good	Excellent	
			9	7	

#### 6. Most useful?

- Ann and Denny's presentation clarifying role and scope of CPAC
- Large group discussion
- Focusing the group on the idea of shall v should
- Discussions
- Small group discussion
- The elaboration of our roles as CPAC members is especially useful!
- Ann Ober gave excellent background information that was helpful to lay some parameters
- It is all useful I would say clarification on the roles of CPAC was very helpful
- The matrix from staff to guide the breakout discussions was very useful
- Small group conversations and Ann's presentation was a good introduction to her interest and perspectives as we go through the process
- Excellent materials and examples from other communities
- Discussion of each section in small groups

#### 7. Least useful?

- Tough to run through Block 1 Doc in an hour
- Staff presentations – too long, too prescriptive
- Everything was useful
- Shall / should conversation was good/interesting, but needed to be explained a little better/discussed longer
- Continued conversation on shall v should

- Community engagement plan segment felt rushed and “half-baked” – should have been a more robust discussion or been included at a different point in the process
- Least tasteful – left a bad taste in my mouth about business property tax and city budgets. It felt out of tune and a strange mandate, as in the point of this exercise is to make decisions that increase the City budget. Don’t make recommendations that would reduce the business property tax
- Too much staff presentation at the beginning
- Explanation of all our limitations and what we shouldn’t be doing.

#### **8. Additional suggestions**

- Would be very nice to have notes of meeting much quicker. It is good to hear what people have to say; however, some do seem to take over most of the conversation. This is not to complain. I would like to see a little more conversation from all members.
- I appreciate the difficulty city staff must face to realize all our “should” and “shalls” but I think we are right to be concerned about things getting shelved if there are no mechanisms included that mandate action and/or review of the plan. I would recommend spending list time explaining what we can’t or shouldn’t be doing, and more time encouraging us to be ambitious and aspirational for our future. To our diligent and often thankless city planners, I would say that I welcome documents that explain the challenges we face. From there, we can devise solutions. General discussion, though is unhelpful.