

**CITY OF MILWAUKIE  
PLANNING COMMISSION  
MINUTES  
Milwaukie City Hall  
10722 SE Main Street  
TUESDAY, JULY 12, 2016  
6:30 PM**

**COMMISSIONERS PRESENT**

Sine Adams, Chair  
Shane Abma  
Shannah Anderson  
Scott Barbur  
Greg Hemer

**STAFF PRESENT**

Denny Egner, Planning Director  
Shelby Rihala, City Attorney

**COMMISSIONERS ABSENT**

Shaun Lowcock, Vice Chair  
Adam Argo

**1.0 Call to Order – Procedural Matters\***

**Chair Adams** called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

*Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.*

**2.0 Planning Commission Minutes** - None

**3.0 Information Items** - There were no information items.

**4.0 Audience Participation** –This is an opportunity for the public to comment on any item not on the agenda. There was none.

**5.0 Public Hearings** - None

**6.0 Worksession Items**

- 6.1 Summary: Urban Renewal Plan  
Staff: Denny Egner

**Denny Egner, Planning Director**, highlighted the staff report, noting the Commission was tasked with ensuring the Urban Renewal Plan conformed to the Comprehensive Plan and make a recommendation to City Council for public hearing on August 2<sup>nd</sup>.

**Elaine Howard, Consultant, ECONorthwest**, noted the public outreach that was conducted and lauded the amount of public input received for the Urban Renewal Plan (Plan). She presented the Plan, which was included in the meeting packet, via PowerPoint with additional comments from Mr. Egner. She and staff addressed several clarifying questions from the Commission, including how the financial structure worked; how building public amenities could attract investment; the impact to and relationship with other jurisdictions; and that the Plan was amendable. Staff would research and correctly reference the triangle park at the corner of Monroe St and 37<sup>th</sup> Ave, and correct Page 23 to reflect tonight's meeting was not a public

hearing.

**Chair Bone** called for public testimony.

**David Purdow, 1400 SE Lava Dr**, stated he opposed the Plan, noting urban renewal was an inappropriate economic development tool. He believed many people did not understand the history or purpose of urban renewal, and the public had a right to vote on indebtedness. He cited examples of how urban renewal did not work. He urged the Commission to carefully consider the vision for Milwaukie and the downsides of the Plan and not just economic development.

**Eugene Monaco, 4920 SE Lake Rd**, opposed the Plan, stating it would add more taxes that would continue to increase. The goal was to make Milwaukie a great place to live. A decent, affordable grocery store, like Trader Joe's, would attract more residents to the city. Local services that were relative to the cost of living in Milwaukie was important. He urged the Commission not to approve the Urban Renewal Plan.

Discussion continued with responses to public testimony and further questions from the Commission addressed by Ms. Howard and staff as follows:

- Urban renewal did not result in increased taxes. Taxes paid by individual homeowners would not change due to the 3% cap per year by Measure 50. Urban renewal only changed where tax money went. The bonds issued were not general obligation bonds paid for by the property tax payer, but from the tax increment.
- Proforma studies from the Moving Forward Milwaukie project showed that none of the seven vacant redevelopable sites in downtown were feasible for building mixed use development. Urban renewal was a funding tool to help incentivize and attract investment.
- Referencing the economic studies in the Plan's Introduction was suggested to explain the context that led to the Plan.
- Many surrounding cities successfully use urban renewal. Sandy built a plaza and park and used urban renewal to work with building owners to improve storefront facades. Like Lake Oswego, Milwaukie's urban renewal funds could be used for tenant improvements to attract specific targeted businesses downtown.
- All urban renewal projects would have to be approved by the Redevelopment Commission in a public meeting. It would take a couple years before the City would have the funds to do the work, so there was time to develop the criteria to qualify projects.
- Forming an advisory committee of citizens and taxing district representatives had been suggested to advise the Redevelopment Commission and provide continued input.
- Including bike share program under Developer Assistance on Page 12 of the Plan was questioned as it seemed very specific when urban renewal projects would be finalized later. The program might fit better under Parking Solutions. Additionally, only green building was referenced, not alternative energy, which would include installation of solar panels. (Page 18 of the staff report)
- Following discussion, staff offered to discuss the proposed wording changes for the Council's consideration.

**Commissioner Hemer** expressed concern that urban renewal would pay for public amenities before economic development projects or programs. While amenities might bring investment, such amenities could be far from developable areas. The Commission discussed that Table 11 of the Plan reflected his desire to address economic development prior to public amenities, acknowledging that the Plan would change within the next 29 years. **Commissioner Hemer**

noted the Redevelopment Commissioners change via elections and that campaign promises could influence amendments in the future. He suggested a recommendation be made on the record that the Redevelopment Commission uphold project categories as identified in Table 11.

**It was moved by Commissioner Anderson and seconded by Commissioner Abma to recommend to City Council, based upon the information provided in the staff report, that the Milwaukie Urban Renewal Plan conforms with the Milwaukie Comprehensive Plan. The motion passed unanimously.**

**It was moved by Commissioner Hemer and seconded by Commissioner Abma to recommend to City Council and Redevelopment Commission, based upon the information provided in the staff report, that they try to commit to the Urban Renewal Plan's expenditure priorities and percentages on Table 11 Project Dates on Page 24, Report on Milwaukie Urban Renewal Area; 6.1 Page 63, Staff report. The motion passed unanimously.**

## **7.0 Planning Department Other Business/Updates**

### **7.1 New Chair Election Process**

**The Commission** consented to postpone the election for a new Chair until all the Commissioners could be present. Commissioner Barbur would serve as Interim Chair at the August 9<sup>th</sup> meeting. **Mr. Egner** invited the Commissioners to suggest candidates for the Planning Commission vacancy.

**Mr. Egner** noted recommendations were made for the 15 positions on the Vision Advisory Committee and that they would be appointed at the Council meeting on Tuesday. He briefly noted the demographics of the 52 applicants, as well as those currently serving on advisory committees. He gave an update on the progress on the Vision Project, and added a community event would be held in October featuring a guest speaker to talk about how people deal with the future and to initiate conversations within the community.

## **8.0 Planning Commission Discussion Items**

**Commissioner Hemer** announced that on August 5<sup>th</sup>, the Milwaukie Historical Society would sponsor a historic walk.

## **9.0 Planning Commission Discussion Items**

July 26, 2016 1. TBD

August 9, 2016 1. Public Hearing: VR-2016-006 10541 SE 55<sup>th</sup> Ave Setback Variance

Meeting adjourned at approximately 8:27 pm.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Shane Abma, Chair  
for Sine Adams