



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10722 SE Main Street
www.milwaukieoregon.gov

November 27, 2018

Present: Kim Travis, Chair
John Henry Burns, Vice Chair
Adam Argo
Greg Hemer

Staff: Denny Egner, Planning Director
David Levitan, Senior Planner
Peter Pasarelli, Public Works Director
Natalie Rogers, Climate Action and
Sustainability Coordinator

Absent: Sherry Grau
Scott Jones
Joseph Edge

1.0 Call to Order — Procedural Matters*

Chair Travis 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

Mr. Egner announced upcoming dates for the Comprehensive Plan Advisory Committee (CPAC) and Housing Forum meetings. There was a joint session scheduled for December 11, 2018, with the Planning Commission, City Council, CPAC, and the Department of Land Conservation and Development (DLCD), so no regular Planning Commission meeting would be held. He hoped the neighborhood hub concept and Housing Forum would be discussed at the joint meeting.

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: Climate Action Plan update
Staff: Peter Passarelli, Public Works Director

Natalie Rogers, Climate Action and Sustainability Coordinator, presented the Climate Action Plan (CAP) via PowerPoint, described how the CAP would address the effects of climate change on Milwaukie and the Pacific Northwest, and reviewed the next steps for raising awareness, encouraging action, and implementing CAP strategies in the city. She noted more information and resources were available at www.milwaukieclimateaction.com.

Peter Passarelli, Public Works Director, briefly described the formation of the CAP Committee and the process for creating and approving the CAP, which included public outreach and a series of workshops to get input from experts in different fields who also helped develop the CAP's strategies. City Council adopted the Plan in early October.

Discussion about the CAP included the following key comments:

- The climate and energy-use section of the Comprehensive Plan is intended to set the framework for the nimbler CAP.
- The CAP will be reviewed and updated every 5 years. Because of the enabling framework of the CAP, other city documents (i.e. master plans) could be updated according to the desired climate change actions. Aligning the City's policies with the CAP would be advantageous.
- Staff explained the 7% gap in building versus 91% gap in land use and transportation. The building and energy strategies will have a quicker turnaround in terms of reducing greenhouse gas emissions.
- Reductions attributed to land use would only be 9% by 2040, but the aggregate of all the actions would total 73% by 2040.
- Reaching 100% means being carbon neutral.
- Many of the actions of the city-led strategies for building and energy could be controlled through regulation and policy. However, it is more difficult to commit to reductions in land use and transportation due to personal transportation. The goal for the outreach component is to educate businesses and residents about consumer behavior to bridge the gap that could not be accounted for through city-led strategies.
- Outreach and engagement would target all audiences, including youth and high school students, who could be strong advocates for climate change and policy.
- Two big strategies in the CAP focused on advocating and lobbying with PGE and NW Natural. PGE has been working to provide a more renewable resource and has a decarbonization plan on its website. PGE's goal is to be 80% renewal by 2050. NW Natural is looking at different opportunities to provide energy, such as hydrogen.

6.2 Summary: Comprehensive Plan Update Block 2 Policies
Staff: David Levitan, Senior Planner

David Levitan, Senior Planner explained that Block 2 Policies included the Willamette Greenway, Parks and Recreation, Natural Hazards, and Climate Change and Energy. While climate change was not covered within the statewide planning goals, it was a high priority of City Council and the city as a whole. He briefly reviewed the Block 2 goals and policies and highlighted the project timeline and public outreach efforts. The draft policies were included in Attachment 1 and written comments from Commissioner Edge, who was unable to attend the CPAC meeting, were distributed to the Commission as Attachment 2.

Key comments, suggested changes from the Commission, and staff's responses to questions on the Block 2 Policies were as follows:

Natural Hazards Policies

- Liquefaction occurs during earthquakes when solid ground loses strength and became more like a liquid.
- Add "local" to Policy 7.4.3 regarding disaster preparedness efforts to broaden the scope to include any local assistance first.

- Policy 7.4.1 should include both public and private land trusts, as noted in Commissioner Edge's comments (Attachment 2).
- Goal 7.4 seemed redundant given Goals 7.1, 7.2, and 7.3 which also addressed adaptation and mitigation.
- Policy 7.1.2. Hazard maps, especially those with associated rules and restrictions like the landslide hazard areas, should be verified.
 - Most earthquake and slope hazard elements were addressed through the Building Code, which had thresholds for when technical studies were required for buildings; however, current requirements did not apply to single-family and duplex residential structures. Such gaps in Building Code requirements needed to be identified.
 - The Hazard Map would likely be adopted into the Comprehensive Plan as a background map, similar to the Natural Resources Map, and would be updated as needed. The Unstable Slopes Map was intended to function as a regulatory map, but it has never been used in that way.
- The Transfer of Development Rights (TDR) is a complicated approach. Currently, it can be utilized in the Natural Resources areas but only for transferring the density within the property itself. A similar process could be used for hazard areas.
 - Including TDR policy language would provide direction to staff to develop a program to use the planned development process to allow for TDR.
 - TDR should be highlighted again at the CPAC meeting for further discussion.

Climate Change and Energy Policies

- Policy 13.2.2. Following discussion, a glossary will be created for the Comprehensive Plan and could include a definition for "last mile solution".
- Policy 13.1.9. Staff highlighted approval criteria that would incorporate climate change into the land use application and development review process.
- Discussion regarded how the criteria applied to more than just the built environment. Examples included adding a criterion to the residential design standards options or adding incentives in the transportation policies such as providing transit passes for employees if located adjacent to a transportation hub, etc.
- Revise Policy 13.2.4 to state, "Reduce barriers to developing alternative energy projects on **private and** public buildings and properties."
- **Commissioner Hemer** agreed with Commissioner Edge's comments on the following policies. His and the Commission's additional comments were as follows:
 - Policy 13.1.3 – He supported being a model city and exceeding the standards without crippling the city's economy or development.
 - Policy 13.3.1 – Changing "simple" to "most effective" addressed concerns about technological advancements making the City's requirements archaic.
 - Policy 13.3.8 – Using only 'solar' could exclude other energy alternatives.
 - Policy 13.3.10 – There should be mechanisms that trigger revisiting the Code and Comprehensive Plan as certain trends emerge.
 - Policy 13.3.11 – Include language to allow site development techniques for mitigating climate change-induced impacts.

Parks and Recreation Policies

- Goal 4.1 was more of a definition/glossary than a set of policies and set parameters regarding park sizes and locations. It will be

moved to Goal 4.3.6 under Planning and Design, and amended to state, "Utilize **parking park** classifications to guide provision of parks and other public open spaces throughout the City."

- Goal 4.5 describes how the City could move forward to implement other policies and provides a place to discuss establishing a Parks and Recreation Zone, which did not fit well elsewhere.
- No indoor activities were included in the policy but indoor recreation activities were needed for all seasons.
- Comments regarding Commissioner Edge's comments were as follows:
 - Policy 4.2.3 Specific partners should not be identified; more generic terms, like transit providers or public transportation rather than TriMet, should be used.
 - Goal 4.3 When considering green spaces or natural resource areas, the habitat should be recognized as well, not just human recreation. However, habitat linkages were difficult to do in a city.

Willamette Greenway Policies:

- The Greenway Design Plan was never completed. While three park master plans provide guidance for areas within the greenway, that same guidance was not available for private lands. Unless the city is interested in acquiring private lands, the greenway design plan might not be needed.
- Policy 15.1.1 discusses the Greenway Compatibility Review Boundary.
- Elk Rock Island was corrected as being Peter Kerr Park and Spring Creek Natural Area.
- Policy 15.7.2 was added to distinguish that the Oregon Division of State Lands (DSL) had jurisdiction over the property below the high-water line. Staff would confirm the jurisdictional boundaries regarding the low- and high-water lines with the Acting City Engineer.
- No climate change components were needed as the Greenway included a 150-ft buffer from edge of the water and some Greenway areas included the entire floodplain.
- The Commission recommended staff contact Water Environment Services (WES) about the language was recommended since the agency was called out to take action.
 - The Public Facilities section currently prohibited WES from expanding its capacity. Policy 15.8.2 provided flexibility for what WES could do with its facility.

Mr. Levitan noted the upcoming meetings to review and finalize the Block 2 Policies and invited the Commissioners to provide any additional comments to Chair Travis for her to share at the CPAC meeting. Staff expected City Council to review the policies for adoption on January 15, 2019.

7.0 Planning Department Other Business/Updates

7.1 BCC Code of Conduct Form

The BCC Code of Conduct forms were distributed to the Planning Commissioners for signature.

8.0 Planning Commission Discussion Items

Commissioner Hemer noted he would be unable to attend the December 6 Planning Commission and December 11 Housing Forum meetings. He asked that a strong definition of affordable housing be established and that the land values of current residents not be forgotten when working on affordable housing. He announced Christmas at the Museum would be on December 8.

9.0 Forecast for Future Meetings:

December 11, 2018 1. Joint Session with CC, DLC, CPAC: Comprehensive Plan Update Project Discussion.

January 8, 2019 1. Public Hearing: CSU-2018-018 Lake Record Sports Fields Traffic Demand Management Plan *tentative*

Chair Travis requested that the Commission be given brief updates on all the various planning efforts occurring in the city, such as the South Downtown Plan.

Meeting adjourned at approximately 8:34 pm.

Respectfully submitted,

Alicia Martin, Administrative Specialist II



Kim Travis, Chair