



AGENDA

MILWAUKIE PLANNING COMMISSION Tuesday, October 25, 2016, 6:30 PM

MILWAUKIE CITY HALL
10722 SE MAIN STREET

- 1.0 **Call to Order - Procedural Matters**
- 2.0 **Planning Commission Minutes** – No Minutes for review
- 3.0 **Information Items**
- 4.0 **Audience Participation** – This is an opportunity for the public to comment on any item not on the agenda
- 5.0 **Public Hearings** – No public hearings scheduled
- 6.0 **Worksession Items**
 - 6.1 Summary: Housekeeping Code Amendments
Staff: Vera Koliass
 - 6.2 Summary: Visioning Community Conversation
Staff: David Levitan
- 7.0 **Planning Department Other Business/Updates**
- 8.0 **Planning Commission Discussion Items** – This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 **Forecast for Future Meetings:**
 - November 8
 - 1. Housekeeping Code Amendments – Hearing #1
 - November 21
 - 1. S-2016-001 – 5126 SE King Rd., 14-lot subdivision *tentative*
 - 2. Housekeeping Code Amendments – Hearing #2 *tentative*
 - 3. CU-2016-001 – 5945 & 5965 SE Harmony Rd, mini-storage *tentative*
 - 4. CU-2016-004 – 2816 SE Harrison St., Bridge City *tentative*

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@milwaukieoregon.gov. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.milwaukieoregon.gov
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.milwaukieoregon.gov.
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Planning Commission:

Vacant, Chair
Vacant
Shane Abma
Shannah Anderson
Adam Argo
Scott Barbur, Vice Chair
Greg Hemer

Planning Department Staff:

Denny Egner, Planning Director
David Levitan, Senior Planner
Brett Kelver, Associate Planner
Vera Koliass, Associate Planner
Mary Heberling, Assistant Planner
Alicia Martin, Administrative Specialist II
Avery Pickard, Administrative Specialist II



To: Planning Commission
Through: Dennis Egner, Planning Director
From: Vera Kolas, Associate Planner
Date: October 18, 2016, for October 25, 2016 Worksession
Subject: Housekeeping Code Amendments Briefing #2

ACTION REQUESTED

No action. Review the revised package of housekeeping code amendments in ~~underline/strikeout~~ format developed by staff and provide direction about implementing the changes under consideration. This is a briefing for discussion only.

BACKGROUND INFORMATION

Since the discussion at the September 13 worksession, staff has added new items to the amendment package and has met with the City Council to discuss the package. Staff will be meeting with Council a second time in a study session on October 20 to continue the discussion. The following summarizes Council's major comments from the October 4 worksession:

- MMC 19.401 – Willamette Greenway Overlay – Councilors had concerns about some of the projects listed as exempt from review and stated that the projects needed more details or qualifications, such as driveways, for example.
- MMC 19.911 – Variances – There was extensive discussion about the proposed fence variance. Council generally agreed that there ought to be a less expensive process/fee for this land use review. There was also discussion about how height is measured and that views and functionality should be considered. However, Council generally agreed that an interim approach is sufficient at this time.

The key language changes for discussion since Briefing #1 are:

- MMC 19.702 – Public Facility Improvements – revision to applicability section to include all applications for a replat
- MMC 19.706 – Fee in Lieu of Construction – revisions and delete section as it is duplicative of Section 13.32 adopted by Ordinance 2122
- MMC 19.401 – Willamette Greenway Overlay – applicability; revised to reflect Planning Commission comments
- MMC 19.607 – Off-Street parking in residential areas – revised to reflect Planning Commission comments
- MMC 19.911 – Variances – revised to include a Type II review process for fence height variances with established limited variations to numerical standards

The revisions are intended to correct and clarify the code to improve its administration without changing basic policy or intent.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	PC Packet	Public Copies	E- Packet
1. Draft code amendment language – <u>underline</u> / strikeout format	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

PC Packet = paper materials provided to Planning Commission 7 days prior to the meeting.

Public Copies = paper copies of the packet available for review at City facilities and at the Planning Commission meeting.

E-Packet = packet materials available online at <http://www.milwaukieoregon.gov/planning/planning-commission-160>.

Underline/Strikeout Amendments
Zoning Ordinance

CHAPTER 19.200 DEFINITIONS AND MEASUREMENTS

19.201 DEFINITIONS

“Utility facilities” means buildings, structures, or any constructed portion of a system which provides for the production, transmission, conveyance, delivery, or furnishing of services, including, but not limited to, heat, light, water, power, natural gas, sanitary sewer, stormwater, telephone, and cable television. Utility facilities do not include stormwater facilities but do include pipes, culverts, and similar enclosed structures that convey protected water features.

CHAPTER 19.300 BASE ZONES

19.303.2 Uses

Table 19.303.2 CONTINUED			
Uses Allowed in Commercial Mixed-Use Zones			
Uses and Use Categories	GMU	NMU	Standards/Additional Provisions
Institutional			
Community service uses	CSU	CSU	Section 19.904 Community Service Uses
<u>Accessory and Other</u>			
<u>Accessory use</u>	<u>P</u>	<u>P</u>	Section 19.503 <u>Accessory Uses</u>
<u>Home occupation</u>	<u>P</u>	<u>P</u>	Section 19.507 <u>Home Occupation Standards</u>

19.306 LIMITED COMMERCIAL ZONE C-L

In a C-L Zone the following regulations shall apply:

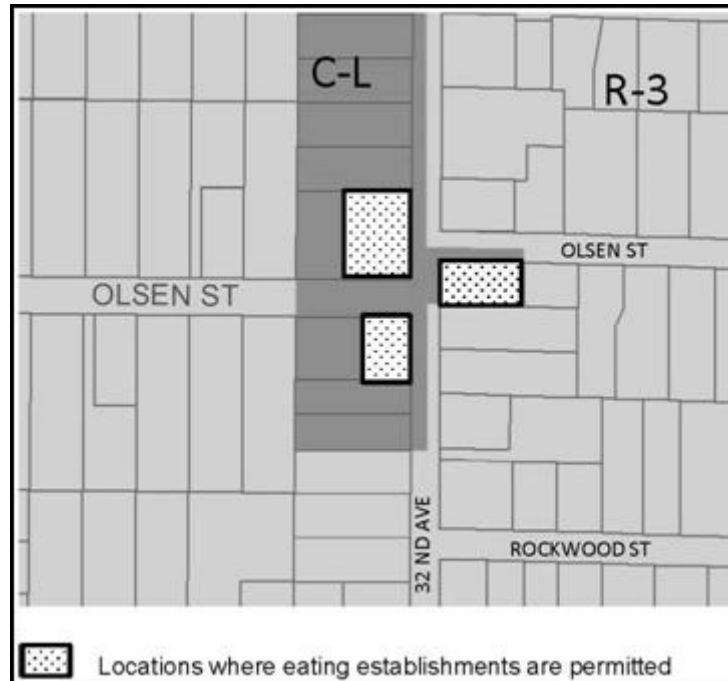
19.306.1 Uses Permitted Outright

In a C-L Zone the following uses and their accessory uses are permitted outright:

Proposed Code Amendment

- E. Eating establishments, ~~when located on a site depicted in Figure 19.306.1.E,~~ and provided the floor area does not exceed 3,250 sq ft and the use does not include drive-through facilities.

Figure 19.306.1.E
Eating Establishment Locations in the C-L Zone



19.306.2 Conditional Uses Permitted

In a C-L Zone the following conditional uses and their accessory uses are permitted subject to the provisions of Section 19.905:

- N. Eating establishments that exceed 3,250 sf in floor area;
O.N. Any other use similar to the above and not listed elsewhere.

19.310 BUSINESS INDUSTRIAL ZONE BI

19.310.2 Uses Permitted Outright

- A. The following business and industrial uses are allowed outright, subject to the standards of Subsection 19.310.6.
1. Experimental, research, film, or testing laboratories, provided no operation shall be conducted or equipment used which would create hazards and/or nuisances off the site;
 2. Manufacturing, processing, fabrication, packaging, or assembly of products from previously prepared materials;
 3. Printing, publishing, bookbinding, graphic or photographic reproduction, blueprinting or photo processing;
 4. Trade schools primarily serving the business community within the area.

- B. Business and professional offices, including product design, sales, service, packaging; corporate headquarters or regional offices.
- C. Warehousing and distribution.
- D. Construction: Contractors and Related Businesses. This category comprises businesses whose primary activity is performing specific building or other construction-related work, on- or off-site. Examples include: residential and nonresidential building construction, utility/civil engineering construction, specialty trade contractors, and moving companies. Any associated on-site office use must be accessory to the primary construction business.
- ~~E.~~ Any other use similar to the above uses but not listed elsewhere.

CHAPTER 19.400 OVERLAY ZONES AND SPECIAL AREAS

19.401 WILLAMETTE GREENWAY ZONE WG

19.401.4 Definitions

“Change of use” means making a different use of the land or water which requires construction; alterations of the land, river bed, bank, water, or other areas outside of existing buildings or structures; and which substantially alters or affects the land or water. It does not include a change of use of a building or other structure that does not substantially alter or affect the land or water upon which it is situated. Landscaping, construction of driveways, modifications of existing structures, or the construction or placement of such subsidiary structures or facilities as are usual and necessary to the use and enjoyment of existing improvements (such as swing sets and patios) and which do not impact any views to or from the river, shall not be considered a change of use.

“Intensification” means any change of use; or action which increases or expands the area or amount of an existing use or the level of activity, including remodeling the exterior of a structure if the remodeling substantially alters the appearance of the structure. Maintenance and repair usual and necessary for the continuance of an existing use is not an intensification of use. Reasonable emergency procedures necessary for the safety or the protection of property are not an intensification of use. Residential use of lands within the WG Zone includes the practices and activities customarily related to the use and enjoyment of one's home. Landscaping, construction of driveways, modifications of existing structures, or the construction or placement of such subsidiary structures or facilities as are usual and necessary to the use and enjoyment of existing improvements (such as swing sets and patios), and ~~which do not impact any views to or from the river,~~ shall not be considered an intensification of use.

19.401.5 Procedures

- A. In the WG Zone, all uses and their accessory uses are permitted subject to the provisions of Section 19.905, except as noted in Subsection 19.401.5.B and Subsection 19.401.5.D.
- B. Willamette Greenway review is not required for any of the activities listed below:
 - a) Changes to the interior of a building or alterations of buildings or accessory structures which do not increase the size or alter the configuration of the building or accessory structure footprint. ~~where there are no exterior alterations;~~
 - b) Normal maintenance and repair as necessary for an existing development;
 - c) Removal of vegetation on the Nuisance Plants List;

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- d) Addition or modification of existing utility lines, wires, fixtures, equipment, circuits, appliances, and conductors by public or municipal utilities;
- e) Flood emergency procedures, and maintenance and repair of existing flood control facilities;
- f) Placement of signs, markers, aids, etc., by a public agency to serve the public;
- g) Establishment of residential accessory uses, such as lawns, gardens, and play areas (excluding structures), subject to the vegetation buffer requirements of Subsection 19.401.8;
- h) Ordinary maintenance and repair of existing buildings, structures, parking lots, or other site improvements;
- i) Minor repairs or alterations to existing structures for which no building permit is required;
- j) A change of use of a building or other structure that does not substantially alter or affect the land upon which it is situated;
- k) Construction of driveways;
- l) Reasonable emergency procedures as necessary for the safety or protection of property; and
- m) Other activities similar to those listed in "a." through "l." above. The Planning Director shall make such determinations, including a find of consistency with Goal 15, and provide notice in accordance with MMC 19.903.
- ~~B. C. The Oregon Department of Transportation The Oregon Department of Parks and Recreation shall be notified of a hearing on a conditional use in the WG Zone. The notice shall be sent via "certified mail, return receipt requested."~~
- ~~C. The provisions of the WG Zone in Section 19.401 shall apply until adoption of the Willamette Greenway Design Plan.~~
- D. Except as noted in Subsection 19.401.5.B, a greenway conditional use is required for all intensification or change of use, or alteration of the vegetation buffer area, or development, as defined in this section. The review may take either of the following forms: Landscaping, construction of driveways, modifications of existing structures, or the construction or placement of such subsidiary structures or facilities as are usual and necessary to the use and enjoyment of existing improvements shall not be considered a change in use or intensification. Approval shall be granted only if the criteria in Subsection 19.401.6 are met.
- ~~—(1) Willamette Greenway Development Permit. A Willamette Greenway Development Permit is a permit for any non-exempt intensification, development, or change of use occurring on a property within the WG Zone that is more than 250 feet away from the nearest point of the Willamette River. A Willamette Greenway Development Permit shall be processed as a Type II procedure under Section 19.1005. An application for a Willamette Greenway Development Permit shall be granted if all of the following criteria are met:~~

(a) The proposed intensification, development, or change of use is consistent with:

(i) The applicable standards of this Section; and

(ii) The proposed intensification, development, or change of use complies with all applicable development standards in Chapters 19.300, 19.400, 19.500, 19.600, and 19.700.

(2) Willamette Greenway Conditional Use. A Willamette Greenway Conditional Use is required for any intensification, development, or change of use occurring on a property within the WG Zone that is less than 250 feet away from the nearest point of the Willamette River. A Willamette Greenway Conditional Use shall be processed as a Type III procedure per Section 19.905. Approval shall be granted only if the applicable criteria in Subsection 19.401.6 are met.

19.402 NATURAL RESOURCES NR

19.402.3 Applicability

- I. Those portions of streams, creeks, and other protected water features that appear on the NR Administrative Map but are enclosed in pipes, culverts, or similar structures are not subject to the provisions of Section 19.402, except where a proposed activity will expose or directly disturb the protected water feature, such as with excavation. For WQRs, the underground portion of the protected water feature is not considered a protected water feature for purposes of determining the WQR location as outlined in MMC Table 19.402.15. For HCAs, the boundary verification options provided in MMC 19.402.15 may be used as necessary to determine whether the underground nature of the protected water feature affects the representation of HCA on the NR Administrative Map.
- L. Where WQRs and HCAs overlap, the WQR overlap area is not included in any calculations of HCA area for purposes of determining whether HCA-only exemptions are allowed or for calculating allowable HCA disturbances.

Activity (and applicable code sections)	Type of Review Process		
	Type I (19.1004)	Type II (19.1005)	Type III (19.1006)
Construction management plans (Subsection 19.402.9)	✓		

19.402.4 Exempt Activities

A. Outright Exemptions

The following activities in WQRs or HCAs are exempt from the provisions of Section 19.402:

6. Major pruning of trees and shrubs within 10 ft of existing structures.

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18. Installation and maintenance of erosion control measures that have been reviewed and approved by the City.

19.402.6 Activities Requiring Type I Review

Within either WQRs or HCAs, the following activities and items are subject to Type I review per Section 19.1004:

A. ~~Construction Management Plans~~

~~Construction management plans, as outlined in Subsection 19.402.9, are subject to Type I review.~~

B.A. Limited Tree Removal

1. The Planning Director may approve an application for limited tree removal or major pruning within WQRs and HCAs, ~~subject to~~ except where exempted by Section 19.402.6.B.2, under any of the following circumstances:

19.402.7 Activities Requiring Type II Review

D. Other Uses and Activities with Minimal Impacts to WQRs

3. Routine repair and maintenance, alteration, and/or total replacement of existing legal buildings or structures that increases the existing disturbance area by no more than 150 sq ft within the WQR.
4. Routine repair and maintenance, alteration, and/or total replacement of existing utility facilities, accesses, streets, driveways, and parking improvements that increases the existing disturbance area disturbs by no more than 150 sq ft within the WQR. Activities approved under this subsection shall be subject to the following requirements:
 - a. Restore the disturbed portion of the WQR.
 - b. Within the disturbed portion of the WQR, remove any vegetation categorized as a nuisance species on the Milwaukie Native Plant List and replace it with native vegetation from the list.

19.402.8 Activities Requiring Type III Review

Within either WQRs or HCAs, the following activities are subject to Type III review and approval by the Planning Commission under Section 19.1006, unless they are otherwise exempt or permitted as a Type I or II activity.

A. The activities listed below shall be subject to the general discretionary review criteria provided in Subsection 19.402.12:

10. Routine repair and maintenance, alteration, and/or total replacement, ~~and/or change of use~~ of existing legal buildings or structures that that increases the existing disturbance area by more than 150 sq ft within the WQR.

19.402.9 Construction Management Plans

- A. Construction management plans are not subject to Type I review per Section 19.1004 but shall be reviewed in similar fashion to an erosion control permit (MMC Chapter 16.28).
-

19.402.11 Development Standards

B. General Standards for Required Mitigation

3. Plant Size

~~Replacement~~ Required mitigation trees shall average at least a ½-in caliper—measured at 6 in above the ground level for field-grown trees or above the soil line for container-grown trees—unless they are oak or madrone, which may be 1-gallon size. Required mitigation shrubs shall be at least 1-gallon size and 12 in high.

D. Nondiscretionary Standards for HCAs

1. Disturbance Area Limitations in HCAs

To avoid or minimize impacts to HCAs, activities that are not otherwise exempt from the requirements of Section 19.402, and that would disturb an HCA, are subject to the following disturbance area limitations, as applicable:

b. All Other Uses

A maximum net disturbance area of 10% of the HCA on the site is allowed by right, subject to the mitigation requirements described in Subsection 19.402.11.D.2

19.402.12 General Discretionary Review

C. Limitations and Mitigation for Disturbance of HCAs

1. Discretionary Review to Approve Additional Disturbance within an HCA

An applicant seeking discretionary approval to disturb more of an HCA than is allowed by Subsection 19.402.11.D.1 shall submit an Impact Evaluation and Alternatives Analysis, as outlined in Subsection 19.402.12.A, and shall be subject to the approval criteria provided in Subsection 19.402.12.B.

An applicant may use the nondiscretionary mitigation options presented in Subsection 19.402.11.D.2 as a guide for proposing mitigation measures that will then be evaluated against the approval criteria provided in Subsection 19.402.12.B.

19.402.15 Boundary Verification and Map Administration

A. Boundary Verification

3. Type III or V Boundary Verification

Corrections to mapped WQRs or HCAs that are not subject to processing according to the provisions outlined in either of Subsections 19.402.15.A.1 or A.2, such as in cases where the City initiates the change without property owner authorization and/or where the changes involve more properties than for which it is practicable to obtain all property owners' authorization, shall be processed in accordance with the procedures for zoning map amendments as provided in Subsection 19.902.6. Such corrections shall be processed with either Type III or Type V review, accordingly, but do not constitute amendments to the zoning map itself, only to the NR Administrative Map.

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CHAPTER 19.500 SUPPLEMENTARY DEVELOPMENT REGULATIONS

19.502 ACCESSORY STRUCTURES

19.502.2 Specific Provisions for Accessory Structures

- A. The following standards apply for residential accessory structures on single-family detached, duplex, rowhouse, and cottage cluster properties. The standards in Subsection 19.502.2.A do not apply to pools, uncovered decks, and patios.

The purpose of these standards is to allow accessory structures that accommodate the typical needs of a single-family residence, while protecting the character of single-family neighborhoods.

1. Development Standards

b. Other Development Standards

- (1) Maximum accessory structure footprint allowance is subject to lot coverage and minimum vegetation standards of the base zone. Multiple accessory structures are allowed on a lot, subject to lot coverage and minimum vegetation standards of the base zone.
- (2) The yard exceptions in 19.501.2 are applicable for accessory structures.
- (3) A minimum of 5 ft is required between the exterior wall of an accessory structure and any other structure on a site, excluding a fence or similar structure.
- (4) A covered walkway or breezeway is allowed between a primary structure and accessory structure. Such connection shall not exempt the accessory structure from compliance with the standards of this section, unless the connection is fully enclosed and meets the building code definition of a conditioned space, and provides for interior passage/hallway (minimum width of 36 in) between the primary structure and the new structure. Alternately, if a new structure shares a wall with the primary structure for a minimum length of 48 in then it is not considered an accessory structure.

CHAPTER 19.600 OFF-STREET PARKING AND LOADING

19.607 OFF-STREET PARKING STANDARDS FOR RESIDENTIAL AREAS

19.607.1 Residential Driveways and Vehicle Parking Areas

Subsection 19.607.1 is intended to preserve residential neighborhood character by establishing off-street parking standards. The provisions of Subsection 19.607.1 apply to passenger vehicles and off-street parking areas for rowhouses, cottage clusters, duplexes, single-family detached dwellings, and residential homes in all zones, unless specifically stated otherwise.

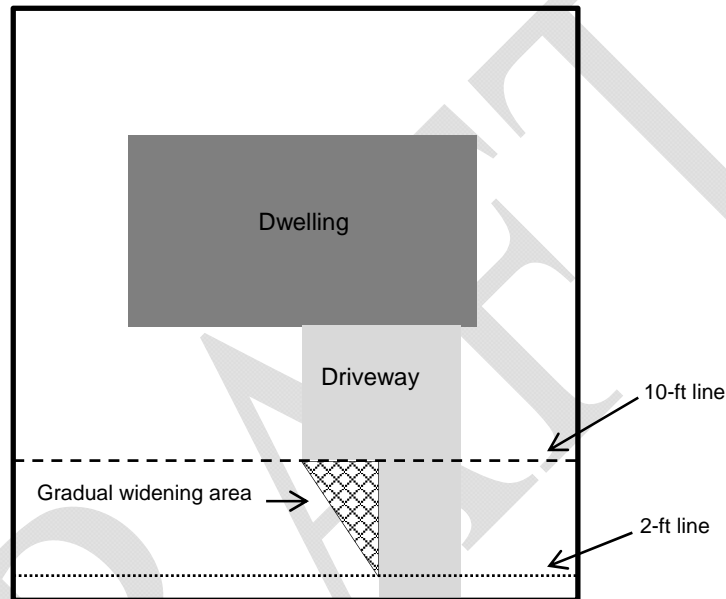
E. Additional Driveway Standards

1. Parking areas and driveways on the property shall align with the approved driveway approach and shall not be wider than the approved driveway approach within ~~40~~ 5 ft of the right-of-way boundary.

OR

1. Parking areas and driveways on the property shall align with the approved driveway approach and shall not be wider than the approved driveway approach within 10 ft of the right-of-way boundary; except that a gradual widening of the on-site driveway is allowed to the 10-ft point at a ratio of 1:1 (driveway width:distance onto property), starting 2 ft behind the front property line (see Figure 19.607.1.E).

Figure 19.607.1.E
Driveway Widening Limitation



CHAPTER 19.700 PUBLIC FACILITY IMPROVEMENTS

19.702 APPLICABILITY

19.702.1 General

Chapter 19.700 applies to the following types of development in all zones:

- A. Partitions.
- B. Subdivisions.
- C. Replats that increase the number of lots.

19.702.4 Exemptions

Chapter 19.700 does not apply to the following types of development in all zones:

- A. Modifications to existing single-family residential structures that do not result in an increase in gross floor area.

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B. Construction or expansion of nonhabitable residential detached accessory structures. Garage and carport construction or expansions are only partially exempt. See Subsection 19.702.2.E above.

~~C. Replats that do not increase the number of lots and that access and improved street.~~

~~D.~~ D.C. Property line adjustments.

~~E.~~ D. Redevelopment of a structure following partial or total accidental destruction when all of the following criteria are met:

1. The redeveloped structure has a gross floor area no larger than the structure that was destroyed.
2. The use of the structure remains the same as the use that existed before the structure was destroyed.
3. A building permit is submitted and approved by the City within 2 years of the date of accidental destruction.

If redevelopment of a structure following accidental destruction does not meet all three of these criteria, the redeveloped structure shall be subject to Subsections 19.702.1 and 2 as applicable. Redevelopment of a structure following nonaccidental destruction shall constitute new construction and is not exempt from Chapter 19.700.

~~F.~~ D. Operation, maintenance, and repair of existing public facilities.

~~G.~~ E. Public capital improvement projects. (Ord. 2059 § 2, 2013; Ord. 2025 § 2, 2011)

19.703 REVIEW PROCESS

19.703.3 Approval Criteria

B. Transportation Facility Improvements

Development shall provide transportation improvements and mitigation at the time of development in rough proportion to the potential impacts of the development per Section 19.705 Rough Proportionality, except as allowed by Section 13.32 Fee in Lieu of Construction. ~~19.706 Fee in Lieu of Construction.~~

19.703.4 Determinations

D. Fee in Lieu of Construction (FILOC)

If transportation facility improvements are required and determined to be proportional, the City will require construction of the improvements at the time of development. However, the applicant may request to pay a fee in lieu of constructing the required transportation facility improvements. The Engineering Director will approve or deny such requests using the criteria for making FILOC determinations found in Section 13.32 Fee in Lieu of Construction. ~~Subsection 19.706.1.~~

19.706 RESERVED FEE IN LIEU OF CONSTRUCTION

~~If transportation facility improvements are required and determined to be proportional, the City will require construction of the improvements at the time of development. However, the~~

applicant may request to pay a fee in lieu of constructing the required transportation facility improvements. The fee in lieu of construction (FILOC) program ensures that opportunities to improve public transportation facilities are maximized and that the goals and requirements of this chapter are met. This section provides criteria for making FILOC determinations and administering the FILOC program.

19.706.1 FILOC Criteria

The City may accept a fee in lieu of construction of required transportation facility improvements if one or more of the following conditions exist:

- A.— Required improvements are not feasible due to the inability to achieve proper design standards.
- B.— Required improvements would create a safety hazard.
- C.— Required improvements are part of a larger approved capital improvement project that is listed as a funded project in the City's Capital Improvement Program (CIP) and is scheduled for construction within 3 years of the City's approval of the proposed development.

19.706.2 FILOC Findings

If the Engineering Director determines that a fee in lieu of construction satisfies one of the criteria in Subsection 19.706.1 above, the City will accept a fee upon the Engineering Director finding that deferring construction of transportation facility improvements will not result in any safety hazards. If the Engineering Director cannot make such a finding, then the City will not accept a fee and will require construction of the improvements.

19.706.3 FILOC Fees

If determined by the Engineering Director that required transportation facility improvements are eligible for FILOC, the applicant shall pay to the City an amount equal to the estimated cost to construct the required improvements. The amount of the fee shall be determined by the Engineering Director and shall be based on the average cost of the most recent capital improvement project itemized bid prices. All fees shall be paid to the City prior to the issuance of any development permits.

- A.— If full transportation facility improvements have been assessed with previous development(s) on the development property and the proposed development has additional impacts, the City may only assess additional FILOC fees when there has been a change to the City's street design standards.
- B.— If partial transportation facility improvements have been assessed with previous development(s) on the development property and the proposed development has additional impacts, the City may assess additional FILOC fees for the balance of the improvements.

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~~19.706.4 – FILOC Administration~~

~~Fees collected by the City may be used to construct public transportation facility improvements or to leverage additional grant money for larger transportation facility improvement projects. An accounting of fees collected and expended will be made available by the City to the public on an annual basis at the end of the fiscal year. Expenditure of fees is subject to the following:~~

~~A. Fees shall be used for construction of public transportation facility improvement projects that benefit the development site and that are within the same Neighborhood District Association (NDA) boundary as the development site, with the following two exceptions.~~

~~1. For development within a downtown zone, fees shall be used for construction of transportation facility improvements that benefit the development site and are within one or more of the downtown zones.~~

~~2. For development within the Historic Milwaukie NDA and not within a downtown zone, fees shall be used for construction of transportation facility improvements that benefit the development site and that are within the Historic Milwaukie NDA and not within a downtown zone. Fees collected in the Historic Milwaukie NDA may be spent in one or more of the downtown zones with the approval of the Historic Milwaukie NDA.~~

~~B. Fees shall be used within 10 years of the date on which they were collected. Fees that have not been used within 10 years of collection will be returned to the owner of the development property at the time the refund is issued.~~

~~C. Staff shall identify the transportation facility improvement projects that meet the requirement of benefiting the development site per Subsection 19.706.4.A and that can be constructed within the 10-year time period per Subsection 19.706.4.B. Staff shall coordinate with the neighborhood district associations to prioritize the project lists for each neighborhood. (Ord. 2025 § 2, 2011)~~

CHAPTER 19.900 LAND USE APPLICATIONS

19.901 INTRODUCTION

**Table 19.901
Land Use Application**

Application Type	Municipal Code Location	Review Types
Natural Resource Review	Section 19.402	I, II, III, IV

CHAPTER 19.900 LAND USE APPLICATIONS

19.904 COMMUNITY SERVICE USES

19.904.11 Standards for Wireless Communication Facilities

C. Application Process

1. Modification of WCFs involving the following activities are subject to Section 19.1004 Type I Review provided that the proposal does not substantially change the physical dimensions of the support structure:

- a) changing the number of antennas
- b) removal of existing transmission equipment
- c) replacement of existing transmission equipment

For the purposes of this section, a modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

- 1) for towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;
- 2) for towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
- 3) for any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed 4 cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;
- 4) it entails any excavation or deployment outside the current site;
- 5) it would defeat the concealment elements of the eligible support structure; or
- 6) it does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment.

4-2. Placement, construction, or modification of WCFs not involving the construction of a new monopole, other than those activities described in 19.904.11.C.1, are subject to Section 19.1005 Type II Review, provided that the antennas and base equipment comply with the standards contained in this subsection. Also see Table 19.904.11.C.

Proposed Code Amendment

2.3. All proposed new monopole towers are subject to Section 19.1006 Type III Review. Also see Table 19.904.11.C.

Table 19.904.11.C Wireless Communication Facilities—Type and Review Process				
Towers		WCFs Not Involving New Tower		
Zones	New Monopole Tower 100 Feet	Building Rooftop or Wall Mounted Antenna ¹	Water Towers, Existing Towers, and Other Stealth Designs	On Existing Utility Pole in Row with or w/out Extensions ²
BI	P4 III	P2 P/II	P2 P/II	P2 P/II
M	P4-III	P2 P/II	P2 P/II	P2 P/II
M-TSA	P4-III	P2 P/II	P2 P/II	P2 P/II
C-N	N	P2 P/II	P2 P/II	P2 P/II
C-G	N	P2 P/II	P2 P/II	P2 P/II
C-L	N	P2 P/II	P2 P/II	P2 P/II
C-CS	N	P2 P/II	P2 P/II	P2 P/II
OS	N	P2 P/II	P2 P/II	P2 P/II
DMU	N	P2 P/II	P2 P/II	P2 P/II
GMU	N	P2 P/II	P2 P/II	P2 P/II
NMU	N	P2 P/II	P2 P/II	P2 P/II
R-1-B	N	P2 P/II	P2 P/II	P2 P/II
R-1	N	N	P2 P/II	P2 P/II
R-2	N	N	P2 P/II	P2 P/II
R-2.5	N	N	P2 P/II	P2 P/II
R-3	N	N	P2 P/II	P2 P/II
R-5	N	N	P2 P/II	P2 P/II
R-7	N	N	P2 P/II	P2 P/II
R-10	N	N	P2 P/II	P2 P/II

¹ III = Type III review—requires a public hearing in front of the Planning Commission

² II = Type II review—provides for an administrative decision

P = Permitted - Type I review N = Not Permitted

E. Use of Existing Tower or Antenna Support Structure

2. New towers shall not be approved unless the applicant demonstrates to the reasonable satisfaction of the Planning Commission Director that no existing towers or alternative antenna support structure can accommodate the applicant's need for the placement of an antenna in the vicinity of the applicant's proposed location. Evidence demonstrating that use of an existing or alternative support structure is not possible shall be submitted to the Planning Commission Director and shall include one or more of the following:
 - a. That no existing antenna support structures are located within the geographic area which meet the applicant's engineering requirements in regards to location, size, and structural strength and that alternative antenna support structures are not feasible.
 - b. That use of any existing structure would cause electromagnetic interference with the existing antennas and electronic and other radio frequencies.

Proposed Code Amendment

- c. That co-locating on an existing antenna support structure would violate RF emissions standards set by the FCC.
 - d. That fees, costs or contractual provisions required by the owner in order to use an existing antenna support structure are unreasonable. A refusal by the owner to allow co-location shall be considered an unreasonable provision.
3. Evidence demonstrating that alternative support structures were considered, but determined to be technologically insufficient, submitted to the Planning Commission Director for review must be verified and stamped by an engineer licensed in the State of Oregon.
- H. Expiration of Approval
- Authorization under Section 19.904 shall be void after 6 months unless substantial construction has taken place. If substantial construction has not taken place and the approval becomes void, the facility must be completely removed and the site must return to its preexisting condition. Extensions to an existing approval may be requested per 19.908.

CHAPTER 19.911 VARIANCES

19.911.3 Review Process

19.911.3.B Type II Variances

8. A variance of up to [25%-75] to a fence height standard. Fences shall meet clear vision standards provided in Chapter 12.24.

CHAPTER 19.1100 ANNEXATIONS AND BOUNDARY CHANGES

19.1104 EXPEDITED PROCESS

19.1104.1 Administration and Approval Process

- E. The City zoning and Comprehensive Plan designation for an expedited annexation request shall be automatically applied based on the existing Clackamas County zoning designation in accordance with Table 19.1104.1.E, provided below:

Table 19.1104.1.E Zoning and Land Use Designations for Boundary Changes		
County Zoning Designation	Assigned City Zoning Designation	Assigned Comprehensive Plan Land Use Designation
MR1	R-5-R-2	Moderate <u>Medium</u> density residential

Proposed Code Amendment

TITLE 14 SIGNS

CHAPTER 14.16 SIGN DISTRICTS

14.16.050 MANUFACTURING ZONE

No sign shall be installed or maintained in an ~~M₁ or BI Zone~~, or ~~M-TSA Zone~~, except as allowed under Section 14.12.010 Exempted Signs, or as otherwise noted in Table 14.16.050.

Table 14.16.050 Standards for Signs in Manufacturing Zones M₁ or BI , or M-TSA					
Sign Type	Area	Height	Location	Number	Illumination ¹
Roof signs	Max. 1 SF per lineal ft. of street frontage. ⁵	Max. 8 ft. above highest point of building. ^{5,6}	Pending approval by fire marshal ^{6,7} ; may not project over parapet wall.	<u>1 multifaced sign</u> . Permitted instead of, not in addition to, <u>any projecting or freestanding signs on a site.</u>	Permitted
Awning signs	Max. display surface is 25% of awning surface. ^{7,8}	No higher than the point where the roofline intersects the exterior wall. ^{8,9}	NA.	1 per frontage per occupancy.	Permitted
Daily display signs	Max. 12 SF per display surface and 24 SF overall.	Max. 6 ft. above ground level.	Not permitted within required landscaped areas or public right-of-way. ^{9,10}	1 per occupancy.	Permitted

³ Where a property's total frontage exceeds 300 feet in length, one additional freestanding sign is permitted ~~for such frontage and may be located on any of the property's frontages~~. No freestanding sign shall be permitted on the same premises where there is a roof sign.

⁴ Includes signs painted directly on the building surface. In addition to the sign size limitations of this chapter, if an original art mural permitted under Title 20 occupies a wall where a wall sign has been proposed, the size of the wall sign shall be limited such that the total area of the original art mural plus the area of the wall sign does not exceed the maximum allowed.

⁵ For properties with multiple frontages, the total frontage length of all frontages may be used to calculate the maximum allowed sign area for all display surfaces of a roof sign.

^{5,6} All roof signs shall be installed in such a manner that there shall be no visible angle iron or similar sign support structure.

^{6,7} Only approved by the fire marshal after a finding that the site, type, and location of the sign will not substantially interfere with firefighting.

^{7,8} Measured in vertical distance times length.

^{8,9} Regardless of the existence of a parapet wall

^{9,10} A daily display sign may be allowed within the public right-of-way subject to the standards of Section 14.20.040.



MILWAUKIE

Dogwood City of the West

To: Planning Commission
From: David Levitan, Senior Planner
Date: October 17, 2016, for October 25, 2016, Worksession
Subject: Milwaukie All Aboard Community Vision Status Update

ACTION REQUESTED

No formal action is requested. This worksession is intended to provide an update on the status of the Community Vision, and to go through a “Community Conversation” exercise.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

April 26, 2016: Staff provided the Planning Commission with a brief update on the Comprehensive Plan and the Community Vision, including the Request for Proposals (RFP) for consultant services and a proposal to form a Project Action Group (since renamed the Vision Advisory Committee) and a Steering Committee.

February 23, 2016: Staff briefed the Planning Commission on the proposed process and community outreach for the Community Vision, summarizing the presentation that visioning consultant Steven Ames gave to the City Council on February 18 and the feedback that the City Council provided.

January 12, 2016: Staff provided the Planning Commission with an overview of the history and planned approach for the Comprehensive Plan Update and the feedback that the City Council provided on the approach at their December 15, 2015 meeting.

BACKGROUND

The City of Milwaukie is in the early stages of developing a Community Vision and Action Plan. In June 2016, Cogan Owens Greene was selected from a group of five consultant teams to assist the City with development of the Vision and Action Plan. The project kicked off in July with the creation of a Vision Steering Committee and Visioning Advisory Committee (VAC) and a July 11 kick-off meeting. The Steering Committee is comprised of Mayor Gamba, Councilor Parks and staff from Planning, Community Development, the City Manager’s Office, North Clackamas School District, and North Clackamas Parks and Recreation District. The VAC is comprised of 16 Milwaukie residents that represent all seven residential neighborhood district associations and were selected from a very qualified pool of 53 applicants, with Mayor Gamba the Council liaison. Commissioner Anderson is a member of the VAC.

The Vision is currently in the first of three phases. Phase I (Inquiry) seeks to gather input from the Milwaukie community that will be used to create an updated Vision Statement (Phase II) and Action Plan (Phase III). Staff has met with the Council several times over the past year to update the Council and seek their direction on the process for creating the Vision. The last update was on August 16, when staff provided a summary of early outreach efforts, which are detailed below.

- **Stakeholder Interviews:** Staff and its consultants interviewed 17 community stakeholders from NDA's, business associations, community service groups, City Department Heads, the mayor, and City boards/commissions/committees.
- **Attendance at Summer Events:** Staff attended six Summer Concert series events and one Farmers Event, gathering more than 100 comments from community members on what they would like to see in Milwaukie in the Year 2040.
- **August VAC and Steering Committee meetings:** The first Steering Committee occurred on August 19, while the first VAC meeting was held on August 23. Both committees provided excellent input on how to get the community engaged in the process, as well as groups and organizations to target for the Community Conversations (detailed below).

DISCUSSION

Over the past two months, staff and its consultant team have been working diligently on a number of activities and efforts related to Phase I of the Vision, which will culminate with a November 2 Town Hall. Below is a brief summary of staff's recent and ongoing work.

- **"Community Conversations":** Staff and its consultants are hosting a series of "Community Conversations" through the end of October, which are a listening-based exercise that allow attendees to weigh in on their vision for Milwaukie by answering a series of four questions (see Attachment 1). As of October 14, thirteen Community Conversations have been held, and another ten meetings are scheduled, including 3 meetings with AP Government students at Milwaukie High School. The Community Conversations have seen an average of about 15 attendees per meeting, which equates to between 250 and 300 participants over 18 meetings. At your October 25 meeting, staffing will be walking you through a Community Conversations exercise.
- **Sustainability Quadruple Bottom Line Framework:** The Community Vision and Action Plan are being developed through the lens of a quadruple bottom line approach to sustainability that considers People, Place, Planet and Prosperity, as described in the Community Profile (Attachment 2). These four categories will provide the foundation for the presentation at the November 2 Town Hall, as discussed in more detail below.
- **Creation of a Youth Vision Action Team:** Four Milwaukie High School students were hired and trained by Cogan Owens Greene in September to conduct business and stakeholder intercept surveys for the Community Vision. The students began their surveying on September 26 in Downtown Milwaukie, and also surveyed business owners in the City's industrial areas. On October 24, the team will be hosting a "coding" party where they sift through the hundreds of comments received during the Community Conversations exercises and their business interviews, and grouping them into major categories and themes that will be presented at the November 2 Town Hall.

- Steering Committee Meeting #2: The second meeting of the Steering Committee was held on October 3, and was focused primarily on the Community Profile and the November 2 Town Hall. The committee provided excellent input on the structure and format of the Town Hall event and how to get the word out to as many community members as possible.
- VAC Meeting #2: The second meeting of the Vision Advisory Committee was held on October 6. Members of the Youth Vision Action Team attended and provided feedback on their early outreach efforts and major themes that they had heard. VAC members were briefed on the proposed format of the Town Hall, and asked to attend the meeting as facilitators or note takers for the small group discussions. Several VAC members also volunteered to work with staff and its consultants on October 25 to develop some preliminary vision statement language for Town Hall participants to discuss on November 2.
- November 2 Town Hall: Phase I of the project will conclude with a Town Hall meeting on November 2 at the Waldorf School's Gymnasium. Over the course of the next two weeks, staff and its consultant/youth teams will be reviewing and coding the hundreds of comments that have been received during the Phase I public outreach process, and categorizing them into several major topic areas and themes that will form the basis of discussion at the Town Hall. As this work is ongoing as of the time of this staff report, more information will be provide at the October 25 meeting.

Staff is undertaking a major marketing and public outreach push for the Town Hall.

Efforts include:

- an article in the October issue of the Pilot;
- press releases for the website and local news media;
- email blasts and social media posts;
- development of English and Spanish language postcards to distribute at City events/facilities and local businesses;
- attendance at NDA and board/committee/commission meetings; and
- distribution through partner agencies North Clackamas Schools (NCSD) and North Clackamas Parks and Recreation District (NCPRD), both on their websites and at facilities such as local schools, the Wichita Center, Milwaukie Center, and Aquatic Center.

The Town Hall will begin at 6 pm with an Open House, during which time attendees will be able to review key themes brought up during the Phase I public outreach, which will be presented thematically on a series of posters. The Open House will include music from the Waldorf School's String Quartet, refreshments, and information tables from NCSD, NCPRD, and other community partners. The Town Hall program will begin with an introduction from Mayor Gamba and new City Manager Ann Ober, which will be followed by a keynote speech from renowned planner and urban designer Brian Scott. Following Brian's speech, attendees will break out into small groups to discuss major topic areas/themes, and review the preliminary Vision language developed by the VAC on October 25. The draft Town Hall agenda is included as Attachment 3.

RECOMMENDATION

There is no formal staff recommendation. Staff is proposing that the Planning Commission listen to the update on the Community Vision and conduct a “Community Conversation” exercise. Staff is also requesting that all commissioners attend the November 2 Town Hall meeting.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	PC Packet	Public Copies	E-Packet
1. Attachment 1 – Community Conversation Questions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Attachment 2 – Community Profile	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Attachment 3 – Town Hall Agenda	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

PC Packet = paper materials provided to Planning Commission 7 days prior to the hearing.

Public Copies = paper copies of the packet available for review at City facilities and at the Planning Commission meeting.

E-Packet = packet materials available online at <http://www.milwaukieoregon.gov/planning/planning-commission-140>.

**COMMUNITY CONVERSATION
DISCUSSION QUESTIONS**

1. INTRODUCTIONS (*break the ice*): Why did you choose Milwaukie to be your home and/or place of business?

2. What is going well in Milwaukie?

3. Looking into the future, what do you want to see in the Milwaukie of 2040?

4. What, if anything, causes you concern about the future of Milwaukie?

Optional questions, if time allows:

5. *What do we need to work on and overcome in order to get there?*

6. *As we develop the Vision and Action Plan, what community partners should we be sure to engage?*

7. *What else should we know?*

PROSPERITY

Our Work and Jobs

In 2015 Milwaukie had...

Total Businesses
1,117

Total Employees
10,099

Milwaukie's top 4 industries include...



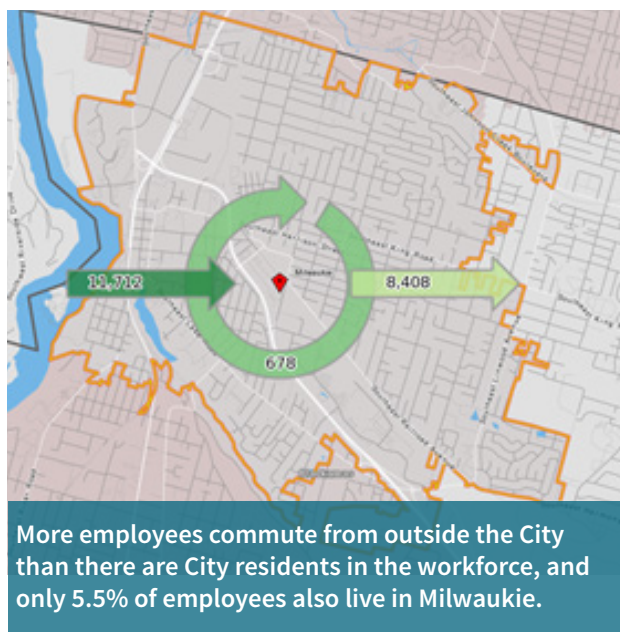
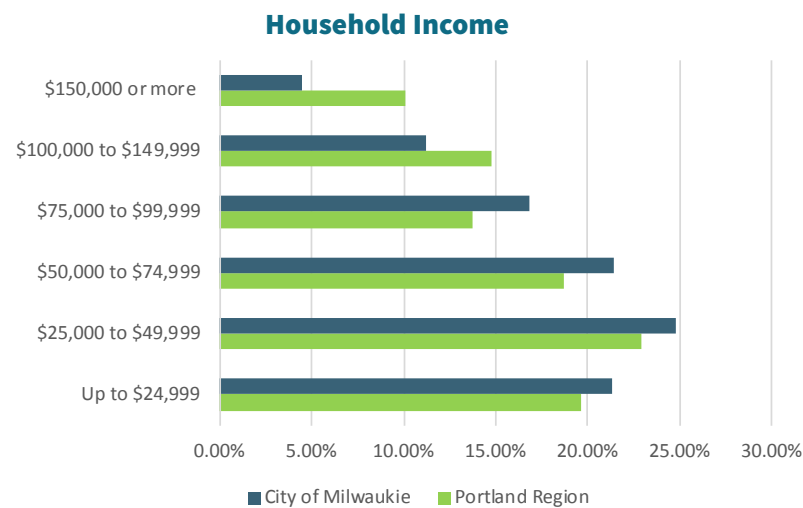
With more than 1,000 companies, including Blount International, Bob's Red Mill, Dark Horse Comics and Precision Castparts, Milwaukie is home to several of Oregon's largest and most iconic employers.

The Milwaukie Business Industrial Area (along Highway 224) is home to more than 5,500 employees and 230 individual businesses, making it the primary employment center for the city.

The North Milwaukie (McLoughlin) Industrial Area enjoys great access to regional markets and has a diverse array of industries, employing nearly 2,000 workers.

Approximately 60% of employees in the City's two industrial areas commute less than 10 miles to work.

While most households in Milwaukie are in the middle income brackets, a greater proportion of income earners are in lower wage brackets, as compared to the Portland Region. The reverse is also true: there are far fewer Milwaukie residents in high income brackets than there are in the Portland Region. Although Milwaukie is poorer overall, the City is catching up to the region and getting relatively richer over time.



CHALLENGES: Wages Below Regional Average, Poverty, Maintaining and Expanding Small Businesses

Milwaukie Community Profile

To create a vision and action plan for the future, it's helpful to have a shared understanding of Milwaukie today.

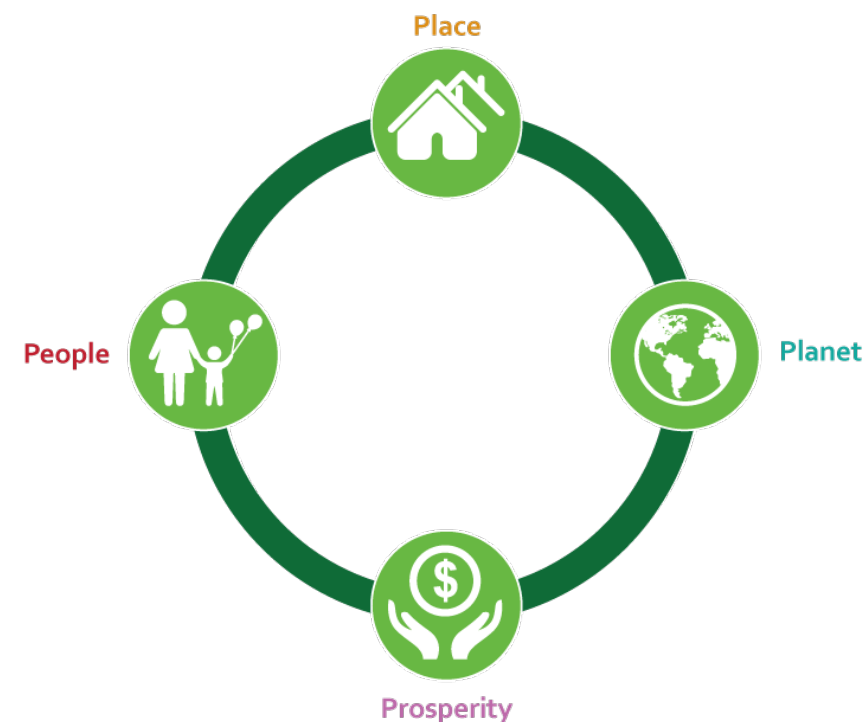
What is Milwaukie All Aboard?

Milwaukie All Aboard is a community vision and action planning project that was launched in May 2016. Over the course of the next 12 months, the City will be gathering guidance from the community and developing a Vision Statement and an Action Plan that describes what community members want Milwaukie to be like in the year 2040, and how we get there. The focus is on City services in collaboration with partner service providers, such as North Clackamas Parks and Recreation District and North Clackamas School District. The results of the process will help inform the update of the Comprehensive Plan, the City's primary long-range physical planning and community engagement document.

A Sustainable Milwaukie

Creating strategies that frame a sustainable vision and manage growth in a considerate, equitable and cost-effective way will ensure that Milwaukie will continue to be the place we love for generations to come. Our challenge – and opportunity – as an inclusive community will be to create strategies to accommodate change while preserving what we love, including our small town character, rivers and parks, schools, thriving local businesses and public spaces. The following facts are a snapshot of Milwaukie in 2016.

Using a Sustainability Framework approach to guide decision-making, we will foster innovative thinking about how we can develop a Community Vision and Action Plan that helps improve the Milwaukie community for **people, place, planet** and **prosperity**.



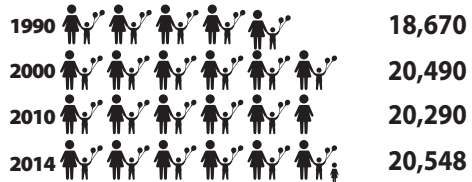
- People**
Arts, Community, Education, Happiness, Health, Innovation, Safety
- Place**
Housing, Infrastructure, Mobility, Neighborhoods, Parks
- Planet**
Ecosystems, Energy, Environment, Resilience
- Prosperity**
Businesses, Entrepreneurship, Income, Innovation, Investment, Jobs



MILWAUKIE
ALL ABOARD
www.milwaukievision.org

PEOPLE

Our city is growing with the rest of the Portland region. In the past 25 years, Milwaukie's population has increased 10%. By the year 2040, Milwaukie's population is expected to diversify and increase by 12%, an additional 2,500 new residents.



In 2012, Milwaukie was voted as Best Farmers' Market by the Oregonian. The Milwaukie Farmers' Market is the longest running Sunday farmers' market in Oregon, with over 70 different vendors each week.

Milwaukie community gardens are thriving with waitlists every year. These gardens provide and donate an average of **2,000 pounds of produce per year**, making organic produce available to those who otherwise could not afford it.

Children in Milwaukie are served by the North Clackamas School District (NCSD), which has the fifth highest enrollment in the state and covers the cities of Milwaukie and Happy Valley and the northern parts of unincorporated Clackamas County.

Milwaukie residents attend 10 different NCSD schools, and are also served by several private and alternative schools in the city and surrounding areas.

Unfortunately, there are many Milwaukie residents in need. Approximately 12.7% of the population is below the federal poverty level, and 179 of 5,230 of Milwaukie students in NCSD schools identify as homeless. A study by the University of Washington found that in 2014, a family of four in either Clackamas or Multnomah County needed to earn \$65,000/year to be economically self-sufficient.

Students Eligible for Free and Reduced Lunch by Neighborhood:

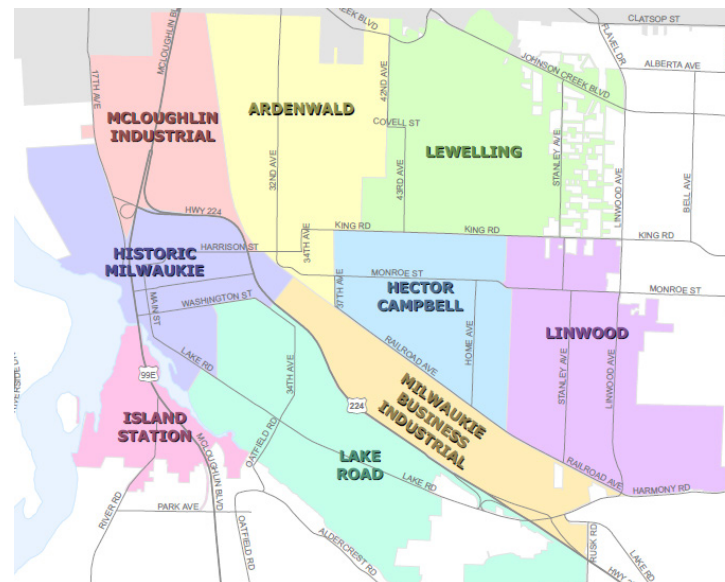
- Milwaukie HS: 78%
- Ardenwald-Johnson Creek: 56%
- Lake Road: 70%
- Linwood: 73%
- Lewelling: 70%



The community cares! In the year 2015-2016, the City received nearly 20,000 volunteer hours.

PLACES

Milwaukie has 7 residential neighborhood districts and 2 business/industrial districts. Downtown Milwaukie is now served by the new MAX Orange Line, connecting communities to more opportunities for work and play.

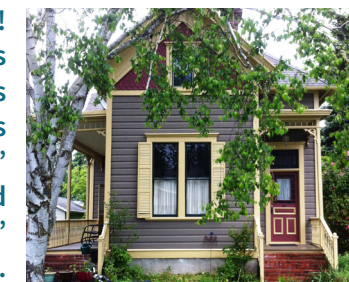


Parks

The North Clackamas Parks and Recreation District (NCPRD) is a special service district that offers more than 38 parks, 25 natural areas, 15 miles of trails and 3 facilities and serves residents of Milwaukie, Happy Valley, and the northern areas of unincorporated Clackamas County.



Milwaukie has history! The City of Milwaukie's Historic Resources Property List includes 18 "significant" properties and 20 "contributing" properties.



CHALLENGES: Adequate Housing Supply and Affordability, Potential for Displacement of Current Residents

PLANET

Milwaukie has over 100 Heritage Trees across 14 different Heritage Tree species. The City is on its way to becoming a Tree City USA.



Milwaukie is a city of water. In addition to the Willamette River, Johnson Creek, Kellogg Creek, Mt. Scott Creek and Spring Creek run through the City and its Natural Areas, such as Spring Park and Minthorn.

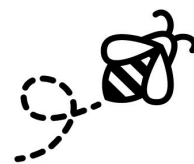
Johnson Creek is home to Coastal subspecies of cutthroat trout and is spawning ground for winter-run adult steelhead salmon.



In recognition of the environmental and economic benefits of solar energy, the City Council set a goal of tripling Milwaukie's solar energy production by 2021.

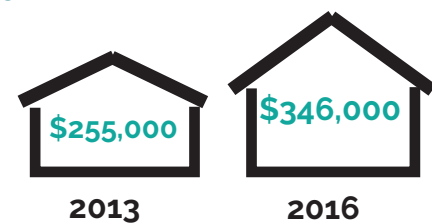
Beginning in 2017, a "Solarize" program will be implemented to streamline the process and reduce the upfront cost of residential solar installations for Milwaukie residents.

Save the bees! In 2016, the City Council adopted a resolution that bans certain pesticides that are toxic to honey bees and other pollinators.



CHALLENGES: Air Quality, Water Quality, Greenhouse Gas Emissions, Climate Change, Cascadia Earthquake

HOW WE LIVE



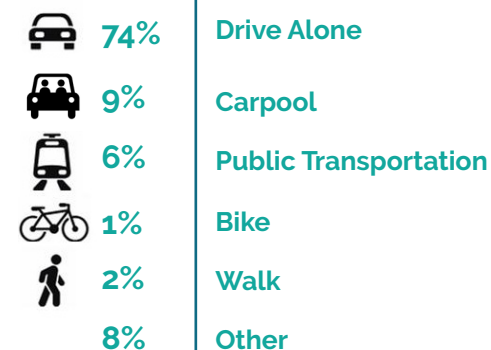
36% housing price increase (RMLS data from Market Action Reports)

As close-in Portland neighborhoods have become more expensive, an increasing number of homebuyers are finding Milwaukie to be an affordable and attractive option. The opening of the Orange Line has only accelerated this trend. In the past few years, however, prices in Milwaukie have gone up by 25-30%, and more in certain neighborhoods. According to RMLS data from monthly Market Action Reports, Milwaukie's median home value in July 2016 was \$346,000, a nearly 36% increase from the average of \$255,000 just three years prior.

Acknowledging that the current regional housing market has had a major impact on Milwaukie residents, in April 2016 City Council declared a Housing Emergency and adopted a 90 Day No Cause Eviction Ordinance.

Milwaukie also has a much higher percentage of renters than the county as a whole. For the 12 month period ending in December 2015, US Census data shows that the Portland metropolitan region had the highest rent increase (11.3%) and lowest vacancy rate (2.4%) in the nation. According to Multifamily Housing NW, over the past two years Milwaukie's average rent per square foot has increased by 22%.

HOW WE MOVE



The average commute time for Milwaukie residents of 25 minutes is very similar to the average Metro-wide commute time. These figures do not reflect the impact of the new MAX Orange Line, which has grown to an average ridership of 11,300 weekday riders by July 2016, including 700 boardings at Milwaukie's Main Street station. This ridership is approaching that of the established Yellow Line. The Orange Line can transport riders from the southernmost station to Pioneer Square in half an hour.



CHALLENGES: A Community Bisected by Highway 224, Lack of East-West Transportation Connections, Outdated or Non-Existent Infrastructure (sidewalks and bike lanes)



MILWAUKIE
ALL ABOARD

Town Hall

Waldorf School
2300 SE Harrison, Milwaukie, OR 97222
November 2, 2016
6 pm Open House
6:30 Town Hall

Draft Town Hall Agenda

TIME	TOPIC	LEAD
5:30	Setup	Staff
5:45	Discussion Leader/Table Host Training Youth Musician Arrival	VAC, Youth Action Team
6 pm	Doors Open / Open House	Milwaukie and Community Partners
6:30	Welcome; Vision Objectives Who's Here (Instant Polling)	Mayor Gamba City Manager Ober
6:45	Historical Overview; Key Themes; Regional Examples Keynote	Brian Scott
7:15	Develop/Review Draft Vision and Themes in Small Groups	Youth Action Team/ VAC/ All
8	Review Group Comments (Gallery/Dot Exercise)	Attendees
8:20	Concluding Observations, Next Steps	Mayor Gamba
8:30	Adjourn	