



COUNCIL WORK SESSION

City Hall Council Chambers, 10501 SE Main Street
& Zoom Video Conference (www.milwaukieoregon.gov)

MINUTES

JANUARY 7, 2025

Council Present: Councilors Will Anderson, Adam Khosroabadi, Rebecca Stavenjord, and Council President Robert Massey, and Mayor Lisa Batey

Staff Present: Joseph Briglio, Assistant City Manager	Emma Sagor, City Manager
Justin Gericke, City Attorney	Scott Stauffer, City Recorder
Vera Kolias, Senior Planner	Laura Weigel, Planning Manager

Mayor Batey called the meeting to order at 4:00 p.m. and noted that Councilor Khosroabadi would be joining later and that the work session and regular session were abbreviated to accommodate a Council goal setting town hall later that evening.

1. Affordable Housing Incentives Code – Discussion

Weigel explained that the proposed code amendment package for affordable housing incentives had been developed as part of the city's Housing Production Strategy (HPS) implementation, which was adopted in 2023. **Kolias** explained that the proposed changes were aimed at consolidating all affordable housing incentives into one section of the municipal code and incorporate elements from Oregon Senate Bill (SB) 1537 to streamline the process for those proposing affordable housing developments.

Councilor Khosroabadi arrived at 4:09 p.m.

The group discussed eligibility requirements for qualifying definitions and how to ensure enforcement of the 99-year affordability requirement.

Kolias presented the proposed list of variances for setbacks and lot coverage. The group discussed lot coverage in connection with the city's tree code and discussed creative solutions for maintaining tree canopy coverage while accommodating density increases. Staff noted that the tree code was separate from land use regulations and did not currently allow variances.

Kolias presented the proposed list of variances for all developments excluding single dwelling units and design standards. **Kolias** and **Weigel** reviewed the approval criteria, and the group discussed whether proving infrastructure capacity and economic feasibility were necessary.

Kolias reviewed the proposed changes to the expedited Type II review process.

Mayor Batey questioned whether the affordability thresholds were too high, asked how a 10% affordability rule would apply to small projects, like three-unit developments, and suggested that allowing ground-floor housing in downtown zones should only apply to fully affordable buildings. **Batey** emphasized that stronger incentives should go to projects with more affordable units. **Briglio** responded by asking whether the program should focus more on increasing housing density rather than just allowing any three-unit developments and pointed out that many similar code changes were originally aimed at multi-unit buildings, like apartment complexes. **Briglio** suggested that Council consider whether they want to prioritize incentives for higher-density projects.

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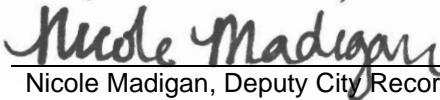
The group discussed concerns about potential loopholes where developers might construct predominantly market-rate units with a minimal affordable component to qualify for incentives. Council suggested exploring requirements tied to the percentage of total square footage rather than unit count.

Sagor noted staff would revise the draft amendments based on Council's feedback and return for another work session.

2. Adjourn

Mayor Batey adjourned the meeting at 5:02 p.m.

Respectfully submitted,



Nicole Madigan, Deputy City Recorder