

**Regular Session**

**RS**

**Milwaukie City Council**

**COUNCIL REGULAR SESSION**

City Hall Council Chambers, 10501 SE Main Street  
& Zoom Video Conference ([www.milwaukieoregon.gov](http://www.milwaukieoregon.gov))

**REVISED AGENDA**

MARCH 18, 2025

(Agenda Revised March 14, 2025)

**Council will hold this meeting in-person and by video conference.** The public may come to City Hall, join the Zoom webinar, or watch on the [city's YouTube channel](#) or Comcast Cable channel 30 in city limits. For Zoom login visit <https://www.milwaukieoregon.gov/citycouncil/city-council-regular-session-3>.  
Written comments may be delivered to City Hall or emailed to [ocr@milwaukieoregon.gov](mailto:ocr@milwaukieoregon.gov).

**Note:** agenda item times are estimates and are subject to change.

Page #

1. **CALL TO ORDER** (6:30 p.m.)
  - A. **Pledge of Allegiance**
  - B. **Native Lands Acknowledgment**
  
2. **ANNOUNCEMENTS** (6:31 p.m.) 1
  
3. **PROCLAMATIONS AND AWARDS**
  - A. **Outstanding Milwaukie High School (MHS) Students for February & March – Awards** (6:35 p.m.)  
Presenter: Kim Kellogg, MHS Principal
  
4. **SPECIAL REPORTS**
  - A. **New Business Introduction: Good Measure, PDX** (7:00 p.m.)  
Presenter: Brooke Smith, Good Measure Owner
  
  - B. **New Business Introduction: B-Side Records & Vintage** (7:15 p.m.)  
Presenter: Rebecca Stavenjord, B-Side Records Owner
  
5. **COMMUNITY COMMENTS** (7:30 p.m.)

To speak to Council, please submit a comment card to staff. Comments must be limited to city business topics that are not on the agenda. A topic may not be discussed if the topic record has been closed. All remarks should be directed at the whole Council. The presiding officer may refuse to recognize speakers, limit the time permitted for comments, and ask groups to select a spokesperson. **Comments may also be submitted in writing before the meeting, by mail, e-mail (to [ocr@milwaukieoregon.gov](mailto:ocr@milwaukieoregon.gov)), or in person to city staff.**
  
6. **CONSENT AGENDA** (7:35 p.m.)

Consent items are not discussed during the meeting; they are approved in one motion and any Council member may remove an item for separate consideration.

  - A. **Approval of Council Meeting Minutes of:** 6
    1. **February 4, 2025, regular session,**
    2. ~~February 11, 2025, study session,~~
    3. ~~February 18, 2025, work session, and~~
    4. ~~February 18, 2025, regular session.~~ (removed from the agenda)

**7. BUSINESS ITEMS**

**A. Clackamas County Stabilization Center Update – Report (7:40 p.m.)**

Staff: Emma Sagor, City Manager

**B. Affordable Housing Code Incentives – Discussion (8:00 p.m.)**

**11**

Staff: Laura Weigel, Planning Manager, and  
Vera Kolias, Senior Planner

**8. PUBLIC HEARINGS**

**A. None Scheduled.**

**9. COUNCIL REPORTS**

**A. Legislative and Regional Issues – Discussion (9:00 p.m.)**

**23**

Staff: Scott Stauffer, City Recorder

**10. ADJOURNMENT (9:15 p.m.)**

**Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice**

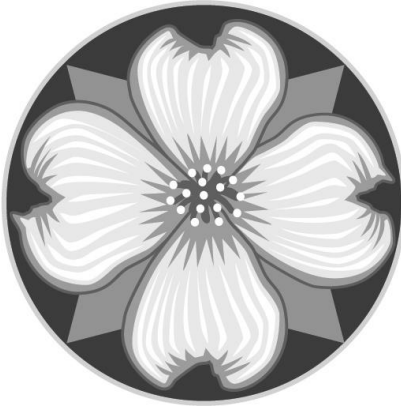
The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at [ocr@milwaukieoregon.gov](mailto:ocr@milwaukieoregon.gov) or phone at 503-786-7502. To request Spanish language translation services email [espanol@milwaukieoregon.gov](mailto:espanol@milwaukieoregon.gov) at least 48 hours before the meeting. Staff will do their best to respond in a timely manner and to accommodate requests. Most Council meetings are broadcast live on the [city's YouTube channel](#) and Comcast Channel 30 in city limits.

**Servicios de Accesibilidad para Reuniones y Aviso de la Ley de Estadounidenses con Discapacidades (ADA)**

La ciudad se compromete a proporcionar igualdad de acceso para reuniones públicas. Para solicitar servicios de asistencia auditiva y de movilidad, favor de comunicarse a la Oficina del Registro de la Ciudad con un mínimo de 48 horas antes de la reunión por correo electrónico a [ocr@milwaukieoregon.gov](mailto:ocr@milwaukieoregon.gov) o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a [espanol@milwaukieoregon.gov](mailto:espanol@milwaukieoregon.gov) al menos 48 horas antes de la reunión. El personal hará todo lo posible para responder de manera oportuna y atender las solicitudes. La mayoría de las reuniones del Consejo de la Ciudad se transmiten en vivo en el [canal de YouTube de la ciudad](#) y el Canal 30 de Comcast dentro de los límites de la ciudad.

**Executive Sessions**

The City Council may meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660(2); all discussions are confidential; news media representatives may attend but may not disclose any information discussed. Final decisions and actions may not be taken in executive sessions.



**RS Agenda Item**

**2**

# **Announcements**

## Native Lands Acknowledgment

*The City of Milwaukie respectfully acknowledges that our community is located on the ancestral homeland of the Clackamas people. In 1855, the surviving members of the Clackamas signed the Willamette Valley Treaty also known as the Kalapuya etc. Treaty with the federal government in good faith. We offer our respect and gratitude to the indigenous people of this land.*



# HELPFUL HUNGRY BATS

Thursday, March 27  
at 2 pm



# CONTAINER GARDENING with MAGGIE STUCKEY



Saturday March 29

2:00 PM



# Mayor's Announcements – March 18, 2025

- **Annual Board and Committee Recruitment – Application Deadline April 1**
  - Online form to apply is at [onboard.milwaukieoregon.gov](https://onboard.milwaukieoregon.gov)
  - Questions, send an email to [ocr@milwaukieoregon.gov](mailto:ocr@milwaukieoregon.gov) or call 503-786-7502
- **Spring Storytelling with Will Hornyak – Sun., Mar. 23 (3:30 PM)**
  - Milwaukie's own favorite storyteller is back!
  - Poems, songs, history and myth are twined together in honor of the Irish spirit
  - For audiences 14 and older
  - Ledding Library, 10660 SE 21<sup>st</sup> Ave.
- **Helpful Hungry Bats – Thu., Mar. 27 (2 PM)**
  - Hands-on activities to learn about bats with Rick Reynolds, Clackamas County Vector Control & US Fish and Wildlife Service. All ages welcome
  - Ledding Library, 10660 SE 21<sup>st</sup> Ave.
- **City Manager Open Door Session – Fri., Mar. 28 (9 AM – 10 AM)**
  - Ask questions, raise concerns, or just find out more about what the city is doing
  - No-sign up is necessary. First come-first served.
  - City Hall (3<sup>rd</sup> Floor Council Chambers), 10501 SE Main St.
- **Containers Gardening with Maggie Stuckey – Sat., Mar. 29 (2 PM)**
  - Learn how to create an edible container garden
  - Container garden created as a demonstration to be raffled off at end of event
  - Ledding Library, 10660 SE 21<sup>st</sup> Ave.
- **Vietnam War Remembrance Event – Sat., Apr. 5 (1 PM)**
  - Join an event to remember the members of the armed forces from Clackamas County who made the ultimate sacrifice during the Vietnam War.
  - Takes place at the Scott Park Vietnam Veterans Monument (Adjacent to the Ledding Library, 10660 SE 21<sup>st</sup> Ave.)

• **LEARN MORE AT [WWW.MILWAUKIEOREGON.GOV](http://WWW.MILWAUKIEOREGON.GOV) OR CALL 503-786-7555**



**-The CartPod-**

**Smoke wafts through damp air**

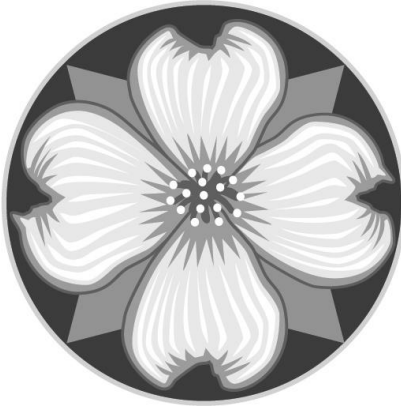
**Music blows out the blue cart**

**Feasting with community**

-Erica Fuson, Milwaukie Academy of the Arts Teacher-

**Share your Milwaukie Haiku!**

**Email yours to [bateyl@milwaukieoregon.gov](mailto:bateyl@milwaukieoregon.gov)**



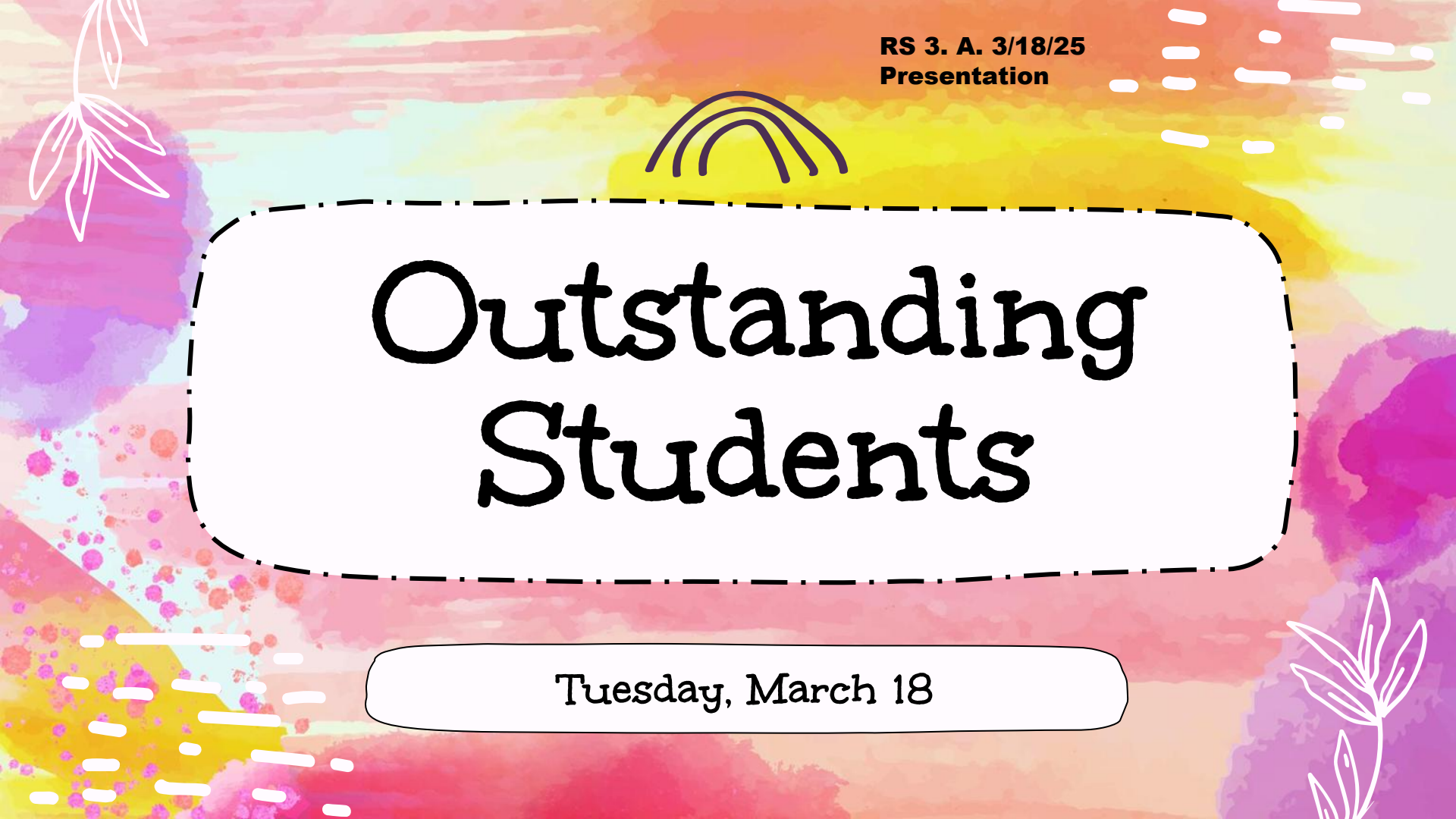
**RS Agenda Item**

**3**

**Proclamations  
& Awards**



RS 3. A. 3/18/25  
Presentation



# Outstanding Students

Tuesday, March 18

# Nayana Garcia

GPA: 3.2

## Sabin Schellenberg Classes

- Japanese 1-3

## MHS Classes

- AP Biology
- AP US Government
- AP US History
- AP Lit & Comp

## Extracurricular & Work

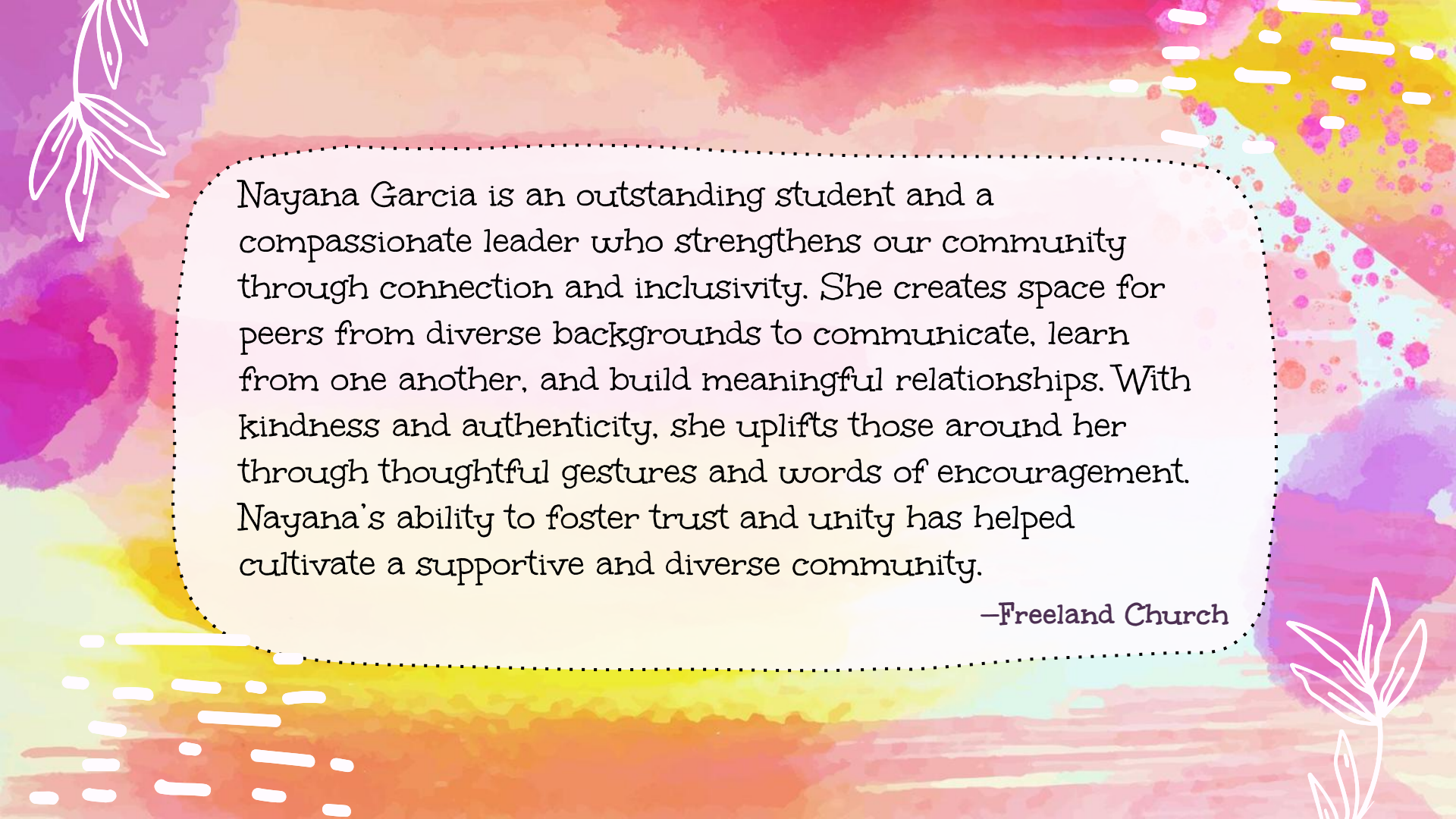
- Tennis

## Plans:

Attend University of Portland

- Study Business & Accounting





Nayana Garcia is an outstanding student and a compassionate leader who strengthens our community through connection and inclusivity. She creates space for peers from diverse backgrounds to communicate, learn from one another, and build meaningful relationships. With kindness and authenticity, she uplifts those around her through thoughtful gestures and words of encouragement. Nayana's ability to foster trust and unity has helped cultivate a supportive and diverse community.

—Freeland Church

# Fernn Moore-Tong



## AP Classes


- AP World
- Pre-Calculus
- AP Lang & Comp
- AP Biology
- AP US History
- AP Calculus
- AP Lit & Comp
- AP Government

## School Involvement

- President of ISA - (Indigenous Student Association)
- Council for JSU -(Jewish Student Union)
- Involved with Ascension
- Helped start Speech and Debate
- Principal's Council
- Choir - Bella Voce

## Future Plans

- Mechanical Engineering at OSU or PSU



“Fernn is a dedicated and engaged member of our school community, always bringing a positive energy to those around them. They are personable and kind. They go out of their way to support others, whether through leadership, collaboration, or simply offering a helping hand. Their commitment to creating a welcoming and inclusive environment makes a lasting impact on both students and staff.”

—Kim Kellogg

The **City of Milwaukie**  
is proud to recognize for

# Outstanding Student Achievement

in academics, civic engagement, and extra-curricular activities at Milwaukie High School

## Nayana Garcia

Let it be known to all that on this eighteenth day of March 2025, the City Council of the City of Milwaukie, a municipal corporation in the County of Clackamas, in the State of Oregon, recognized this student as an excellent example of the bright future of this community and nation.



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Lisa M. Batey, Mayor



The **City of Milwaukie**  
is proud to recognize for

# Outstanding Student Achievement

in academics, civic engagement, and extra-curricular activities at Milwaukie High School

## Fernn Moore-Tong

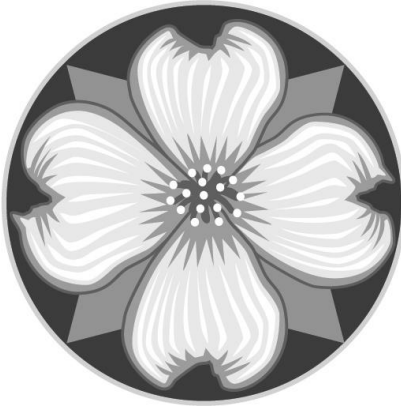
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Lisa M. Batey, Mayor



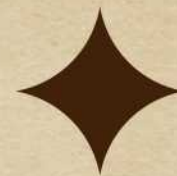


**RS Agenda Item**

**4**

**Special Reports**





**START**  
CONSULTING

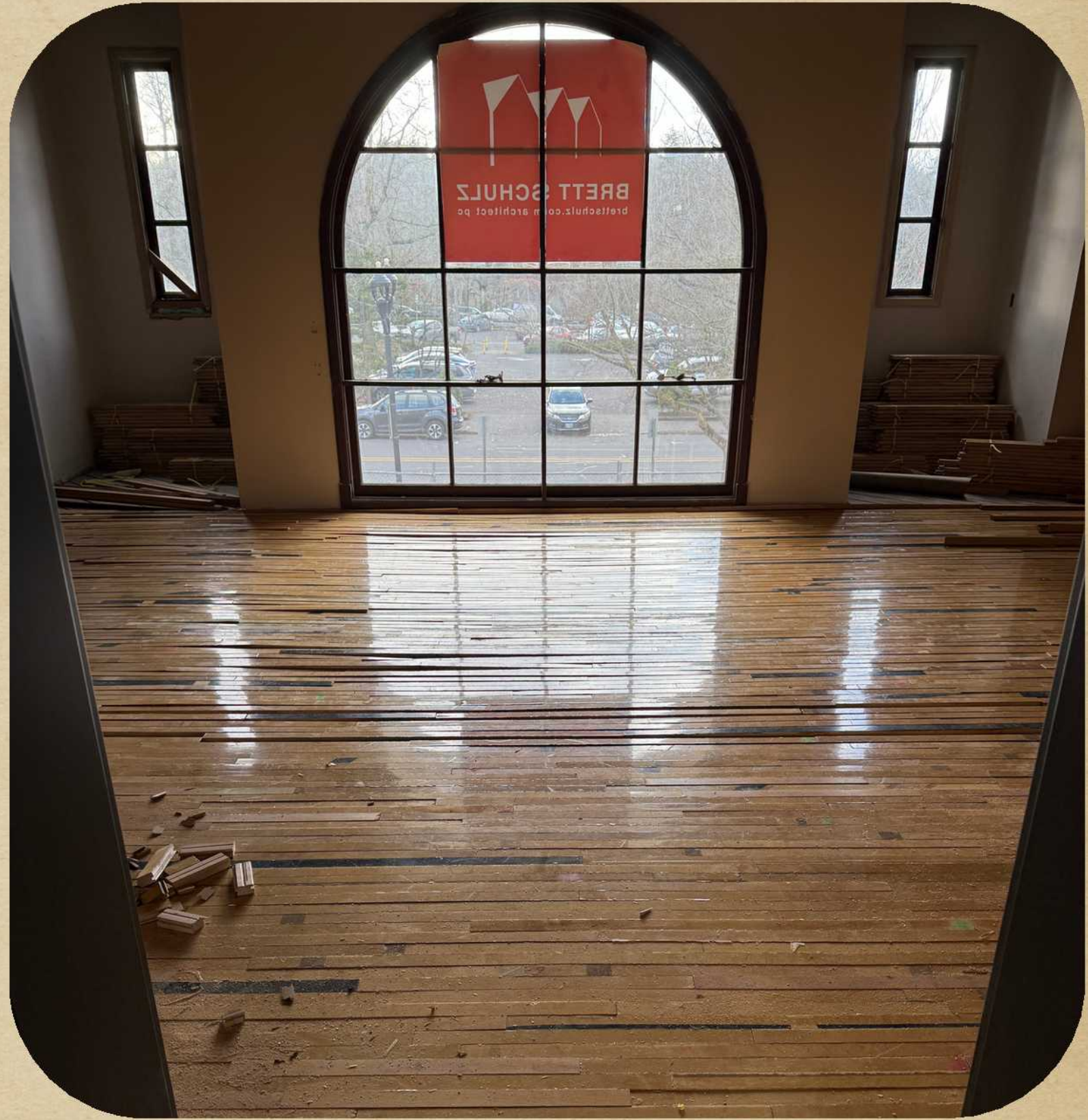
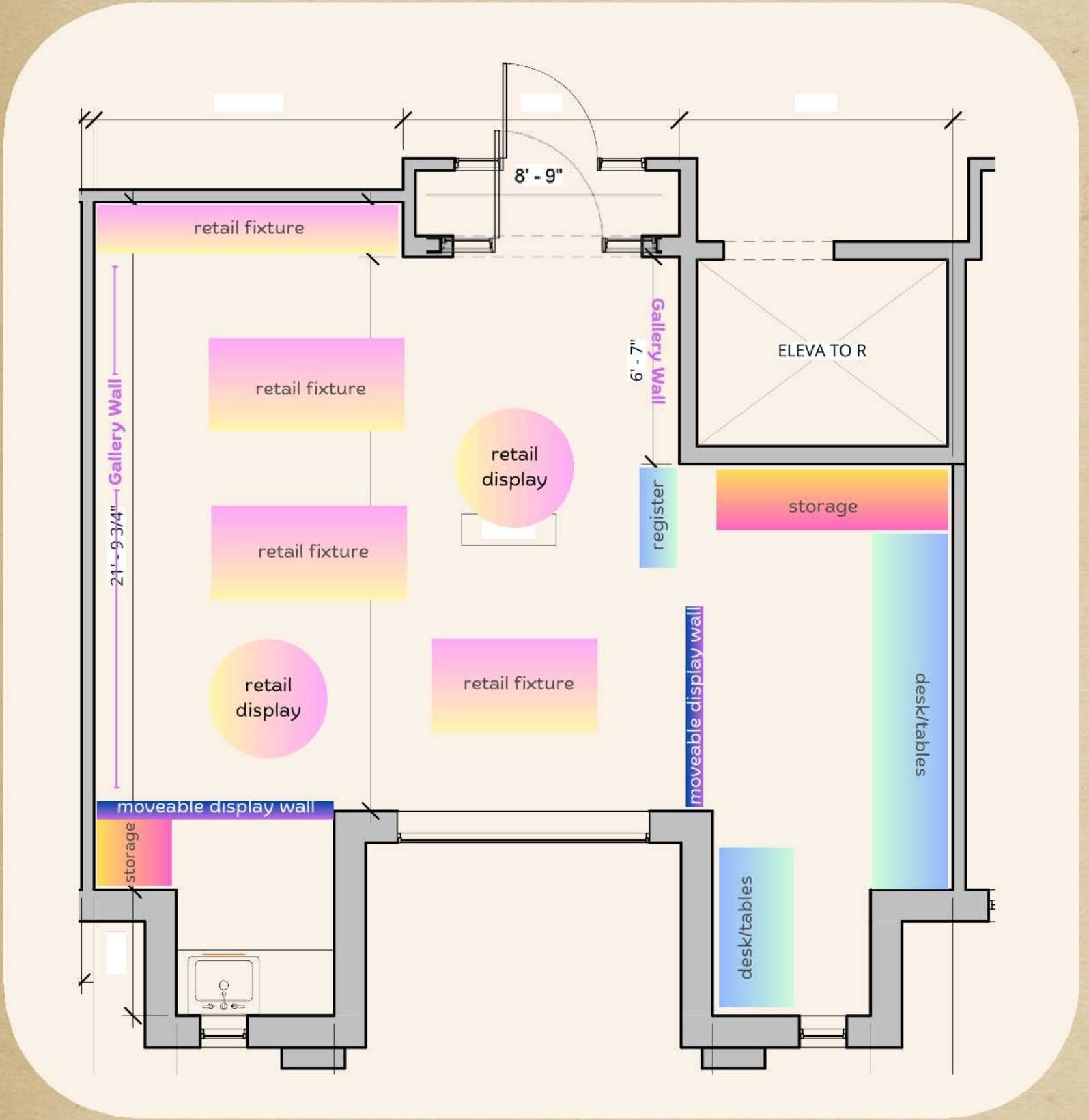
Reduce. Reuse. Sustain.



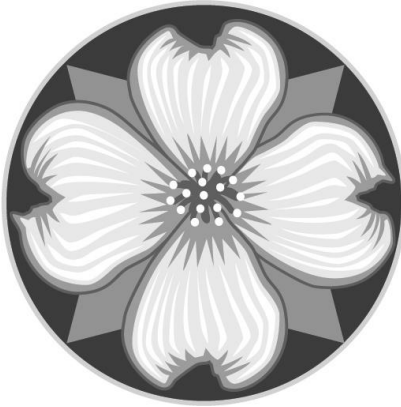
*Circular +  
Sustainability*

**CIRCUS**









**RS Agenda Item**

**5**

**Community Comments**

**From:** [Greg Hemer](#)  
**To:** [City Council](#); [Emma Sagor](#); [Scott Stauffer](#)  
**Cc:** [Pam Husband](#); [Linwood NDA](#)  
**Subject:** Furnberg Park Picnic Shelter Request  
**Date:** Monday, March 17, 2025 8:14:05 AM  
**Attachments:** [FPPS Brief Summary City Council\\_250317\\_080200.pdf](#)

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**RS 5. 3/18/25  
Correspondence**

Mayor, Councilors, and City Manager,

Pam Husband and I (we represent the Linwood NDA Legacy Project Team) will be addressing City Council at the March 18th Council meeting during Public Comments.

We are asking for two things: City Council approval of the idea of placing a picnic shelter inside Furnberg Park and an introduction to a NCPRD personal that would be a good contact to talk about this project.

Attached is a document to provide context to our mission.

If you would like more information please let me know.

Thanks



Linwood Neighborhood District Association  
Milwaukie, OR  
linwoodnda@gmail.com



## Memorandum

March 5, 2025

To: Milwaukie City Council, City Manager and Staff  
From: Linwood NDA Legacy Project Team  
Subject: Furnberg Park Picnic Shelter Endorsement

The Linwood Neighborhood Association has committed itself to completing a Legacy Project that will benefit the residents of Milwaukie, especially those who live east of Linwood Avenue. The project is to fund and install a Covered Picnic Shelter, with electricity and water, inside Furnberg Park. This park conveniently serves families in the Cedarcrest area, and the NDA often stages events in this park. The NDA conducted surveys of different project ideas and the Covered Picnic Shelter was the top choice of residents and members of the NDA.

The North Clackamas Park and Recreation District classifies Furnberg Park as a neighborhood park and considers it underdeveloped. Currently, the park amenities are a play structure, a few picnic tables, a walking path, and lawn space. Furnberg is characterized by a large wetland area which limits significant development of the park. A Covered Picnic Shelter would be in keeping with the adopted 1997 Master Plan as a picnic area was required for completion satisfied by the picnic tables. The Milwaukie Planning Department has briefly reviewed the project and thinks there would be no need to alter the current Master Plan.

A Covered Picnic Shelter will increase Furnberg Park usage by providing space for birthday parties, family gatherings, concerts, events, and other such activities. Potential development to the properties north of Furnberg will increase the population enjoying the park.

The Linwood NDA has set aside \$7,000.00 for this project. We estimate the total project to run about \$200,000.00 for plans, permits, fees, trenching for electrical and water lines, mitigation, shelter, cement pad, footings, water fountain and new picnic furniture. Linwood NDA is securing as much support as possible before launching a serious fundraising campaign. The Milwaukie Parks Foundation has agreed to support our fundraising and grant efforts.

The Linwood NDA Legacy Project Committee has secured the support of the Milwaukie Parks and Recreation Board and the Milwaukie Parks Foundation. Today we are seeking support of Milwaukie City Council. We are hoping you will endorse the project and that it is worthy of pursuing. Linwood NDA is not asking for any financial commitment at this time. Also, we are seeking an introduction with a North Clackamas Parks and Recreation contact to address the idea and seek their approval as well.

If you would like more information and see the full documentation, please contact Greg Hemer at [greghemermilw@gmail.com](mailto:greghemermilw@gmail.com). He would be pleased to forward you the document.

**From:** [Emma Sagor](#)  
**To:** [City Council](#)  
**Subject:** FW: Council Statement  
**Date:** Friday, March 14, 2025 12:14:10 PM

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Hi all,

*[Please do not reply all]*

Just passing along the note below from two of your constituents.

Thanks, and happy Friday!

Emma

**Emma Sagor**

City Manager  
she • her • hers  
503.786.7573 (o) • 360.852.2014 (m)  
City of Milwaukie  
10501 SE Main St. • Milwaukie, OR 97222

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**From:** Jere Overs <jereo@prodigy.net>  
**Sent:** Friday, March 14, 2025 12:10 PM  
**To:** Emma Sagor <SagorE@milwaukieoregon.gov>  
**Subject:** Council Statement

**This Message originated outside your organization.**

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Please pass this on to members of the council  
Thank you

My wife Sally and I have read the Milwaukie City Council Special Statement in the March 2025 Milwaukie Pilot. We want you to know we agree completely and applaud your courage in taking and stating your position.

Jere and Sally Overs  
13077 SE Pennywood Ct  
Milwaukie, OR 97222  
503.367.2974



**From:** [dave@milwaukiepsf.org](mailto:dave@milwaukiepsf.org)  
**To:** [City Council](#)  
**Subject:** RE: 2024 Officer of the Year Dinner  
**Date:** Friday, March 14, 2025 11:03:35 AM

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Sorry the link to the tickets didn't cut and paste properly.

<https://milwaukiepsf.org/dinner/>

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**From:** dave@milwaukiepsf.org <dave@milwaukiepsf.org>  
**Sent:** Friday, March 14, 2025 10:58 AM  
**To:** citycouncil@milwaukieoregon.gov  
**Subject:** 2024 Officer of the Year Dinner

**The Milwaukie Public Safety Foundation presents the annual**  
**Milwaukie Police Department**  
**Dinner and Awards**  
**Officer of the Year 2024 - Kathryn Meier and Flora**

**April 22th, 2025**  
**6pm for Dinner at 6:30pm**  
**The Elks Lodge,**  
**13121 SE McLoughlin Blvd, Oak Grove, OR 97222**  
**Please note dinner this year is at 6:30pm**

**Dinner Menu**

**Appetizers**

**Charcuterie Board and Hummus Platter**

**Main Course**

**Pot Roast with Mash Potatoes and Carrots**  
**or**  
**Vegetarian Pasta Dish**

**Dessert**

**Non-host bar**

**Tickets are available for sale at [milwaukiepsf.org/dinner](https://milwaukiepsf.org/dinner)**

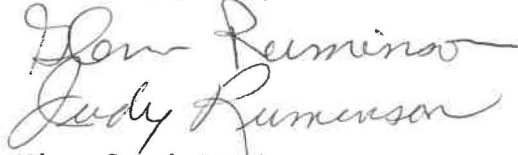
**. We hope you will join us to celebrate the achievements of the  
Officer of the Year, as well as other award recipients.**

12701 SE River Road  
Apt 101NP  
Portland, OR 97222

To The City Council of Milwaukie;

We were so pleased to read your lead article in the March Pilot Newsletter! We are grateful to each of you on the City Council for remaining strong and true to the values we hold dear as a community! Your stand is so important and inspiring! You have our support!  
Thank you for standing for justice, inclusion and dignity for all!

Concerned citizens,

Handwritten signatures of Glenn and Judy Ruminson in cursive script.

Glenn & Judy Ruminson

**From:** [Sharon E Streeter](#)  
**To:** [Lisa Batey](#)  
**Cc:** [Adam Khosroabadi](#); [Robert Massey](#); [William Anderson](#); [Rebecca Stavenjord](#)  
**Subject:** Thank You!!  
**Date:** Monday, March 17, 2025 1:40:25 PM

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This Message originated outside your organization.

Your statement in the latest Milwaukie Pilot regarding the protection of ALL persons in our community was so welcome. It is gratifying to know that, despite the pressure on local municipalities and public institutions to cave in the face of Federal retaliation, you have taken a strong stand of support for residents and the values we hold dear. Thank you. You make me proud. Sharon Streeter, Waverley Greens, Milwaukie

**From:** [Lisa Batey](#)  
**To:** [Scott Stauffer](#)  
**Subject:** FW: Special Statement  
**Date:** Tuesday, March 18, 2025 11:55:20 AM

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Scott, forwarding for inclusion in the record

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**From:** Marcie Miller-Norman <marcie\_miller\_smith@yahoo.com>  
**Sent:** Sunday, March 16, 2025 9:18 AM  
**To:** Robert Massey <MasseyR@milwaukieoregon.gov>; William Anderson <AndersonW@milwaukieoregon.gov>; Rebecca Stavenjord <StavenjordR@milwaukieoregon.gov>; Adam Khosroabadi <KhosroabadiA@milwaukieoregon.gov>; Lisa Batey <BateyL@milwaukieoregon.gov>  
**Subject:** Special Statement

**This Message originated outside your organization.**

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Dear City Council Members,

After reading your highly partisan statement to the community, it is clear that you don't take into consideration that the entire city of Milwaukie is not Democrat. Your statement assumes that our entire community voted against the current administration and are not in favor of the laws and policies being made at the federal level. Your statement mentions, "The values we hold dear." Whose values are those and what are they exactly? These are just your opinions! Milwaukie is very diverse in political opinion and it seems you are out of touch on that point.

Even knowing that Oregon as a whole leans heavily Democrat, you have many right here in your community who think that many of the changes being made are necessary and needed. You bring up immigration when many Americans are 100 percent for legal immigration but only want borders that are secure and safe (talk about chaos). If people right here in Milwaukie are here illegally, they are breaking the law, plain and simple and there are consequences for those actions.. Regarding the LGBTQ issues, you can't find an issue where the country is more united than "transgender people playing women's sports." 75% of Democrats are against biological men playing in women's sports. It is an issue of fairness and it is happening right here in our own state. Is this one of the "values that you hold dear?"

Your last statement, that actually sounds like a threat to not follow federal law, again assumes that everyone is against these policies when you say "Milwaukie will not be swayed by chaos or fear" and you intend to stand against it with our local laws. I sincerely hope you keep in mind that not all Milwaukie wants you to take it upon yourselves to go against the federal government. If the community loses funding because of your closed-minded actions, we won't forget.

I found your statement highly offensive and I don't appreciate being talked down to because I don't happen to agree to your politics. The stereotypical view of a conservative in this state is so off base and in my case particularly. I am not only college educated but live in the nicest neighborhood in Milwaukie (for 19 years), along with the fact that I'm married to a person of color. Take that for diversity!

I will end it by saying to think about taking the time to speak to people outside of your liberal bubble before issuing statements that don't reflect the opinion of an entire city of people.

Sincerely,  
Marcie Miller-Norman



**CITY OF MILWAUKIE  
CITY COUNCIL**

10722 SE Main Street  
P) 503-786-7502  
F) 503-653-2444  
ocr@milwaukieoregon.gov

# Speaker Card

The City of Milwaukie encourages all residents to express their views to their city leaders in a **respectful** and **appropriate** manner. If you wish to speak before the City Council, fill out this card and hand it to the City Recorder. Note that this Speaker Card, once submitted to the City Recorder, becomes part of the public record.

**Name:** Dan Husband / Greg Herge **Address:** 5822 SE Harrison St.  
**Organization:** Linwood NDA Legacy Project Team **Phone:** 971-252-6100  
**Meeting Date:** 3/18/25 **Email:** greg.herge.milw@gmail.com  
**Topic:** Furnberg Park Picnic Shelter

**Agenda Item You Wish to Speak to:**

**You are Speaking...**

- #5 Community Comments  
**Note:** Council generally does not respond to comments during this meeting. The city manager will respond to comments at the next regular session.
- #7 Other Business, Topic: \_\_\_\_\_
- #8 Public Hearing, Topic: \_\_\_\_\_

- in Support
- in Opposition
- from a Neutral Position
- to ask a Question

**Comments:**



**CITY OF MILWAUKIE  
CITY COUNCIL**

10722 SE Main Street  
P) 503-786-7502  
F) 503-653-2444  
ocr@milwaukieoregon.gov

# Speaker Card

The City of Milwaukie encourages all residents to express their views to their city leaders in a **respectful** and **appropriate** manner. If you wish to speak before the City Council, fill out this card and hand it to the City Recorder. Note that this Speaker Card, once submitted to the City Recorder, becomes part of the public record.

*Doesn't need to speak necessarily.*

**Name:** DAVE Ehrenkranz

**Address:** 5701 SE WILMA CIR

**Organization:**

**Phone:** 503 396 1559

**Email:** daveehr@mac.com

**Meeting Date:** 3/18

**Topic:** Special Statement in Milwaukie Pilot

**Agenda Item You Wish to Speak to:**

**You are Speaking...**

#5 Community Comments

in Support

**Note:** Council generally does not respond to comments during this meeting. The city manager will respond to comments at the next regular session.

in Opposition

#7 Other Business, Topic: \_\_\_\_\_

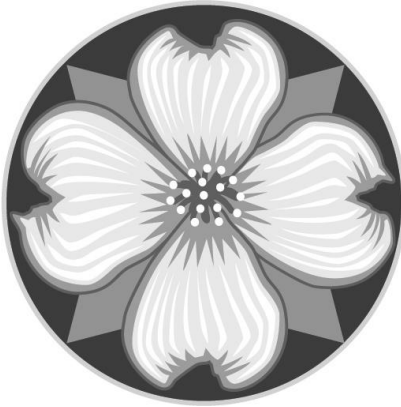
from a Neutral Position

#8 Public Hearing, Topic: \_\_\_\_\_

to ask a Question

**Comments:** *I support your recent statement and want to show my support of what you stated. THANK YOU!*





**RS Agenda Item**

**6**

# **Consent Agenda**

**COUNCIL REGULAR SESSION**

City Hall Council Chambers, 10501 SE Main Street  
& Zoom Video Conference ([www.milwaukieoregon.gov](http://www.milwaukieoregon.gov))

2419<sup>th</sup> Meeting**MINUTES**

FEBRUARY 4, 2025

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

**Staff Present:** Joseph Briglio, Assistant City Manager  
Carl Dorhman, Police Officer  
Justin Gericke, City Attorney  
Brett Kelper, Senior Planner  
Emma Sagor, City Manager

Gabriela Santoyo Gutierrez, Equity & Inclusion Coordinator  
Kenny Simac, Police Sargent  
Scott Stauffer, City Recorder  
Laura Weigel, Planning Manager

**Mayor Batey** called the meeting to order at 6:31 p.m.

Council read a joint statement addressing recent federal executive actions and underscoring the city's commitment to Milwaukie community values.

**1. CALL TO ORDER**

**A. Pledge of Allegiance.**

**B. Native Lands Acknowledgment.**

**2. ANNOUNCEMENTS**

**Mayor Batey** announced upcoming activities, including nominations for the 2024 Volunteer of the Year, the annual board and committee recruitment, clean-up events at Minthorn Springs and Kellogg Creek, library events, and the grand opening of the redeveloped Balfour, Bowman-Brae, and Scott parks.

**Mayor Batey** read two school- and community-themed haiku poems.

**3. PROCLAMATIONS AND AWARDS**

~~**A. Outstanding Milwaukie High School Student Award** (removed from the agenda)~~

**4. SPECIAL REPORTS**

**A. None Scheduled.**

**5. COMMUNITY COMMENTS**

**Mayor Batey** reviewed the comment procedures. **Sagor** reported there was no follow-up from the January 21 comments.

**Santoyo Gutierrez** provided an overview of the Equity Steering Committee (ESC) and read statements by ESC members about the importance of the city continuing to support equity and diversity policies. **Roberto Arreola Moreno**, ESC member, encouraged Council to reaffirm the city's commitment equity and diversity policies.

**Councilor Khosroabadi** asked about the ESC's feelings about recent federal actions and **Arreola Moreno** commented on how staff underscored the city's values. **Sagor** appreciated Council reaffirming the city's support for equity and inclusion and remarked on how the city would continue its equity work.

## **6. CONSENT AGENDA**

It was moved by Councilor Stavenjord and seconded by Councilor Khosroabadi to approve the Consent Agenda as presented.

### **A. City Council Meeting Minutes:**

1. December 17, 2024, regular session,
2. January 7, 2025, work session,
3. January 7, 2025, regular session, and
4. January 7, 2025, goal setting town hall.

**B. Resolution 7-2025:** A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, amending the lease agreement for the cell phone tower at the city's public works campus.

**C. Resolution 8-2025:** A resolution of the City Council of the City of Milwaukie, Oregon, granting an exemption from property taxes under Oregon Revised Statute (ORS) 307.540 to 307.548 for any qualifying non-profit low-income housing project within city limits.

**D. Resolution 9-2025:** A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, authorizing an increase in the project authorization for the Stanley Reservoir Improvements Project.

**E. Approval of an Oregon Liquor and Cannabis Commission (OLCC) application for Keeper Coffee, 10722 SE Main Street – New License.**

**F. Approval of an OLCC application for pFriem Brewing Company, 10722 SE Main Street – New License.**

**G. Approval of an OLCC application for pFriem Brewing Company, 10722 SE Main Street – New License (second location).**

Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting "aye." [5:0]

## **7. BUSINESS ITEMS**

### **A. Adoption of Council Goals – Resolution**

**Mayor Batey** remarked on the productivity of the recent Council goal setting retreat.

**Sagor** explained how Council goals shape the city's work, how the goal setting process had played out, and discussed the three-year timeframe for implementing the new goals and incorporating the work of the previous climate and equity goals. The proposed new goals were economic development, parks and green space, and affordability.

Council expressed appreciation for the goal setting process and the input of the community and staff's work to facilitate the process.

It was moved by Councilor Stavenjord and seconded by Councilor Khosroabadi to approve the resolution adopting Council goals for 2025-2027. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting "aye." [5:0]

#### **Resolution 10-2025:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, ADOPTING COUNCIL GOALS FOR 2025-2027.**

## **8. PUBLIC HEARING**

### **A. Adoption of Flood Control Code Requirements – Ordinance**

Call to Order: **Mayor Batey** called the public hearing on the proposed flood control code adoption, to order at 7:07 p.m.

Purpose: **Mayor Batey** announced that the purpose of the hearing was to receive a staff update and deliberate on the proposed code amendments.

Conflict of Interest: No Council member declared a conflict of interest.

Staff Presentation: **Kelver** provided an overview of the proposed code amendments which would address flood plain maps, where residential structures can be built in flood plain areas, impervious surfaces and Riparian Buffer Zones (RBZ) in flood areas, and code requirements that ensure Milwaukie residents can participate in the National Flood Insurance Program (NFIP).

**Mayor Batey** and **Kelver** remarked on mitigation requirements for no net loss of riparian buffer zone projects in a flood plain. **Kelver** presented a map showing the 100-year flood plain and flood way to illustrate the RBZ.

**Kelver** reviewed Council's decision-making options.

Correspondence: **Kelver** reported no additional correspondence had been received and confirmed that required land use notice had been sent.

Council Questions to Staff: Council had no questions for staff.

Hearing Procedures: **Mayor Batey** reviewed the comment procedures.

Audience Testimony: **Roy Weedman**, Milwaukie property owner, and **Kelver** discussed how the public could access the Federal Emergency Management Administration (FEMA) flood maps and whether Weedman's property fell within the RBZ along Kellogg Creek and what flood code requirements the property would have to comply with. **Weedman** encouraged Council to take actions to increase the development of Milwaukie.

Staff Response to Testimony: None.

Council Questions for Staff: **Councilor Massey** and **Kelver** noted when the 100-year flood plain had last been updated by FEMA and remarked on whether homes outside the 100-year flood plain were required to get flood insurance. The group noted that without adopting an updated flood code, FEMA could remove Milwaukie from the NFIP.

Close Public Comment: **It was moved by Councilor Stavenjord and seconded by Councilor Khosroabadi to close the public comment part of the flood control code requirements adoption hearing. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting "aye." [5:0]**

**Mayor Batey** closed the public comment part of the hearing at 7:37 p.m.

Council Decision: **It was moved by Councilor Stavenjord and seconded by Councilor Khosroabadi for the first and second readings by title only and adoption of the ordinance amending Municipal Code (MMC) Title 18 Flood Hazard Regulations to comply with new federal requirements (File #ZA-2024-003) and declaring an emergency. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting "aye." [5:0]**

**Sagor** read the ordinance two times by title only.

**Stauffer** polled the Council with Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]

**Ordinance 2248:**

**AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AMENDING MUNICIPAL CODE (MMC) TITLE 18 FLOOD HAZARD REGULATIONS TO COMPLY WITH NEW FEDERAL REQUIREMENTS (FILE #ZA-2024-003), AND DECLARING AN EMERGENCY.**

## **9. COUNCIL REPORTS**

### **A. Legislative and Regional Issues – Discussion**

**Stauffer** reported on the status of bills that Council and city staff had been tracking during the 2025 session of the state legislature. The group discussed the tracked bills, noting if letters of support or opposition had been sent by Council or staff.

Council reviewed a proposed letter in support of former Councilor Karin Power’s appointment to the Oregon Public Utilities Commission (PUC). It was the Council consensus to endorse a letter supporting Power’s PUC nomination.

### **Council Reports**

**Council President Anderson** and **Mayor Batey** asked if Council still supported the Clackamas County Coordinating Committee (C4) legislative priorities letter originally drafted in 2024. It was Council consensus to continue supporting the C4 priorities.

**Councilor Khosroabadi** reported on legislation being tracked by the North Clackamas County Chamber of Commerce. **Mayor Batey** and **Khosroabadi** remarked on whether Council or the city agree with positions taken by the chamber of commerce.

**Councilor Stavenjord** reported on ongoing Clackamas County Housing Advisory Board work around scattered housing sites and proposed state legislation.

**Council President Anderson** and **Mayor Batey** remarked on the recently published Governor’s Housing Needs Analysis.

**Mayor Batey** discussed sources of information about federal funding opportunities and the League of Oregon Cities (LOC) revenue resources workshop and project awards.

**Batey** and **Council President Anderson** remarked on the county’s pending funding request to finish the Sunrise Corridor project.

## **10. ADJOURNMENT**

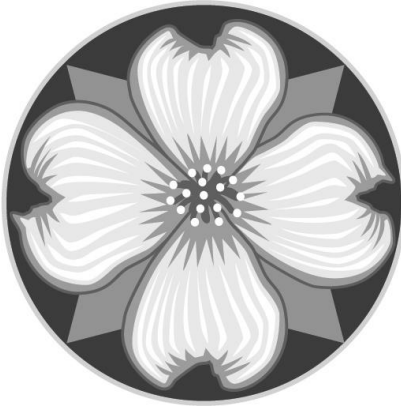
**It was moved by Councilor Stavenjord and seconded by Councilor Khosroabadi to adjourn the Regular Session. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting “aye.” [5:0]**

**Mayor Batey** adjourned the meeting at 8:11 p.m.

Respectfully submitted,

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Scott Stauffer, City Recorder



**RS Agenda Item**

**7**

**Business Items**

RS 7. A. 3/18/25  
Presentation

# Clackamas County Stabilization Center Update

March 18, 2025



# Project overview and updates

- County facility, located at 9200 SE McBrod Ave
- Construction underway, expected opening Fall 2025
- 8-bed 23-hour stabilization center (operated by Clarvida)
- 13-bed shelter (operated by the Father's Heart)





# County-City coordination

## Collaboration to date

- Provider RFP
- Early messaging and outreach planning
- Good Neighbor Agreement draft

## Priorities moving forward

- Refining operational policies and protocols
  - Intake and discharge
  - Transportation
  - Security
- Finalizing Good Neighbor Agreement
- Communications and outreach



# Questions?

Emma Sagor

City Manager

[sagore@milwaukieoregon.gov](mailto:sagore@milwaukieoregon.gov)

Mary Rumbaugh

Clackamas County

Health, Housing, and Human Services Director

[maryrum@clackamas.us](mailto:maryrum@clackamas.us)



## COUNCIL STAFF REPORT

**To:** Mayor and City Council  
Emma Sagor, City Manager

**Date Written:** Mar. 6, 2025

**Reviewed:** Joseph Briglio, Assistant City Manager

**From:** Laura Weigel, Planning Manager, and  
Vera Koliass, Senior Planner

**Subject:** **Affordable Housing Incentives Code – Continued**

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### ACTION REQUESTED

Council is asked to participate in a briefing for discussion. Staff requests feedback from Council on draft code amendments related to affordable housing incentives – see Attachment 1 for full text of revised proposed code amendments.

### HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

[October 15, 2024](#): Council discussed Oregon Senate Bill 1537 ([SB1537](#)) where staff introduced the idea of using the legislation’s language for the proposed affordable housing incentives.

[January 7, 2025](#): Council held a work session to discuss a draft package of code amendments for affordable housing incentives. Please refer to the staff report for this work session for detailed background information on the proposed approach.

### ANALYSIS

At the January 7, 2025, work session, several questions were asked regarding the first draft of proposed code. This staff report will focus on these questions and the revised draft code (see Attachment 1).

- Ownership vs Rental
  - It has been suggested that the code incentives should provide greater incentives for home ownership rather than rental units. Staff understand the desire to promote home ownership versus rental units as a means of building wealth. However, regulating tenure through the zoning code would be difficult over the long term to administer and enforce. This would be best done through the city’s financial incentives and/or program requirements.<sup>1</sup>
- Affordability Levels
  - Council asked for information regarding the income levels necessary to afford different rents and housing prices. The graphic below is in the city’s Housing Production Strategy (HPS) but has been updated with 2024 figures.

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<sup>1</sup> Portland example: Participation in the Portland Housing Bureau’s affordable homeownership programs—the Homebuyer Opportunity Limited Tax Exemption (HOLTE) program and Systems Development Charge (SDC) Exemption for Home Ownership program—which provide tax and fee incentives for developers to build housing at prices capped to serve homebuyers between 80% and 120% of the Area Median Income (in 2025 it is \$455,000). Average middle housing affordable homeownership price in 2024 was \$352,536.

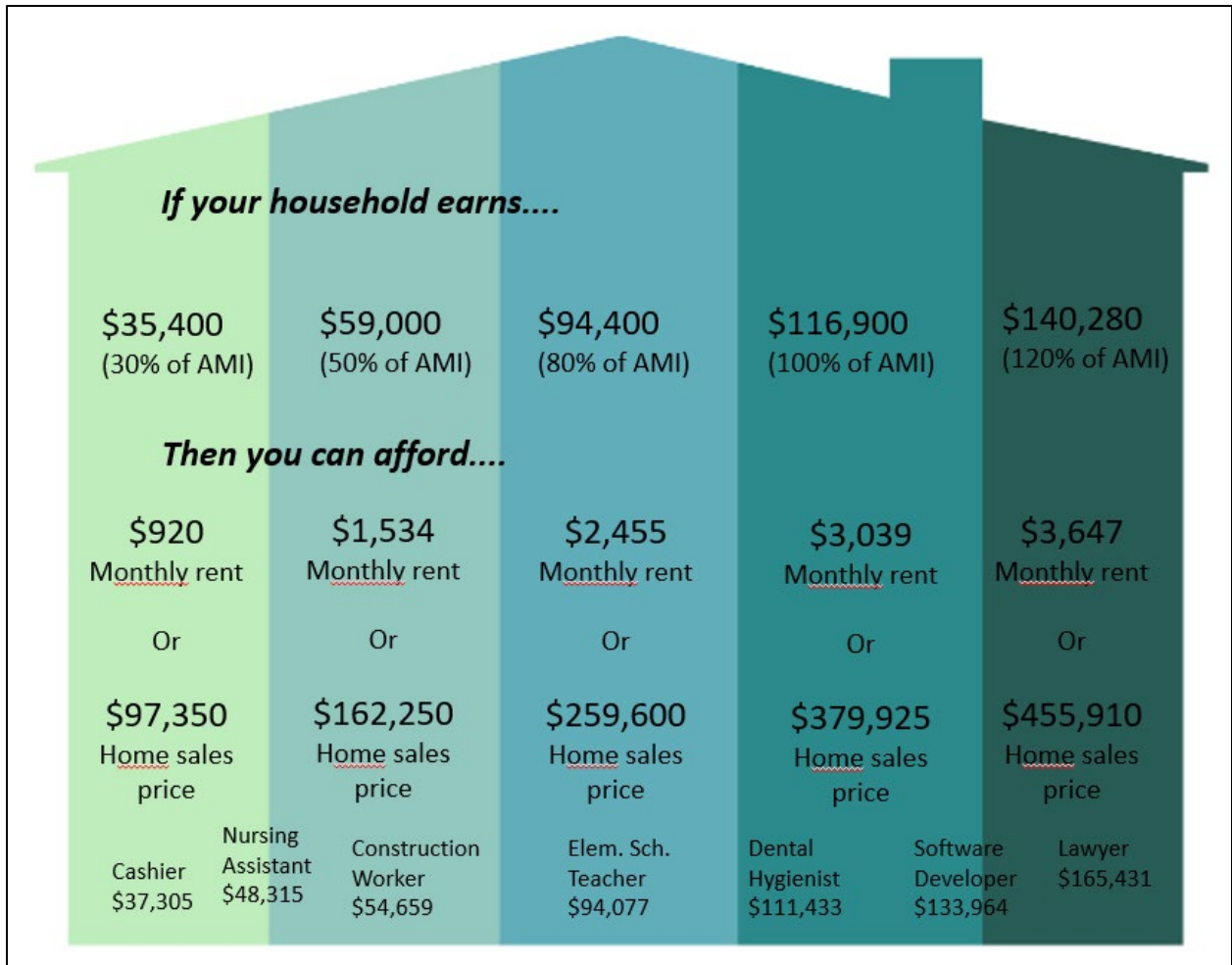


Figure 1. Financially Attainable Housing, by Median Family Income (MFI) for Portland-Vancouver-Hillsboro, OR-WA MSA (\$94,400), 2024. Source: US Department of Housing and Urban Development, 2024; Oregon Employment Department (Clackamas County stats).

It may also be useful to know the urban growth boundary (UGB) one-year annual housing production target in total and by income level, as well as the 20-year housing need allocation in total and by income level (2024) – See Figure 2.

Metro UGBs	Results	Total	0-30% AMI	31-60% AMI	61-80% AMI	81-120% AMI	>120% AMI
Milwaukie	1 year	109	14	17	12	22	44
	20 year	2,164	265	338	235	442	885

Figure 2. Milwaukie UGB 1-year annual and 20-year housing production target (Oregon Housing Needs Analysis Methodology, December 2024)

- There was substantial discussion about the income limits for the various incentive packages. Specifically, the code should not provide incentives for what is effectively market rate development and, rather, focus the incentives on true income-restricted housing where the income limits would be focused at 80% or below of AMI. Staff have revised the proposed code to reflect this discussion.

Staff recommend focusing incentives on households earning 80% or below of AMI in a single category. This would simplify the administration of the program and code, and it targets a clear housing need in Milwaukie as demonstrated by the Oregon Housing Needs Analysis<sup>2</sup>:

- Question: Does Council agree with the recommendation for a single targeted affordability level?
- There was also discussion about what number of units would be required to be affordable for applicants to use the incentives. Staff reviewed the City of Portland's affordability incentives code. Portland's code is for affordable 4-plexes and multi-unit development and includes this provision: "50 percent of the total number of dwelling units on the site must be affordable to those earning no more than 60 percent of the area median family income or an affordability level established by Title 30<sup>3</sup>."
  - Question: Does Council agree with this approach?
- Development Standards
  - The Portland code also states that the maximum building height is 35 feet, which is the same as Milwaukie's code for the R-MD zone (except cottage clusters). Portland's code also provides an additional lot coverage provision where a development can build to 60% lot coverage, but the maximum building height is reduced to 25 feet.
    - Question: Would Council like to see this kind of increased incentive for lot coverage?
- Development Scenarios
  - At the work session, staff will show a few examples of development scenarios that use various incentives to illustrate possible outcomes.
- Requirements for Affordable Units
  - A concern was raised about the possibility of a developer "gaming" the system. For example: a development with four units is proposed, using several of the incentives, but the affordable unit is proposed to be much smaller than the market rate units.
    - One way to address this is to include language requiring the affordable units to be indistinguishable from the market rate ones. This has been included in the revised draft code.
  - There was substantial discussion about the continued affordability of the income restricted units, specifically the required time frame to maintain the income restriction. Historically, 30 years was the timeline for maintaining an affordability level but recently, the standard requirement from the United States Department of Housing and Urban Development (HUD) has been increased to at

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<sup>2</sup> <https://www.oregon.gov/das/oca/Documents/OHNA-Methodology-Report-2024.pdf>

<sup>3</sup> <https://www.portland.gov/code/30/all>

least 60 years, if not 99 years. The question to be asked is if 99 years is a deterrent to building affordable housing.

- An approach to the continued affordability requirement is to use it as an incentive. An option would be to reduce the time frame to 60 years (HUD standard) for home ownership units for example and maintain the standard 99-year time frame for rental units.
- Question: Is this something that council wishes to consider?
- What are developers saying?
  - Staff discussed the proposed incentives with Frank Stock, WDC Construction, a developer of multifamily housing both here in Milwaukie and in Portland. While the development incentives are useful, what Stock stated that the tax exemptions and abatements and system development charge (SDC) waivers/reductions are most valuable.
  - There were also some questions about the impact of minimum lot size on the ability to develop affordable middle housing.
    - Minimum lot size for middle housing is already quite small at 3,000 square feet; 2,500 square feet for townhouses. The original proposed code provided a 10% reduction in minimum lot size. The revised proposed code has increased to 25% to provide a greater incentive.<sup>4</sup>
- Residential Tree Code
  - There are tradeoffs in development, and increased development intensity must be balanced with a desire for landscaped areas, tree canopy, etc. The City's residential development tree code is a separate code; no amendments are proposed to the tree code at this time. Under the current tree code, if a developer used all of the incentives and then could not meet the minimum requirements, they would need to either redesign the project or pay the mitigation fee.<sup>5</sup>
  - It was suggested that perhaps there are other solutions to the tree canopy requirements, such as green roofs or planters attached to structures as seen on a building in downtown Portland. While creative, in general these kinds of solutions typically greatly increase development and long-term maintenance costs.

## Key Question

1. Does Council agree with the revised proposed code and recommended incentives for affordable housing?

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<sup>4</sup> The most common density for middle housing in Portland is 30-40 du/acre, which is a quadplex on a 5,000 sq ft lot (January 2025 BPS Middle Housing Progress Report – 2018-2024).

<sup>5</sup> There is a discount on mitigation fees for qualified affordable housing: [https://www.milwaukieoregon.gov/sites/default/files/fileattachments/sustainability/page/123822/dev\\_tree\\_overview.pdf](https://www.milwaukieoregon.gov/sites/default/files/fileattachments/sustainability/page/123822/dev_tree_overview.pdf).

**BUDGET IMPACT**

None.

**CLIMATE IMPACT**

As with the middle housing code, implementation of regulations allowing a more efficient pattern of development provides opportunities for more walkability/bike-ability and compact development patterns. This can lead to less dependence on motor vehicles, more transit opportunities, and more efficient use of available infrastructure.

**EQUITY IMPACT**

Removing barriers to development of housing is a key component of the city's housing production strategy. More importantly, the city consistently looks for ways to incentivize development of housing that is income-restricted to provide even more opportunities to make affordable housing possible. Providing incentives for affordable housing like the ones suggested here – requiring approval of variances to many types of development and design standards – will streamline the land use review process while increasing flexibility for developers. The entire city benefits from having a wide variety of housing types at many price levels, but most importantly are those with fewer resources.

**WORKLOAD IMPACT**

While the proposed amendments may result in more variance applications, they can be absorbed into the department's current planning workplan.

**COORDINATION, CONCURRENCE, OR DISSENT**

None.

**STAFF RECOMMENDATION**

Adopt code amendments related to affordable housing incentives that would include the provisions of SB1537 – but apply them only to affordable housing.

**ALTERNATIVES**

None.

**ATTACHMENTS**

1. Proposed code amendment
2. Summary of development standards and incentives

**CHAPTER 19.500 SUPPLEMENTARY DEVELOPMENT REGULATIONS****19.511 AFFORDABLE HOUSING INCENTIVES**

A. Purpose. The purpose of this section is to offer incentives to developers for providing housing that is affordable to the types of households and qualifying residents identified in subsection B (Eligibility for Bonus and Incentives), below. Affordable housing incentive requests of this chapter can be made concurrently as part of a land use permit application, as applicable.

B. Eligibility for Incentives. To be eligible for an adjustment and other incentives provided by this section, a proposed residential project must meet the following requirements:

1. Development must be middle housing, mixed-use residential, or multi-unit residential;
2. Middle housing, multi-unit, and mixed-use residential development must be designed and constructed so that at least:
  - a. Fifty (50) percent of the total number of proposed dwelling units are for low income households, as defined by HUD (80% AMI or below); and
  - b. Comply with all applicable provisions of this title.
4. Where the calculation of the number of affordable units does not result in a whole number, the result will be rounded up to the nearest whole number.
5. The income restricted units must be reasonably dispersed throughout the development, must contain on average the same number of bedrooms as the market rate units in the development, and must be compatible with the design of the market rate units in terms of size, appearance, materials, and finish quality.

C. Types of Variances and Incentives Allowed.

A residential project that satisfies all applicable provisions of this chapter is entitled to apply for the following incentives. A variance application may ask for no more than a total of 10 distinct variances between the development and design standards identified below. For the purposes of this section, multiple instances of the same variance type will be considered one distinct variance.

For housing developments where 100% of the total number of proposed dwelling units are for low-income households as defined by HUD (80% AMI or below), the incentives identified in this subsection are increased by an additional 10% (10 percentage points) over the stated amount. This increase does not apply to building height.

1. The following variances to development standards will be reviewed via an expedited Type II review process (MMC 19.1006):
  - a) Minimum side yard setbacks: 40% reduction
  - b) Minimum front, rear, street side yard setbacks: 25% reduction; 50% reduction for middle housing except cottage clusters.
  - c) Common area, minimum landscaping, or open space: reduction of up to 25%
  - d) Minimum lot area: up to 25% reduction in lot area



- e) Minimum lot width or depth: up to 10% reduction in lot width or depth
  - f) Maximum lot coverage: up to 10% (10 percentage points) over the base maximum
  - g) Bike parking: minimum number of spaces (0.5 spaces/dwelling required) and location of spaces
  - h) For multi-unit and mixed use residential developments, maximum building height: allows an additional maximum of 20 ft. This bonus is not in addition to allowable height bonuses in the DMU and GMU zones.
  - i) Max. density: 25% above the base maximum
  - j) For housing developments where 100% of the total number of proposed dwelling units are for low-income households as defined by HUD (80% AMI or below): Prohibition on ground-floor residential in the Downtown Mixed Use Zone (DMU): must be allowed except for one building face that abuts the street.
  - k) For housing developments where 100% of the total number of proposed dwelling units are for low-income households as defined by HUD (80% AMI or below): Prohibition on ground-floor of nonresidential active uses that support the residential use in the Downtown Mixed Use Zone: lobbies, community rooms, exercise rooms, offices, day care, etc.
  - l) For townhouse developments, allowed number of consecutive townhouses that share a common wall is increased to six (6).
2. The following variances to design standards will be reviewed via an expedited Type II review process (MMC 19.1006):
- a) Façade articulation
  - b) Inclusion of a minimum of 3 detailed design features in MMC 19.505.1.C.4.
  - c) Total window area: up to 30% variance; minimum 12% required
3. Qualifying multi-unit residential-only developments (not mixed-use developments) proposed in the DMU zone will be reviewed for compliance with MMC 19.505.3 – Multi-Unit Housing.
4. Other Incentives. A qualifying residential project may also request other regulatory incentives or concessions proposed by the developer or the City that will result in identifiable cost reductions.

D. Continued Affordability. The land use permit application for the residential project must include the procedures proposed by the developer to maintain the continued affordability of the income-restricted units. Developments receiving a direct financial contribution or other financial incentives from the city or utilizing any of the incentives provided in this subsection, must maintain the availability of income-restricted units for a minimum of ninety-nine (99) years, and must enter into a development agreement, or show adequate legal proof of restriction/affordability covenant, with the City of Milwaukie stipulating said retention.

E. Processing of Incentive Requests. Proposed incentive requests must be included as part of the land use application or permitting materials required for the residential project by this title, including the application of all relevant criteria.

1. Approval Criteria. The approval of the incentives by the review body or City designee must also comply with the following approval criteria:

- a. The approval criteria for Type II variances identified in MMC 19.911.4.A; and
- b. There are sufficient provisions to guarantee that the dwelling units will remain affordable in the future as required.

F. Priority Processing of Affordable Housing Projects. A residential project that satisfies all applicable provisions of this section will be given priority over other types of projects and permits by all City departments in the processing of land use permit and building permit applications, and in inspections of the project during the construction process.

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## **CHAPTER 19.900 LAND USE APPLICATIONS**

### **19.911 VARIANCES**

19.911.3 Review Process.

#### **B. Type II Variances**

Type II variances allow for limited variations to numerical standards. The following types of variance requests ~~shall~~ will be evaluated through a Type II review per Section 19.1005:

~~11. For any middle housing development, except townhouses and cottage clusters, that includes at least one dwelling unit that is affordable that meets the exemption standards as defined in Section 3.60.050, the minimum setbacks in Table 19.301.4 may be reduced to the following:~~

- ~~a. Front yard: 10 ft~~
- ~~b. Rear yard: 10 ft~~
- ~~c. Side yard: 5 ft~~
- ~~d. Street side yard: 10 ft~~

**Summary of Development Standards by Zone and Proposed Incentives**

Standard	Incentive	R-MD	R-HD	DMU	GMU	NMU	SMU
front/rear/street side yard setbacks	40% reduction	15-20 ft	5-20 ft	0 ft	0-15 ft	none	10 ft
side setbacks	25% reduction; 50% reduction for middle housing (except cottage cluster)	5-10 ft	5 ft	none	none	none	5-10 ft
min. lot area	25% reduction	2,500 - 7,000 sq ft	1,500 sq ft	750 sq ft	1,500 sq ft	1,500 sq ft	1,500 sq ft
min lot width	10% reduction	20-60 ft	20 ft	none	none	none	none
min lot depth	10% reduction	70-80 ft	70 ft	none	none	none	none
max. lot coverage	10 percentage points	30-45%	50%	none (FAR)	85%	85%	85%
min. landscaping/common area	25% reduction	15-30%; 150 sq/cottage	15%	none (FAR)	15%	15%	15%
building height	1 story/20 ft (MFR and MU only)	35 ft	45 ft	45-55 ft	45 ft	45 ft	35 ft
max density	20% increase	6.2-8.7 du/ac; 25 du/acre for townhouses	32 du/ac; 25 du/acre for townhouses	none	none/50 du/ac	none/14.5 du/ac	none

**RS 7. B. 3/18/25  
Correspondence**

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**FW: follow-up on affordability incentives**

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**From** Joseph Briglio <BriglioJ@milwaukieoregon.gov>  
**Date** Fri 2/28/2025 12:41 PM  
**To** Scott Stauffer <StaufferS@milwaukieoregon.gov>

Hey, Scott.

Could you make sure the Mayor's email below is included in the March 18<sup>th</sup> meeting packet?

Let me know if you have any questions.

Cheers,

**JOSEPH BRIGLIO**

Assistant City Manager  
Acting Community Development Director  
he • him • his

**City of Milwaukie**

o: 503.786.7616 • e: [briglioj@milwaukieoregon.gov](mailto:briglioj@milwaukieoregon.gov)  
10501 SE Main Street • Milwaukie, OR 97222

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**From:** Lisa Batey <BateyL@milwaukieoregon.gov>  
**Sent:** Wednesday, January 15, 2025 8:34 AM  
**To:** Joseph Briglio <BriglioJ@milwaukieoregon.gov>; Laura Weigel <WeigellL@milwaukieoregon.gov>; Vera Kolias <KoliasV@milwaukieoregon.gov>  
**Cc:** Emma Sagor <SagorE@milwaukieoregon.gov>; Scott Stauffer <StaufferS@milwaukieoregon.gov>  
**Subject:** RE: follow-up on affordability incentives

Sure, feel free to include it.

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**From:** Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>  
**Sent:** Wednesday, January 15, 2025 8:27 AM  
**To:** Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; Laura Weigel <[WeigellL@milwaukieoregon.gov](mailto:WeigellL@milwaukieoregon.gov)>; Vera Kolias <[KoliasV@milwaukieoregon.gov](mailto:KoliasV@milwaukieoregon.gov)>  
**Cc:** Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>  
**Subject:** RE: follow-up on affordability incentives

Good morning, Mayor.

These are great comments. Thanks for sharing.

We are still planning on having another work session with council as there are a number of items to confirm and/or clarify. It isn't scheduled yet, but I'd like to include your comments in the record for that meeting so staff can prepare to answer them then.

Let me know what you think.

**RS20**

Cheers,

**JOSEPH BRIGLIO**

Assistant City Manager

Acting Community Development Director

he • him • his

**City of Milwaukie**

o: 503.786.7616 • e: [briglio@milwaukieoregon.gov](mailto:briglio@milwaukieoregon.gov)

10501 SE Main Street • Milwaukie, OR 97222

**From:** Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>

**Sent:** Friday, January 10, 2025 10:36 AM

**To:** Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Vera Kalias <[KaliasV@milwaukieoregon.gov](mailto:KaliasV@milwaukieoregon.gov)>

**Cc:** Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>

**Subject:** follow-up on affordability incentives

Joseph and all:

I didn't get to all of my comments before we ran out of time on Tuesday, so I wanted to share a couple of additional thoughts here. I also wanted to share a couple of recent articles and questions that arise from them.

The main point that we didn't discuss is whether we should be incentivizing ownership potential and land trusts (see Oregonian article below for one example). In my view, the answer to that is "definitely." So if we're going with the longer 99-year period for rental units, maybe we only require 30 years for something that's built under an ownership model. It would be interesting to hear from a few of the land trusts as to their views on that. Moreover, maybe we allow a fuller range of variances for ownership models than for rental models. Similarly, I think the range of allowances should be more generous for higher numbers/percentages of affordable units and a lower AMI threshold. In other words, a tiered approach.

Finally, as to affordability levels, as I said briefly, our market rate rental units are generally (setting aside Burnham Oaks) at 120% or less of AMI. So that's the big question here – let's not give away incentives for what is already being built. There's an excellent graph at Ex. 5 of the Housing Production Strategy that lays out the different AMI levels and affordable rents. [Microsoft Word - Milwaukie HPS 2023\\_final.docx](#) But the AMI in Portland Metro has gone up by \$20,000 since the 2021 data in this chart. It would be good if you could include an updated version of that graph, and some sampling of area rents, when we come back to this topic.

For example, even under this outdated information, today, there are 2BR units at both Henley Place and Seven Acres for under \$2,400/mo, which was considered an affordable rent for someone at 100% of the 2021 AMI. [Not ALL their 2BR units – at Henley Place there is definitely a wide price range for different models] Seven Acres also has a handful of 3BR units, and is showing one of those available now for \$2,794/mo, which was under 120% of 2021 AMI and would probably be under 100% of current AMI.

In short, I personally think our incentives need to focus on housing at 80% of AMI or less. But having that updated graph would facilitate a more informed Council discussion of that point.

\* \* \* \* \*

Also, there are two articles below regarding townhomes – one from the Oregonian and one from the Washington Post. Both are "gift" articles and I think the links are only good for seven days.

Both of them bring back up for me a question I asked Jessy Ledesma – why cottage clusters and not townhomes? She downplayed that there was much of a price differential in terms of building costs, but that didn’t make a lot of sense to me at the time, and I think the Post article belies that.

Moreover, as both articles point out, townhomes come with energy efficiencies because of the shared walls. I really like the net zero model Portland used here – and it sounds like their incentives are a bit different from what we have been discussing: “Portland allows six-plexes to have larger building footprints than would typically be allowed in residential (R5) zones, as long as half the units are affordable and the height is two stories rather than three.”

[https://www.oregonlive.com/realestate/2025/01/6-townhomes-replace-single-house-on-a-portland-corner-lot.html?lctg=65e77251ca0bc9243c0d3fea&utm\\_source=Sailthru&utm\\_medium=email&utm\\_campaign=Newsletter\\_morning\\_briefing+2025-01-10&utm\\_term=Newsletter\\_morning\\_briefing&gift=2e637759-8304-4af1-86cd-cdd319ebac70](https://www.oregonlive.com/realestate/2025/01/6-townhomes-replace-single-house-on-a-portland-corner-lot.html?lctg=65e77251ca0bc9243c0d3fea&utm_source=Sailthru&utm_medium=email&utm_campaign=Newsletter_morning_briefing+2025-01-10&utm_term=Newsletter_morning_briefing&gift=2e637759-8304-4af1-86cd-cdd319ebac70)

<https://wapo.st/3Ps0T3F>



[Opinion | The new American Dream should be a townhouse](#)

Townhouses are booming as Americans grow desperate for more affordable and low-maintenance housing options.

[wapo.st](https://wapo.st)

Thanks! I look forward to round II of this discussion.

**Lisa M. Batey, Mayor (she/her)**  
City of Milwaukie  
E-mail: [bateyl@milwaukieoregon.gov](mailto:bateyl@milwaukieoregon.gov)  
Message line: 503-786-7512



RS 7. B. 3/18/25  
Presentation

# AFFORDABLE HOUSING INCENTIVES

City Council Work Session  
March 18, 2025

Joseph Briglio, Assistant City Manager  
Laura Weigel, Planning Manager  
Vera Kolas, Senior Planner

# PURPOSE

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## Housing Production Strategy

- Adopted in May 2023
- Identifies 8 new strategies to:
  - Support development of new affordable housing
  - Preserve existing affordable housing
  - Stabilize households at risk of displacement
  - Help address homelessness





# PURPOSE

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This code package implements the HPS strategy to:

- Evaluate Incentives for Affordable Housing Development such as Density Bonuses
  - Density bonuses and other incentives allow for more housing units to be built than allowed by zoning, if the proposed project provides a certain number of affordable units



# PURPOSE

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- Code-based approach to address housing supply and affordability
- Consolidates all incentives into one new code section
- Code incentives include some provisions identified in SB 1537
  - Up to 10 distinct variances
  - Expedited Type II review



# OWNERSHIP V. RENTAL

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- Housing tenure difficult to regulate through zoning
- Incentivize through program funds



# QUALIFYING DEVELOPMENTS

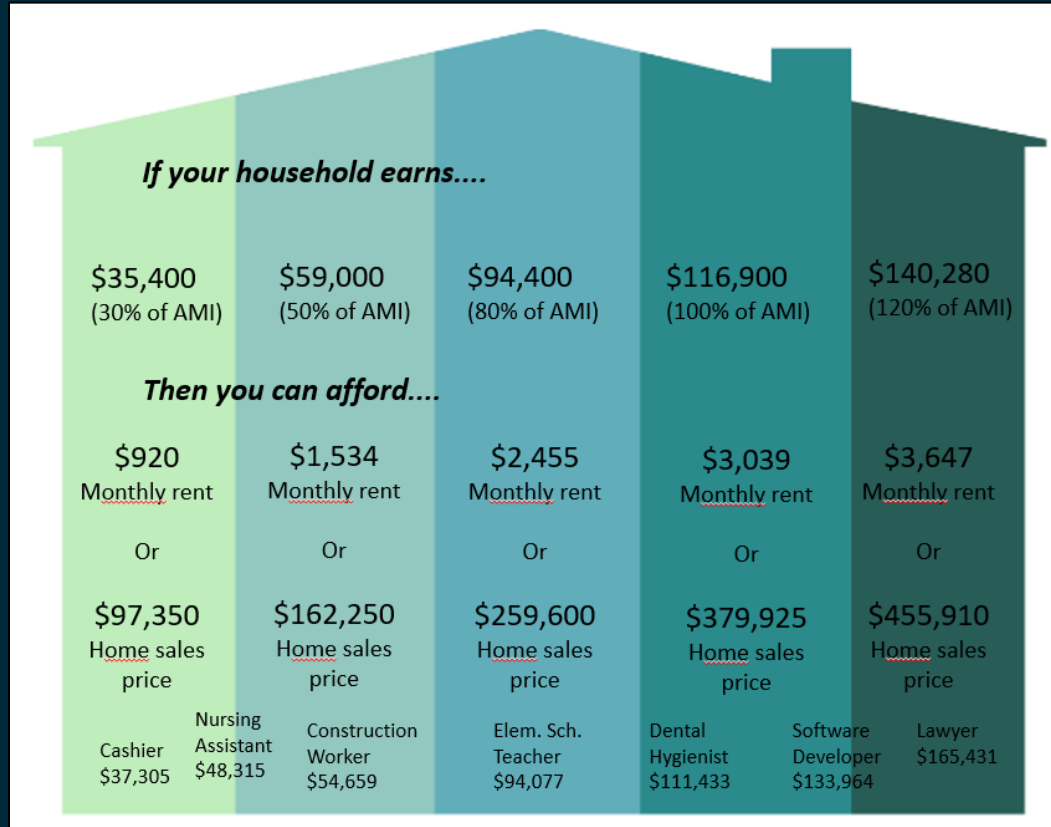
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Qualifying developments (middle housing, mixed use, multi-unit residential) must be designed and constructed so that at least:

- **50%** of units: **80% of AMI or below**
- Where **100%** of the total number of proposed dwelling units are **80% AMI or below**, the **incentives are increased** by an additional **10%**



# AFFORDABILITY



# CONTINUED AFFORDABILITY

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The land use permit application for the residential project must include the procedures proposed by the developer to maintain the continued affordability of the income-restricted units for at minimum of 99 years.

**Is 99 years a deterrent?**

**Question: 60 years for home ownership and 99 years for rental?**



# LIST OF VARIANCES

<b>For all developments (including single dwelling units)</b>	
Side setbacks:	40% reduction
Front/rear setbacks:	25% reduction; 50% reduction for middle housing
Common area/landscaping/open space:	25% reduction
Min. Lot area:	25% reduction
Min. Lot width/depth:	10% reduction
Max. Lot coverage:	10% (percentage points) increase
Bldg Ht:	1 story/20 ft increase (MU and MFR)



# LIST OF VARIANCES

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## All development (excluding single dwelling units)

Bike parking: number/location

Max. Building ht: 1 story or 20 ft (except cottage cluster)

Max. Density: 25% increase

Ground-floor residential allowed in DMU

Ground-floor non-residential support uses allowed in DMU

- Multi-unit development in the DMU reviewed with multi-unit standards, not Downtown Design Standards.





# LIST OF VARIANCES

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## Design Standards – Type II Process

- Façade articulation
- Include a minimum of 3 detailed design features
- Total window area: 30% variance; 12% required



# SUMMARY OF APPROVAL CRITERIA

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Developer must provide evidence that the variance(s) is necessary to make the development feasible and meet the following criteria:

- Type II variances approval criteria related to impacts
- Result in the provision of affordable housing in a manner consistent with the purpose and intent of this section;
- Provisions to guarantee that the dwelling units would remain affordable in the future.



# REVIEW PROCESS

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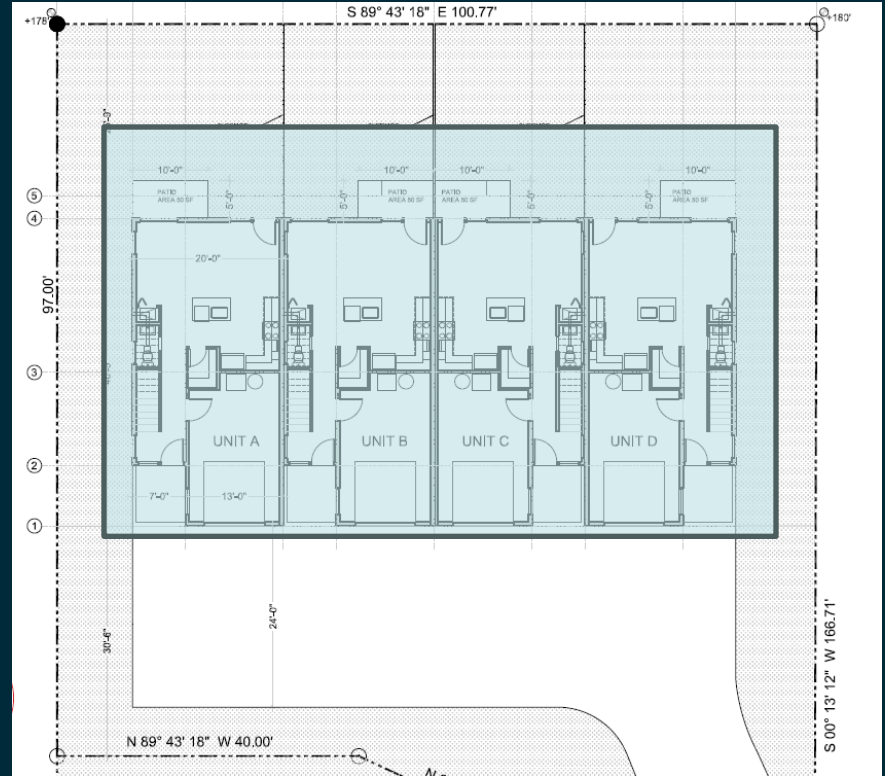
- Expedited Type II review: 100 days
- Priority processing by all city departments, including review and inspections during the construction process.



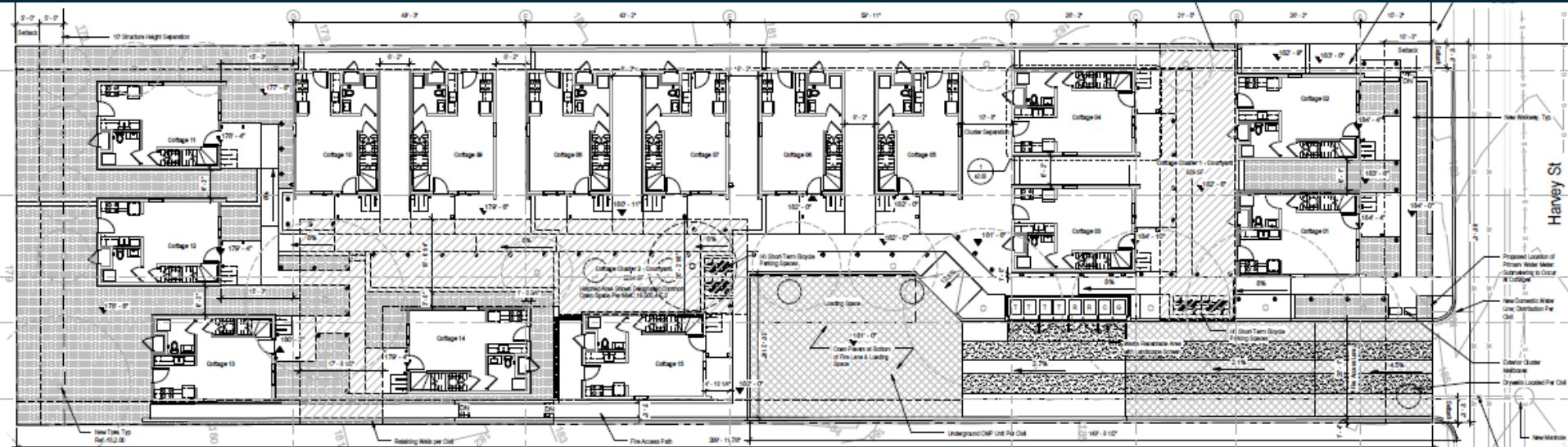
# DEVELOPMENT SCENARIOS



- Attached quadplex
- Flag lot
- Dev area = approx. 8,000 sq ft



# DEVELOPMENT SCENARIOS



- 15-unit cottage cluster
- No off-street parking
- Fire turnaround
- Dev area = approx. 24,000 sq ft



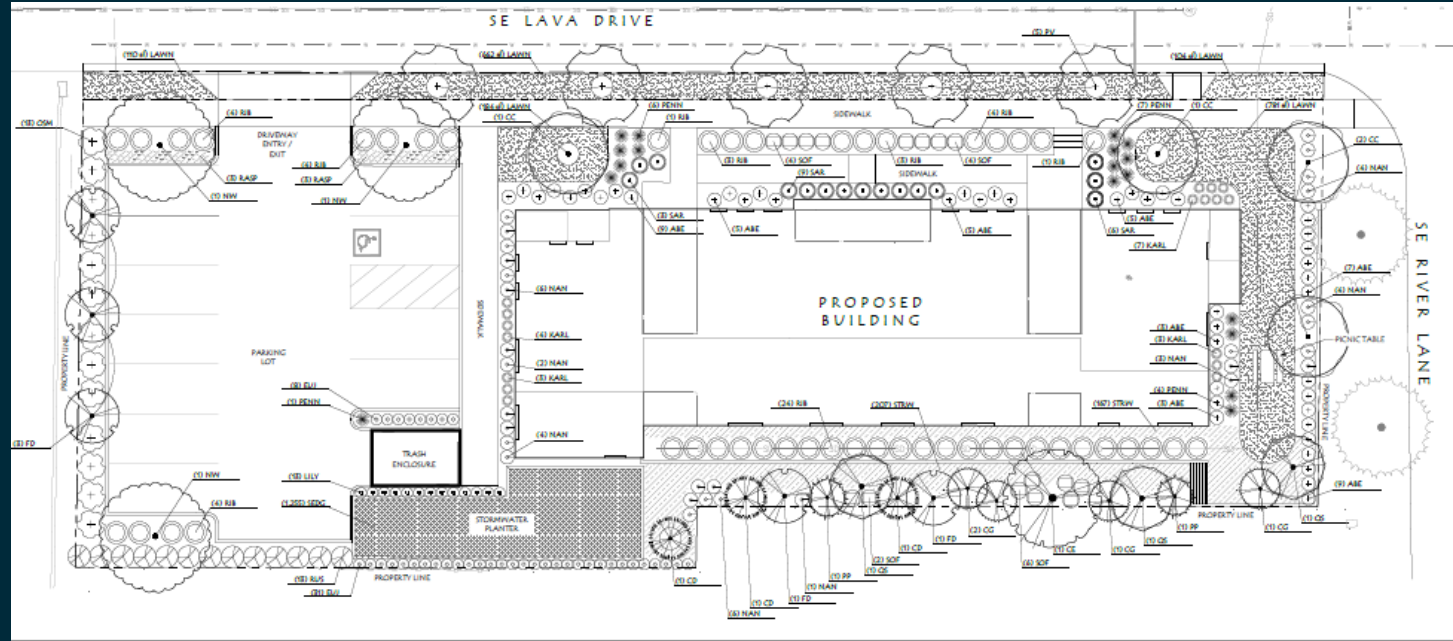
# DEVELOPMENT SCENARIOS

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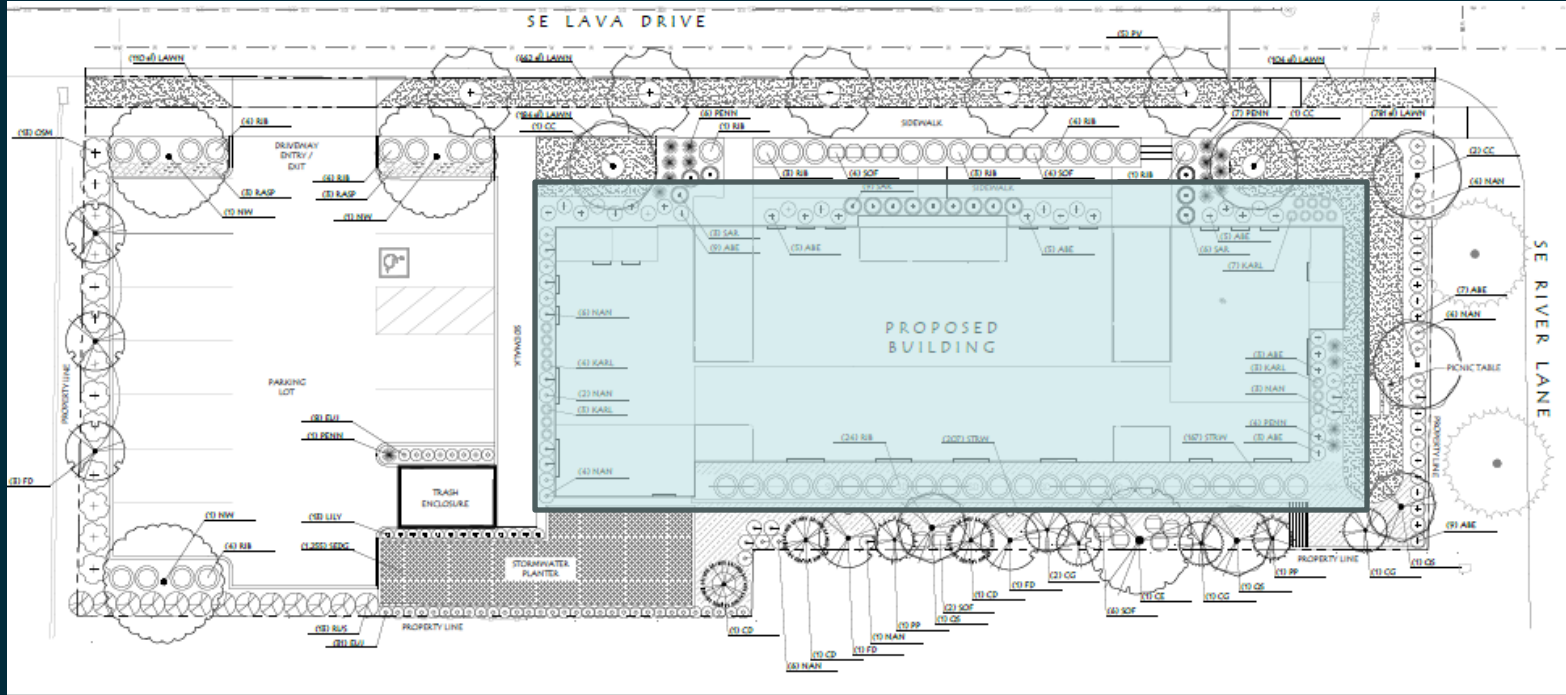
# DEVELOPMENT SCENARIOS

- 3-story MFR
- 13 units
- 11 spaces
- Dev area = approx. 19,000 sq ft



# DEVELOPMENT SCENARIOS

- 4-story MFR





# DEVELOPMENT SCENARIOS

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# WHAT ARE DEVELOPERS SAYING?

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- Incentives are useful
- Funding, tax exemptions, and/or abatements are most valuable
- Min lot size: 3,000 sq ft; 1,500 sq ft for townhouses
  - 25% reduction proposed
  - No min. Lot size in a middle housing land division



# KEY QUESTION

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Does Council agree with the code-based approach, and the recommended incentives, for affordable housing?



# CONTACT Us

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Vera Kolas, Senior Planner

[koliasv@milwaukieoregon.gov](mailto:koliasv@milwaukieoregon.gov)



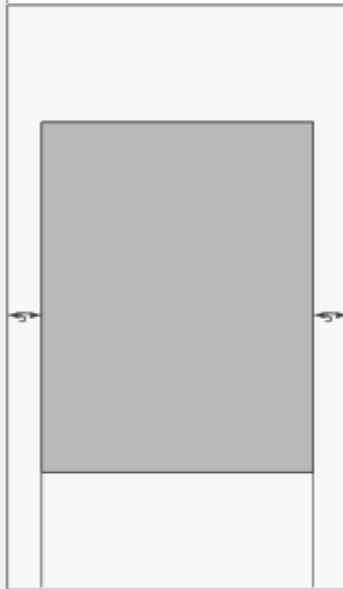
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Extra slides from last presentation if needed

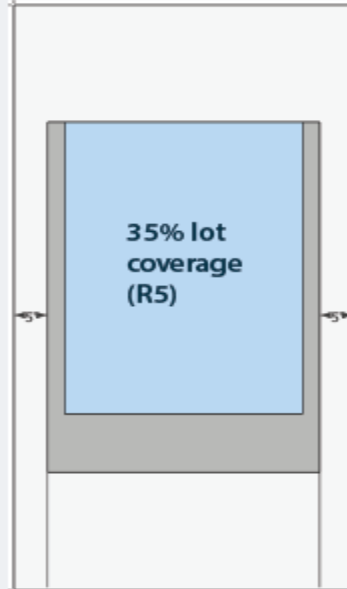


# MAXIMUM DENSITY

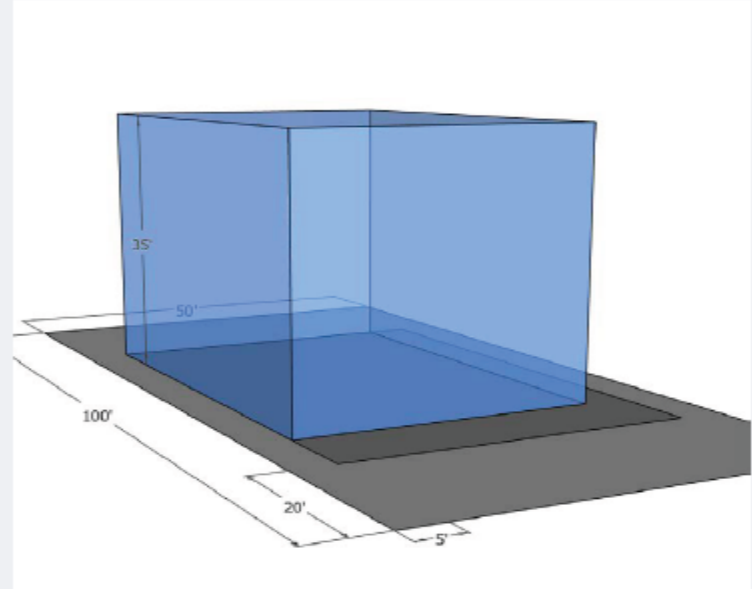
Setbacks



Lot Coverage



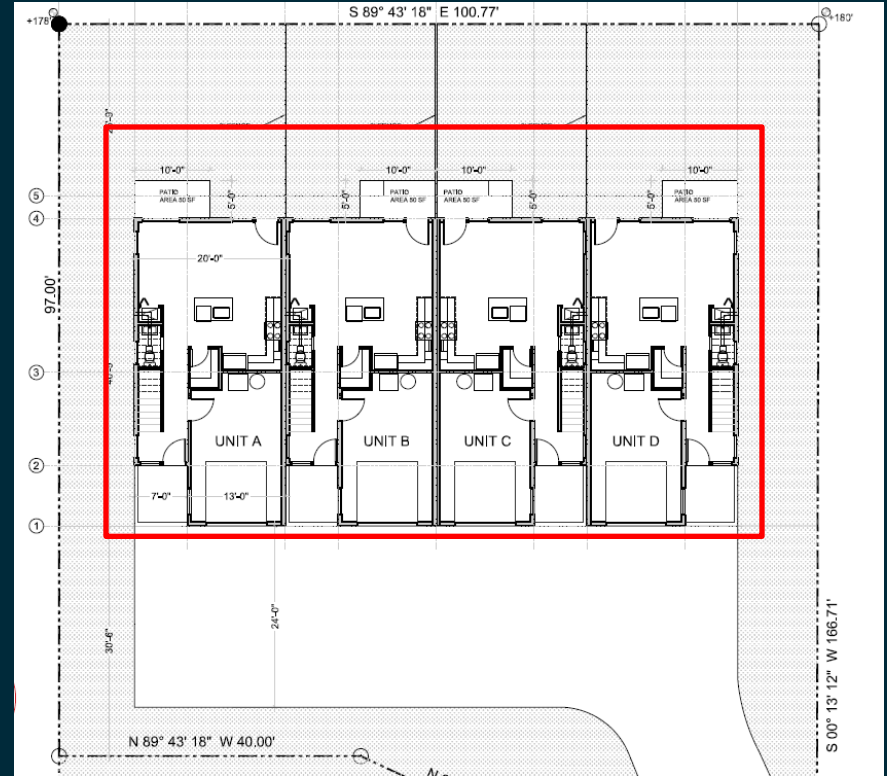
"Jello mold"

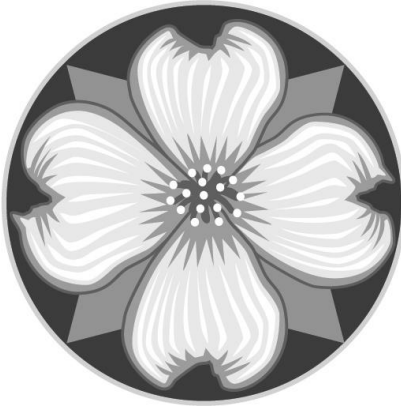


# DEVELOPMENT SCENARIOS



- Attached quadplex
- Flag lot
- Dev area = approx. 8,000 sq ft





**RS Agenda Item**

**9**

## **Council Reports**



**RS 9. B. 3/18/25  
Reports - Mayor Batey**

**From:** [Lisa Batey](#)  
**To:** [City Council](#); [Peter Passarelli](#); [Scott Stauffer](#)  
**Subject:** notes from 3/12 DAC meeting  
**Date:** Thursday, March 13, 2025 12:00:43 AM

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Scott/Nicole: Please add to the packet for next week's meeting.

All:

Here are some key notes from tonight's DAC meeting. As a reminder, I sent the packet around last week, which includes PPT slides used tonight, along with a link to [www.ncprdsystemplan.com](http://www.ncprdsystemplan.com) webpage – that was included in our Study Session packet this week, so you can refer to those for more details.

The meeting began with 10-15 minutes of presentation about DAC dynamics and how to work better together from facilitator Camille Trummer. I won't go into details on that.

The bulk of the meeting was a presentation from the consultants at Design Workshop on the System Plan work. The draft System Plan is expected to be released for public and DAC comment in late spring/early summer. But the slides in the meeting packet gave some of the high-level organization of the plan. There's a Mission and Vision statement, under that Themes and Goals. The DAC had some suggestions on the Mission/Vision statements, but was generally supportive of the Themes and Goals.

I did raise a concern that the survey last summer did not seem to reflect what I regularly hear from folks about the need for more active/sports facilities – skateparks, splashpads, soccer fields (Jacob Sherman submitted a letter on behalf of a local soccer club citing the need for turf fields), pickleball courts, etc.

It was noted that the System Plan would not recommend any additional community centers – it was felt that the three (Milwaukie Community Center, Aquatic Center, and Concord Community Center) were adequate and well-distributed, although there might be recommendations for expansions of those facilities.

In announcements of upcoming events, on May 14<sup>th</sup> there would be a joint DAC & NCPRD Budget Committee meeting, and that will be the next DAC meeting, as it was announced that meetings would be going to every second month. Also, on Friday May 16, the Milwaukie Community Center will be hosting a 45<sup>th</sup> Anniversary open house from 2-5pm. Ali also announced that she will come off of the DAC this summer when her PARB term ends.

As usual, the meeting closed with Director Kia Selley's report. She confirmed that the Milwaukie Community Center Foundation was making a one-time donation of \$180K to cover the NCRPD general fund spending that goes to senior (aka "older adult") services. She also encouraged support for the March for Meals program.

Kia further noted that the County tax assessor said assessed value growth was predicted to be between 2.75% and 3.25%, which won't keep up with the escalation of NCPRD costs. It was generally acknowledged by both Selley and Director Savas that NCPRD would need to go out to voters for a higher funding rate, but what specifically that means is unclear.

The NCPRD Board on Tuesday approved the naming policy, and the naming process for the Concord facility (not including the library) will start soon.

Kia went on to announce that on Tuesday the Oregon Parks and Recreation Department cancelled two of the grants for Milwaukie Bay Park, for a total of \$1.75mil. She said they had determined that NCPRD would be unable to complete the park by the end date of September 2026. She noted that the OPRD said they support re-application in an upcoming grant cycle, so long as that included revised cost estimates due to the passage of time since the initial application. The meeting was running late by this point, so there was not really time for her to take questions. She invited people to email questions to her and she would copy the entire DAC on any questions and responses.

Kia noted that certified playground inspectors have inspected all playgrounds and they have all been found safe. She noted that there were no safety issues, contrary to some things that had been said on some social media platforms.

The Board of Directors meeting that was cancelled in late February due to lack of quorum will be rescheduled for the second quarter. It was also announced that NCPRD's director of sports programming, Joe Loomis, a former Milwaukie City Councilor, was retiring on April 30.

**Lisa M. Batey, Mayor (she/her)**  
City of Milwaukie  
E-mail: [bateyl@milwaukieoregon.gov](mailto:bateyl@milwaukieoregon.gov)  
Message line: 503-786-7512

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## Is this goodbye to the Milwaukie Review?

**We are making one final appeal to the community to help us keep publishing the Milwaukie Review.**

Our hope is that a business, community group or city entity will reach out to partner with us on ways to keep the printed newspaper going.

If support is not found, then unfortunately, we will have no choice but to no longer print the Milwaukie Review. Readers would still have access to the milwaukiereview.com website.

This is not a decision we take lightly. We have tried for years to make our newspaper financially viable, but without consistent advertising support, especially from key community entities, it is impossible to do.

And to be upfront about our situation, the amount of support needed to sustain the Milwaukie Review as a printed newspaper and to fund a dedicated reporter for the community is less than \$1,500 per week.

We understand the important role the Milwaukie Review has played to the community for decades. We hope we can continue in this role of delivering important local news to our readers. We believe that knowledge is power and informed communities are strong communities.

If you feel the same, we are all about creative solutions on how we could work together to solve this. If you are interested in financial working with us, then contact J. Brian Monihan at [bmonihan@youroregonnews.com](mailto:bmonihan@youroregonnews.com).

### CONTACT US

.....503-684-0360    Circulation .....503-620-9797  
.....503-620-7355    Advertising .....971-204-7789

**From:** [Ramos, Olivia B](#)  
**To:** [Lisa Batey](#); [OCR](#)  
**Cc:** [Henry, Brad W](#)  
**Subject:** Providence – coming together for the health of our community  
**Date:** Thursday, March 6, 2025 4:10:21 PM

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**This Message originated outside your organization.**

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Dear Mayor Batey and Council,

In January we connected with you as we prepared for what turned out to be an unprecedented labor strike. Our recent agreements ending the strikes find the balance between caring for our valued caregivers and making sure our hospitals, clinics and services have the resources needed to continue caring for all Oregonians.

Providence is proud of the care we provide. And we're proud of the caregivers who provide it.

Health care is more challenging than ever. Since the pandemic, the costs of providing care are rising while funding is going down. Hospitals and health systems have to adapt to meet these challenges. We continue to look forward to working together and finding sustainable solutions to Oregon's future health care needs. Safe, high-quality care has been — and continues to be — our benchmark.

As a partner in the community, Providence thanks you for your engagement, feedback, and relationship. We look forward to connecting with you soon as we deepen our focus on our Mission of caring for the underserved and improving the health of our neighbors and communities.

As always, feel free to reach out to me if you have questions or concerns.

In appreciation of your partnership,

Brad Henry  
Chief Executive  
Providence Milwaukie Hospital

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**Sent:** Tuesday, January 7, 2025 11:10 AM  
**To:** Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; [OCR@milwaukieoregon.gov](mailto:OCR@milwaukieoregon.gov)  
**Subject:** Oregon Nurses Association strike at Providence-Oregon hospitals

Dear Mayor Batey and Council,

Despite every effort from our leadership to avoid a work stoppage, the Oregon Nurses Association has delivered open-ended strike notices to all eight Providence Oregon hospitals, including Providence Milwaukie Hospital. Hospitalists, OB hospitalists and palliative care physicians at Providence St. Vincent, and represented caregivers at Providence Women's Clinic in the Portland-metro area, are also included in the strike notices. The strikes at Providence ministries will begin at 6 a.m. on Friday, Jan. 10, 2025, and are of indefinite duration.

As an important community partner to Providence, we want to assure you our hospitals will remain open, and we are doing everything we can to limit the impact on communities statewide. However, this will be one of the largest (and possibly the first) indefinite, open-ended strikes to include physicians with hospital attending obligations in the U.S. This action by ONA creates significant risk to community access because there is not a replacement work force for physicians, like exists for nurses.

As we work through this period, patients may be impacted and for that we are deeply sorry. Our clinical leaders are working with regional health care partners and the state to ensure we are able to continue providing the best patient care we can despite these circumstances.

Your continued support as we navigate this situation is appreciated. If you have questions or concerns, please reach out to one of my colleagues so we can address them in a timely manner: Communications manager Olivia Ramos at [olivia.ramos@providence.org](mailto:olivia.ramos@providence.org) or 360-901-4037, or Government affairs liaison Renée King at [renee.king@providence.org](mailto:renee.king@providence.org) or 503-314-3496.

Sincerely,

Brad Henry  
Chief Executive  
Providence Milwaukie Hospital

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This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.