



**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.



## COUNCIL REGULAR SESSION

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

2422<sup>nd</sup> Meeting

## MINUTES

MARCH 18, 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  
Justin Gericke, City Attorney  
Vera Kolias, Senior Planner

Emma Sagor, City Manager  
Scott Stauffer, City Recorder  
Laura Weigel, Planning Manager

**Mayor Batey** called the meeting to order at 6:34 p.m.

### 1. CALL TO ORDER

**A. Pledge of Allegiance.**

**B. Native Lands Acknowledgment.**

### 2. ANNOUNCEMENTS

**Mayor Batey** announced upcoming activities, including the annual board and committee recruitment, events at the Ledding Library, a city manager open door session, a Vietnam War Remembrance Event, and a watershed clean-up event along Kellogg Lake.

**Mayor Batey** read a food cart themed Haiku poem.

### 3. PROCLAMATIONS AND AWARDS

**A. Outstanding Milwaukie High School (MHS) Students for February and March – Awards**

**Kim Kellogg**, MHS principal, introduced Nayana Garcia, the February award recipient, and Fern Moore-Tong, the March award recipient. Council congratulated them on their academic and extracurricular activities.

### 4. SPECIAL REPORTS

**C. New Business Introduction: Circus Upcycled** (added and moved up the agenda)

**Liz Start**, Circus Upcycled owner, provided an overview of the new business to be located at the old city hall building. Council welcomed Circus to Milwaukie.

**A. ~~New Business Introduction: Good Measure, PDX~~** (removed from the agenda)

**B. New Business Introduction: B-Side Records & Vintage**

**Councilor Stavenjord** and **Jeff Paramchuk**, B-Side Records owners, provided an overview of the new business to be located on Main Street in downtown Milwaukie. Council welcomed B-Side Records to Milwaukie.

### 5. COMMUNITY COMMENTS

**Mayor Batey** reviewed the comment procedures. **Sagor** reported there was no follow-up from the March 4 comments. No audience member wished to address Council.

**Pam Husbands** and **Greg Hemer**, Linwood Neighborhood District Association (NDA) members, reported on a Linwood NDA proposal to build a covered picnic shelter at Furnberg Park. They asked Council to support the proposal and for city staff to help the NDA connect with North Clackamas Parks and Recreation District (NCPRD) staff. **Mayor Batey** noted the NDA had met with the Milwaukie Parks Foundation. **Batey** and **Council President Anderson** suggested staff and Council would respond to the NDA later.

**Dave Ehrenkranz**, Milwaukie resident, thanked Council for their statement on Milwaukie's community values in response to recent federal government actions.

## **6. CONSENT AGENDA**

**It was moved by Councilor Massey and seconded by Council President Anderson to approve the Consent Agenda as presented.**

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

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)

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

## **7. BUSINESS ITEMS**

### **A. Clackamas County Stabilization Center Update – Report**

**Sagor** and **Mary Rumbaugh**, Clackamas County Health, Housing, and Human Services (H3S) Director, provided an update on the county's stabilization center project in the North Milwaukie Innovation Area (NMIA). They explained that the center was a multi-agency project involving H3S, the city, Clackamas County Sheriff's Office (CCSO), and health care and social services providers. They described how individuals would get help from the center and how security and transportation concerns had been addressed through a good neighbor agreement between the city and county.

**Councilor Stavenjord** and **Rumbaugh** remarked on how the center would support residents from across the county and not leave people without a way to return to their home community. They also remarked on how H3S would respond to and continue to operate the center if there were cuts in supportive housing services (SHS) funding.

**Councilor Massey** asked about the next steps in opening the center. **Rumbaugh** and **Sagor** explained what H3S and city staff had been doing to get the center open.

**Council President Anderson** commented on the Milwaukie community's interest in having such supportive services available.

**Councilor Khosroabadi** remarked on the importance of having a plan for follow-up services for individuals who were released from the center. **Rumbaugh** explained how the center's referral process would work for discharged individuals.

**Mayor Batey** and **Rumbaugh** noted that individuals brought to the center would need to agree to receive the services. They discussed how the center would handle times when there were not enough beds and how individuals' medical benefits would cover costs.

**Mayor Batey** recessed the meeting at 8:09 p.m. and reconvened at 8:15 p.m.

## B. Affordable Housing Code Incentives – Discussion

**Weigel** and **Kolias** provided an overview of the affordable housing code updates tied to the city's Housing Production Strategy (HPS), noting previous Council discussions on the topic. The group discussed incentivizing home ownership opportunities versus affordable rental units; they noted possible changes in state law that would affect home ownership programs and reviewed the work of community land trust (CLT) models, and discussed differences in administrative support requirements between ownership and rental monitoring programs. **Sagor** and **Briglio** summarized home ownership incentives staff would look at and bring back to Council.

**Kolias** reviewed housing code incentives meant to encourage middle housing for different area median income (AMI) levels. The group remarked on what AMI really meant in terms of incomes in Milwaukie versus other parts of the region.

**Kolias** discussed code proposals that would set the number of years a property would need to remain affordable at 99 or 60 years. The group remarked on whether a 99-year affordability timeframe would deter developers from building affordable housing and suggested the city might need to re-evaluate the timeframe after the code was adopted. It was Council consensus to set the duration of properties remaining affordable at 60 years.

**Kolias** reviewed proposed incentivized housing codes variances related to maximum building height bonuses and allowing residential units on the ground floor of a building in downtown. The group remarked on how many stories an affordable housing development with height bonuses could be in downtown.

The group discussed whether developers would be interested in building affordable housing at 60% or 80% of AMI, with building height bonuses, and whether Milwaukie families could afford housing at those AMI levels.

**Briglio** noted that the city would hit its target number of affordable housing units, as outlined in the HPS, with the completion of the county's Hillside Park redevelopment project. The group discussed developing code with tiered AMI percentages for different housing types and the impact of 60- or 99-year rent-controlled housing.

It was Council consensus that the code should not incentivize affordable housing units for occupants making more than 80% AMI and that the code should allow affordable housing residential units on the ground floor in the downtown multi-use (DMU) zone and get to additional height bonuses if the housing was for occupants making 60% of AMI. The group clarified that the 60% AMI incentive would be for multi-family housing buildings.

**Kolias** continued with the overview of the proposed housing incentives code, which included discretionary review criteria and an expedited review process. The group discussed different land use application timeframes that were set by state law and other parts of the Milwaukie Municipal Code (MMC).

**Kolias** presented and discussed housing projects currently being built that reflected the application of affordable housing incentives. The group discussed how the incentives would be applied, noting smaller green spaces, the amount of parking included in the projects, and how developers were reacting to the incentives.

**Council President Anderson** asked for clarification that Council consensus was to adopt one standard code for all affordable housing types at 80% AMI and the group confirmed that was the Council consensus.

**Mayor Batey** asked about how the city would manage the affordability covenants. **Briglio** explained that property management companies usually managed such covenants and remarked on the how the city was continuing to investigate.

The group remarked on outstanding issues for Council to consider in the proposed affordable housing incentives code package.

**Sagor** noted that if the meeting went beyond 10:00 p.m. Council would need to vote to continue the meeting.

## **8. PUBLIC HEARING**

**A. None Scheduled.**

## **9. COUNCIL REPORTS**

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

**Stauffer** and **Sagor** noted that Council needed to identify an alternate representative to the Clackamas County Coordinating Committee (C4). The group discussed who should be the C4 alternate. It was Council consensus that Mayor Batey would serve as Council's C4 alternate representative.

### **Council Reports**

**Mayor Batey** noted the possible end of the printed version of the Milwaukie Review.

The group discussed the Linwood NDA's request for Council support for building a picnic shelter at Furnberg Park and how the city should handle such community requests. **Sagor** suggested staff would bring the support request back to Council at a future meeting.

**Council President Anderson** appreciated Council and the code incentives discussion.

**Councilor Massey** noted an upcoming North Clackamas Watersheds Council meeting.

**Councilor Khosroabadi** reported on a Clackamas County Water Environment Services (WES) Advisory Board vote to increase system development charges (SDCs).

**Councilor Stavenjord** suggested Milwaukie find a Canadian city to become sister cities with and **Sagor** noted there was a town in Wisconsin named Oregon.

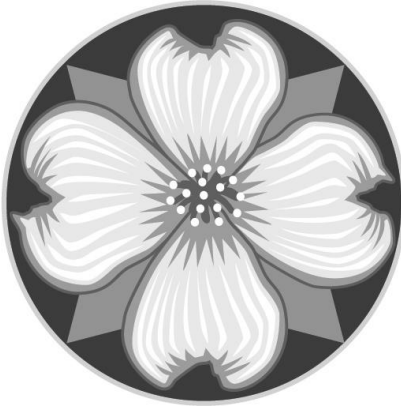
## **10. ADJOURNMENT**

**It was moved by Councilor Massey and seconded by Council President Anderson 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 9:58 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Scott Stauffer, City Recorder



**RS Agenda Item**

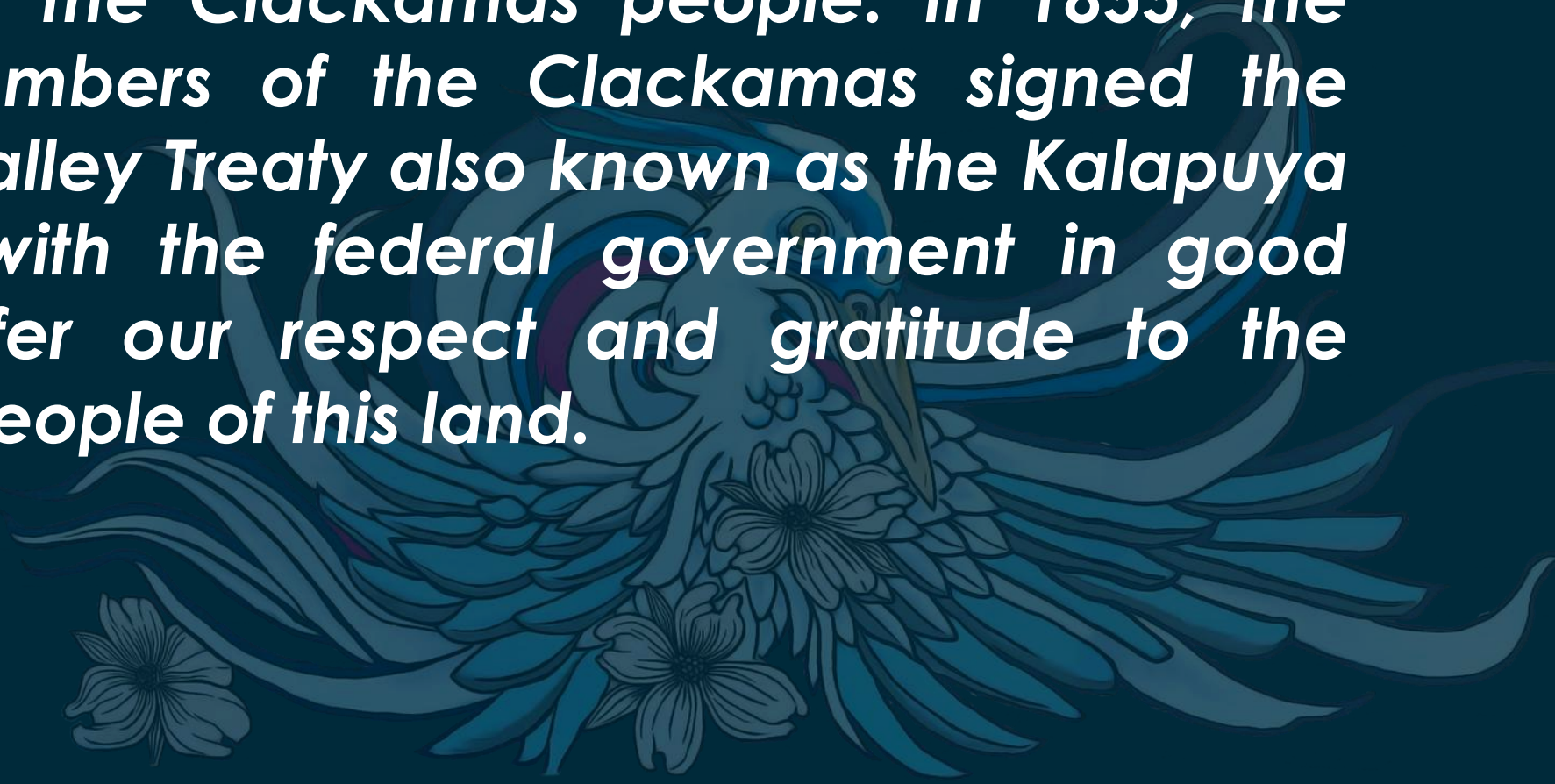
**2**

**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.*



# Mayor's Announcements – March 18, 2025



## HELPFUL HUNGRY BATS

Thursday, March 27  
at 2 pm

## CONTAINER GARDENING with MAGGIE STUCKEY



Saturday March 29

2:00 PM



- **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

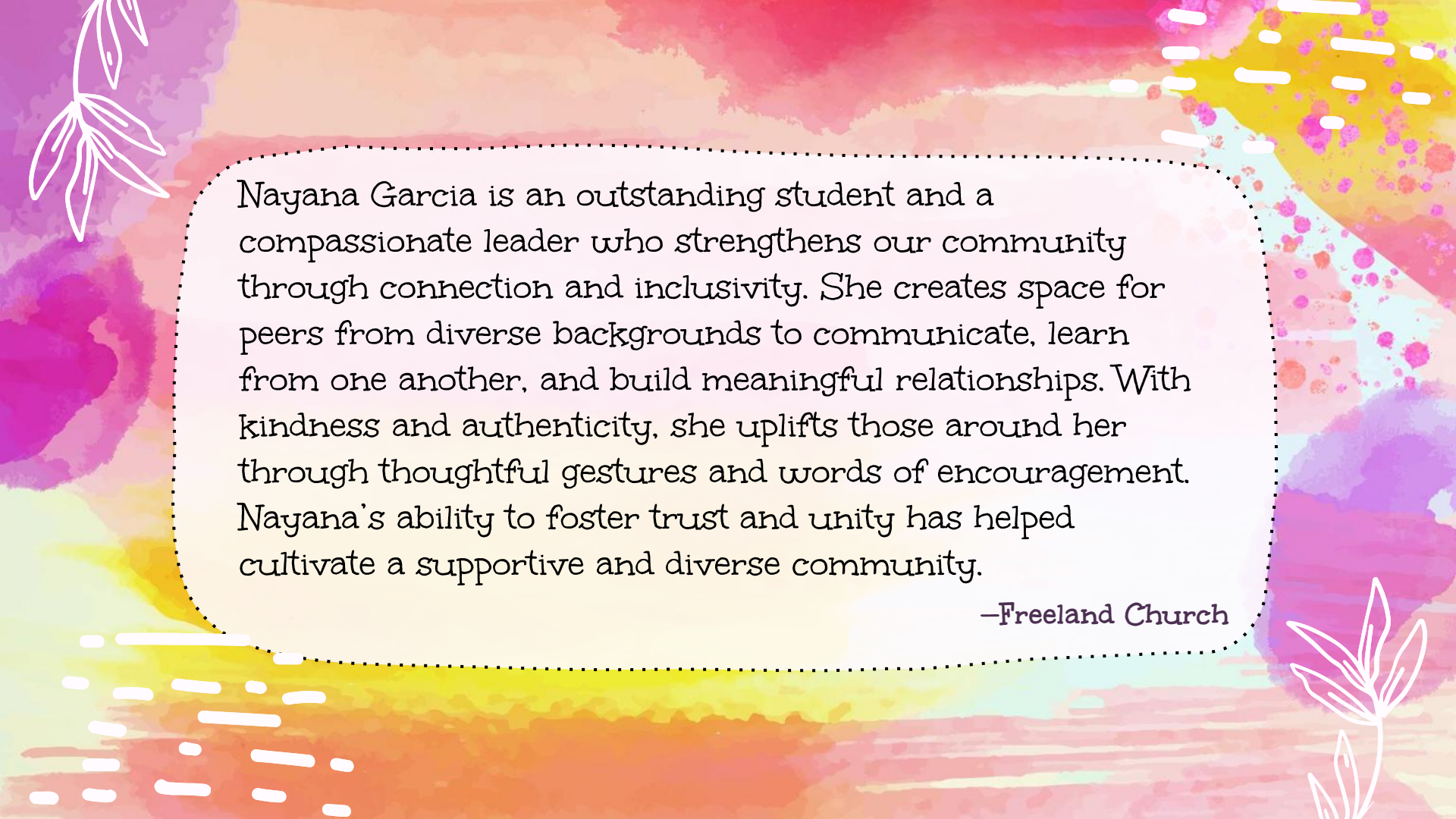
- Tennis

## 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

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

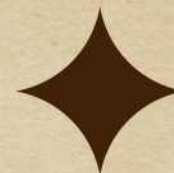




**RS Agenda Item**

**4**

**Special Reports**



**START**  
CONSULTING

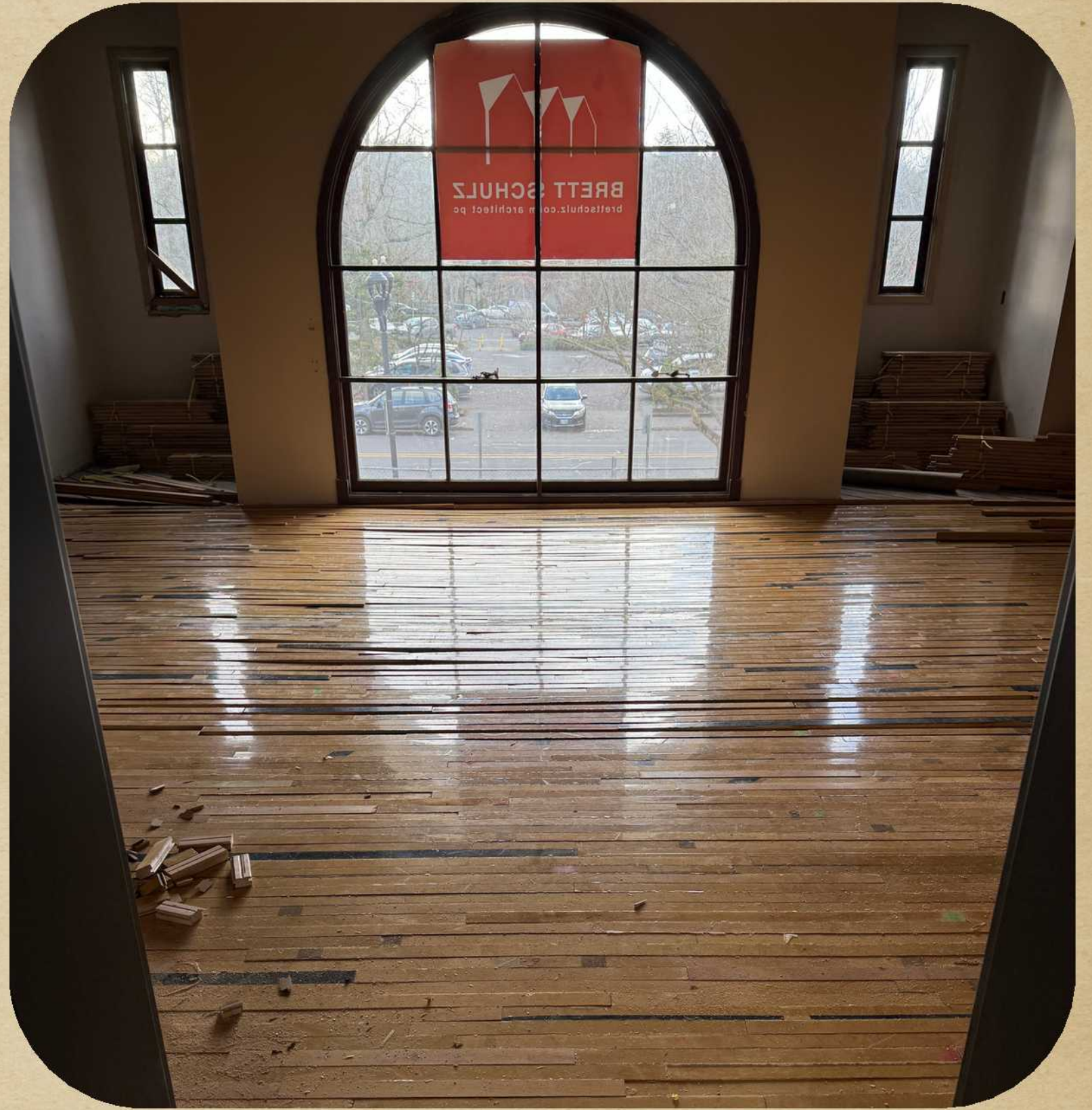
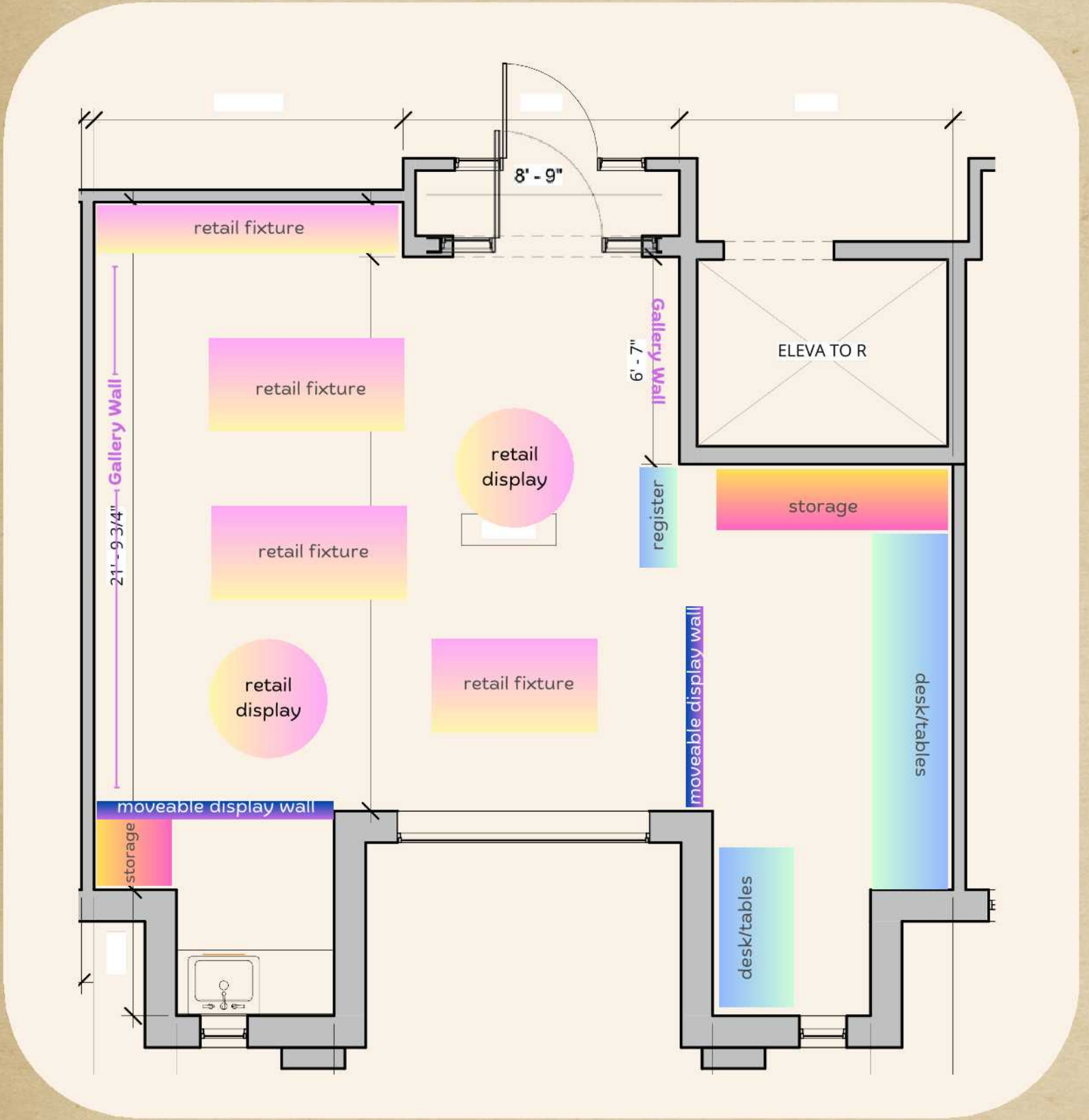
Reduce. Reuse. Sustain.



*Circular +  
Sustainability*

**CIRCUSUS**











**RS Agenda Item**

**5**

**Community Comments**

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

**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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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:** [Greg Hemer](#)  
**To:** [City Council](#); [Scott Stauffer](#); [Emma Sagor](#)  
**Cc:** [Pam Husband](#); [Adam Moore](#)  
**Subject:** Follow up to March 18 City Council discussion on Picnic Shelter presented during Public Comment  
**Date:** Wednesday, March 19, 2025 11:32:13 AM  
**Attachments:** [FPPS grand document 352025\\_250317\\_140526.pdf](#)

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**This Message originated outside your organization.**

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We would like to thank Councilor Anderson for introducing the Linwood NDA Legacy Project Team request at the end of the meeting.

We had the same issue raised when we addressed PARB. The discussion created three more meetings. I have attached what they did for support.

Here is our concern: we would like support for the proof of concept. We just want to make sure that the City does not feel that picnic shelters in general are not wanted in our parks for social, biological, environmental, or other reasons. In other words...we want to make sure that this issue (currently) would not be approved for those reasons. If so, then we will create a new project, if not we will move forward with the next steps.

As far as process goes as Councilor Stavenjord suggested, I can not answer that question, but we are doing due diligence as we move forward. Whether it is initiated by government or residents, the process I am assuming is the same.

So once again we are asking for City Council to decide if they think picnic shelters are worthy in our parks so Linwood NDA may continue their due diligence in moving forward.

I am also attaching our progress document with the work, questions, and answers we have done so far.

Thanks



03/05/2025

## Furnberg Park Picnic Shelter Project Update 3/05/2025

### **Purpose:**

Update the City of Milwaukie Linwood Neighborhood District Association (LNDA) members and other interested parties on progress towards the objective.

### **Objective:**

Purchase, construct, and complete a picnic shelter with water and electricity available to the public at Furnberg Park located at 6850 SE Furnberg Ave. Milwaukie, OR.

### **Overview:**

#### **Legacy Project (LP)**

LNDA has a savings account that is not currently being used for yearly expenditures. Concerns from the City of Milwaukie and NDA members have been expressed about using these funds towards a LP. We define a Legacy Project as a large expense for the public good such as infrastructure, public space, donation to an organization, or improvements to current conditions. The amount in the LNDA savings may or may not be the full funding needed for a LP, but may be considered support for grants, as well as seed money for government, or other institutions to use towards the full expenditure. In April 2024, Linwood NDA created a Legacy Project Committee to explore legacy project ideas. Pam Husband, Greg Hemer, and Michelle Hemer volunteered to be on the committee. The Committee has created purpose, objective, and the process to spend these funds.

#### **Legacy Project Criteria**

The LP shall meet the following criteria:

**Equity and Inclusion-** LP must be accessible and have value to all regardless of income, race, gender, and ability. Looking at the Linwood Elementary School, the neighborhood school, data from the 2023-24 Oregon At-A-Glance School Profile, it reports the student population as 4% Black, 4% Asian, 23% Latino, 9% Multiracial, 6% Pacific Islander, and 52% White. There are 27% Ever English Learners (where English is a 2<sup>nd</sup> language), 16 languages spoken, 27% students with disability, and 51% experiencing poverty. See Appendix A LPC assumes that these statistics extend to the families and residents inside the LNDA boundaries. LP should focus on projects with wide ranges of potential to expand cultural and social activities or discussions.

**Create a public benefit-** LP should create a finished result that benefits all, free or minimal fee to use, and be within the public realm for use or viewing. The City of Milwaukie provides a yearly stipend derived from City tax revenue to each individual neighborhood district association (NDA) inside the City. This money is to provide NDA's the ability to fund local micro



grants, provide meeting locations, and produce public events like concerts, picnics, and other such activities as determined by City of Milwaukie as a qualified expenditure. This is where the LNDA reserve money originated as discussed in the Funding section of this document. The LP expenditure should be the same or higher standard as the NDA standards for qualified expenditure.

**Visibility for LNDA-** Once finished the LP should provide a sense of pride and accomplishment for LNDA. The LP should be permanent, sustainable, and enjoyed for generations in the future. LP should also be a hallmark of what an NDA can accomplish.

**Not covered by another city program-** LP should be something outside of the realm of typical city maintenance and improvements. LP should be something for which funding is not readily available or outside of typical city purview or expenditure. LP should not pay for a project already developed or scheduled to be accomplished.

**Within LNDA boundaries-** LNDA has specific geographic boundaries set by City of Milwaukie: King Rd to Railroad Ave for the North-South boundary and Wood Ave to the eastern city boundary for the East-West boundary. Per all NDA guidelines, expenditures of their stipends must be spent within the city limits. Since LP should be a hallmark for LNDA residents, LP should be within the LNDA boundaries.

**Feasible and obtainable-** LP shall be able to be completed in a reasonable amount of time, within the parameters of City municipal code, and agreeable to all stakeholders, governmental bodies, and property owner where the LP will be placed. LP shall not violate any Federal, State, or Local law.

## **Legacy Project Selection**

The LNDA Legacy Project Committee (LPC) created a process for selecting a legacy project which included multiple conversations about suggested LNDA projects, creating a method for ranking of LP ideas, performing due diligence (understanding the complexity of the highest-ranking LP's and meeting all of the criteria), choosing the final project, and produce a completed LP.

### **Suggested LNDA Projects**

The LPC created a list of LP ideas from past LNDA discussions. Twenty-one ideas were generated and the committee forwarded nine of ideas as meeting the criteria. Four additional projects were suggested by LNDA members. See Linwood NDA Legacy Project Vote Tally for the thirteen ideas that matched the criteria.

The LPC eliminated certain LP considerations because they did not meet all of the criteria standards. The eliminated projects are worthy of completion but should find other funding sources. Eliminated projects are as follows: Remove nonnative vegetation at Furnberg Park, complete sidewalks on Stanley, bench at corner of Linwood/Furnberg, donating to Milwaukie Museum, create a memorial garden, street mural, community produce garden, and purchase land around Furnberg Park.

### **Ranking of LP Ideas**

At the LNDA Block Party held on August 31, 2024, a final list of potential LP projects was presented and attendees ranked their top 6 projects. LPC staffed the booth during the event,



answered questions and/or explained projects, and encouraged attendees to vote. The LNDA was attended by over 100 residents. At the September 12, 2024 LNDA meeting the exact same voting method was used.

### Linwood NDA Legacy Project Vote Tally

Ranking		Project	Block Party	Meeting	Total Votes
#1	J	Covered Picnic Shelter at Furnberg Park	130	16	146
#2	G	Improvements at Furnberg Park	95	18	113
#3	D	Walking Path back side of Furnberg Park	89	15	104
#4	F	Public Art on Linwood	64	5	69
#5	E	Mural at Linwood/SoJo School	58	10	68
#6	B	Drinking Fountain on Linwood	65	1	66
#6	K	Crosswalk Signal at Stanley and Harlow Sts	58	8	66
#8	I	Mural on the Stanley Park Water Tower	52	13	65
#9	C	Bus Shelter on Linwood	49	9	58
#10	L	Complete the Dock at Furnberg Park	33	2	35
#11	H	Security Camera System for Basketball Court at Linwood	29	4	33
#12	M	Library Book Lockers	18	6	24
#13	A	Improved Signage for Furnberg Park	16	1	17

#### Results

Out of thirteen project ideas presented, the top three receiving the most votes are all connected to improvements at Furnberg Park. The Covered Picnic Shelter (FSSP) was the top vote-getter and the LPC believes it meets all of the criteria. The LNDA concurred at the October 10, 2024 meeting and gave their support to the LPC to pursue this project.

### Covered Picnic Shelter at Furnberg Park (FPPS) Project

#### Due Diligence and Meeting Criteria Requirements

**Equity and Inclusion** – Furnberg Park is located inside the Linwood School boundary and is the only designated city park on the East side of Linwood Ave. The FSSP provides a balance and equalization to the amenities created on the West side. The local neighborhood school is Linwood Elementary School. The school’s population data from the 2023-24 Oregon At-A-Glance School Profile (Appendix A) reveals that 52% of students are white and 48% are people of color with the majority Latino at 23%. There are 27% Ever English Learners (where English is a 2<sup>nd</sup> language), 16 languages spoken, 27% students with disability, and 51% experiencing poverty. LPC assumes that these statistics extend to the families and residents inside the LNDA boundaries and will benefit the statistical data of the population. It will be built to ADA standards for accessible design per municipal, State, and Federal code. It will provide space for families



and community members to meet and gather. It will support future cultural and social activities not only as a collecting space, but will enhance any activity including music and speeches with available electricity and water at the shelter site.

**Public benefit-** The FPPS will be built on public lands inside a public park, will be open all year round, and be free to use to the general public or may have a small associated cost for a reservation per jurisdictional park rules and standards. The building will provide protection from all-weather making it a temporary cooling and warming shelter. Furnberg Park is one of three parks in the Linwood NDA area. It is designated as a neighborhood park, and the North Clackamas Parks and Recreation Department deems it to be underdeveloped. The LNDA typically holds two yearly events in Furnberg Park.

**Visibility of LNDA –** FPPS will be a permanent feature inside the park and will be recognized by local and regional partners as a supporter and advocate for not only improving our public spaces, while also strengthening the bond of LNDA community spirit with future activities.

**Not covered by another city program-** The creation and improvements of public parks in Milwaukie traditionally are funded through grants that local and regional governmental partners were awarded for specific projects. To initiate a process of local and regional governmental partners to search for funding, a group of residents must create, form, and commit to the project. FPPS would rarely be accomplished without LNDA commitment and initial funding source. Building a new structure in a public space is not considered a recurring or ongoing expense or repeatably expensed within the appropriate governmental authority's annual or biannual budget. It is considered a onetime expense.

**Within LNDA boundaries-** Yes see Appendix B

**Feasible and obtainable-** LPC focused on the reality of the project being completed and receiving reassurance that the FPPS did not have governmental, municipal code, or land designation barriers that could not be overcome. LPC contacted the City of Milwaukie Planning Department and Parks Development Coordinator and no municipal code violations were found of the FPPS. In addition, City of Milwaukie determined that the 1997 Master Plan calls for a picnic area and the FPPS does not trigger a creation of a new Master Plan or a revision. The estimated cost is a small barrier to project completion. It is a small, fundable project relative to other large scale park development and improvements that require large grant dollars. While the time of starting construction to the completed project is short, the majority of time will be spent convincing governmental bodies, local charities, and large grant benefactors to fund, approve, and commit to this project over other projects.

## **Site Considerations and Restraints**

### **Current Site Conditions**

*Appendix C: site map with the overlying zones and estimated placement of shelter and utilities*

The Furnberg Park site is mostly designated as a Water Quality Resource (WQR) with a vegetative corridor around the WQR for additional development buffering. Please refer to the 1997 Furnberg Park Master Plan for land and vegetative details. The WQR is the overall umbrella that includes two components: (1) the protected water feature, whether a





creek/stream or wetland, and (2) the buffer area alongside or around the protected water feature referred to as the vegetated corridor. It is best to avoid disturbing the WQR and vegetative corridor, but if warranted then solutions are available.

The Southern and Eastern portion of the park is covered with grass and maintained as a lawn. There is a blacktop path leading from the cul-de-sac entrance from the South to the playground area. Where the lawn area in Furnberg Park is within 50 ft of the wetland in the park, it is considered to be WQR. The lawn area is most likely classified as a Class B (“Marginal”) resource because, although those open lawn areas do not have at least 25% tree canopy coverage, it does have at least 80% vegetative coverage instead of being bare dirt (the grass or lawn does count as ground cover).

LPC assumed when Furnberg was deemed complete as per the 1997 Master Plan that water and electricity would be on site. Water is on site located near the northern entrance at the cul-de-sac parking lot. A dedicated electrical line from a street transformer to the park was not installed. There is an electric line serving two residential buildings that enters Furnberg borders at the southern cul-de-sac entrance.

### **Restraints**

City of Milwaukie municipal and land use code has specific remedies and guidelines when disturbing a WQR land designation. The WQR is the overall umbrella that includes two components: (1) the protected water feature, whether a creek/stream or wetland, and (2) the buffer area alongside or around the protected water feature referred to as the vegetated corridor. It is best to avoid disturbing the WQR and vegetative corridor, but if warranted then solutions are available.

If the utilities are cutting through the 50-ft buffer part of the WQR and not through the wetland itself, probably a Type I review outlined in Subsection 19.402.6.E. Otherwise, if the utilities go through the wetland, a Type II review as per Subsection 19.402.7 for new utility connections, with specific standards in Subsection 19.402.11.E.

City of Milwaukie Planning Department suggests that a formal delineation needs to be done for the wetland, if the proposal was to go around the assumed wetland itself. The 1997 master plan as a validation source may not be sufficient if a review of where the actual wetland boundary is on site is warranted.

Initial indication is no letters from other agencies are needed. A construction management plan, as well as a plan for restoring or revegetating any disturbed WQR areas will need to be provided.

### **Other Considerations**

When disturbing street or public right of way, City of Milwaukie code requires the street to be repaired back to its original condition. The water line extension and possibly the electrical line extension will require trenching in a public street or right of way.



## Placement of Shelter and Utilities

*Appendix C: site map with the overlying zones and estimated placement of shelter and utilities*

To avoid placing the picnic shelter inside designated environmentally sensitive areas, the best option is to place it in the South East corner of the park near the playground and outside of the WQR and vegetative corridor.

Utilities extensions will need to be placed as far from the WQR and vegetative corridor to avoid additional permitting and mitigation. This adds about 250ft more of trench and line to go around environmentally sensitive areas. If the power demand of the picnic shelter is not large, the residential building line may be adequate for use and not cause a dedicated line from the street transformer.

## Estimated Cost

LPC is using its current knowledge of the site, pricing, and estimates. These estimates are not be construed as accurate, but should be reasonable estimates. More accurate estimates will be established as the project moves out of discovery phase.

Item	Amount	Price/Amount	Total
Plans, permits, fees			\$35,000
Water line, trench, mitigation, asphalt	350/lf	\$130	\$45,500
Electrical line, trench, mitigation	350/lf	\$100	\$35,000
Shelter, cement pad, footings	1	\$72,000	\$72,000
Water fountain	1	\$8,000	\$8,000
Shelter furniture	3	\$1,500	\$4,500
<b>Total Estimated Cost</b>			<b>\$200,000</b>

## Funding and Support

### Linwood NDA

During the November 10, 2024 LNDA meeting a motion was presented and passed ~~for~~ to reserve \$7,000 of LNDA savings to the FPPS project. See Appendix D.

This money is to be held in reserve in Linwood NDA bank account and will be used for the purpose of a shelter only. The reserve is only held for two years and then can be dissolved by a majority vote of the LNDA members or continued. It cannot be dissolved if the project is in completion phase and/or all funding and permits have been secured, then LNDA shall extend the contract without notice to LNDA membership.

LNDA may choose to fund raise or use a portion of the allotted annual budget to increase its support for the FPPS. The decision is up to the membership.

### Milwaukie Parks Foundation (MPF)

On November 25, 2024 LPC met with some board members of MPF. We had a wide-ranging discussion. In order to seek grant funding from various sources, MPF will be a fiscal sponsor for LNDA by allowing LNDA to use their 501-c3 status. MPF has also stated that any money collected under the sponsorship will be held in their reserves under a separate banking account.



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



Future conversations may focus on fund raising and grant support, plus connecting LPC to volunteers who are willing to do pro bono work towards the FPPS.

### **Governmental Support**

In the past, other park projects have been supported by funding from a local government body or the governmental body finds funding from State and Federal funding. This project should seek funding from City of Milwaukie, North Clackamas Parks and Recreation District, Clackamas County, and/or Metro. Understanding that there is a finite number of dollars and infinite projects, LPC goal is to find as much funding from outside sources and ask the governmental body to supplement the budget or apply for a specific grant that would cover the expense of FPPS

It is priority that LPC communicates our desire for the FPPS to be completed and our commitment to funding. LPC shall talk to our governmental bodies and use every persuasion available to complete the FPPS.

### **City of Milwaukie Parks and Recreation Board (PARB)**

LPC leaders met with PARB on November 20, 2024 for an initial discussion and assurance that the FPPS met Milwaukie standards and warranted for park improvements. PARB created a subcommittee to discuss the project in more detail. On January 8, 2025 LPC leaders and PARB subcommittee met and discussed the FPPS intentions and asking for assurance our project was accepted. At the January 22, 2025 PARB meeting the committee voted in favor of the FPPS moving forward. Appendix E

### **City of Milwaukie**

#### **North Clackamas Parks and Recreation (NCPRD)**

#### **Local Charities/Vendors**

There are many small dollar (\$1,000-\$5,000) donors that support the community's vision by funding projects. LPC will reach out to these organizations and see what funding options are available.

#### **Large Grant Charities/Vendors**

LPC will reach out to larger grant vendors (\$10,000-\$50,000), find out their grant cycle, and apply. Typically, these grants are annual so the application must apply to something that can be completed. In step one, paying for plans or permits, in step two purchasing the structure or bringing up the utilities, and so forth. As LPC understanding of our needs, we can address those issues and funding sources.

### **Estimate of Completion Date**

LPC will convey to LNDA members that we are at just the beginning, but will report back with progress when made. Although "putting a picnic shelter in a park" sounds easy, there a lot of steps and hurdles yet to pass. The LPC believes a realization of 5 years is a good estimate, but if funding comes in the next 6 months, then it can be accomplished in a year. LPC recognizes that other forces beyond financial support may impact the priority of the FPPS. LPC will navigate what we can and work with everyone to accomplish the goal.



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



## **List of To Be Accomplished**

This section is a check list to keep LPC focused and accomplishing tasks. It will also serve as reminder to add notes into this document as accomplishments are made.

**Talk to neighbors whose homes are near or impacted by Furnberg Park for support of FPPS placement**

**Get “yes we like the idea” support for City of Milwaukie and NCPRD**

**Determine electrical draw of FPPS for electrical line location and distance**

**Begin to develop a basic plan drawing with accurate locations**

**Convert basic plan into a construction plan and mitigation**

**Identify funding resources and grant cycles**

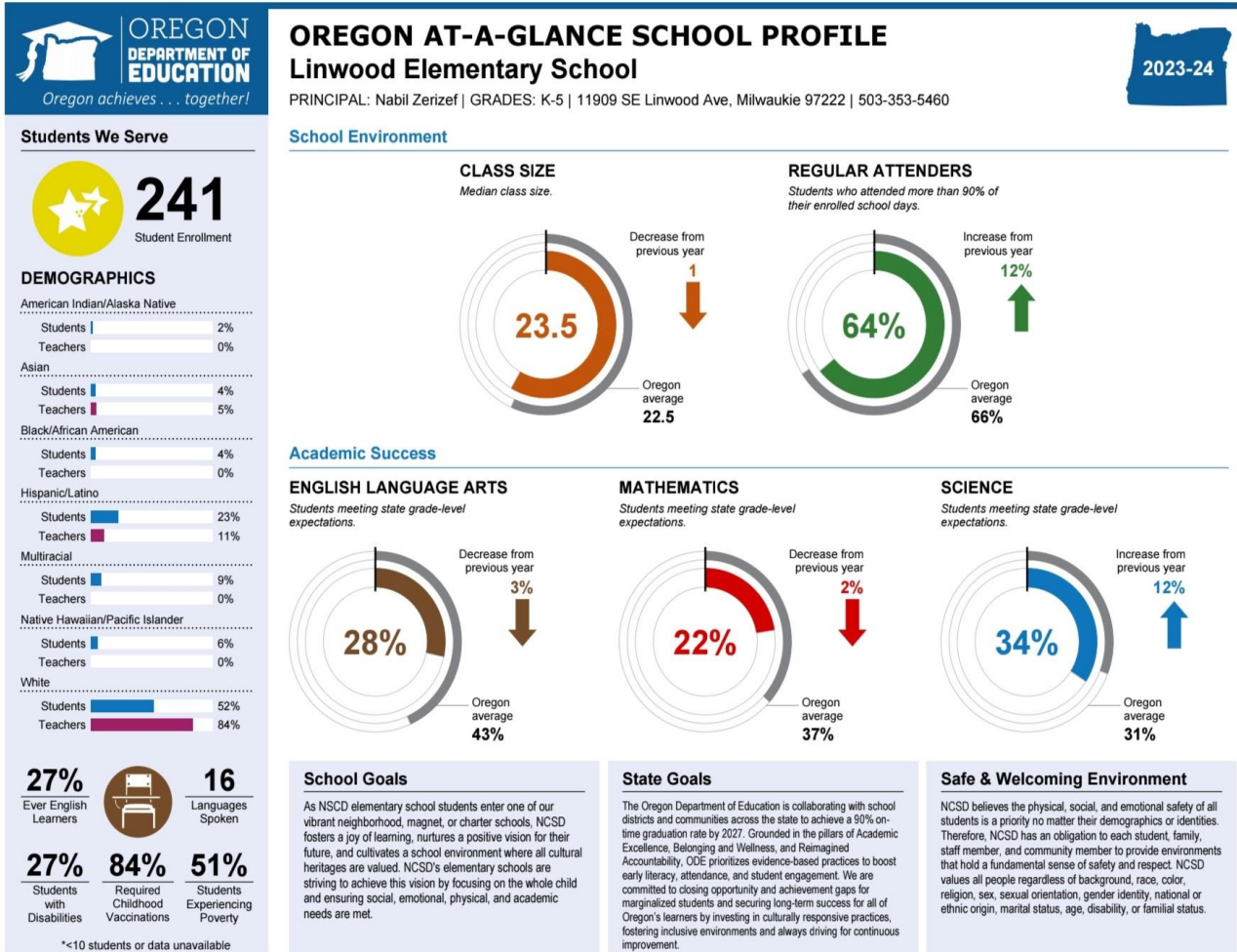
**Research needed answers to questions for the grant alliance**

**Reservation fees for shelters**

**Bathroom availability with shelter needs**



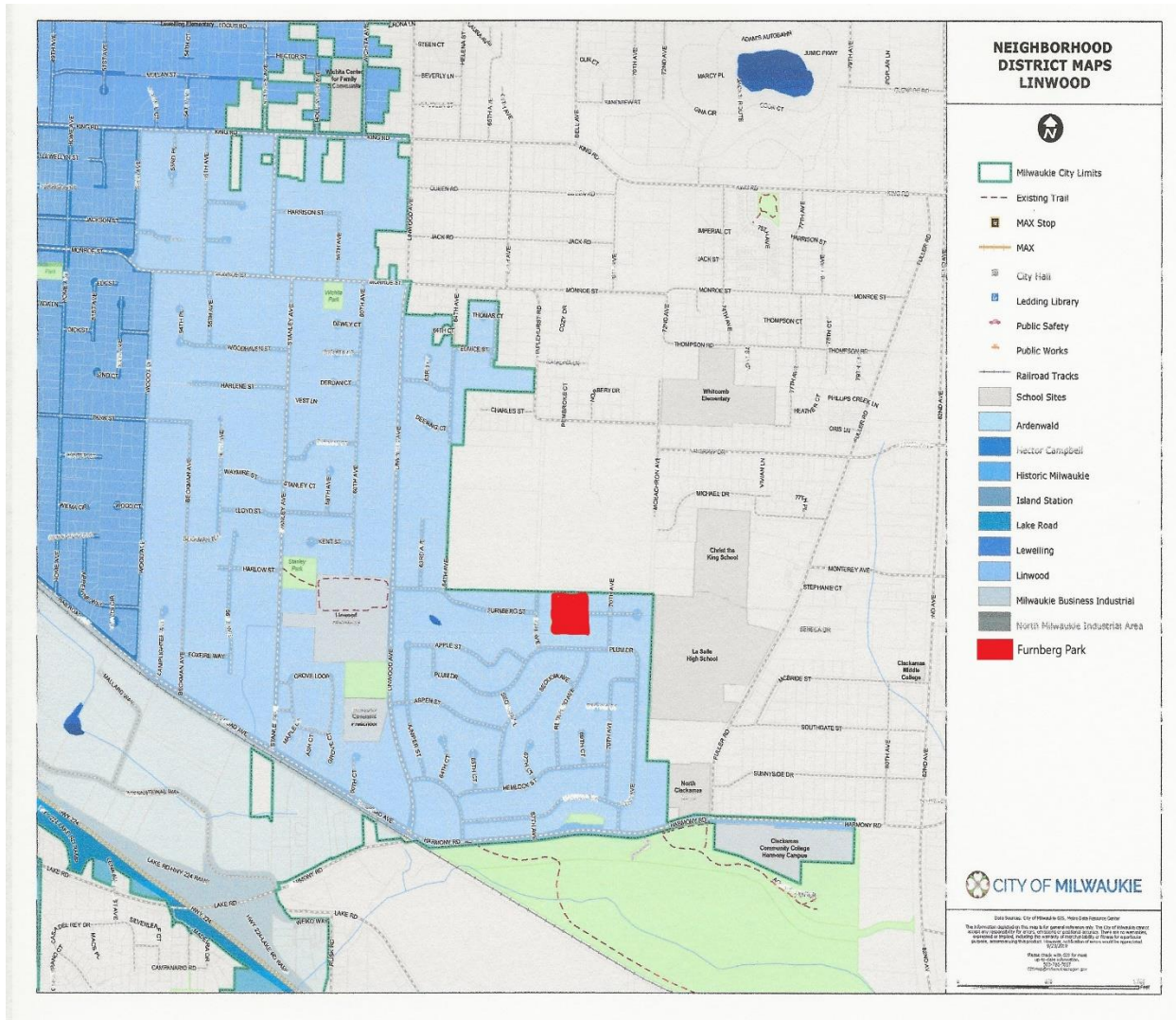
## Appendix A





## Appendix B

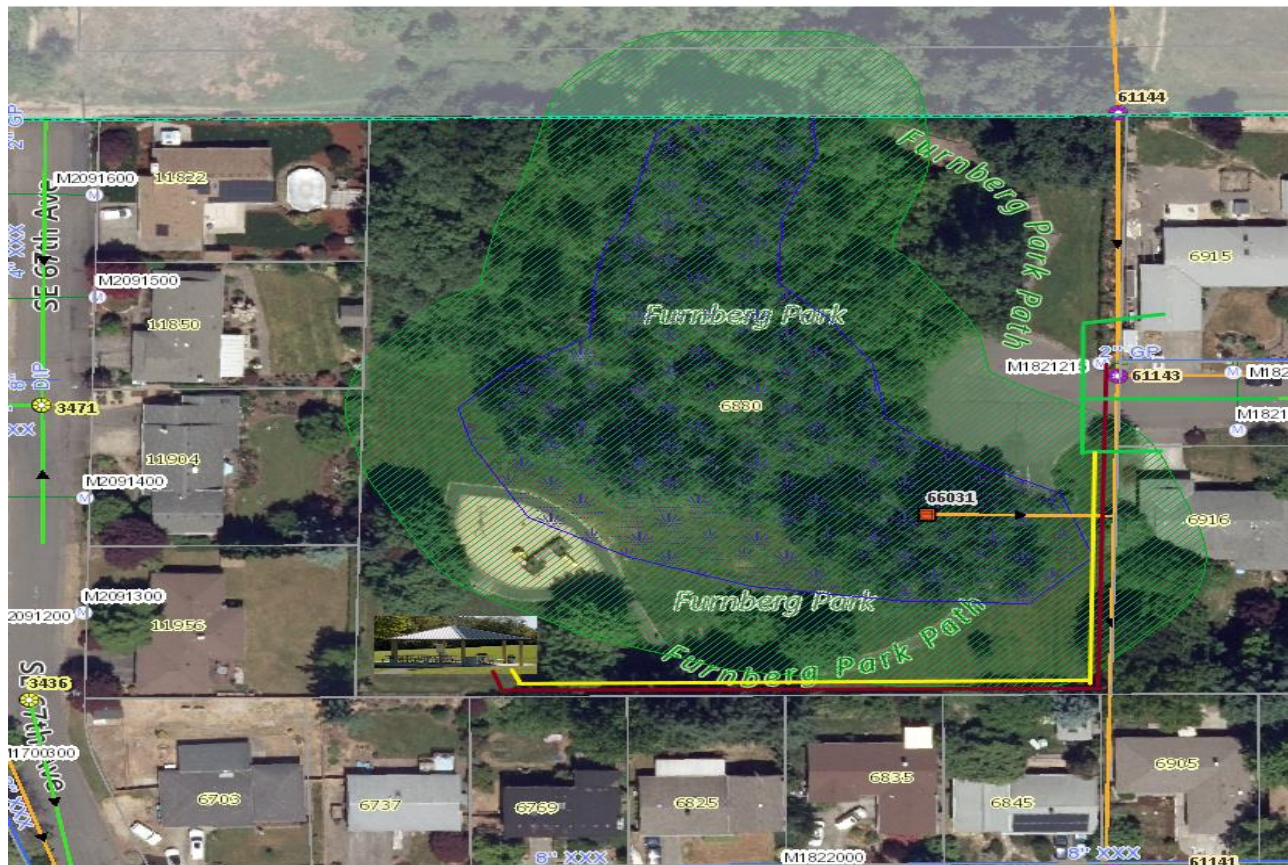
### Map of Linwood NDA – Light Blue and Furnberg Park Location – Red Box





Appendix C

# Furnberg Park Overlying Zones and Proposed Placement



## Key



Vegetation Corridor



Water Quality Resource

Existing Sewer Line

Existing Electrical Line

Existing Water Line



Proposed Shelter Site

Proposed Electrical Line

Proposed Water Line



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



*Appendix D*

**City of Milwaukie Linwood Neighborhood District Association  
 Fiduciary Contract  
 Furnberg Park Picnic Shelter**

**Purpose:**

Reserve City of Milwaukie Linwood Neighborhood District Association (LNDA) funds for the completion of a picnic shelter with water and electricity available for public use at Furnberg Park

**Objective:**

Reserve \$7,000.00 of available liquid funds in LNDA bank account towards the stated purpose

**Summary:**

In April of 2024 LNDA created a Legacy Project Committee (LPC) to explore using funds towards a public good project. After extended outreach, discussion, vetting, and a vote by LNDA membership, LNDA determined the funds would be best appropriated towards a picnic shelter with water and electricity available for public use at Furnberg Park located at 6850 SE Furnberg Ave. Milwaukie, OR.

LPC conducted due diligence to assess the viability for completion of the project. After meeting with various governmental decision-making bodies and local park advocates, LPC has determined that the project is viable to be completed with proper funding.

During the November 10, 2024 LNDA meeting a motion was presented and passed for reserving \$7,000 of LNDA funding towards the stated project.

The LPC and LNDA will diligently work with local, regional, federal, and/or any other nonprofit or governmental agency for the needed funding to fulfill the desired commitment of LNDA Furnberg Park Picnic Shelter project.

**Here then being stated, City of Milwaukie Linwood Neighborhood District Association (LNDA) shall reserve \$7,000.00 until November 14, 2026 for the sole purpose of funding the structure of a picnic shelter and for no other purpose. The funds will be paid to the entity of fiduciary responsibility for the entire project.**

**At the November 2026 meeting of LNDA, the Chair shall raise the question of the reserve funding to the membership for either reauthorization or termination of this contract if the Furnberg Park Picnic Shelter project has not been completed or if the funding has not been released.**

**It shall be noted that if the project is in completion phase and/or all funding and permits have been secured, then LNDA shall extend the contract without notice to LNDA membership.**

Laura Kirk, 2024-25 Chair

Katie Schutz, 2024-25 Treasurer

\_\_\_\_\_ date: \_\_\_\_\_

\_\_\_\_\_ date: \_\_\_\_\_





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



## Appendix E Endorsement

### Milwaukie Parks and Recreation Board



## PARKS AND RECREATION BOARD

Milwaukie Parks and Recreation Board | 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206

**AGENDA:** Wednesday, February 26, 2025 | **5:30 – 7:00p.m.** | In-Person Meeting at Milwaukie City Hall, Bing Cherry Boardroom, 3<sup>rd</sup> Floor, [10501 SE Main St, Milwaukie, OR 97222](https://www.google.com/maps/place/10501+SE+Main+St,+Milwaukie,+OR+97222), with Zoom Option: <https://us02web.zoom.us/j/86748602748?pwd=Z6RjxqaQsYPTI2vVKMwFVcWZlZjFV.1>

**Board Members:** Ali Feuerstein (Chair), Heather Baskerville (Vice Chair), Gary Klein, Laura Jenks (Secretary) Virginia Pai, Max Penneck, Avree Hayes, Stella Stastny

**City Council:** Robert Massey (Council Member)

**Milwaukie Staff:** Adam Moore, Parks Development Coordinator; Jordan Imlah, Communications Manager; Peter Passarelli, Public Works Director

### Milwaukie Parks and Recreation Board Meeting Minutes

**January 22, 2025**

**5:30-7:00 pm**

**Bing Cherry Room Milwaukie City Hall**

#### Attendees:

PARB members: Ali Feuerstein (Chair), Heather Baskerville (Vice Chair), Gary Klein, Virginia Pai, Sella Stastny, Laura Jenks (Secretary), Max Penneck, Avree Hayes

City Council: Robert Massey (Council Liaison)

Milwaukie Staff: Adam Moore, Parks Development Coordinator

Linwood NDA Representative: Pam Husband

Bee City Sub Committee: Colleen Rockwell (Rotary Club Milwaukie), Riley Gill, Katie Gavares

#### Furnberg Legacy Project Sub-Committee:

Linwood NDA conducted outreach and determined that Furnberg projects are top priority for funds and the NDA voted to save 7k for this project.

Next Steps: Feasibility study

Meeting attendees were shared maps of the park to review.

Avree Hayes made a motion to support the project, Virginia Pai seconded. All Members agreed. Motion Passed.

# < FPPS grand document 352... PDF reader



## Endorsement

### Milwaukie Parks and Recreation Board



## PARKS AND RECREATION BOARD

Milwaukie Parks and Recreation Board | 6101 SE Johnson Creek Blvd, Milwaukie, OR 97206

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**Board Members:** Ali Feuerstein (Chair), Heather Baskerville (Vice Chair), Gary Klein, Laura Jenks (Secretary) Virginia Pai, Max Penneck, Avree Hayes, Stella Stastny

**City Council:** Robert Massey (Council Member)

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### Milwaukie Parks and Recreation Board Meeting Minutes

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#### Furnberg Legacy Project Sub-Committee:

Linwood NDA conducted outreach and determined that Furnberg projects are top priority for funds and the NDA voted to save 7k for this project.

Next Steps: Feasibility study

Meeting attendees were shared maps of the park to review.

Avree Hayes made a motion to support the project, Virginia Pai seconded. All Members agreed. Motion Passed.

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

---

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.**

---

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

---

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

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

---

**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)**

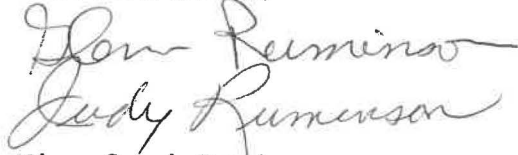
**. We hope you will join us to celebrate the achievements of the  
Officer of the Year, as well as other award recipients.**

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

---

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

---

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.**

---

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:** gregherge.milw@gmail.com  
**Topic:** Furnberg Park Picnic Shelter

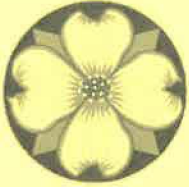
**Agenda Item You Wish to Speak to:**

**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:**



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*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

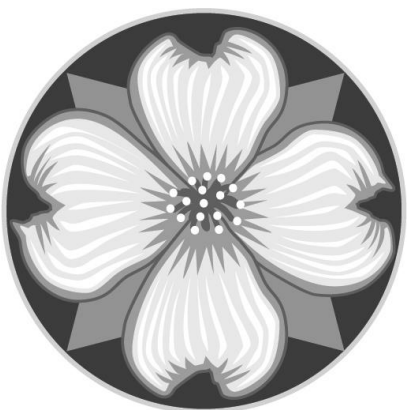
#7 Other Business, Topic: \_\_\_\_\_

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**

2419<sup>th</sup> Meeting**COUNCIL REGULAR SESSION****MINUTES**City Hall Council Chambers, 10501 SE Main Street  
& Zoom Video Conference ([www.milwaukieoregon.gov](http://www.milwaukieoregon.gov))

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

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

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

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

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

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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.

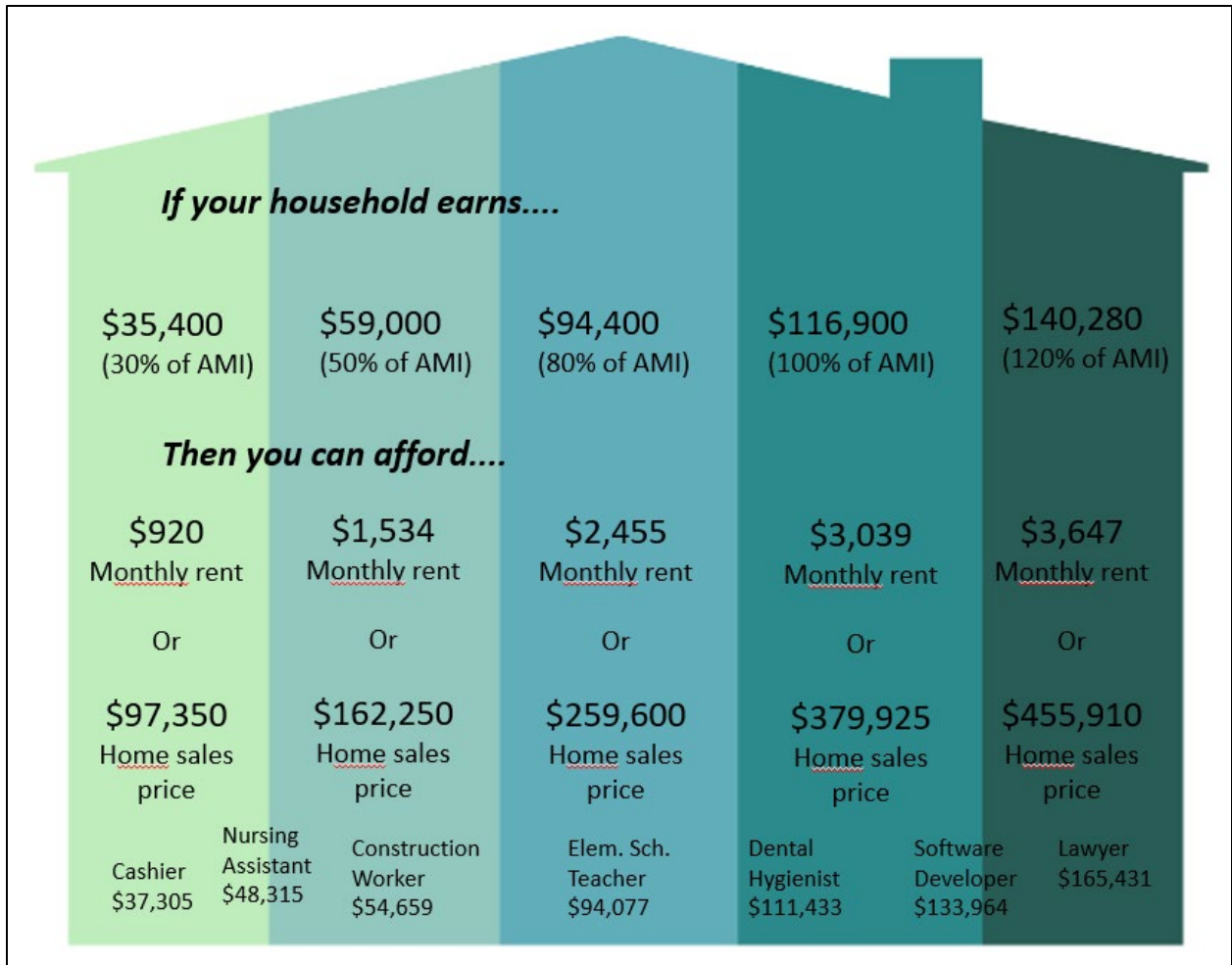


Figure 1. Financially Attainable Housing, by Median Family Income (MFI) for Portland-Vancouver-Hillsboro, OR-WA MSA (\$94,400), 2024. Source: US Department of Housing and Urban Development, 2024; Oregon Employment Department (Clackamas County stats).

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~~

**Attachment 7. B. 2.**

**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



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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

---

**From:** Lisa Batey <BateyL@milwaukieoregon.gov>  
**Sent:** Wednesday, January 15, 2025 8:34 AM  
**To:** Joseph Briglio <BriglioJ@milwaukieoregon.gov>; Laura Weigel <Weigell@milwaukieoregon.gov>; Vera Kolas <KolasV@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.

---

**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 <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Vera Kolas <[KolasV@milwaukieoregon.gov](mailto:KolasV@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.

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

**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 Koliass <[KoliassV@milwaukieoregon.gov](mailto:KoliassV@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

---

- 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

---

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



# QUALIFYING DEVELOPMENTS

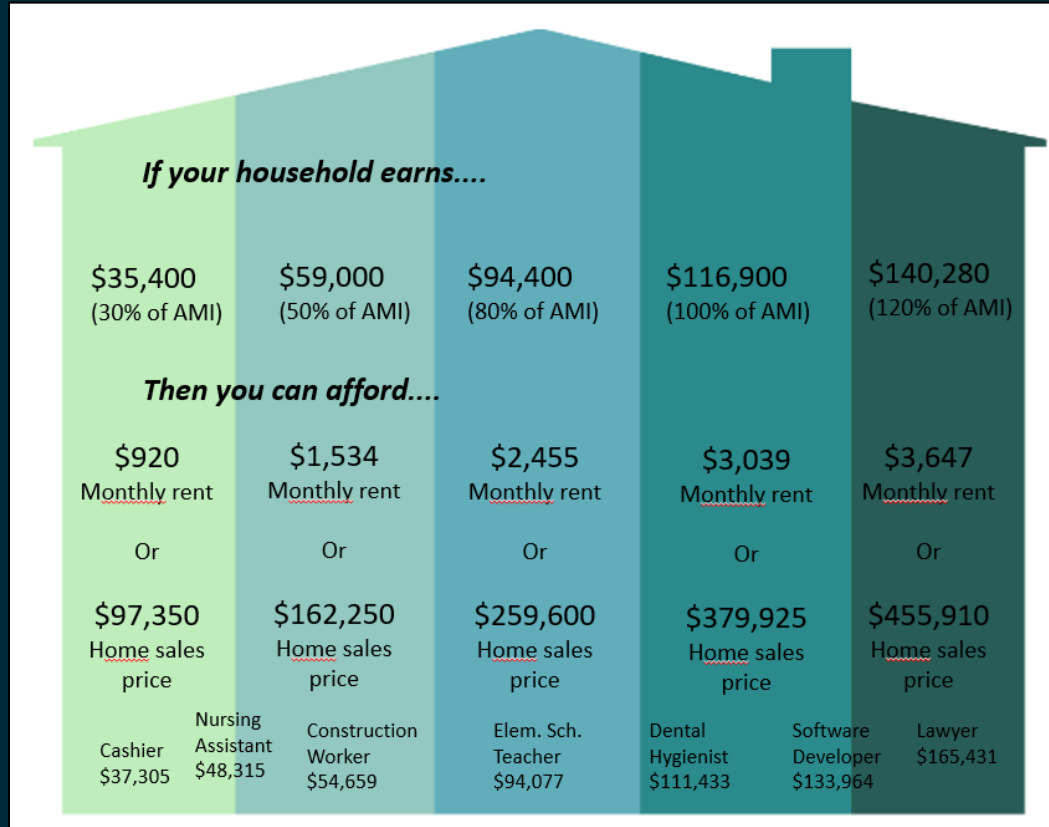
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Qualifying developments (middle housing, mixed use, multi-unit residential) must be designed and constructed so that at least:

- **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

---

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

---

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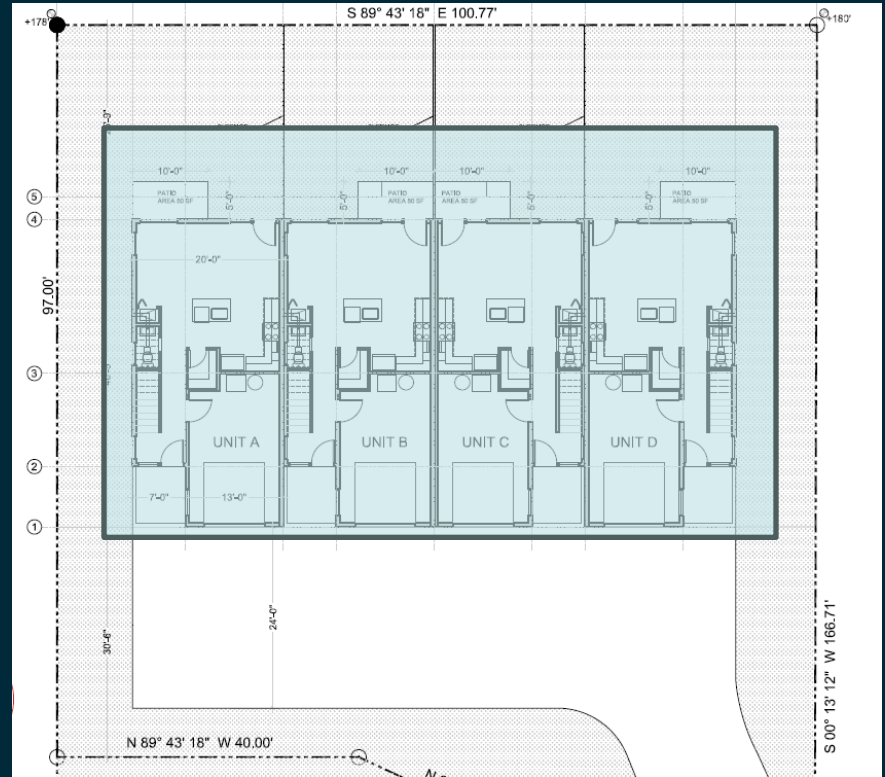
- Expedited Type II review: 100 days
- Priority processing by all city departments, including review and inspections during the construction process.



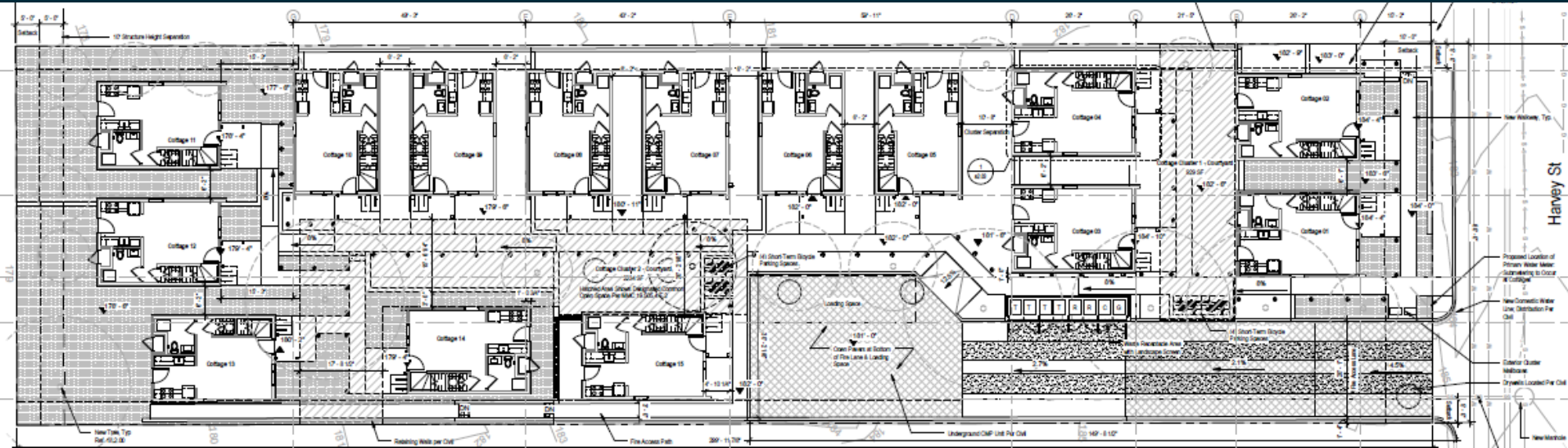
# DEVELOPMENT SCENARIOS



- 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

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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

---

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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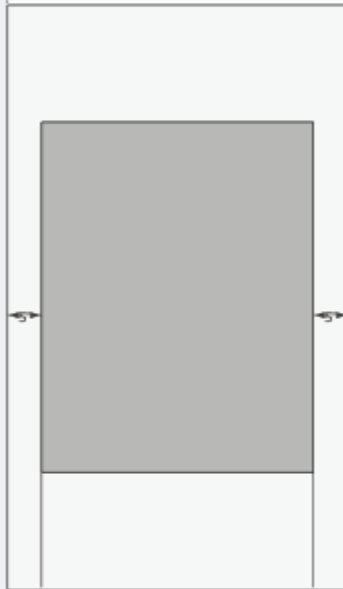
Extra slides from last presentation if needed



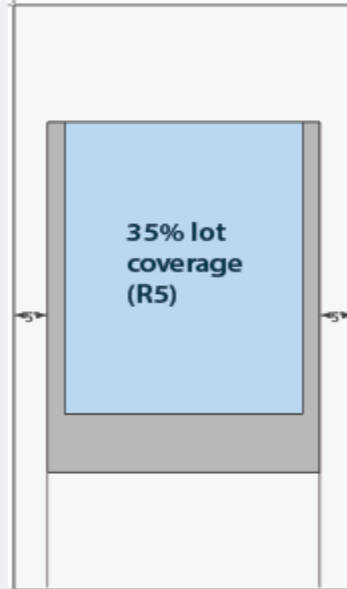


# MAXIMUM DENSITY

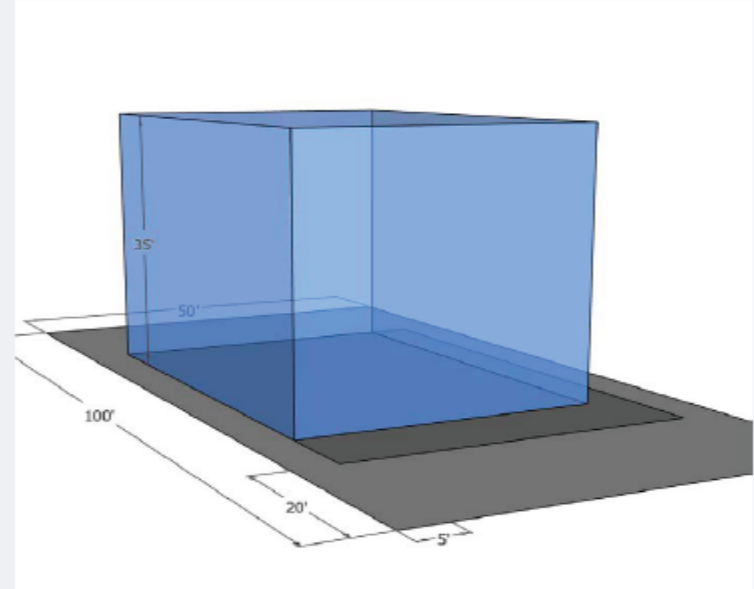
Setbacks



Lot Coverage



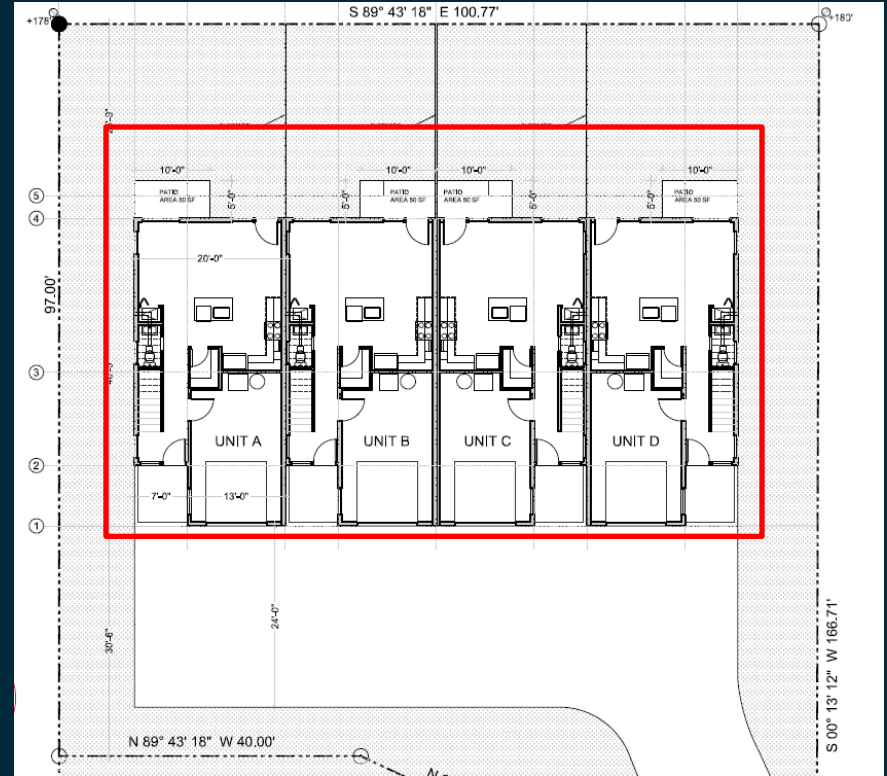
"Jello mold"



# DEVELOPMENT SCENARIOS



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





**RS Agenda Item**

**9**

**Council Reports**



**RS 9. A. 3/18/25  
Presentation**

# Legislative & Regional Issues

March 18, 2025

# Key Dates

- 1/21 – Session Began
- 2/25 – Measure Introduction Deadline
- 2/26 – Revenue Forecast
- 4/9 – First Chamber Deadline
- 5/14 – Revenue Forecast
- 5/23 – Second Chamber Deadline
- 6/29 – Constitutional Sine Die

<https://www.oregonlegislature.gov/calendar>



# Legislation

*In memoriam...*

\* = Council Letter Sent

- **Building** (Councilor Massey)
  - **HB2830** Restricts use of pipes that met standards (hearing 1/17)
- **Childcare Facilities** (Mayor Batey)
  - **HB3560\*** Allows expansive siting of childcare facilities (hearing 2/27)
- **Clean Energy** (Gavares)
  - **SB888** Prohibits local gov't. from limiting residential natural gas (nothing)
  - **SJR32** Constitutional Amendment for the right to use natural gas (nothing)
- **Climate** (Gavares)
  - **SB682** Climate Superfund Cost Recovery Program within DEQ (nothing)
- **Crimes** (Mayor Batey, MMC)
  - **SB473** Makes threatening a public official a crime (hearing 2/11)



# Legislation

*In memoriam...*

\* = Council Letter Sent

- **Discrimination** (Mayor Batey)
  - **HB3187** Addresses age discrimination (hearing 2/19)
- **Elections** (Stauffer)
  - **SB580** requires election filings to be posted online (nothing)
- **Energy Affordability** (Mayor Batey & Gavares)
  - **HB3179** Relates to affordable residential energy ratemaking (hearing 2/25)
  - **HB3336** Relates to electric transmission systems (hearing 2/25)
  - **SB553** Requires OR DOE to study data center power use (nothing)
- **Fences** (Mayor Batey, MMC)
  - **HB2135** Allows battery-charged fences on non-res. properties (hearing 2/3)
- **Funding** (Mayor Batey, MMC)
  - **SB5528** DLCDC Budget, grant funding for local governments (hearing 2/4)



# Legislation

*In memoriam...*

\* = Council Letter Sent

- **Housing** (Mayor Batey, Council President Anderson, MMC)
  - **SB2698\*** Statewide home ownership goal (hearing 2/19)
- **Notary Publics** (Stauffer)
  - **HB2951** Directs SOS to maintain online database of notarial acts (hearing 2/19)
- **Records** (Stauffer... LOC/OAMR/PRAC)
  - **HB2533** Extends retention period for certain records (hearing 2/4)
  - **HB3395** OGEC legislation placeholder (nothing)
  - **HB3599** Records legislation placeholder (nothing)
  - **HJR2** Constitutional Amendment, unfunded mandates for local govt. (nothing)
  - **SB46** OGEC legislation placeholder (nothing)
  - **SB1077** Records legislation placeholder (nothing)





# Legislation

*In memoriam...*

\* = Council Letter Sent

- **Land Use** (Mayor Batey, Weigel, LOC)
  - **HB2075** Brownfields remediation (hearing 2/6)
  - **HB2950** Requires DLCD to update “citizen involvement” goal (hearing 2/12)
- **Transportation** (Gavares)
  - **HB2430** EV registration fee increase (nothing)
  - **HB3119** Advanced Clean Trucks rule attachment (hearing 1/30)
  - **SB509** Prohibits Environmental Quality Commission from adopting motor vehicle emission standards like California (nothing)
- **Water** (Councilor Massey, LOC)
  - **HB2803** Fee increase to cover OWRD water right grants (nothing)



# Legislation

\* = Council Letter Sent

- **Emergency Resilience** (Mayor Batey)
  - **HB3170** Modifies definitions/requirements for hubs/networks (WS 3/4)
- **Employment** (Mayor Batey/LOC)
  - **SB916** Gives unemployment benefits to striking employees (second reading 3/18)
- **Energy Affordability** (Mayor Batey & Gavares)
  - **HB3081** One Stop Shop 2.0, home resilience assistance (hearing 3/4)
  - **HB3546\*** POWER Act (hearing 3/6)
  - **SB88\*** Get the Junk Out of Rates, energy rates (WS 3/19)
- **Funding** (Mayor Batey, MMC)
  - **HB2411** Industrial site readiness funding (WS 3/17)



# Legislation

\* = Council Letter Sent

- **Housing** (Mayor Batey, Council President Anderson, MMC)
  - **HB2846** Veteran Loan Refinancing Program (hearing 3/10)
  - **HB2906** Task Force on Innovative Housing Strategies for Veterans (hearing 3/10)
  - **HB3031** Housing study (WS 3/19)
  - **HB3589** State Senior Housing Initiative (WS 3/17)
  - **HB3644** Statewide Shelter Program (WS 3/17)
- **Land Use** (Mayor Batey, Weigel, LOC)
  - **SB2138\*** Governor's housing bill (hearing 3/3)
- **Transportation** (Gavares)
  - **HB2963** E-bike rebate program (WS 3/17)



# Legislation

\* = Council Letter Sent

- **Urban Growth** (Mayor Batey, MMC)
  - **SB967** Local gov't. improvements in unincorporated UGMAs (first reading 3/11)
- **Veterans** (Councilor Khosroabadi)
  - **HB2537** Low-income medical voucher program for veterans (hearing 3/11)
  - **HB3460** Hyperbaric Oxygen Therapy for Veterans (hearing 3/13)
- **Water** (Councilor Massey, LOC)
  - **HB3634** Water Operator in Training apprenticeship Bill (hearing 3/4)



# Legislation

\* = Council Letter Sent

- **Veterans** (Councilor Khosroabadi)
  - **HB2537** Low-income medical voucher program for veterans (hearing 3/11)
  - **HB3460** Hyperbaric Oxygen Therapy for Veterans (hearing 3/13)
- **Water** (Councilor Massey, LOC)
  - **HB3634** Water Operator in Training apprenticeship Bill (hearing 3/4)



# Letters & Issues

- **Letters sent...**
  - **Main Street Grant Support** (all Council)
  - **HB 2968 SDC Support** (Mayor Batey and Briglio)
  - **HB 3746 Condo Support** (Mayor Batey)
  - **HB 3546 POWER Act Support** (Mayor Batey, Councilor Khosroabadi)
- **Letters being written...**
  - **General Utility Statement** (Councilor Khosroabadi)
- **Issues:**
  - **C4 Alternate**



# Questions?

Scott Stauffer, City Recorder  
[stauffers@milwaukieoregon.gov](mailto:stauffers@milwaukieoregon.gov)



**RS 9. B.**  
**3/18/25**  
**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  
fied .....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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