



COUNCIL REGULAR SESSION

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

2422nd 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 Fernn 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 Stavenjard 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 Stavenjard and Mayor Batey voting "aye."
[5:0]

Mayor Batey adjourned the meeting at 9:58 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder