



## COUNCIL WORK SESSION

City Hall Council Chambers, 10722 SE Main Street  
& Zoom Video Conference ([www.milwaukieoregon.gov](http://www.milwaukieoregon.gov))

## MINUTES

OCTOBER 18, 2022

**Council Present:** Councilors Adam Khosroabadi, Lisa Batey, Desi Nicodemus, Council President Kathy Hyzy, and Mayor Mark Gamba

**Staff Present:** Joseph Briglio, Community Development Director      Ann Ober, City Manager  
Justin Gericke, City Attorney      Scott Stauffer, City Recorder  
Adam Heroux, Associate Planner      Laura Weigel, Planning Manager  
Vera Kolias, Senior Planner

**Mayor Gamba** called the meeting to order at 4:00 p.m.

### 1. High Density Residential (HDR) Zones – Discussion

**Kolias** explained that the evening's discussion was in advance of a public hearing scheduled for December on consolidation of HDR zones. **Kolias** presented the review schedule, the current zoning map, a map of the zones that would be consolidated and explained why this project was separate from the original Comprehensive Plan implementation. **Kolias** noted how the HDR zones are mostly in and around commercial areas, that the total acreage of HDR zones in the city is approximately 330 acres, provided aerial view examples, stated that most of HDR lots are already developed with multi-unit developments and named some of the developments in those zones.

**Kolias** stated that the intention of the code changes was to consolidate and simplify the map as well as streamline definitions. **Councilor Batey** asked if the R2.5 lots had been redeveloped and **Kolias** responded that they were currently not, but they were intended to be rebuilt as duplexes but that had not yet happened.

**Heroux** presented the reasons why Milwaukie's HDR zones needed to be updated and current existing terms listed in the code that staff had proposed to update. **Kolias** presented the Rusk Road senior development project as an example of when the out of date and inconsistent terms negatively affected the development process. **Mayor Gamba** and **Kolias** discussed the type of permits needed for the Rusk Road project and the permit process.

**Councilor Batey** and **Kolias** discussed zoning for outpatient treatment type facilities in correlation to adult foster homes and the process for building or modifying an existing home to become an adult foster care facility.

**Heroux** presented the proposed terms that would replace the out of date and inconsistent terms for care facilities. **Council President Hyzy** and **Heroux** discussed how multi-service care facilities are defined for zoning. **Heroux** asked if Council concurred with the proposed consolidation and changes. **Councilor Batey** and **Kolias** discussed the proposed changes and the availability of handout materials.

**Heroux** presented the current definition for a boarding house, advised that there were no boarding houses within the city that staff were aware of, provided an overview, history, and current examples of the single room occupancy (SRO) term that staff proposed to replace boarding house with. **Heroux** and **Kolias** presented the new SRO definition and **Heroux** asked if Council supported replacing the term boarding house

with SRO. The group discussed SROs versus extended stay hotels, inspections for existing homes offering boarding and short-term rentals, the possibility of organizing a landlord committee for planning changes, why five residential units was the trigger for a SRO, that this proposed change would not eliminate options for residential homes that rent out rooms, and shared kitchen building requirements.

**Kolias** proposed an amendment to remove “traditional office” from the types of office uses, stated that “traditional office” is repetitive, confusing, and the professional and administrative office type is similar and had been used interchangeably, and briefly explained the different office use types. **Mayor Gamba**, **Kolias**, and **Councilor Batey** discussed the difference in office types, where offices would be allowed, and what office types would be permitted in which zones. The group discussed whether further consolidations should be made to allow more services and offices within more neighborhoods.

**Kolias** presented the code with the proposed changes, noted that 11 lots would be rezoned, mentioned staff wanted to eliminate the minimum site size requirements for multi-family dwelling units, and presented the Planning Commission’s recommendations to Council. **Kolias** expanded on the Commission’s recommendation for Council to find ways to protect and preserve manufactured dwelling parks that included noting where the only park is within the city limits and citing state law regarding manufactured dwelling parks. **Kolias** and **Councilor Batey** commented on an option to circumvent the state’s law prohibiting a city from enforcing local regulation. **Kolias** shared information regarding services provided by Clackamas County for those displaced by a closing manufactured dwelling park and believed that code revisions for manufactured dwelling parks should not be included in this package as further steps would need to be taken.

**Kolias** asked if Council had any questions or thoughts about the proposed changes, if Council wanted to discuss the conditional use allowance of hotels and motels, and if Council would provide direction on the consolidation for the upcoming hearing. **Mayor Gamba**, **Councilor Batey** and **Kolias** discussed where the code currently allowed for hotels and the need for hotels versus housing. **Councilor Batey** had no issue with the office type definitions but expressed hesitation regarding offices in areas where they had not been previously allowed and believed that the consolidation discussion may be better suited to be included in the neighborhood hubs discussion. **Mayor Gamba** and **Council President Hyzy** were both in agreement to move forward with consolidation. **Batey** shared complaints heard regarding the height of the Monroe Street apartments.

## 2. Adjourn

**Mayor Gamba** announced that after the work session Council would meet in executive session pursuant to Oregon Revised Statute (ORS) 192.660 (2)(i) to review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee, or staff member who does not request an open hearing.

**Mayor Gamba** adjourned the meeting at 5:20 p.m.

Respectfully submitted,

  
 Nicole Madigan, Deputy City Recorder