

**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**

JUNE 3, 2025

(Revised May 30, 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-8>.  
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. **Pride Month – Proclamation** (6:35 p.m.) 6  
 Presenter: Lisa Batey, Mayor, and  
 Council President Will Anderson
  - B. **Juneteenth – Proclamation** (6:40 p.m.) 7  
 Presenter: Lisa Batey, Mayor
  
4. **SPECIAL REPORTS**
  - A. **New Business Introductions: Keeper Coffee & pFriem Brewing** (6:45 p.m.)
  
5. **COMMUNITY COMMENTS** (7:15 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** (7:20 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:** 10
    1. April 15, 2025, work session, and
    2. April 15, 2025, regular session.
  - B. **Appointments to City Boards and Committees – Resolution** 16
  - ~~C. **Authorization of a Contract for the Design of the Central Washington-Monroe Greenway Project – Resolution** (removed from the agenda)~~
  - D. **Authorization of a Contract for On-Call Supervisory Control and Data Acquisition (SCADA) Services – Resolution** 21

- 7. **BUSINESS ITEMS**
  - A. **None Scheduled.**
- 8. **PUBLIC HEARINGS**
  - A. **Quarterly Budget Adjustments and Updated Fee Schedule Adoption – Resolution** (part of this agenda item has been removed) (7:25 p.m.) **25**  
 Staff: Emma Sagor, City Manager, and Michael Osborne, Finance Director
- 9. **COUNCIL REPORTS** **29**
  - A. **Legislative and Regional Issues – Discussion** (7:55 p.m.)  
 Staff: Scott Stauffer, City Recorder
- 10. **ADJOURNMENT** (8:10 p.m.)

**Milwaukie Redevelopment Commission (MRC) Meeting.** After the Council meeting, the Council will meet as the MRC. For information about the MRC meeting visit <https://www.milwaukieoregon.gov/bc-rc/redevelopment-commission-2>.

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

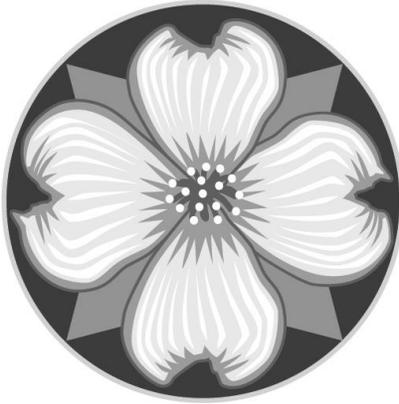
The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at [ocr@milwaukieoregon.gov](mailto:ocr@milwaukieoregon.gov) or phone at 503-786-7502. To request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

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

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

**Executive Sessions**

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



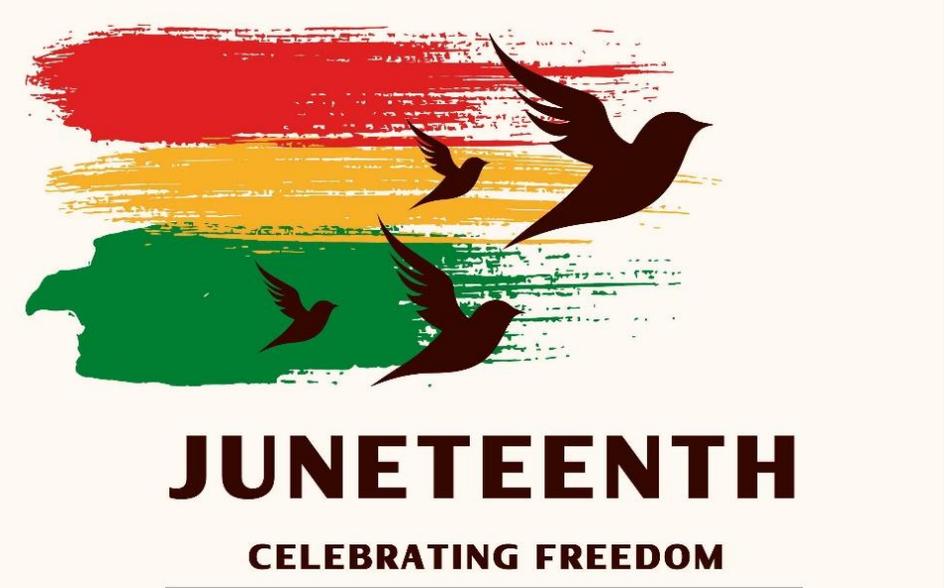
**RS Agenda Item**

**2**

# **Announcements**

## Native Lands Acknowledgment

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



# JUNETEENTH

CELEBRATING FREEDOM

JUNE 14, 2025 FROM 11 AM TO 3 PM



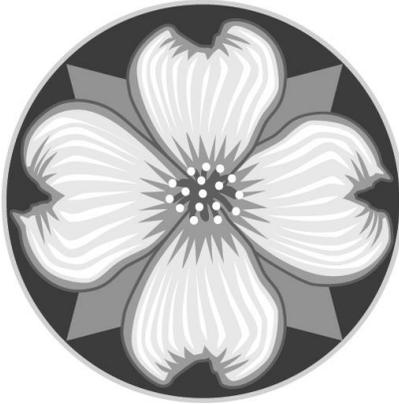
## Mayor's Announcements – June 3, 2025

- **First Friday – Jun. 6 (5 – 8 PM)**
  - Come downtown for the city's largest block party. Learn more at [firstfridaymilwaukie.com](http://firstfridaymilwaukie.com).
- **Linwood Neighborhood Yard Sale – Sat., Jun. 7 (9 AM – 1 PM)**
  - Stop by St. Paul's United Methodist Church (11631 SE Linwood Ave.) to pick up a map to see who is participating.
- **Milwaukie Museum's 50<sup>th</sup> Birthday Celebration – Sat., Jun. 7 (11 AM – 4 PM)**
  - Free event includes cake and new exhibits to explore!
  - Milwaukie Museum, 3737 SE Adams St.
- **Bulky Waste Day – Jun. 14 or 21 Depending Upon Where You Live in the City**
  - Annual curbside pickup for large items that don't fit into weekly containers.
  - Check website to find out which day your home address is serviced.
  - More information at [www.milwaukieoregon.gov/bulkywaste](http://www.milwaukieoregon.gov/bulkywaste)
- **Juneteenth Celebration – Sat., Jun. 14 (11 AM – 3 PM)**
  - Community led gathering to celebrate, reflect, and amplify Black voices.
  - Event includes music, vendors, food, face painting, kids' games, and more!
  - Ball-Michel Park, 9781 SE Stanley Ave.
- **Transportation System Plan Community Workshop – Wed., Jun. 18 (6 – 7:30 PM)**
  - Milwaukie is updating its 20-year guide for improving its transportation system
  - Review and comment on the list of priority projects and maps
  - Attendees will be entered into a drawing for two \$50 gift cards to local businesses
  - Ledding Library Community Room, 10660 SE 21<sup>st</sup> Ave.
- **Pride Celebration – Sat., Jun. 21 (11 AM – 2 PM)**
  - Join a community-led festive gathering to celebrate LGBTQIA+ Pride Month!
  - Event includes community groups, crafts, fun activities, and live entertainment
  - Scott Park, 10660 SE 21<sup>st</sup> Ave. (Next to Ledding Library)
- **LEARN MORE AT [MILWAUKIEOREGON.GOV](http://MILWAUKIEOREGON.GOV) OR CALL 503-786-7555**

**Dogwoods are in bloom  
Icon of our fair city  
A splash of color**

-Joshua Reynolds-

**Share your Milwaukie Haiku!**  
Email yours to [bateyl@milwaukieoregon.gov](mailto:bateyl@milwaukieoregon.gov)



**RS Agenda Item**

**3**

# **Proclamations & Awards**

## PROCLAMATION

**WHEREAS** the fight for equality continues for lesbian, gay, bisexual, transgender, queer, questioning, intersex, asexual, and other historically marginalized members of our community (LGBTQIA+), and the responsibility falls on all of us to form a more inclusive and equitable society, and

**WHEREAS** June 28, 2025, marks the fifty-sixth anniversary of the Stonewall Uprising, six days of demonstrations sparked by the targeting and arrest by police of gay, lesbian, and transgender bar patrons in violation of their civil rights, an event widely recognized as the beginning of the modern gay rights movement, and

**WHEREAS** history has failed to properly recognize the role of the leaders of the Stonewall Uprising, including Marsha P. Johnson and Sylvia Rivera, transgender women of color who helped spark this movement, and

**WHEREAS** in 2000, President Bill Clinton declared June to be “Gay & Lesbian Pride Month” to commemorate the Stonewall Uprising, and in 2009, President Barack Obama expanded the commemoration by declaring June to be “Lesbian, Gay, Bisexual, and Transgender Pride Month,” and

**WHEREAS** despite the progress of recent years, LGBTQIA+ Americans continue to face discrimination and new attacks by state governments and other political figures on the legitimacy of their human rights including their very right to exist.

**NOW, THEREFORE**, I Lisa Batey, Mayor of the City of Milwaukie, a municipal corporation in the County of Clackamas, in the State of Oregon, do hereby proclaim **JUNE 2025** as **LGBTQIA+ PRIDE MONTH** in Milwaukie in support of our LGBTQIA+ family, friends, and neighbors and to proclaim that love is love, you are valued and welcome, and your city stands with you.

**IN WITNESS, WHEREOF**, and with the consent of the City Council of the City of Milwaukie, I have hereunto set my hand on this 3<sup>rd</sup> day of June 2025.

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Lisa M. Batey, Mayor

ATTEST:

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Scott S. Stauffer, City Recorder

**PRIDE MONTH**  
**MILWAUKIE**

## PROCLAMATION

### A PROCLAMATION FOR THE COMMEMORATION OF JUNETEENTH AS AN ANNUAL CELEBRATION OF BLACK AFRICAN AMERICAN LIBERATION.

**WHEREAS** President Abraham Lincoln first issued the Emancipation Proclamation effective January 1<sup>st</sup>, 1863, declaring enslaved people in the Confederate States to be legally free. However, that proclamation could not be enforced in lands under Confederate control. On April 9<sup>th</sup>, 1865, Confederate forces surrendered, effectively ending the Civil War. On June 19<sup>th</sup>, 1865, Union soldiers arrived in Galveston, Texas, the westernmost state of the Confederacy, bringing news of the president's order freeing enslaved people two-and-a-half years after it was first decreed. This day, marking the end of chattel slavery in the United States, has since come to be known as Juneteenth; and

**WHEREAS** Oregon's Constitutional ban on both slavery as well as residence by free African Americans lay the foundation for generations of economic hardship, exclusion, and discrimination against Oregon's Black African American community; and

**WHEREAS** through other systems of oppression such as sharecropping, Jim Crow, exclusionary and destructive housing and transportation policies, denial and disruption of voting access, and mass incarceration, the plunder of Black bodies and Black wealth continued past slavery and persists to this day, affecting the physical and mental health, safety, education of and opportunities available to Black African Americans; and

**WHEREAS** despite these obstacles, Black African Americans in Oregon have been and continue to be dynamic and vital community members and leaders within our state; and

**WHEREAS** Juneteenth has been celebrated in Oregon since 1945, when Clara Peoples moved to Portland from Oklahoma to work at the Kaiser Shipyards and introduced it to her co-workers; and

**WHEREAS** the City of Milwaukie, the State of Oregon, and the federal government now recognize Juneteenth as a legal holiday.

**NOW, THEREFORE**, I, Lisa Batey the Mayor of the City of Milwaukie, a municipal corporation in the County of Clackamas, in the State of Oregon, do hereby recognize and proclaim **JUNETEENTH, June 19<sup>th</sup>**, as an annual celebration of the past, present, and future of Black African American liberation and those who continue the work to realize that liberation.

IN WITNESS, WHEREOF, I have set my hand on this 3<sup>rd</sup> day of **June 2025**.

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Lisa Batey, Mayor

ATTEST:

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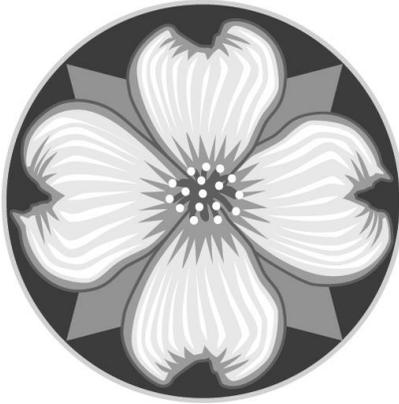
Scott Stauffer, City Recorder

Sources and References:

<https://www.juneteenthor.com>

<https://www.ohs.org/events/oregons-enigmatic-black-history.cfm>

<https://nmaahc.si.edu/blog-post/historical-legacy-juneteenth>



**RS Agenda Item**

**6**

# **Consent Agenda**

**COUNCIL WORK SESSION**

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

**MINUTES**

APRIL 15, 2025

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

<b>Staff Present:</b> Joseph Briglio, Assistant City Manager	Kelly Lamm, Library Manager
Ryan Burdick, Police Chief	Nicole Madigan, Deputy City Recorder
Ryan Dyar, Associate Planner	Emma Sagor, City Manager
Jennifer Garbely, City Engineer	Scott Stauffer, City Recorder
Justin Gericke, City Attorney	Glen Suchanek, Behavioral Health Specialist
Brent Husher, Library Director	Laura Weigel, Planning Manager

**Councilor Khosroabadi** called the meeting to order at 4:03 p.m. and noted that Mayor Batey and Council President Anderson were participating by video conference.

**1. Transportation System Plan (TSP) Update, Part 2 – Report**

**Dyar** continued to review updates to the TSP, discussing the application of multimodal functional classifications of transit modes and routes across the city.

Councilor Stavenjord arrived in-person at 4:06 p.m.

**Councilor Massey** and **Dyar** remarked on whether the TSP captures conflicts between different types of transit modes. The group noted the role of the city's engineering team in reconciling conflicting transit modes when designing new infrastructure.

**Councilor Stavenjord** and **Weigel** commented on known nodes of transit conflicts, such as heavily used intersections and where Milwaukie roadways connect to City of Portland or Clackamas County roads. **Garbely** reported that engineering had met with county staff for specific project routes that cross jurisdictional lines. **Dyar** and **Matt Hughart**, consultant with Kittleson and Associates, explained how the city designated transit modes and where those designations conflict with neighboring jurisdictions.

Council President Anderson arrived in-person at 4:20 p.m.

**Mayor Batey** and **Dyar** remarked on bicycle and pedestrian designations along Johnson Creek Boulevard and other routes. The group observed that the maps in the TSP had been informed by the Transportation System Plan Advisory Committee (TSPAC) and that some were aspirational and did not reflect current conditions.

**Mayor Batey** expressed concern that the TSP prioritized cyclists over pedestrians.

**Council President Anderson** and **Mayor Batey** commented on differences in bicycle stress designations. **Dyar** and **Garbely** reported that the city was not meeting many stress designations and **Hughart** discussed ways to achieve lower stress designations, noting challenges of meeting aspirational designations. The group remarked on how the city could reduce cyclist stress levels on existing roads.

**Hughart** and **Weigel** provided an overview of the TSP update project timeline. The group noted that the TSP should be updated about every 20 years to reflect changing community priorities related to transportation projects.

**Mayor Batey** asked if the 2007 TSP project list had been reviewed, noted there should be aspirational and regional projects in the TSP, and asked that a crosswalk across 37<sup>th</sup> Avenue to the Minthorn Springs Natural Area be added to the projects list.

**Council President Anderson** asked about projects that might be grouped together and whether TSP projects could be presented with funding mechanisms. **Councilor Massey** expressed interest in presenting the years of work on the TSP update to the public and **Sagor** noted how the updated TSP would inform the city's next budgeting process.

**Council President Anderson** appreciated that the TSP had aspirational projects.

**Hughart** reviewed the evaluation criteria for prioritizing TSP projects. **Councilor Khosroabadi** commented on using an equity approach to prioritize TSP projects. The group remarked on the number of pedestrian projects on the TSP projects list.

**Mayor Batey** liked the evaluation criteria for the TSP projects and believed the criteria should be used for bigger projects and not smaller Spot Program projects. **Weigel, Sagor,** and **Garbely** remarked on the importance of evaluating all size of projects.

## **2. Behavioral Health and Houseless Services – Update**

**Sagor, Burdick, Brandi Johnson** and **Don Holden** with the community services organization LoveOne, **Suchanek, Husher,** and **Lamm** provided an update on ongoing health and houseless services work. They noted the use of outreach specialists to supplement the city's work, efforts to secure additional funding for outreach work, how Milwaukie Police Department (MPD) and Ledding Library staff were working with other agencies to track cases and provide resources to community members in need.

**Councilor Khosroabadi** asked about funding concerns and barriers to service. The group noted how LoveOne and other services were currently funded, reported that a cold weather emergency shelter would open in downtown Milwaukie this year, and remarked on whether the number of long-term camps and the need for social support service had increased in Milwaukie. **Johnson** and **Suchanek** noted that barriers to access included a lack of housing and unrestricted funding, the slow pace of connecting county and healthcare services, and observed that instability in income created challenges.

**Mayor Batey** reported on an expected audit on how the metro area counties had spent their Metro Supportive Housing Services (SHS) funds.

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

**Stauffer** reported the status of bills in the state legislature that the city had been tracking, and the group discussed the status of various bills and whether Council should send letters of support or opposition to state legislators. **Stauffer** asked Council to think about agenda topics for the May 13 Council visit with the Confederated Tribes of the Grand Ronde.

## **4. Adjourn**

**Council President Anderson** adjourned the meeting at 6:05 p.m.

Respectfully submitted,

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Scott Stauffer, City Recorder

**COUNCIL REGULAR SESSION**

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

**MINUTES**

APRIL 15, 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  
Ryan Burdick, Police Chief  
Katie Gavares, Climate & Natural Resources Manager  
Justin Gericke, City Attorney  
Emma Sagor, City Manager  
Scott Stauffer, City Recorder

**Council President Anderson** called the meeting to order at 6:32 p.m. and announced that Mayor Batey was participating in the meeting via Zoom.

**1. CALL TO ORDER**

**A. Pledge of Allegiance.**

**B. Native Lands Acknowledgment.**

**2. ANNOUNCEMENTS**

**Council President Anderson** announced upcoming activities, including a tour of the Kellogg Creek Restoration Project site, a restoration event at Elk Rock Island, a city manager open door session, Earth Day events, and a prescription drug and sensitive document shred event. **Mayor Batey** noted the return of First Friday events and the annual State of the City (SOTC) address on May 2.

**Mayor Batey** read a flower-themed haiku poem.

**3. PROCLAMATIONS AND AWARDS**

**A. Outstanding Milwaukie High School (MHS) Student – Award**

**Kim Kellogg**, MHS Principal, introduced Erowyn Stovall and Council congratulated them on their academic and extracurricular accomplishments.

**B. Earth Day – Proclamation**

**Gavares** commented on the city's climate action work and plans to celebrate Earth Day. **Council President Anderson** proclaimed April 26, 2025, to be Earth Day in Milwaukie. **Sagor** noted that the first Earth Day was marked in Camas, Washington.

**4. SPECIAL REPORTS**

**A. None Scheduled.**

**5. COMMUNITY COMMENTS**

**Council President Anderson** and **Sagor** reviewed the comment procedures. **Sagor** provided follow-up reports from the April 1 comments, reporting on city responses to a proposed no-cause commercial evictions ordinance and concerns from Ardenwald Neighborhood residents about a new middle housing development and related street parking and right-of-way (ROW) improvement questions.

**Mara Reynolds**, Milwaukie resident, remarked on an incident involving local law enforcement officers and an individual accused of stealing food from a gas station. **Council President Anderson** noted that state law prevented local police officers from assisting federal immigration officers.

## **6. CONSENT AGENDA**

It was moved by **Councilor Stavenjord** and seconded by **Councilor Khosroabadi** to approve item 6. A. **Council Minutes**.

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

1. **March 4, 2025, work session,**
2. **March 4, 2025, regular session,**
3. ~~March 11, 2025, study session,~~
4. ~~March 18, 2025, work session, and~~
5. ~~March 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]**

**Stauffer** noted that the motion had not included item 6. B.

It was moved by **Councilor Stavenjord** and seconded by **Councilor Khosroabadi** to approve item 6. B.

**B. Resolution 21-2025: A resolution of the City Council of the City of Milwaukie, Oregon, extending the term end date for members of the Transportation System Plan Advisory Committee (TSPAC).**

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

## **7. BUSINESS ITEMS**

### **A. Downtown Open Container Conversation, continued**

**Sagor** explained that downtown business owners had asked the city to consider a downtown open container policy and noted staff actions taken to-date to review the idea. **Burdick** provided an overview of the complexities of implementing and enforcing existing laws should such a policy be adopted; staff conversations with the Oregon Liquor and Cannabis Commission (OLCC) were noted; and how other cities handle similar open container areas were noted. **Sagor** and **Burdick** remarked on how the city’s event permitting process could possibly be updated to add an open container zone.

**Councilor Massey, Burdick, and Sagor** discussed how big an open container zone might be, noting it could possibly include most of downtown.

**Councilor Stavenjord, Burdick, and Sagor** remarked on how the presented zone had been created and noted that any private entity wanting to activate an open container zone would need to acquire high liability insurance. **Councilor Stavenjord** noted that the Stavenjord family owned a business within the proposed zone.

**Council President Anderson, Burdick, and Gericke** commented on why some businesses had been included in the zone and some had not, whether some businesses would want to be in the zone, and they noted the challenges of acquiring event insurance and what incidents such insurance would cover.

**Council President Anderson, Burdick, and Sagor** noted what city event and OLCC permits might cost for an open container zone wide event and how much liability insurance would cost event planners. **Sagor** appreciated the business' interest in activating downtown and wanted to make sure everyone knew the costs of such a zone.

**Mayor Batey** asked if sections of the zone could be engaged or if the entire zone would need to be activated. **Burdick** and **Sagor** suggested the zone could be revised and OLCC could be asked for input on the map; they commented on the need to consider signage and reported on how cities in other states handle similar zones. They discussed how the City of Eugene's proposal for a similar zone had been denied by the OLCC and how the open container zone in Hood River, Oregon, was enforced.

**Reynolds** expressed concern about the size of the proposed open container zone and suggested it be limited to Main Street.

**Andy Fisher**, Downtown Alliance of Milwaukie (DAM) chair, thanked the city for considering the proposal, suggested that DAM would probably be interested in only activating parts of downtown, and asked about ways volunteers could reduce the cost of such an event. **Burdick** remarked on OLCC-approved ways that volunteers and smaller zones could reduce costs. **Sagor** and **Burdick** commented on the difference between beer gardens and open container zones, and OLCC regulations regarding opening and carrying containers of alcohol in public spaces.

**Council President Anderson** asked Council to weigh-in on whether the city should continue to consider this policy and what adjustments to the proposal might be made.

**Councilor Stavenjord** and **Burdick** commented on ways businesses could make public events featuring alcohol safe for participants and whether the proposed zone should be limited to the street only.

**Councilor Khosroabadi** suggested the proposal created questions about the presence of alcohol in public spaces shared with children and the Milwaukie Police Department's (MPD's) ability to enforce such a zone. **Khosroabadi** remarked on whether it was appropriate to increase access to alcohol and asked for more feedback from OLCC, and suggested the idea generated more public safety risk.

**Councilor Massey** suggested the city was trying to solve an undefined problem that might not need to be solved given recent increased business activity downtown.

**Mayor Batey** recalled previous beer festivals in downtown Milwaukie and believed those experiences had generated the proposal and expressed interest in further feedback from OLCC about activating parts of the zone and how beer garden fencing and monitoring is regulated. **Batey** suggested if OLCC was opposed to a larger open container zone than the city should consider drawing smaller zones.

**Council President Anderson** asked business owners when such a zone would be activated and **Mike Lesch**, Beer Store Milwaukie owner, explained how the proposal had come from issues that had arisen during First Friday events. **Lesch** addressed the concerns expressed about public safety and enforcement and hoped the city could find a way to encourage participants to visit all parts of downtown.

**Council President Anderson** believed the proposed zone was too large and remarked on ways to reduce the zone map and encourage visitors to see more than just certain parts of downtown. Anderson agreed with concerns about increasing access to alcohol.

**Council President Anderson** suggested there was not a Council consensus to continue looking at the large-scale proposed open container policy but maybe in smaller ways. **Councilors Stavenjord and Khosroabadi** and **Mayor Batey** suggested Council needed more information from the OLCC before coming to a consensus.

**Council President Anderson** remarked on Council's role in approving events permits that activate an open container zone. **Councilors Stavenjord and Massey** and **Mayor Batey** believed staff should approve permits, not Council.

**Council President Anderson** summarized there was Council interest in receiving more feedback from OLCC and continuing the discussion about the proposed open container policy. **Sagor** noted steps staff would take to continue the conversation.

## **8. PUBLIC HEARING**

**A. None Scheduled.**

## **9. COUNCIL REPORTS**

**Councilor Khosroabadi** reported on housing and social services issues discussed at the last Clackamas County Community Action Board (CAB) meeting and presented a draft Council letter in support of the proposal to build a picnic shelter at Furnberg Park. The group discussed the letter, and it was Council consensus to send the letter.

**Mayor Batey** presented a draft Council letter of support of Oregon Senate Bill (SB) 229 that would fund a Bridge Meadows project in Milwaukie. Council reviewed the letter, and it was Council consensus to send the letter.

**Council President Anderson** reported on an impromptu neighbor meeting about the 29<sup>th</sup> Avenue Greenway and asked for Council support to receive an update on this greenway from staff. **Sagor** provided a brief overview of what the city had done on the 29<sup>th</sup> Avenue Greenway and confirmed there were no plans to further improve that greenway although a development application was expected to be submitted soon that could generate further conversations. **Councilor Massey** was hesitant to schedule an update on the greenway until other conversations were known.

**Sagor** encouraged the public to support local businesses.

**Councilor Massey** and **Sagor** noted that seven Canadian geese had been found dead in Milwaukie Bay Park on the morning of April 15 and the Oregon Department of Fish and Wildlife (ODFW) was investigating.

## **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 8:39 p.m.

Respectfully submitted,

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Scott Stauffer, City Recorder

**COUNCIL STAFF REPORT**

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

**Date Written:** May 24, 2025

**Reviewed:** Scott Stauffer, City Recorder

**From:** Nicole Madigan, Deputy City Recorder

**Subject:** **Appointments & Reappointments to City Boards and Committees**

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**ACTION REQUESTED**

As outlined in the Milwaukie Municipal Code (MMC), Council is asked to consider approving a resolution making appointments and reappointments to city boards and committees (BCs).

**HISTORY OF PRIOR ACTIONS AND DISCUSSIONS**

All individuals recommended for appointment have been nominated by interview panels consisting of members of Council, the BC's staff liaisons, and the BCs.

Those listed below for reappointment were previously appointed by Council to the BC positions they currently hold. In recent years, it has been Council's policy to reappoint BC members if they are eligible for another term and are interested in continuing to serve.

[November 5, 2019](#): Council adopted Resolution 69-2019 initiating a BC youth member program.

[November 17, 2020](#): Seven youth applicants were appointed to BCs.

On [May 3, 2022](#), and [March 21, 2023](#), Council directed staff to continue youth recruitment efforts.

[June 4, 2024](#): Fived youth applicants were appointed to BCs.

**ANALYSIS**

Authority to fill city BC vacancies is granted to the Mayor and Council by Section 26 of the City Charter. To fill vacant positions, members of Council, and appropriate staff liaisons and BC chairs, conduct interviews with applications received by the city. The interview panel makes appointment recommendations to Council, which considers and typically approves recommendations through the regular session consent agenda. Appointed individuals serve for a term length determined by the MMC. Upon the completion of a term, if the individual is eligible, they may be reappointed by Council to serve another term.

BC appointments are made when a term has expired or when a position has been vacated. BC terms expire on June 30, but appointments are also made as needed to fill vacancies.

All BC positions are term limited, meaning there is a limit to the number of times that members can be re-appointed. Of the 27 recommended appointments below, three are being reappointed to their current position for the first time (noted with a single \*), 11 have been reappointed once before (noted with two \*\*), and one has been reappointed twice before (noted with three \*\*\*).

## BUDGET IMPACT

It is vital for the city to have functional BCs that reflect the community it supports. By making the proposed appointments, Council is helping to ensure that the BCs can continue that vital work. The proposed BC appointments have no financial impact; however certain BCs have authority to make fiscal decisions recommendations.

## CLIMATE IMPACT

Making appointments to BCs such as the Park and Recreation Board (PARB), Public Safety Advisory Committee (PSAC), and the Tree Board ensure we have robust representation of community voices that will help to shape and meet Milwaukie's climate goals.

## EQUITY IMPACT

Staff strive to make participation with the city's BCs as accessible as possible by holding hybrid meetings and offering BC applications translated into other languages. The recommended BC appointments would help the city fulfill its commitment to ensure diverse and inclusive representation across its BCs. The nominated individuals bring experience and expertise to each of their nominated positions.

## WORKLOAD IMPACT

By holding an annual recruitment process, staff can dedicate less time throughout the year to arranging interviews and BCs can continue working uninterrupted.

## COORDINATION, CONCURRENCE, OR DISSENT

The office of the city recorder (OCR) worked with BC staff liaisons to confirm that the individuals listed below would like to continue serving in their current BC positions.

## STAFF RECOMMENDATION

Staff recommend making the following appointments:

**Arts Committee:** two-year terms, limit of three consecutive terms.

Position	Name	Term Start Date	Term End Date
1	Joshua Freeman**	7/1/2025	6/30/2027
2	Jeannette Owen**	7/1/2025	6/30/2027
3	Whitney Lyon*	7/1/2025	6/30/2027
7	Marico Fayre	7/1/2025	6/30/2027
8	Zachary Magic Kay	7/1/2025	6/30/2027

**Audit Committee:** two-year terms, limit of three consecutive terms.

Position	Name	Term Start Date	Term End Date
1	Mack Golos*	7/1/2025	6/30/2027
3	Mary Rowe***	7/1/2025	6/30/2027
5	Angela Owens	6/3/2025	6/30/2026

**Budget Committee/Community Utility Advisory Committee (CUAC):** four-year terms, limit of two consecutive terms.

Position	Name	Term Start Date	Term End Date
5	Kari Ann Schumacher	7/1/2024	06/30/2026

**Equity Steering Committee (ESC):** two-year terms, limit of three consecutive terms.

<b>Position</b>	<b>Name</b>	<b>Term Start Date</b>	<b>Term End Date</b>
1	Cameron Ruen**	7/1/2025	6/30/2027
2	A Hunter Sunrise	7/1/2025	6/30/2027
3	Nikki Storm**	7/1/2025	6/30/2027
4	Meleani Bates	7/1/2025	6/30/2027
5	Elizabeth Start**	7/1/2025	6/30/2027

**Library Board:** two-year terms, limit of three consecutive terms.

<b>Position</b>	<b>Name</b>	<b>Term Start Date</b>	<b>Term End Date</b>
1	Emily Louise Lowry	7/1/2025	6/30/2027
4	Maryruth Storer**	7/1/2025	6/30/2027
5	Shawne Smith**	7/1/2025	6/30/2027
6	Heather Buchanan	7/1/2024	6/30/2026
7	Krystina Thomas**	7/1/2025	6/30/2027
Y2	Grey Tennyson Buo	7/1/2025	6/30/2027

**Park and Recreation Board (PARB):** two-year terms, limit of three consecutive terms.

<b>Position</b>	<b>Name</b>	<b>Term Start Date</b>	<b>Term End Date</b>
1	Colleen Rockwell	7/1/2025	6/30/2027
2	Debra Wasserman	7/1/2025	6/30/2027
4	Carrie Kokinda	7/1/2025	6/30/2027
5	Virginia Pai**	7/1/2025	6/30/2027
6	Heather Baskerville**	7/1/2025	6/30/2027
7	Sasha Grenier	7/1/2025	6/30/2027

**Tree Board:** three-year terms, limit of three consecutive terms.

<b>Position</b>	<b>Name</b>	<b>Term Start Date</b>	<b>Term End Date</b>
3	Alexis Barton**	7/1/2025	6/30/2027
4	Olivia Padilla*	7/1/2025	6/30/2027

## **ALTERNATIVES**

Council could decline to make the recommended appointments, which would result in vacancies on the noted boards and committees.

## **ATTACHMENTS**

1. Resolution

**COUNCIL RESOLUTION No.****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON,  
MAKING APPOINTMENTS TO CITY BOARDS AND COMMITTEES.**

WHEREAS Milwaukie Charter Section 26 authorizes the Mayor, with the consent of the Council, to make appointments to boards and committees (BCs), and

WHEREAS a few BC positions are currently vacant and many BC terms are set to expire on June 30, 2025, and

WHEREAS the individuals named below currently serve on city BCs and have expressed interest in continuing to serve or are new nominees and are eligible to serve, and

WHEREAS staff recommend the following qualified individuals be appointed.

**Arts Committee:**

Position	Name	Term Start Date	Term End Date
1	Joshua Freeman	7/1/2025	6/30/2027
2	Jeannette Owen	7/1/2025	6/30/2027
3	Whitney Lyon	7/1/2025	6/30/2027
7	Marico Fayre	7/1/2025	6/30/2027
8	Zachary Magic Kay	7/1/2025	6/30/2027

**Audit Committee:**

Position	Name	Term Start Date	Term End Date
1	Mack Golos	7/1/2025	6/30/2027
3	Mary Rowe	7/1/2025	6/30/2027
5	Angela Owens	6/3/2025	6/30/2026

**Budget Committee/Community Utility Advisory Committee (CUAC):**

Position	Name	Term Start Date	Term End Date
5	Kari Ann Schumacher	7/1/2024	06/30/2026

**Equity Steering Committee (ESC):**

Position	Name	Term Start Date	Term End Date
1	Cameron Ruen	7/1/2025	6/30/2027
2	A Hunter Sunrise	7/1/2025	6/30/2027
3	Nikki Storm	7/1/2025	6/30/2027
4	Meleani Bates	7/1/2025	6/30/2027
5	Elizabeth Start	7/1/2025	6/30/2027

**Library Board:**

<b>Position</b>	<b>Name</b>	<b>Term Start Date</b>	<b>Term End Date</b>
1	Emily Louise Lowry	7/1/2025	6/30/2027
4	Maryruth Storer	7/1/2025	6/30/2027
5	Shawne Smith	7/1/2025	6/30/2027
6	Heather Buchanan	7/1/2024	6/30/2026
7	Krystina Thomas	7/1/2025	6/30/2027
Y2	Grey Tennyson Buo	7/1/2025	6/30/2027

**Park and Recreation Board (PARB):**

<b>Position</b>	<b>Name</b>	<b>Term Start Date</b>	<b>Term End Date</b>
1	Colleen Rockwell	7/1/2025	6/30/2027
2	Debra Wasserman	7/1/2025	6/30/2027
4	Carrie Kokinda	7/1/2025	6/30/2027
5	Virginia Pai	7/1/2025	6/30/2027
6	Heather Baskerville	7/1/2025	6/30/2027
7	Sasha Grenier	7/1/2025	6/30/2027

**Tree Board:**

<b>Position</b>	<b>Name</b>	<b>Term Start Date</b>	<b>Term End Date</b>
3	Alexis Barton	7/1/2025	6/30/2027
4	Olivia Padilla	7/1/2025	6/30/2027

**Now, Therefore, be it Resolved** by the City Council of the City of Milwaukie, Oregon, that the individuals named in this resolution are hereby appointed to the identified boards and committees of the City of Milwaukie for the terms noted above.

Introduced and adopted by the City Council on **June 3, 2025**.

This resolution is effective immediately.

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Lisa M. Batey, Mayor

APPROVED AS TO FORM:

ATTEST:

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Scott S. Stauffer, City Recorder

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Justin D. Gericke, City Attorney

**COUNCIL STAFF REPORT**

**To:** Mayor and City Council

**Date Written:** May 20, 2025

**Reviewed:** Emma Sagor, City Manager

**From:** Peter Passarelli, Public Works Director

**Subject:** **On-Call Supervisory Control and Data Acquisition (SCADA) Services**

**ACTION REQUESTED**

Council is asked to adopt a resolution authorizing the city manager to sign a contract with OCD Automation. for on-call SCADA services in the amount of \$350,000 for a five-year term.

**HISTORY OF PRIOR ACTIONS AND DISCUSSIONS**

1997: City water, wastewater, and engineering staff worked closely with SCADA engineers, designers, and other utilities to design what the city needed in its SCADA system. The system was ultimately designed and built by Technical Systems, Inc. (TSI).

1998: A system was installed and based on radio telemetry carried on dedicated radio frequencies licensed to the city. The system is operated through a highly secure operational interface between the computer software, radios, programmable logic controllers (PLCs), and short haul modems.

March 26, 2018: The city signed a contract with Tetra Tech to develop a SCADA Master Plan to provide recommendations to upgrade the SCADA. The plan was finalized in July 2019.

[January 7, 2020](#): Council authorized the city manager to sign an engineering services agreement with Tetra Tech to provide design services related to the city's SCADA project.

[June 6, 2023](#): Council authorized the city manager to sign a public improvement contract with TSI in the amount of \$1,928,682.50 to provide construction services related to the upgrade of the city's SCADA.

**ANALYSIS**

The Milwaukie Public Works Department utilizes a SCADA system to monitor and control water treatment operations, water distribution infrastructure, and sewer collection pump stations. The system provides remote monitoring and operation capabilities for two water treatment facilities, seven wells, three reservoirs, two interties, one water pump station, and five sewer pump stations. Communications are supported via 900-megahertz (MHz) radios, long-term evolution (LTE) wireless, and fiber. The system was most recently upgraded in 2024.

The City conducted a formal solicitation for proposals from qualified consultants to provide ongoing SCADA system support, including troubleshooting, repair, calibration, maintenance, and future performance upgrades for instrumentation and control components. Submissions were due on April 10, 2025. The city received a submittal from one vendor, OCD Automation.

OCD Automation's proposal was evaluated, and it was determined that it met all solicitation requirements. The city has utilized OCD Automation in the past to troubleshoot previous SCADA issues that occurred with its previous SCADA system.

**BUDGET**

This contract is funded by water and wastewater operations and maintenance budgets.

**CLIMATE IMPACT**

None

**EQUITY IMPACT**

None

**WORKLOAD IMPACT**

Additional time from public works staff is required to oversee the on-call contract and manage communication, but minimal impact anticipated.

**STAFF RECOMMENDATION**

Staff recommends that Council award the on-call SCADA services contract to OCD Automation in the amount of \$350,000 for a five-year term.

**ATTACHMENTS**

1. Resolution

**COUNCIL RESOLUTION No.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, AUTHORIZING AN ENGINEERING SERVICES CONTRACT WITH OCD AUTOMATION, INC. TO PROVIDE ON-CALL SCADA SUPPORT SERVICES.**

**WHEREAS** the city has recently updated its Supervisory Control and Data Acquisition (SCADA) system; and

**WHEREAS** the city will need future ongoing SCADA system support, including troubleshooting, repair, calibration, and maintenance; and

**WHEREAS** public works staff solicited a request for qualifications for on-call SCADA services in April 2025, evaluated submittals, and selected OCD Automation. to provide on-call SCADA services; and

**WHEREAS** public works staff have negotiated the final scope and fee for these services.

**Now, Therefore, be it Resolved** by the City Council of the City of Milwaukie, Oregon, that the city manager is authorized to approve an engineering services contract with OCD Automation in the amount of \$350,000 to provide professional services related to the SCADA system upgrade.

Introduced and adopted by the City Council on **June 3, 2025**.

This resolution is effective immediately.

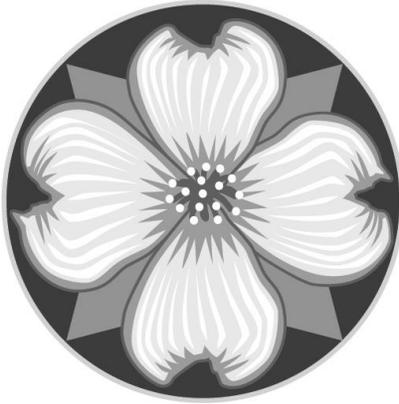
\_\_\_\_\_  
Lisa M. Batey, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Scott S. Stauffer, City Recorder

\_\_\_\_\_  
Justin D. Gericke, City Attorney



**RS Agenda Item**

**8**

**Public Hearings**

**COUNCIL STAFF REPORT**

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

**Reviewed:** Matthew Deeds, Assistant Finance Director

**From:** Michael Osborne, Finance Director

**Subject:** **Fiscal Year (FY) 2025 Supplemental Budget**

**Date Written:** May 27, 2025

**ACTION REQUESTED**

Council is asked to approve a resolution authorizing a FY 2025 proposed supplemental budget.

**HISTORY OF PRIOR ACTIONS AND DISCUSSIONS**

[June 4, 2024](#): Council adopted the 2025-2026 biennium budget via [Resolution 30-2024](#).

[May 12, 2025](#): The Budget Committee discussed the proposed budget adjustment.

**ANALYSIS**

Oregon Revised Statute (ORS) 294 allows for budget adjustments when a condition arises that was not known at the time the budget was adopted. Since the biennium budget was adopted, certain conditions and situations have arisen that necessitate changes in financial planning. These adjustments are presented below.

Federal American Recovery Plan Act (ARPA) parks funds were budgeted for, received, and recognized as revenue in the 2021-22 fiscal year. However, approximately \$800,000 of these funds weren't spent until the current fiscal year. Because these funds were already recognized as revenue in a prior fiscal year, they are being recognized as an increase in beginning fund balance in the current year and will be offset by an expense.

Additionally, the city is abolishing the City Hall Fund in accordance with ORS 294, as the fund is no longer necessary. The city is moving the fund balance of \$146,847 to the city manager's budget within the General Fund where the funds will be used for arts projects as originally intended.

Lastly, a \$2,500 adjustment is being made to move funds in the General Fund from the Council budget to the library budget to account for books purchased in the prior fiscal year.

**BUDGET IMPACT**

The ARPA parks budget adjustment will reduce the restricted fund balance in the General Fund by \$800,000. The City Hall Fund closure will increase the General Fund balance by \$146,847. The last adjustment is a reallocation of funds within the General Fund and has no impact on fund balance.

**CLIMATE IMPACT**

Completing the parks projects will have a positive climate-impact by helping to maintain a healthy ecosystem and clean air and water.

**EQUITY IMPACT**

Completing the parks projects will have a positive equity-impact by improving access to green spaces, promoting physical activity, and fostering community connections.

**WORKLOAD IMPACT**

None.

**COORDINATION, CONCURRENCE, OR DISSENT**

The city manager and appropriate department directors concur with this staff report.

**STAFF RECOMMENDATION**

Council is asked to adopt the proposed budget adjustment through adoption of a budget adjustment and transfer resolution.

**ALTERNATIVES**

Council could decide to not recommend or recommend only in part, the proposed budget adjustment.

**ATTACHMENTS**

1. Resolution

**COUNCIL RESOLUTION No.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, AUTHORIZING BUDGET SUPPLEMENTAL FOR THE 2025-2026 BIENNIUM.**

**WHEREAS** the city’s budget for the 2025-2026 biennium was adopted by the City Council on June 5, 2024; and

**WHEREAS** certain conditions and situations have arisen since the initial adoption of the 2025-2026 biennium budget that necessitate changes in financial planning as allowed by Oregon Revised Statute (ORS) 294.338(3)(b); and

**WHEREAS** the American Recover Plan Act (ARPA) parks funds were budgeted for, received, and recognized as revenue in the 2021-2022 fiscal year; however, approximately \$800,000 of these funds weren’t spent until the current fiscal year; because these funds were already recognized as revenue in a prior fiscal year, they are being recognized as an increase in beginning fund balance in the current year and will be offset by an expense; and

**WHEREAS** the city is abolishing the City Hall Fund in accordance with ORS 294, as the fund is no longer necessary; the city is moving the fund balance of \$146,847 to the city manager’s budget within the General Fund where the funds will be used for arts projects as originally intended; and

**WHEREAS** a \$2,500 adjustment is being made to move funds in the General Fund from the City Council budget to the library budget to account for books purchased in the prior fiscal year.

**Now, Therefore, be it Resolved** by the City Council of the City of Milwaukie, Oregon, that the transfer of appropriation authority shown in Exhibit A is hereby adopted.

Introduced and adopted by the City Council on **June 3, 2025**.

This resolution is effective immediately.

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Lisa M. Batey, Mayor

ATTEST:

APPROVED AS TO FORM:

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Scott S. Stauffer, City Recorder

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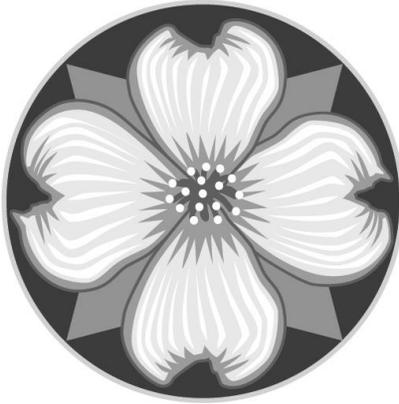
Justin D. Gericke, City Attorney

## Attachment A

### Proposed Resolution - Budget Adjustment (Biennium FY2025-FY2026)

	<u>Adopted</u>	<u>Revised</u>	<u>Increase / (Decrease)</u>
<b><u>General Fund</u></b>			
Resources:			
Transfers from Other Funds	\$ 13,612,000	\$ 13,758,847	\$ 146,847
Beginning Fund Balance	12,275,000	13,075,000	800,000
			<u>\$ 946,847</u>
Requirements:			
City Manager	\$ 3,124,000	3,270,847	\$ 146,847
Public Works Admin	4,099,000	4,899,000	800,000
Library	4,924,000	4,926,500	2,500
City Council	294,000	291,500	(2,500)
			<u>\$ 946,847</u>
<b><u>City Hall Fund</u></b>			
Requirements:			
Transfers to Other Funds	\$ -	\$ 146,847	\$ 146,847
			<u>\$ 146,847</u>

The increase in expenditures is to account for ARPA parks spending, which was budgeted as revenue and recognized as revenue in prior years. Because the revenue was already recognized in prior years, beginning fund balance is being increased rather than revenue.



**RS Agenda Item**

**9**

## **Council Reports**

**From:** [Lisa Batey](#)  
**To:** [City Council](#); [Peter Passarelli](#); [Katie Gavares](#)  
**Subject:** revised outline of the Transportation Reinvestment Package  
**Date:** Friday, May 23, 2025 7:14:01 PM  
**Attachments:** [TRIP 2.0.pdf](#)

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**RS 9. B.  
6/3/25  
Reports - Mayor Batey**

OCR: Please include in the June 3 package. [Please do not reply all]

All: As the Council president told us to expect, a new proposal came out on Thursday – two-page summary attached. Note the discussion at the end about revisiting the CPP in favor of a west coast cap-and-invest system.

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

# OREGON STATE LEGISLATURE

## Joint Committee on Transportation Reinvestment

### Co-Chairs:

Senator Chris Gorsek  
Representative Susan McLain



**TO:** Senator Daniel Bonham, Senate Republican Leader  
Senator Kayse Jama, Senate Majority Leader  
Representative Ben Bowman, House Majority Leader  
Representative Christine Drazan, House Republican Leader

**CC:** Senator Rob Wagner, President of the Senate  
Representative Julie Fahey, Speaker of the House

**FROM:** Joint Committee on Transportation Reinvestment Co-Chairs

Senator Chris Gorsek   
Representative Susan McLain 

**DATE:** May 22, 2025

**RE:** **Update on discussions on the Transportation Reinvestment Package (TRIP)**

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As conversations continue about how to sustain and modernize funding for Oregon's transportation system, we write to keep the Senate and House Democratic and Republican caucuses updated on the scope of discussions and the forward momentum currently underway.

We have made significant progress toward addressing the following objectives:

- Stabilize funding for ODOT, focused on core services of maintenance, operations, safety, and preservation, while maintaining the 50/30/20 split among the state, counties, and cities
- Reduce the reliance on fuels taxes to fund state and local transportation systems in the medium and long term, and modernize funding structures to adjust to the transition to higher fuel-efficiency vehicles and electric vehicles, ensuring all users of the systems pay their fair share
- Balance highway cost allocations between light and heavy vehicles and ensure consistent review and action to maintain that balance and fairness
- Simplify the weight-mile tax from 85 tax rates down to 10 tax rates, and streamline collection of the associated revenues
- Raise the taxation point of diesel to where gasoline is taxed in order to significantly reduce administrative burdens on small company fuel sellers and farmers, as well as to provide stronger enforcement for fuels tax evasion
- Invest in rail, transit, pedestrian safety (like Great Streets and Safe Routes), and other key components of a multi-modal transportation system, addressing the impacts of our transportation system on the climate

- Provide ongoing dedicated revenues to complete major state highway projects already prioritized as well as potential future projects
- Identify targeted efficiencies in ODOT’s budget to focus on delivery of core services and major projects
- Ensure internal and external accountability measures are in place, including appropriate legislative oversight of major projects, and propose reforms to management structures, operational processes, and major project delivery

We have made progress on some of the funding tools that will be utilized to meet the above objectives, including:

- Gas tax
- Registration
- Title Fees
- Road usage charge
- Updating DMV fees to cover the true cost of services

These “levers and dials” are interlinked, and the mix of funding tools is being narrowed, adjusted, and modified, keeping in mind the impact on consumers, businesses, and our overall economy. We expect to release negotiated numbers soon.

Finally, to ensure we meet all the objectives of the package, we have identified additional policy changes and funding mechanisms that could significantly help the legislature address transportation and related economic and climate concerns over the long term. Under discussion are:

- Commitment to fund transit services, pedestrian safety projects, and rail
- DEQ wind-down of emissions testing
- Exercising appropriate legislative authority to replace the current Climate Protection Program with a market-based emissions reduction program, linking to other West Coast markets and generating ongoing revenue
  - Gas and diesel-generated credits dedicated to the state highway fund for core operations and major projects
  - A portion of remaining credits dedicated to wildfire mitigation and prevention, community hardening, suppression, and recovery
  - A portion of remaining credits dedicated to grants to community-based non-profits for climate impact programs, substantially aligned to what was envisioned in the current CPP
  - A portion of the remaining credits dedicated to reducing transportation emissions by supporting multimodal modes of transportation, such as pedestrian safety programs, transit, and rail

Draft language on policy proposals will be forthcoming for legislative review. A fully transparent and public process will help evaluate and refine the proposals, and we anticipate wrapping up negotiations in the weeks ahead, passing a final package of policy and budget proposals before adjourning *sine die*.

**From:** [Lisa Batey](#)  
**To:** [City Council](#); [Peter Passarelli](#)  
**Subject:** FW: letter regarding the County's commitment to Older Adult Services  
**Date:** Monday, May 26, 2025 1:52:51 PM  
**Attachments:** [2025-0516 Batey ltr to NCPRD Budget Committee.pdf](#)  
[1990 NCPRD IGA Formation.pdf](#)  
[NCPRD Meas 3-1 voters pamphlet statement.jpg](#)

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OCR – please include in the June 3 packet.

All, fyi.

**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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**From:** Lisa Batey  
**Sent:** Monday, May 26, 2025 1:52 PM  
**To:** BCCMail <[bcc@clackamas.us](mailto:bcc@clackamas.us)>  
**Cc:** Selley, Kia <[kselley@ncprd.com](mailto:kselley@ncprd.com)>  
**Subject:** letter regarding the County's commitment to Older Adult Services

Attached is a letter I submit by way of testimony for the NCPRD Budget Committee hearing on Tuesday, May 27<sup>th</sup>.

Please be sure the two enclosures are included as well when you forward to the Budget Committee.

Thank you.

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



May 26, 2025

North Clackamas Parks and Recreation District Budget Committee  
c/o Clackamas County Board of Commissioners  
2051 Kaen Road  
Oregon City, Oregon 97301

**RE: Comment for Tuesday's NCPRD Budget Committee Hearing**

Dear Chair Roberts and Members of the North Clackamas Parks and Recreation District Budget Committee:

The Milwaukie City Council submitted a letter last week advocating for preserving Older Adult Services programming at the Milwaukie Community Center.

I am submitting this additional letter from my vantage point as a member of the District Advisory Committee (DAC). I am quite regular in my attendance at DAC meetings — I believe I missed only one in the past year. I suspect that other DAC members, like me, were completely taken aback by the proposed cuts to the older adult services programming in the proposed budget which was shared with us less than three weeks ago.

In November, North Clackamas Parks and Recreation District (NCPRD) Director Kia Selley shared that about 28% of NCPRD general fund programming subsidies go to older adult services — another 28% go to recreation, another 28% to sports, with the remaining 16% to the Aquatic Center. The implication was that older adult services were not central to the mission of the NCPRD, and should not be funded from the NCPRD general fund.

That position might make sense in other parks districts, but both the original 1990 Cooperative Agreement between the County and the City of Milwaukie and the measure that was subsequently put to voters called out maintenance of senior services at the Milwaukie Center (former name) as a central goal. Section D of the 1990 Agreement specified that the County, through the Milwaukie Center, "will continue to administer and provide a combination of educational, recreational, and social services to the community. [ ] These programs will continue to be primarily geared towards the needs and interests of older residents in the North Clackamas Area." The Voters' Pamphlet for the establishment of NCPRD was more explicit in calling out "SENIOR SERVICES: The district will maintain and fund the Milwaukie Center. It will also offer more programs."

Thus, the premise that NCPRD should not be funding older adult services is contrary to the intent of everyone involved, including voters, when the district was formed. This focus on ensuring older adult services makes logical sense, as "senior centers" had popped up in most cities in the 1970s and 1980s, and providing similar services for residents of the large unincorporated area was surely on the mind of County Commissioners at the time. Utilizing the Milwaukie Center to



serve the wider area was an opportunity the County Commissioners of the day capitalized upon. If the NCPRD Board believes that the NCPRD general fund should be refocused away from older adult services, it is incumbent on them to forge a solution to the funding challenges.

At the November 13, 2024 DAC meeting, Director Selley told the DAC: "We will prepare a briefing for you [on other funding options for older adult services]. . . There will be a lot of thoughtfulness put into this approach. The optimal approach would be to find partners and partnerships so that services continue. Maybe there's a different way to do things that reduces the amount of NCPRD subsidy. I want to be really clear that tonight I'm not suggesting that we are cutting older adult services. It's just in a landscape of limited resources, what are your priorities to maintain? So I appreciate you sharing this feedback with me." See <https://www.youtube.com/watch?v=nCmox411YUM>, starting at approximately the 1hr 30min mark.

At the next DAC budget discussion, on February 12, 2025, following on questions about the role of County Social Services Department, as well as the role of cities, in providing older adult services, Director Selley said: "Kandi Ho and I were just talking about how it would be really useful to do a deep dive on this particular topic, because it is so unusual in terms of NCPRD's role. So we hope to cue that up late spring or early summer." See <https://www.youtube.com/watch?v=oVUhFCSNS4U> starting sometime after the 54min mark.

Thus, the dramatic cuts presented earlier this month came out of the blue, as the DAC had been told to expect further briefing and discussion on two separate occasions. It was clear from the budget presentation at the May 14 DAC meeting that these dramatic cuts were *not* made on Director Selley's initiative, but rather at the direction of either the NCPRD Board or County Administration.

As I suggested at the May 14 DAC meeting, the NCPRD Board should establish some sort of task force or other gathering of relevant players to forge an appropriate path forward to more stable funding for older adult services. In the meantime, the NCPRD Board should fulfill the commitment made by their predecessors back in 1990 and fund this programming at the level the community has come to expect and depend upon.

Sincerely,

Lisa M. Batey

Mayor

Enclosures (separate digital files):

1. 1990 Cooperative Agreement between Clackamas County and the City of Milwaukie regarding formation of NCPRD
2. Voters' Pamphlet page relating to Measure 3-1, establishing NCPRD

90 - 504

COOPERATIVE AGREEMENT BETWEEN  
THE CITY OF MILWAUKIE AND CLACKAMAS COUNTY

MAY 1, 1990

The following agreement is conditioned on the approval of the proposed North Clackamas Regional Parks and Recreation District tax base on November 6, 1990.

Regarding the formation of a parks and recreation service district for the North Clackamas area (henceforth referred to as the Service District), the City of Milwaukie and Clackamas County agree to the following:

A. PARKS CAPITAL IMPROVEMENTS

SERVICE DISTRICT

- 1) The Service District will acquire land and develop regional parks and recreation facilities for the North Clackamas area. These regional facilities (and their anticipated year of completion) include:
  - A State-of-the-Art Aquatics Complex (fy 93-94)
  - 4 Lighted Softball Fields (fy 93-94)
  - 2 Lighted Soccer Fields (fy 93-94)
  - 2 Multipurpose Fields (fy 93-94)
  - 2 Riverfront Parks (In Oak Grove and Gladstone) (fy 91-92)
  - Approximately 75 Acres of Natural Areas (fy 91-92)
  - Walking Trails Linking North Clackamas Park, the Southern Pacific Property, and Mount Talbert
- 2) Between 1991 and 1996, the Service District will expend a total of between \$500,000 and \$800,000 (in 1990 dollars) in funding and resources for land acquisition and the development of neighborhood parks facilities within the City of Milwaukie.
- 3) Between 1991 and 1996, the Service District will expend within each of four other subareas of the district funding and resources equivalent to a total of \$500,000 to \$800,000 (in 1990 dollars) for land acquisition and the development of neighborhood parks facilities.
- 4) The Service District may undertake improvements to parks currently under the jurisdiction of the City of Milwaukie. These improvements are subject to the approval of the Milwaukie City Council, with the advice of the Milwaukie Parks Commission.

CITY OF MILWAUKIE

- 1) The City of Milwaukee, with the advice of the Milwaukee Parks Commission, will decide how the total \$500,000 to \$800,000 in neighborhood facilities funding, provided by the Service District between 1991 and 1996, will be allocated. This funding may be used to do one or more of the following:

- Acquire land for neighborhood or mini-parks
- Build neighborhood parks (5-6 acres each)
- Build mini-parks or vest parks (1-2 acres each)
- Improve or rehabilitate existing parks facilities
- Expand existing parks facilities
- Improve school district ballfields or play facilities within the area
- Build walking and biking trails within the area
- Other similar capital improvements for parks purposes
- Improvements to and/or expansion of senior centers

- 2) The City of Milwaukee will retain the deeds to all parks facilities currently under the City's jurisdiction. These parks and facilities are listed in Attachment #1.

The Milwaukee City Council, under the advisement of the Milwaukee Parks Commission, must approve all capital improvements to these facilities undertaken by the Service District before such improvements can be made.

All proposed name changes to these parks are also subject to the approval of the Milwaukee City Council, under the advisement of the Milwaukee Parks Commission.

All parks and facilities owned by the City of Milwaukee, but maintained and operated by the Service District will have signage explaining this dual relationship. Signs within these parks would make statements along the lines of: "This park built by the City of Milwaukee and maintained by the North Clackamas Regional Parks and Recreation District".

- 3) The City of Milwaukee may construct new parks or make improvements to parks currently under its jurisdiction over and beyond the \$500,000 to \$800,0000 allocation described above. These improvements will be at the City's own expense and will not be covered by Service District funds.

Within budget constraints, the Service District may maintain such parks if the City of Milwaukee so desires.

B. MAINTENANCE OF PARKS FACILITIES

SERVICE DISTRICT

- 1) The Service District will be responsible for the maintenance of all new indoor and outdoor park facilities constructed by the district (see #1 and #2 under capital improvements).
- 2) Between fiscal years 1991-92 and 1994-95, the Service District will provide the City of Milwaukie with sufficient funding to maintain and operate those parks facilities currently under the City's jurisdiction.

This "pass-through" of funding will be equivalent at a minimum to the current, 1990 City of Milwaukie budget allocation for parks and recreation (\$174,795) plus a 6% annual increase for inflation.

- 3) In fiscal year 1995-96, the Service District will assume responsibility for the maintenance of City of Milwaukie parks facilities. These facilities are listed in Attachment #1.
- 4) Upon assuming maintenance of City of Milwaukie parks facilities in fiscal year 1995-96, the Service District will guarantee employment for City of Milwaukie parks staff at equal or greater pay and according to the guidelines established in ORS Chapter 236.

CITY OF MILWAUKIE

- 1) The City of Milwaukie will continue to maintain those parks currently under its jurisdiction through June 30, 1995. The funding "passed through" to the City of Milwaukie by the Service District during fiscal years 1991-92 through 1994-5 shall be used exclusively for the maintenance and operations of parks facilities.
- 2) As of July 1, 1995 the City of Milwaukie will transfer maintenance responsibility of its parks to the Service District. This transfer will include a complete transfer of parks and recreation staff according to ORS Chapter 236. If the City desires to sell any parks and recreation associated equipment, including mowers, tractors, and vehicles, to the District and the District is interested in purchasing these items, this equipment will be sold at fair market value.

C. RECREATIONAL PROGRAMMING

SERVICE DISTRICT

- 1) The Service District will provide extensive aquatics programming, coordination and scheduling of fields services, and summer youth recreation programs for the entire North Clackamas area. Some recreational classes to supplement existing recreation programs may also be provided by the Service district.
- 2) As of July 1, 1995, the Service District will provide City of Milwaukie residents with a Summer Youth Recreation Program equal or better than the program currently operated by the City's Parks Department.
- 3) As of July 1, 1995, the Service District will assume responsibility for the scheduling and management of all sports fields (such as soccer, softball, and baseball) located on parks currently under the jurisdiction of the City of Milwaukie.

CITY OF MILWAUKIE

- 1) The City of Milwaukie will continue to provide recreational programs as it sees fit through June 30, 1995. These programs may be funded with parks maintenance and operations funds provided by the Service District.
- 2) The City of Milwaukie may provide recreation programs in addition to those provided by the Service District. These programs will be at the City's own expense and will not be covered by Service District funds.

D. MILWAUKIE CENTER

SERVICE DISTRICT

- 1) Between fiscal years 1991-92 and 1994-95 (i.e., through June 30, 1995), the Service District will provide the City of Milwaukie with funding to maintain and operate the Milwaukie Center.

This "pass-through" of funding will be equivalent at a minimum to the current, 1990 City of Milwaukie budget allocation for the Milwaukie Center (\$165,955) plus a 6% annual increase for inflation.

The Service District will also provide the City of Milwaukie with an additional "pass-through" of funding of \$98,000 to maintain and operate the Milwaukie Center upon completion of

the Center's expansion by the City of Milwaukie. Subsequently, this sum will also increase annually by at least 6%.

- 2) In fiscal year 1995-96, the Service District will assume responsibility for the maintenance and operation of the Milwaukie Center.
- 3) Upon assuming maintenance and operation of the Milwaukie Center in fiscal year 1995-96, the Service District will guarantee employment at equal or greater pay for the Milwaukie Center staff in accordance with ORS Chapter 236.
- 4) Under the jurisdiction of the Service District, the Milwaukie Center will continue to administer and provide a combination of educational, recreational, and social services to the community.

These programs will continue to be primarily geared towards the needs and interests of older residents in the North Clackamas area.

- 5) The Service District and the City of Milwaukie may use the Milwaukie Center facilities for such activities as public meetings consistent with building policies.

#### CITY OF MILWAUKIE

- 1) The City of Milwaukie will continue to maintain and operate the Milwaukie Center through June 30, 1995.
- 2) As of July 1, 1995 the City of Milwaukie will transfer maintenance and operations responsibility of the Milwaukie Center to the Service District.
- 3) At the time of transfer (July 1, 1995) all Milwaukie Center policies developed by the Milwaukie Center Community Advisory Board will be adopted by the Service District. This Board will also continue its present role as primary policy advisor with regards to the activities and operations of the Milwaukie Center.
- 4) As of July 1, 1995, half (9) of The Milwaukie Center Community Advisory Board's members will be appointed by the Service District Board and half (9) will be appointed by the Milwaukie City Council.

Milwaukie Center Community Advisory Board decisions regarding capital improvements, programs policies, and maintenance and operations policies will have to be approved by both the Milwaukie City Council (deed holders to the property and facilities) and the Service District Boards.

Milwaukie Center Community Advisory Board will also provide the Service District Board with budget recommendations.

- 5) The City of Milwaukie will make major capital improvements to the Milwaukie Center and its parks, as designated in its Capital Improvement Plans, by December 31, 1994 using its Neighborhood Parks Allocation funds and/or a portion of the City General Fund.
- 6) The City of Milwaukie will continue retain the deed to the Milwaukie Center and all subsequent capital improvements or name changes by the Service District must be approved by the City Council, under advisement of the Milwaukie Center Community Advisory Board.

#### E. ADMINISTRATIVE ISSUES

- 1) The Board of County Commissioners will serve as the governing body (referred to as the "Service District Board" in this document) of this County service district, which will be officially called the North Clackamas Regional Parks and Recreation District.
- 2) An Urban Parks Advisory Board (UPAB), composed of 6 members (1 from each of 5 subareas of the district and 1 from each senior center) will advise the Board of County Commissioners on all capital improvements, maintenance and operations, and recreational programming activities to be undertaken by the Service District. The Milwaukie City Council will appoint the individual representing the Milwaukie parks subarea. The Milwaukie City Council will also appoint the Milwaukie Center Board member during the 4 year transitional period between 1991-2 and 1994-5. As of July 1, 1995, the Milwaukie Center Board will designate one of its members to serve on the UPAB.
- 3) Each of the seven subareas of the District will also have its own Neighborhood Parks Advisory Board to make recommendations on the allocation of the \$500,000 to \$800,000 in neighborhood facilities funds.

The approval of both the Neighborhood Parks Advisory Board and the Service District Board will be necessary before neighborhood facilities funds are allocated. All Neighborhood Parks Advisory Boards will hold public meetings within their subareas in order to receive input from the public concerning the allocation of neighborhood park funds.

The Milwaukie City Council, with the advice of the Milwaukie Parks Commission, will serve as Milwaukie's Neighborhood Parks Advisory Board.

F. WITHDRAWAL OF THE CITY OF MILWAUKIE FROM THE SERVICE DISTRICT

- 1) The City of Milwaukie may choose at any time to withdraw those parks currently under its jurisdiction (as of November 1, 1990) and the Milwaukie Center from the Service District. (Parks are listed in Attachment #1.)

In this case, where the City withdraws its parks and senior facilities, no reduction in the tax rate will be provided to City of Milwaukie residents. City of Milwaukie residents will continue to receive all of the benefits of in-district residents (lower user fees, priority use of facilities, etc.).

- 2) If the City of Milwaukie chooses to withdraw those parks currently under its jurisdiction and the Milwaukie Center after improvements have been made to these facilities using Service District funds, a pass-through of funds (i.e. rebate) will be provided by the Service District to the City for maintenance and operations.

For parks, this pass-through would be equivalent to one-fifth of the Service District's neighborhood facilities maintenance and operations budget minus the amount expended by the Service District in the City of Milwaukie subareas on District-owned facilities.

For the Milwaukie Center, this pass-through would be equivalent to the portion of the District's senior center funding allocated to maintenance and operations of the senior facilities built after 1990-91 plus 6% annually.

- 4) The City of Milwaukie may choose at any time to withdraw entirely from the service district subject to legal restrictions established in the Oregon Revised Statutes and Boundary Commission regulations, provided that the City's share of any outstanding bonded indebtedness has been retired or is paid off.

IN WITNESS WHEREOF, the respective parties have cause to be signed in their behalf to make and enter into this agreement this 24 day of May, 1990.

CITY OF MILWAUKIE

CLACKAMAS COUNTY  
BOARD OF COMMISSIONERS

By Roger A. Hall

Darlene Hooley  
Darlene Hooley, Chair

ATTEST:

Ed Lindquist  
Ed Lindquist, Commissioner

By Juni Widner

Dale Harlan  
Dale Harlan, Commissioner

ATTACHMENT #1

MILWAUKIE PARKS TO BE MAINTAINED AND OPERATED BY  
THE SERVICE DISTRICT

<u>SITE</u>	<u>ACRES</u>
Lewelling Tennis Courts	0.31
Rowe Tennis Courts	0.31
Dogwood Lodge Park	0.96
Jefferson Street Park	2.10
Spring Park	6.32
Stanley Park	1.97
Century Park	0.50
Water Tower Park	0.92
Furnberg Park	4.00
North Clackamas Park	45.00
Dogwood Park	0.75
Well #8	0.25
Wichita Water	0.95
Fire Min/Historical Society	1.22
Monroe/Washington Triangles	0.02
Lions Club	0.25
Scott Park/Library	3.08
Pioneer Cemetery	1.77
Spring Creek Park	0.80

MILWAUKIE OPEN SPACES TO BE MAINTAINED AND OPERATED BY THE  
CITY OF MILWAUKIE

Old Shop	1.00
Police Dept. Grounds	1.00
City Hall Grounds and Parking Lot	0.96

If the City of Milwaukie so chooses, it may contract with the Service District to maintain the three facilities listed above. The Service District would charge the City a fee that would allow the District to cover (but not exceed) its maintenance costs.

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON

JUN 1 1990

In the Matter of Entering Into  
an Agreement With the City of  
Milwaukie Regarding Parks

JOHN F. KAUFFMAN, County Clerk

ORDER NO. ~~90-504~~ *JF* Deputy

This matter coming before the Board at this time, and it appearing that this Board has this day initiated the formation of the "North Clackamas Regional Parks and Recreational District"; and

It further appearing that the City of Milwaukie has indicated that it is willing to have the property within city boundaries included in such a district; and

It further appearing that it is in the public interest to have the city area included within the district on terms that have been agreed to between the County and the City;

NOW THEREFORE, IT IS HEREBY ORDERED that Clackamas County enter into the attached "Cooperative Agreement between the City of Milwaukie and Clackamas County May 1, 1990", with the understanding that the city may have to reaffirm this agreement with the Board of the Park District after that district is formally established.

DATED this 24th day of May, 1990.

BOARD OF COUNTY COMMISSIONERS

*Darlene Hooley*  
Darlene Hooley, Chair

*Ed Lindquist*  
Ed Lindquist, Commissioner

*Dale Harlan*  
Dale Harlan, Commissioner

*M. J.*

165 482

# North Clackamas Parks and Recreation District →

## MEASURE NO. 3-1 →

### BALLOT TITLE

#### FORM AND FUND PARKS AND RECREATION DISTRICT IN NORTH CLACKAMAS

#### QUESTION:

Shall the County form a North Clackamas parks and recreation service district with a \$1,989,803 tax base in 1991-92?

#### SUMMARY:

**PARKS:** North Clackamas has few parks and is growing rapidly. This measure will preserve open space for the future. The district will build parks, walking trails, two indoor pools, bike paths, and playgrounds. It will also provide recreation programs, natural areas, softball and soccer fields. The district will maintain new and existing parks.

**SENIOR SERVICES:** The district will maintain and fund the Milwaukie Center. It will also offer more senior programs.

**AREA:** This district will serve unincorporated areas east of the Willamette River, north of the Clackamas River, west of the urban growth boundary, and south of the Multnomah County limit. It includes the City of Milwaukie.

**FUNDING:** About one-third of the costs will come from donations, grants, and fees. The tax base will fund the balance. The estimated first year rate is 66¢ per \$1000 of assessed property value. This amounts to \$3.30 per month for a \$60,000 home. The estimated tax cost for this measure is an ESTIMATE ONLY based on the best information available from the county assessor at the time of the estimate.

### EXPLANATORY STATEMENT

#### WHOSE IDEA WAS THIS?

\* Concerned residents of North Clackamas initiated the formation of this district. These citizens desired more parks and recreation in their rapidly growing area.

#### WHAT WILL THE DISTRICT PROVIDE?

\* **PRESERVE OPEN SPACE:** North Clackamas has less parks per resident than any other area of urban Clackamas County. The district will provide:

- 10 neighborhood parks
- 9 miles of walking/biking trails
- 2 riverfront parks
- 75 acres of natural area

\* **RECREATIONAL ACTIVITIES:** North Clackamas' only public swimming pool is 60 years old and in disrepair. Existing sportsfields are heavily used. The district will provide:

- An indoor swim center
- New softball and soccer fields
- Sportsfield improvements
- Expanded recreation programs

\* **SENIOR SERVICES:**

- Help expand and maintain the Milwaukie Center and senior programs

\* **MAINTENANCE:** Provides funds for a high level of parks maintenance and safety throughout the area.

#### WHAT IS THE EFFECT OF THIS MEASURE?

\* **MATCH AVAILABLE FUNDS:** Businessman, Bill Brod has announced that he will donate \$1,000,000 to build a pool if a parks district is formed. This generous donation will only be available if this measure is approved.

\* **STABLE FUNDING:** The district will provide stable funding for senior services, parks, and recreation. Its revenues are limited to these three purposes.

\* **LOCAL CONTROL:** Advisory Boards, composed of local residents, will participate in the location, design, and maintenance of parks.

\* **COSTS:** The estimated rate for this district's \$1,989,803 tax base is \$0.66 per \$1000 of assessed value, which equals \$3.30 a month on a \$60,000 home.

#### WHO DEVELOPED THIS PLAN?

\* A 30-member Parks Task Force, composed of representatives from neighborhood associations, environmental groups, sports associations, youth, seniors, schools, and businesses developed this plan.

\* Citizen input was gathered through:

- surveys of 900 residents
- 75 public meetings
- public hearings

Passage of this measure will preserve open space, stabilize senior programs, and expand recreation in North Clackamas.

Submitted by Board of County Commissioners

Darlene Hooley, Chairman

Ed Lindquist

Judie Hammerstad

**From:** Brett Kelter  
**To:** Amaya Blanco Chapin  
**Cc:** Emma Sagor; Allison McManus; Tamara Wissbaum; Sandy Conley; Cameron McKillop; Lisa Batey; Axism13@gmail.com; Rolanne Stafford; levjarnett@comcast.net; dkruise8@gmail.com; WAYNE HOUCK; philmc333335@gmail.com; Heather Buchanan; stephan\_trip@yahoo.com; victoriarystadt@gmail.com; corinn@chapeltheatremilwaukie.com; thomas@wizzcpa.com; doncourson@hotmail.com; robreynolds567@gmail.com; sarahianabee@gmail.com; waugh.eg@gmail.com; mypalvalmal@gmail.com; zaharie@comcast.net; Diane McKillop; Christopher McKillop; Lauren Loosveldt; amyverdt@icloud.com; Greg Hemer; Jeremy.Lorence@nwnatural.com; Joseph Briglio; Laura Weigel; Scott Stauffer; Alec Shah  
**Subject:** RE: re-send RE: information overview in response to comments on MHL-2025-001 and -002  
**Date:** Wednesday, April 30, 2025 4:27:31 PM  
**Attachments:** Possible change to site plan\_30April2025.odt  
image001.png  
image002.png  
image003.png  
image005.png

(I don't think Amaya's email included Alec's recent note, so I'm adding it back in below my response. I am copying Alec as well, since I don't think he was on the To-list for Amaya's note.)

Amaya et al,

For reference, I'm (re-)attaching the site plan that Alec sent earlier with a proposed walkway leading to Home Avenue from the four rear units at 5026 & 5036 SE Harrison St. We received and reviewed the idea and confirmed it should meet the applicable code requirements, which focus on providing a pedestrian walkway to a public street—Alec's proposal would do that. The walkway needs to be at least 3 ft wide and constructed with a hard surface material. So, that is a workable alternative if Alec chooses.

My understanding of the other question below about whether the proposed quadplex on the lot where the re-routed walkway would go is as follows—the proposed quadplex would still be built, with the shared walkway running across the northern portion of that lot (Lot 4 from the 2022 subdivision). I'll let Alec confirm—I don't think he received Amaya's email with the question.

### BRETT KELVER, AICP, CFM

Senior Planner  
he • him • his

**From:** Alec Shah [alec@shahhousingsolutions.com](mailto:alec@shahhousingsolutions.com)  
**Sent:** Monday, April 28, 2025 10:44 AM  
**To:** Victoria Shah [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)  
**Cc:** Heather Buchanan [buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com); Allison McManus [mcmanusal@gmail.com](mailto:mcmanusal@gmail.com); Emma Sagor [SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov); Brett Kelter [KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov); Tamara Wissbaum [wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net); Sandy Conley [slconley@msn.com](mailto:slconley@msn.com); Cameron McKillop [cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com); Lisa Batey [BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov); Axism13@gmail.com; Rolanne Stafford [rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com); levjarnett@comcast.net; dkruise8@gmail.com; WAYNE HOUCK [whouck65@gmail.com](mailto:whouck65@gmail.com); philmc333335@gmail.com; stephan\_trip@yahoo.com; corinn@chapeltheatremilwaukie.com; thomas@wizzcpa.com; optisoo@gmail.com; doncourson@hotmail.com; robreynolds567@gmail.com; sarahianabee@gmail.com; waugh.eg@gmail.com; mypalvalmal@gmail.com; zaharie@comcast.net; Diane McKillop [dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com); amayablanc@gmail.com; Christopher McKillop [cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com); Lauren Loosveldt [lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com); amyverdt@icloud.com; Greg Hemer [greghemerilw@gmail.com](mailto:greghemerilw@gmail.com); Adam Khosroabadi [adam.khosro@gmail.com](mailto:adam.khosro@gmail.com); Robert Massey [rcmassey@gmail.com](mailto:rcmassey@gmail.com); Jeremy.Lorence@nwnatural.com; Joseph Briglio [BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov); Laura Weigel [WeigelL@milwaukieoregon.gov](mailto:WeigelL@milwaukieoregon.gov); Scott Stauffer [StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

This Message originated outside your organization.

Hello Everyone,

I wanted to provide an update on a couple of the issues mentioned in this thread.

First, regarding the parking situation on Harrison Street, I will be formally requesting a modification to the site plan. My proposal is to shift the pedestrian access for the four rear units, which do not have dedicated parking, to Home Avenue instead of Harrison. As you know, there is more on-street parking available on Home Avenue, and I hope this change will help alleviate some of the parking congestion on Harrison that many of you are concerned about. Please be aware that this would be a deviation from the previously approved plans, so its approval is not guaranteed. I will certainly keep you informed of the outcome.

Second, I want to clarify that I own the south side of the development only. Regarding the arborvitae on Home Avenue, I also agree that they present a significant safety concern. I have already contacted Tim Salyers to request that the street be temporarily closed at Home Avenue until this issue can be resolved. Unfortunately, I do not have control over the trees themselves, and it appears the current property owners are resistant to having them removed.

I hope this provides some clarity, and I will continue to update you as I have more information.

Sincerely,

Alec

On Mon, Apr 28, 2025 at 10:18 AM Victoria Shah <[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)> wrote:

Hello,

I am adding Alec, the builder, to this email so he can respond to some of your concerns.

**From:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>  
**Sent:** Wednesday, April 30, 2025 10:51 AM  
**To:** Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>  
**Cc:** Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>; Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; Axism13@gmail.com; Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; levjarnett@comcast.net; dkruise8@gmail.com; WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; philmc333335@gmail.com; stephan\_trip@yahoo.com; victoriarystadt@gmail.com; corinn@chapeltheatremilwaukie.com; thomas@wizzcpa.com; optisoo@gmail.com; doncourson@hotmail.com; robreynolds567@gmail.com; sarahianabee@gmail.com; waugh.eg@gmail.com; mypalvalmal@gmail.com; zaharie@comcast.net; Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; amyverdt@icloud.com; Greg Hemer <[greghemerilw@gmail.com](mailto:greghemerilw@gmail.com)>; Jeremy.Lorence@nwnatural.com; Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel <[WeigelL@milwaukieoregon.gov](mailto:WeigelL@milwaukieoregon.gov)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

Thank you Alec for the information on the potential shifting of the pedestrian accessway. I do appreciate the acknowledgement of the community's concern and I hope we can continue these conversations. I did have one clarifying question for yourself and the council. For Alec, would this new proposal replace your current proposal to develop the land on Home into another complex or would this work around that? And for the City, have you received this new proposal from Alec and what are the steps to follow?

Amaya

On Wed, Apr 30, 2025 at 10:41 AM Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)> wrote:

Thank you for the outline of the meeting. I have a couple of clarifying questions ahead of the meeting.

1. Community comments are slated to last 5 minutes. Will this be lengthened to accommodate public comments from all neighbors who would like to comment?
2. Are we required to submit written comments ahead of the meeting or can we speak at the meeting without submitting written comments?
3. Will submitted written comments be read at the meeting if someone is unable to attend the meeting?

Thank you!  
Heather

On Mon, Apr 28, 2025 at 4:47 PM Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)> wrote:

Greetings Heather, Allison, and all,

Thanks again for the continued correspondence on this. As I noted previously, I will address the range of issues brought up in this thread during the May 6 Council meeting. This will include:

- **Clarification re: the land use decisions and state regulations that got us to where we are today, and a response to the overlay idea proposed below:**  
While I truly appreciate the frustrations raised and the ideas proposed, the city is limited in many ways due to new state laws and can't adopt code that contradicts what is mandated under House Bill 2001 (Middle-Housing Bill) or the state's Climate-Friendly and Equitable Communities (CFEC) rules.
- **Clarification re: city authority regarding contractor license review and approval:** I also appreciate the questions raised on this topic. We are consulting with state building code staff to confirm our understanding of what cities can and can't consider in terms of approving a building permit.
- **Update on code enforcement re: arborvitae:** Please know we agree with the need for these shrubs to come out for visibility reasons. Code enforcement has communicated a deadline of May 4 to the property owner, and I believe they may be coming down today.
- **Response to feedback on the Harrison Street connection**

Allison, to your question about what you and other neighbors can do, I recommend you tune in or attend that May 6 meeting to hear my full response and, if you'd like, provide further public comment at that time for staff and Council to consider.

To clarify how that May 6 meeting will look: When we get to the community comments portion of the meeting, the Mayor will ask me if there is any response to comments submitted at or since the last meeting. That is where I will provide my full response. Then members of the public are welcome to testify and provide further comment (up to three minutes each). Council and staff do not respond to newly received comments at the meeting; any new comments provided will be responded to (if they require a response) at the following meeting. Council can also consider putting an agenda item on a future meeting if they so choose.

Thanks again for including us in this thread. Staff will likely limit our responses until that May 6 meeting just so we can ensure a full, complete, robust response to all points raised. I also have again removed all Councilmembers except the Mayor to avoid violations of the public meeting law but will be forwarding this to all Council for their awareness.

Best wishes,  
Emma

**Emma Sagor**  
City Manager  
she • her • hers  
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City of Milwaukie  
[10501 SE Main St. • Milwaukie, OR 97222](https://www.milwaukie.or.us/)

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**From:** Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>

**Sent:** Saturday, April 26, 2025 11:18 AM

**To:** Allison McManus <[mcmamusal@gmail.com](mailto:mcmamusal@gmail.com)>

**Cc:** Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>; Sandy Conley <[sconley@msn.com](mailto:sconley@msn.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Lisa Batey <[Bateyl@milwaukieoregon.gov](mailto:Bateyl@milwaukieoregon.gov)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; [levgarnett@comcast.net](mailto:levgarnett@comcast.net); [dkruse8@gmail.com](mailto:dkruse8@gmail.com); WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com); [stephan\\_tripp@yahoo.com](mailto:stephan_tripp@yahoo.com); [victorianystadt@gmail.com](mailto:victorianystadt@gmail.com); [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com); [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com); [optisoo@gmail.com](mailto:optisoo@gmail.com); [doncourson@hotmail.com](mailto:doncourson@hotmail.com); [robeynolds567@gmail.com](mailto:robeynolds567@gmail.com); [sararhianabee@gmail.com](mailto:sararhianabee@gmail.com); [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com); [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com); [zaharie@comcast.net](mailto:zaharie@comcast.net); Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; [amayablanc@gmail.com](mailto:amayablanc@gmail.com); Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; [amyrdt@icloud.com](mailto:amyrdt@icloud.com); Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; Adam Khosroabadi <[adam.khosro@gmail.com](mailto:adam.khosro@gmail.com)>; Robert Massey <[rcmassey@gmail.com](mailto:rcmassey@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com); Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Scott Stauffer <[Stauffer5@milwaukieoregon.gov](mailto:Stauffer5@milwaukieoregon.gov)>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

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**This Message originated outside your organization.**

Hello everyone,

I would like to voice my support for Allison's proposal to reconsider the extension of Harrison St. and would also like to know the next steps to try to make this happen. As construction has moved forward, we have already experienced frequent issues with work crews parking illegally as there are simply not enough places for them to park their vehicles. I anticipate that as the houses are built and occupied, these problems with parking will continue due to the increased number of cars in the neighborhood. I would like to see the Harrison St. extension revised to be a two way street with curbed sidewalks on both sides. This would also likely eliminate the problem of cars parking on the sidewalk while allowing emergency vehicles to easily enter the area. Additionally, building the street out would provide more on street parking to whoever would be living in the new houses, which would do a lot to address one of the primary concerns that I have (not enough parking and unsafe and illegal driving and parking of vehicles near our house).

I would also like to note again that the arborvitae are still creating a significant safety concern that I have repeatedly contacted code enforcement about, with no

resolution of the issue. It was my understanding that removing vegetation over 3 feet high that blocked visibility was a condition of approval for the development and I would like to see this addressed as soon as possible, preferably before construction continues as warnings alone clearly are not working to resolve the issue. It is difficult both to see cars when crossing Home Ave in a car and to be seen by cars when using the crosswalk as a pedestrian. We have had cars not see us until the last minute while walking our two young children in their stroller. It is extremely frustrating to have public amenities be difficult and unsafe to use because of one person's refusal to follow regulations. For reference, I've attached a photo of the arborvitae and the responses I have received from code enforcement.

Thank you,  
Heather

On Sat, Apr 26, 2025 at 9:24 AM Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)> wrote:

Hi Everyone,

I want to thank everyone for being engaged with the development happening on Harrison Street. Engagement whether in opposition or support is what being part of a community is and shows people are passionate about making this a lasting and vibrant place to live.

I want to lay out some information that I think gets to the heart of some of the opposition to development on Harrison Street:

- The Mission Park neighborhood and surrounding area was zoned R5 until June 2022.
- The proposal to continue Harrison street and divide the existing lots facing Home St. into additional new lots on Harrison was approved in March 2022, while zoned R5.
  - I know this led me to believe there would be no more than four new homes in the neighborhood. I think many of us in the neighborhood were very surprised, and feel a bit tricked, about the exponential change in allowed density.
  - The timing of these changes further feels like we were purposefully deceived about what was going to happen in the neighborhood.

#### Proposals

There are two things I would like to see examined regarding the neighborhood:

1. I would like to propose an overlay zone that limits density building to 50% of the maximum allowed by city code when there is an existing parent lot that has maximized density building within 100 feet.
  - a. This is in line with the spirit of density housing while maintaining the character of a neighborhood. Duplexes, etc. could still be built within 100ft of the maximized parent lot, but it would prevent one single area from being oversaturated with one single type of dense housing.
    - i. Ex. The parent lots at 5026 and 5036 Harrison Street are being built to maximum density currently. My lot, which is within the 100 ft, would be limited to 50% of the allowed maximum.
    - ii. Additionally, if something like this had been in place prior to construction, only 5026 or 5036 Harrison Street would have been allowed to build to maximum density, in this case four small homes. The neighboring lot would have been limited to two homes or a duplex.
  - b. I'm proposing this specifically for our neighborhood, although I would encourage the city to look at this at a larger scale. Adopting a compromise policy like this will likely prevent many future situations similar to this one in other neighborhoods.
2. I would like to propose the extension of Harrison street is re-evaluated and takes the new increased population of the neighborhood into account.
  - a. The decision to make it a one way was made when the assumption was R5 compliant homes would be built on the new lots. Now under MD zoning, the one way status, width of the street, visibility, number of cars entering the neighborhood from 51st, etc. may no longer be appropriate or safe.

#### Next steps

What are the appropriate steps I can take as a citizen to request these two proposals?

- From the other emails on the chain I've learned there is a City Council meeting on May 6th.
  - I will plan on attending.
- I can provide public comment [here](#).
  - Is this how I can ensure my concerns are addressed at the May 6th city council meeting?
- Emma, Brett- What else can I or the community do to follow the processes in place to express our concerns and work with the city towards a mutually agreeable solution?

Best,  
Allison Kruse

On Wed, Apr 23, 2025 at 4:34 PM Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)> wrote:

Good afternoon all,

Thank you for including me on this thread. For those that I haven't met yet, my name is Emma Sagor and I'm Milwaukie's City Manager. I've been following along with the emails from neighbors as well as speaking with our various departments to obtain a better grasp of all the issues at hand. I've read a lot of genuine concerns from the neighborhood and respectful replies from our staff (thank you, Brett).

As myriad issues, concerns, and questions have been raised, I plan to respond fully during the City Council's [next regular session](#) (May 6<sup>th</sup>). I will do so during the Community Comments portion of the meeting, where we hold time for the City Manager to respond to correspondence that has been received since the last regular session. While some of the issues/concerns that have been raised are beyond the city's purview and relate to state statute that we are required to implement, I will do my best to respond to all the topics raised and to help clarify roles, responsibilities, and opportunities in my response.

I also want to note that I removed all Councilmembers except the Mayor from this thread to avoid any violations of the public meeting law—I will provide my email to the full Council separately, however, so they are aware of my response and plan to address these topics on May 6<sup>th</sup>. If you want to listen to my response, either in person or online, you are more than welcome—details on how to join meetings and provide public comment, if you are so inclined, can be [found here](#). If you are unable to make the meeting, I also plan on submitting my responses in writing so that they can be part of the record and shareable with the neighborhood.

Again, I want to thank you for taking the time to write in and share your concerns. I appreciate the frustrations expressed and look forward to sharing more information

about how we got here and the path forward in a couple weeks.

Best wishes,  
Emma

**Emma Sagor**

City Manager  
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**From:** Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>

**Sent:** Wednesday, April 23, 2025 11:39 AM

**To:** Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>

**Cc:** Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Adam Khosroabadi <[KhosroabadiA@milwaukieoregon.gov](mailto:KhosroabadiA@milwaukieoregon.gov)>; Robert Massey <[MasseyR@milwaukieoregon.gov](mailto:MasseyR@milwaukieoregon.gov)>; William Anderson <[AndersonW@milwaukieoregon.gov](mailto:AndersonW@milwaukieoregon.gov)>; Rebecca Stavenjord <[StavenjordR@milwaukieoregon.gov](mailto:StavenjordR@milwaukieoregon.gov)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Axisrn13@gmail.com; Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; levgarnett@comcast.net; dkruise8@gmail.com; WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; Heather Buchanan <[Buchanan.heathera@gmail.com](mailto:Buchanan.heathera@gmail.com)>; philmc333335@gmail.com; stephan\_trippp@yahoo.com; victoriarystادت@gmail.com; corinn@chapeltheatremilwaukie.com; thomas@wizzcpa.com; optisoo@gmail.com; doncourson@hotmail.com; robreynolds567@gmail.com; sarahianabee@gmail.com; waugh.eg@gmail.com; mypalvalmal@gmail.com; zaharie@comcast.net; Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; amayablanc@gmail.com; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; amyrdt@icloud.com; Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; Adam Khosroabadi <[adam\\_khosro@gmail.com](mailto:adam_khosro@gmail.com)>; Robert Massey <[rcmassey@gmail.com](mailto:rcmassey@gmail.com)>; Jeremy.Lorence@nwnatural.com; Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

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**This Message originated outside your organization.**

Thank you, Sandy and Cameron for your detailed feedback and findings on this unfortunate project happening in our neighborhood.

Tom and I agree that the lack of transparency regarding this project is very concerning and disappointing. We have also considered moving.

We, too moved to Milwaukie, and this specific neighborhood, for better livability.

At the inception of this project, before it began, the current homeowners expressed their concerns to the city. Providing detailed feedback for the reasons for their concerns. Then to have the City of Milwaukie not follow through with their promises and/or compromises, shows me that their word, written or spoken, has no value and they don't care if they retain their current residents.

Since the City of Milwaukie didn't take the time to properly vet the chosen builder/contractor, who has numerous legal issues and has been fined for hiring unlicensed subcontractors, then didn't inform the community, only reinforces their lack of transparency, and lack of care and concern for their current residents. If they are not honest and transparent about this important matter, what else they are hiding?

The amount of congestion, noise, and the potential of erroneous activity possibly coming into our neighborhood, is also a big concern.

Cramming 8 homes, not of the same size, type and quality, into that small proposed area, will only bring down the value of the existing properties.

This entire project is one big disappointment.

Tamara Wissbaum  
Tom Wissbaum  
10450 SE 51st Ave

Sent from my iPhone

On Apr 23, 2025, at 9:47 AM, Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)> wrote:

Brett,

I believe I speak for all of the members of our community impacted by this project when I say thank you to Cameron for investigating this particular builder as it appears the City has not looked into this yet or, worse yet, has not informed the community of its findings. We request you provide this email chain with confirmation this builder is meeting all of his legal requirements before he moves forward with the project.

We understand that the City was not required to include the community when the initial project changed to this multi-housing development. It is our hope, however, that you will be more inclusive of the communities impacted by proposals prior to approving developer's plans. Many of us lived in Portland prior to moving to Milwaukie and we left there hoping to find more livability in Milwaukie. We want to be involved in decisions involving our community going forward. The developers do not live in our neighborhoods, and they do not know our needs or accessibility. Your best resource is the people who live here and yet those of us who have spoken up at the meetings have felt more patronized than respectfully listened to when we expressed concerns. We are not allowed ample time to present our concerns, and it is quite obvious the decision has already been made. Several of our community have moved since the first proposal (5 families in total out of a community of 14 homes) was approved by you and many are expressing their desire to leave the neighborhood now too. This is an unfortunate outcome for the city of Milwaukie. If we are included, our voices heard and common ground reached, there is a better outcome for all and perhaps a higher retention of residents who want to contribute to Milwaukie's growth.

Sandy Conley

**From:** Cameron McKillop <cameron\_mckillop17@gmail.com>  
**Sent:** Monday, April 21, 2025 8:00 AM  
**To:** Brett Kelter <KelterB@milwaukieoregon.gov>; khosroabadia@milwaukieoregon.gov <khosroabadia@milwaukieoregon.gov>; masseyr@milwaukieoregon.gov <masseyr@milwaukieoregon.gov>; andersonw@milwaukieoregon.gov <andersonw@milwaukieoregon.gov>; stavenjordr@milwaukieoregon.gov <stavenjordr@milwaukieoregon.gov>; bateyl@milwaukieoregon.gov <bateyl@milwaukieoregon.gov>  
**Cc:** Sandy Conley <sconley@msn.com>; Tamara Wissbaum <wissbaumtam@comcast.net>; Allison McManus <mcmanusal@gmail.com>; Axisrn13@gmail.com <Axisrn13@gmail.com>; Rolanne Stafford <rolanne.stafford@gmail.com>; levgarnett@comcast.net <levgarnett@comcast.net>; dkruise8@gmail.com <dkruise8@gmail.com>; WAYNE HOUCK <whouck65@gmail.com>; Heather Buchanan <Buchanan.heathera@gmail.com>; philmc333335@gmail.com <philmc333335@gmail.com>; stephan\_trippp@yahoo.com <stephan\_trippp@yahoo.com>; victoriarystadt@gmail.com <victoriarystadt@gmail.com>; corinn@chapeltheatremilwaukie.com <corinn@chapeltheatremilwaukie.com>; optisoo@gmail.com <optisoo@gmail.com>; doncourson@hotmail.com <doncourson@hotmail.com>; robreynolds567@gmail.com <robreynolds567@gmail.com>; sararhianabee@gmail.com <sararhianabee@gmail.com>; waugh.eg@gmail.com <waugh.eg@gmail.com>; mypalvalmal@gmail.com <mypalvalmal@gmail.com>; zaharie@comcast.net <zaharie@comcast.net>; Diane McKillop <dianemckillop5@gmail.com>; amayablanc@gmail.com <amayablanc@gmail.com>; Christopher McKillop <cjmckillop5@gmail.com>; Lauren Loosveldt <loosvel.pnw@gmail.com>; amyerd@icloud.com <amyerd@icloud.com>; Greg Hemer <greghemermilw@gmail.com>; Adam Khosroabadi <adam.khosro@gmail.com>; Robert Massey <rcmassey@gmail.com>; Jeremy Lorence <nwnatural.com <Jeremy.Lorence@nwnatural.com>; Emma Sagor <SagorE@milwaukieoregon.gov>; Joseph Briglio <BriglioJ@milwaukieoregon.gov>  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

Hi Brett,

I've attached your prior email for reference, especially for the benefit of the City Council members I've added to this thread.

This project was first introduced over three years ago, and at the time, public comment was taken. However, there have been significant changes to the original plan since then, with little to no opportunity for community feedback on those revisions. This has only deepened residents' concerns about the transparency, consistency, and oversight of the process.

In your response to concerned neighbors, you noted: "There is a push to have the state revise this Type II review and notice requirement, since it creates an inaccurate sense of opportunity to block or significantly affect the decision." That line unfortunately sums up how many of us have felt the City has handled this process, treating community input as an afterthought rather than a meaningful part of the review.

I believe our elected officials, who are meant to represent the voice of their constituents, should be aware of how inconsistencies in code enforcement and administrative oversight are directly impacting our neighborhood.

**Contractor Status & Compliance Issues**

Did you know that the builder contracted for this project, Shah Housing Solutions LLC, has been listed under **Administrative Dissolution** with the Oregon Secretary of State **since January 30, 2025**? It's unclear how work has begun on this project without the company first returning to good standing.

Here is the link to their status, along with a screenshot:

[https://egov.sos.state.or.us/br/pkg\\_web\\_name\\_srch\\_inq.show\\_det?p\\_be\\_rsn=2176933&p\\_srce=BR\\_INQ&p\\_print=FALSE](https://egov.sos.state.or.us/br/pkg_web_name_srch_inq.show_det?p_be_rsn=2176933&p_srce=BR_INQ&p_print=FALSE)

Please read before ordering Copies.

Summary	History																																																								
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This is not an isolated issue. As you'll see in the attached screenshots, this contractor has a documented pattern of non-compliance, including:

- **Two license suspensions** for failure to provide proof of liability insurance
- **Eight penalties** for hiring unlicensed subcontractors

CCB ADMINISTRATIVE LICENSE ACTIONS HISTORY FOR:  
**SHAH HOUSING SOLUTIONS LLC**  
 License: 233986  
 Current License Status: Active

**ADMINISTRATIVE LICENSE SUSPENSIONS**

**These actions are not disciplinary actions punishing the contractor for improper behavior.** These are administrative actions required by law to ensure contractors demonstrate the proper proof of financial security to protect the public. Suspensions of this kind are commonly corrected quickly and the license is reinstated upon receipt of proper proof of bonding or insurance.

Suspensions for lack of proof of liability insurance:	2
Suspensions for lack of proof of surety bond:	0

[BACK](#)

CCB DISCIPLINARY ACTIONS HISTORY FOR:  
**BHAY HOUSING SOLUTIONS & LLC**  
 License: 209988  
 Current License Status: Active

The CCB Disciplinary Actions are enforcement actions taken against a contractor for violating state laws resulting in a license revocation, suspension or refusal to renew or a civil penalty. This information covers the past 10 years.

ENFORCEMENT CIVIL PENALTIES			
Investigation Number:	127436	Type of Violation:	Hired an unlicensed subcontractor
Final Order Date:	3/15/2021	Penalty Amount:	\$1,000.00
Outstanding Amount:	\$0.00		
Investigation Number:	127437	Type of Violation:	Hired an unlicensed subcontractor
Final Order Date:	3/15/2021	Penalty Amount:	\$1,000.00
Outstanding Amount:	\$0.00		
Investigation Number:	127438	Type of Violation:	Hired an unlicensed subcontractor
Final Order Date:	3/15/2021	Penalty Amount:	\$1,000.00
Outstanding Amount:	\$0.00		
Investigation Number:	127439	Type of Violation:	Hired an unlicensed subcontractor
Final Order Date:	3/15/2021	Penalty Amount:	\$1,000.00
Outstanding Amount:	\$0.00		
Investigation Number:	127440	Type of Violation:	Hired an unlicensed subcontractor
Final Order Date:	3/15/2021	Penalty Amount:	\$1,000.00
Outstanding Amount:	\$0.00		
Investigation Number:	127441	Type of Violation:	Hired an unlicensed subcontractor
Final Order Date:	3/15/2021	Penalty Amount:	\$1,000.00
Outstanding Amount:	\$0.00		
Investigation Number:	127581	Type of Violation:	Hired an unlicensed subcontractor
Final Order Date:	4/16/2021	Penalty Amount:	\$1,000.00
Outstanding Amount:	\$0.00		
Investigation Number:	133674	Type of Violation:	Hired an unlicensed subcontractor
Final Order Date:	1/12/2024	Penalty Amount:	\$1,000.00
Outstanding Amount:	\$0.00		

**Safety Concerns**

As mentioned previously, I've already sent photos showing vehicles **parked on the newly designed sidewalk**, but here's another example from today involving one of the subcontractors. We continue to observe drivers going the **wrong way down the one-way street**, despite clear signage. This behavior has become routine, not occasional.

<image\_67508737.JPG>

Your repeated response has been to *"wait and see"*, but this ongoing pattern is exactly what neighbors warned about from the beginning. It's especially frustrating that the **original drawings called for a bollard**, yet the City waived that requirement based on a technicality.

We're also concerned about being the **test case for a sidewalk design** that's clearly confusing to both drivers and pedestrians—and already causing safety issues. These problems will only worsen with the addition of eight homes on this lot, and potentially eight more across the street if that parcel is developed as expected.

Additionally, the **arborvitae creating a dangerous visual obstruction** is still in place, as shown in the photo below. When code enforcement was contacted, we were told that if the property owner chose not to comply, **resolution could take months** (screenshot of that response is also attached). It seems we'll be *"waiting and seeing"* on this issue as well. Seems like something you should require resolution on prior to green lighting any future steps on this project.



----- Forwarded message -----

From: Milwaukie Code <[code@milwaukieoregon.gov](mailto:code@milwaukieoregon.gov)>  
Date: Mon, Apr 7, 2025 at 7:01 AM  
Subject: RE: Blocked Visibility to Street  
To: Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>

It could be months if they don't comply.

The first deadline for compliance has come and gone.

I haven't been able to do a follow up inspection, but it sounds like it is still there.

I will give another 10 day notice this week and hopefully it will proceed without citation.

**Tim Salyers, CEP**

Code Compliance Coordinator  
o: 503.786.7409  
City of Milwaukie  
[3200 SE Harrison St • Milwaukie, OR 97222](https://www.milwaukie.or.us/3200SEHarrisonStMilwaukieOR97222)

**Lack of Adherence to Codes**

Current city code mandates a specific number of parking spaces for townhomes, which has been dismissed in this case as an "*apparent strivers' error*". It's concerning that the City can **subjectively dismiss** this kind of requirement, particularly when it has a major impact on residents.

Furthermore, you stated that the parking requirement doesn't apply to quadplexes, but there is **no reference in the code** that clearly distinguishes this difference. That ambiguity, paired with inconsistent enforcement, leaves neighbors wondering whether the rules are being applied equitably.

**Not Having the Impact You Think You Are**

You've shared that this development aligns with statewide goals to expand affordable housing and promote eco-friendly neighborhoods. These are admirable goals in theory, but the execution in our neighborhood tells a different story.

The City is removing parking options while increasing the number of residents who own cars. While we are near a bus stop and not far from a MAX station, that doesn't reflect where people actually work, or the existing public transit infrastructure between those points. Most residents who can afford these homes will need a car to reach their jobs.

Unless there's a plan to **require a percentage of these units to be Section 8 or truly affordable**, the affordability goal isn't being met, it's simply displacing the parking and access needs of current and future residents. Current state of the plan is only set to profit the developer, not the community you state that you are trying to help.

Additionally, there are **ongoing accessibility concerns** across Milwaukie. Many sidewalks are unusable for people with disabilities or families with strollers. And in places where street parking is allowed, **streets are becoming too narrow** to safely accommodate two-way traffic, adding yet another safety issue to the growing list.

Best regards,  
Cameron McKillop

On Fri, Apr 4, 2025 at 6:56 PM Brett Kelver <[KelverB@milwaukieoregon.gov](mailto:KelverB@milwaukieoregon.gov)> wrote:

Hello,

Immediately upon sending the message below I received a host of notifications indicating that some system settings may have removed several of the images that were included in the body of the email. In case that means some of you were not able to receive and see the figures that I had included in the response, I am attaching a PDF document that includes the text and images. I believe the various links to other reference documents that were in the body of the message are still accessible in the PDF document. Please let me know if you do not receive some form of this response that includes figures and links.

Apologies in advance for double-covering on this, but I wanted to be sure the info went out. I will abbreviate the body of the original message below to avoid the same error message that came back to me the first time.

**BRETT KELVER, AICP, CFM**

Senior Planner

he • him • his

**From:** Brett Kelver

**Sent:** Friday, April 4, 2025 6:40 PM

**To:** Sandy Conley <[sconley@msn.com](mailto:sconley@msn.com)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>; Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com);  
Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; [leygarnett@comcast.net](mailto:leygarnett@comcast.net); [dkruse8@gmail.com](mailto:dkruse8@gmail.com); WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Heather Buchanan <[Buchanan.heathera@gmail.com](mailto:Buchanan.heathera@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com); [stephan\\_tripp@yahoo.com](mailto:stephan_tripp@yahoo.com);  
[vicariystadt@gmail.com](mailto:vicariystadt@gmail.com); [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com); [optisoo@gmail.com](mailto:optisoo@gmail.com); [doncourson@hotmail.com](mailto:doncourson@hotmail.com); [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com);

[sararhianabee@gmail.com](mailto:sararhianabee@gmail.com); [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com); [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com); [zaharie@comcast.net](mailto:zaharie@comcast.net); Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; [amayablanc@gmail.com](mailto:amayablanc@gmail.com); Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; [amyerdtd@icloud.com](mailto:amyerdtd@icloud.com); Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; Adam Khosroabadi <[adam.khosro@gmail.com](mailto:adam.khosro@gmail.com)>; Robert Massey <[rcmassey@gmail.com](mailto:rcmassey@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com)  
**Cc:** Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>  
**Subject:** information overview in response to comments on MHL-2025-001 and -002

Chris, Sandy, Amanda, et al—

I appreciate the comments you provided in response to the public notice posted and mailed for the middle housing land division applications MHL-2025-001 and MHL-2025-002, which relate to the development happening at 5026 and 5036 SE Harrison St. It's an opportunity to explain the background and context for the regulations that are allowing the project.

*(Body of original response removed to avoid system conflicts . . . The attached PDF includes the entire text of the response.)*

#### **Conclusion**

The increase in residential units that the proposed MHL development brings will obviously be a change for residents in the area. I have attempted to provide the background and context for the new rules that have set the stage for this and other similar developments in the future.

I understand that new policies that increase the use of public streets for resident parking— thereby reducing the on-street parking available to existing residents— is a change from what has occurred in the past. I also recognize that current residents may be surprised at the number of units being added to the neighborhood, which is also a change. The state of Oregon has recognized that we are facing a large housing crisis. More units are needed to both accommodate folks that need housing and folks that need a variety of housing choices. These new policies help to accomplish the goals.

I expect to issue the notice of decision for both MHL applications early next week (the week of April 7). That will start a 15-day period for filing an appeal. I have attempted to explain why I don't believe the MHL process is a viable avenue for challenging the quadplex developments themselves. These units are allowed outright, and there is no land use application for needed for the units to be built. The MHL application meets the provisions in the code.

Please let me know if you have any questions. Those who have submitted comments to date will receive an email when the notice of decision is issued—if you have not submitted comments and would like to receive an email about the notice of decision, send me a note directly to let me know (please do not reply to the entire group).

Thank you for your attention and patience.

#### **BRETT KELVER, AICP, CFM**

Senior Planner

he • him • his

City of Milwaukie

503.786.7657

[10501 SE Main St • Milwaukie, OR 97222](https://www.milwaukie.or.us/10501-SE-Main-St-Milwaukie-OR-97222)

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Sincerely,

Amaya Blanco Chapin



**From:** [Allison McManus](#)  
**To:** [Heather Buchanan](#)  
**Cc:** [Cameron McKillop](#); [Tamara Wissbaum](#); [Alec Shah](#); [Amaya Blanco Chapin](#); [Axisrn13@gmail.com](#); [Brett Kelper](#); [Christopher McKillop](#); [Diane McKillop](#); [Emma Sagor](#); [Greg Hemer](#); [Jeremy.Lorence@nwnatural.com](#); [Joseph Briglio](#); [Laura Weigel](#); [Lauren Loosveldt](#); [Lisa Batey](#); [Rolanne Stafford](#); [Sandy Conley](#); [Scott Stauffer](#); [WAYNE HOUCK](#); [amyerdt@icloud.com](#); [corinn@chapeltheatremilwaukie.com](#); [dkruse8@gmail.com](#); [doncourson@hotmail.com](#); [leygarnett@comcast.net](#); [mypalvalmal@gmail.com](#); [philmc333335@gmail.com](#); [robreynolds567@gmail.com](#); [sarahianabee@gmail.com](#); [stephan\\_trip@yahoo.com](#); [thomas@wizzcpa.com](#); [victoriarystadt@gmail.com](#); [waugh.eg@gmail.com](#); [zaharie@comcast.net](#)  
**Subject:** Re: re-send RE: information overview in response to comments on MHLD-2025-001 and -002  
**Date:** Wednesday, May 28, 2025 8:57:55 AM

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**This Message originated outside your organization.**

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Hi Everyone,

We're going in weeks now with the construction crews working on the cottage cluster illegally parking in the neighborhood. It's a huge slap in the face to homeowners that the rules don't apply to anyone trying to make money out of this neighborhood and are only enforced on people trying to raise their families and build a community here.

Do something about it.

Alec- please tell your crews to stop. Some are literally parked next to the no parking signs

City council-keep your promises to this community and enforce the law

Neighbors- don't tolerate it, call non emergency and report it when you see it

This immediate disregard for the neighborhood and city laws is exactly what everyone in the neighborhood has been concerned about.

On Mon, May 12, 2025 at 4:37 PM Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)> wrote:

Hello,

I share the same concerns that have been brought up by neighbors. I appreciate you proposing a potential solution, but blocking the street with bollards will not solve the deeper issues and I fear it would actually cause more sidewalk parking, while simultaneously making a street unusable to residents. Personally, I would like to see the northern sidewalk extended to Home Avenue, where it can be protected from the road by a curb and vegetation strip, and have Harrison Street expanded to be a street with a curb and parking. The woonerf street has already proven insufficient for the current level of development and will only become more inadequate when 20 more houses are built and occupied. The garage that it was created to preserve has already been detached from the house it was a part of and converted into a duplex. The scope of this development has more than quadrupled from what we were told when the woonerf street was agreed upon as a compromise and the street needs to be reconfigured to accommodate the greatly expanded size of this project. One of the reasons I am so concerned about on street parking is that we have already had multiple people park on the sidewalk of the woonerf and we have construction crews illegally park

for convenience nearly every day that construction work is being done. If people cannot find spaces to park legally now, why should we have any confidence in the adequacy of current on street parking when 20 additional houses are built? Reconfiguring the Harrison Street extension would provide more on street parking and would physically prevent cars from parking on the sidewalk.

On Sun, May 11, 2025 at 2:27 PM Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)> wrote:

Hi Alec,

I want to echo the concerns already shared by my neighbors.

This proposal doesn't address the root issue created when the variance was granted allowing your garage to remain, which resulted in a narrower roadway. There should be a full-width road with proper sidewalks and curbs for pedestrian safety.

When you increased the number of homes in our neighborhood, the city should have reassessed the parking situation. Two street parking spots are not sufficient. While I understand the city can't require off-street parking, I do believe they can require more adequate street parking to accommodate the added density.

If you're genuinely coming to the table with us, I hope you'll bring a proposal that meaningfully addresses the full scope of the problems this development has caused instead of shifting the responsibility onto the city.

Best regards,

Cameron McKillop

On Sun, May 11, 2025 at 2:13 PM Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)> wrote:

I agree with Sandy and Amaya.

My point for even bringing up the bollards was to explain to Will that not installing the bollards when they said they were going to, was just another thing that wasn't followed through on, from the beginning of this project.

To me, it's clear, that the concerns of the Mission Park residents and the surrounding residents that this project will impact the most, was never a concern for the city or developer. Promises/compromises were made just to placate the residents with no intention of follow through.

Being misled, and the lack of real transparency, from the beginning, is sad and pitiful.

Tamara

Sent from my iPhone

On May 11, 2025, at 11:33 AM, Amaya Blanco Chapin

<[amayablanc@gmail.com](mailto:amayablanc@gmail.com)> wrote:

I second Sandy's sentiment on the bollards. I believe the idea of the bollards originally came up when the city wanted to open up the cul-de-sac despite residents strong disapproval. Personally I viewed the bollards, along with the shrinking of the street into a single lane, as a sort of concession from the City to address neighbor's concerns surrounding street usage of Harrison street as a cut through. Adding the bollards back into the project at this point does nothing to address the real issues of this project and will only create another impediment for residents to safely use the streets we pay taxes to use.

Sincerely,

Amaya Blanco Chapin

On Sun, May 11, 2025 at 6:01 AM Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)> wrote:

Alec,

I'm not sure the bollards placed on Harrison to Home would solve the issues for the 51st street residents. It is my understanding King St. will be improved and will be similar to the Linwood project. If this happens, when it happens, access to 51st will be more difficult due to the heavy traffic on King St. Being able to exit on Harison would be essential. Also, placing a bollard on Harrison and Home would not stop folks for having to park on 51st since very little parking is available in the surrounding neighborhood. I don't see this as a solution to anything at this time, but perhaps I am missing something.

FYI to the group, we walked by the newer development on Jackson St. that consists of 5 townhouses with driveways and garages. Each unit had two vehicles parked in their driveway. I bring this up to emphasize again that this neighborhood requires you to drive. I really hope that developers keep the community in mind when they propose the middle housing. Quality of life is important for future residents too.

Sandy

**From:** Alec Shah <[alec@shahhousingsolutions.com](mailto:alec@shahhousingsolutions.com)>  
**Sent:** Friday, May 9, 2025 1:02 PM  
**To:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>  
**Cc:** Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>; Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com) <[Axisrn13@gmail.com](mailto:Axisrn13@gmail.com)>; Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; [leygarnett@comcast.net](mailto:leygarnett@comcast.net) <[leygarnett@comcast.net](mailto:leygarnett@comcast.net)>; [dkruse8@gmail.com](mailto:dkruse8@gmail.com) <[dkruse8@gmail.com](mailto:dkruse8@gmail.com)>; WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com) <[philmc333335@gmail.com](mailto:philmc333335@gmail.com)>; Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>; [stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com) <[stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com)>; [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com) <[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)>; [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com) <[corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com)>; [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com) <[thomas@wizzcpa.com](mailto:thomas@wizzcpa.com)>; [doncourson@hotmail.com](mailto:doncourson@hotmail.com) <[doncourson@hotmail.com](mailto:doncourson@hotmail.com)>; [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com) <[robreynolds567@gmail.com](mailto:robreynolds567@gmail.com)>; [sararhianabee@gmail.com](mailto:sararhianabee@gmail.com) <[sararhianabee@gmail.com](mailto:sararhianabee@gmail.com)>; [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com) <[waugh.eg@gmail.com](mailto:waugh.eg@gmail.com)>; [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com) <[mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com)>; [zaharie@comcast.net](mailto:zaharie@comcast.net) <[zaharie@comcast.net](mailto:zaharie@comcast.net)>; Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; [amyerdt@icloud.com](mailto:amyerdt@icloud.com) <[amyerdt@icloud.com](mailto:amyerdt@icloud.com)>; Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com) <[Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com)>; Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

Hi Everyone,

I watched the meeting the other night. The bollards seem to be a consistent talking point. **Emma, I would like to propose installing two or three bollards where Harrison connects to Home ave.** There is really no reason to have through traffic on this small street when it is not needed and I echo the neighbors concerns about safety. I think everyone involved would be happier with the bollards in place.

I will install the bollards as long as they are not ridiculously expensive. If the city is on board with installing the bollards please send me a spec of

what you want or I can present something as well. Let me know, Thanks.

On Wed, Apr 30, 2025 at 5:11 PM Amaya Blanco Chapin  
<[amayablanc@gmail.com](mailto:amayablanc@gmail.com)> wrote:

Thank you Brett.

Sincerely,

Amaya Blanco Chapin

On Wed, Apr 30, 2025 at 4:27 PM Brett Kolver  
<[KolverB@milwaukieoregon.gov](mailto:KolverB@milwaukieoregon.gov)> wrote:

(I don't think Amaya's email included Alec's recent note, so I'm adding it back in below my response. I am copying Alec as well, since I don't think he was on the To-list for Amaya's note.)

Amaya et al,

For reference, I'm (re-)attaching the site plan that Alec sent earlier with a proposed walkway leading to Home Avenue from the four rear units at 5026 & 5036 SE Harrison St. We received and reviewed the idea and confirmed it should meet the applicable code requirements, which focus on providing a pedestrian walkway to a public street—Alec's proposal would do that. The walkway needs to be at least 3 ft wide and constructed with a hard surface material. So, that is a workable alternative if Alec chooses.

My understanding of the other question below about whether the proposed quadplex on the lot where the re-routed walkway would go is as follows—the proposed quadplex would still be built, with the shared walkway running across the northern portion of that lot (Lot 4 from the 2022 subdivision). I'll let Alec confirm—I don't think he received Amaya's email with the question.

**BRETT KOLVER, AICP, CFM**

Senior Planner

he • him • his

**From:** Alec Shah [alec@shahhousingsolutions.com](mailto:alec@shahhousingsolutions.com)

**Sent:** Monday, April 28, 2025 10:44 AM

**To:** Victoria Shah [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)

**Cc:** Heather Buchanan [buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com); Allison McManus [mcmansal@gmail.com](mailto:mcmansal@gmail.com); Emma Sagor [SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov);

Brett Kelter [KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov); Tamara Wissbaum [wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net); Sandy Conley [slconley@msn.com](mailto:slconley@msn.com); Cameron McKillop [cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com); Lisa Batey

[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov); [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Rolanne Stafford [rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com); [levgarnett@comcast.net](mailto:levgarnett@comcast.net);

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[waugh.eg@gmail.com](mailto:waugh.eg@gmail.com); [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com); [zaharie@comcast.net](mailto:zaharie@comcast.net);

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[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov); Laura Weigel

[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov); Scott Stauffer

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

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

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Hello Everyone,

I wanted to provide an update on a couple of the issues mentioned in this thread.

First, regarding the parking situation on Harrison Street, I will be formally requesting a modification to the site plan. My proposal is to shift the pedestrian access for the four rear units, which do not have dedicated parking, to Home Avenue instead of Harrison. As you know, there is more on-street parking available on Home Avenue, and I hope this change will help alleviate some of the parking congestion on Harrison that many of you are concerned about. Please be aware that this would be a deviation from the previously approved plans, so its approval is not guaranteed. I will certainly keep you informed of the outcome.

Second, I want to clarify that I own the south side of the development only. Regarding the arborvitae on Home Avenue, I also agree that they present a significant safety concern. **I have already contacted Tim Salyers to request that the street be temporarily closed at Home Avenue until this issue can be resolved.** Unfortunately, I do not have control over the trees themselves, and it appears the current property owners are resistant to having them removed.

I hope this provides some clarity, and I will continue to update you as I have more information.

Sincerely,

Alec

On Mon, Apr 28, 2025 at 10:18 AM Victoria Shah  
<[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)> wrote:

Hello,

I am adding Alec, the builder, to this email so he can respond to some of your concerns.

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**From:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>

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**Sent:** Wednesday, April 30, 2025 10:51 AM  
**To:** Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>  
**Cc:** Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>; Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; [levgarnett@comcast.net](mailto:levgarnett@comcast.net); [dkruse8@gmail.com](mailto:dkruse8@gmail.com); WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com); [stephan\\_trippl@yahoo.com](mailto:stephan_trippl@yahoo.com); [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com); [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com); [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com); [optisoo@gmail.com](mailto:optisoo@gmail.com); [doncourson@hotmail.com](mailto:doncourson@hotmail.com); [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com); [sarahianabee@gmail.com](mailto:sarahianabee@gmail.com); [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com); [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com); [zaharie@comcast.net](mailto:zaharie@comcast.net); Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; [amyerdt@icloud.com](mailto:amyerdt@icloud.com); Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com); Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

Thank you Alec for the information on the potential shifting of the pedestrian accessway. I do appreciate the acknowledgement of the community's concern and I hope we can continue these conversations. I did have one clarifying question for yourself and the council. For Alec, would this new proposal replace your current proposal to develop the land on Home into another complex or would this work around that? And for the City, have you received this new proposal from Alec and what are the steps to follow?

Amaya

On Wed, Apr 30, 2025 at 10:41 AM Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)> wrote:

Thank you for the outline of the meeting. I have a couple of clarifying questions ahead of the meeting.

1. Community comments are slated to last 5 minutes. Will this be lengthened to accommodate public comments from all neighbors who would like to comment?
  
2. Are we required to submit written comments ahead of the meeting or can we speak at the meeting without submitting written comments?
  
3. Will submitted written comments be read at the meeting if someone is unable to attend the meeting?

Thank you!

Heather

On Mon, Apr 28, 2025 at 4:47 PM Emma Sagor  
<[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)> wrote:

Greetings Heather, Allison, and all,

Thanks again for the continued correspondence on this. As I noted previously, I will address the range of issues brought up in this thread during the May 6 Council meeting. This will include:

- **Clarification re: the land use decisions and state regulations that got us to where we are today, and a response to the overlay idea proposed below:** While I truly appreciate the frustrations raised and the ideas proposed, the city is limited in many ways due to new state laws and can't adopt code that contradicts what is mandated under House Bill 2001 (Middle-Housing Bill) or the state's Climate-Friendly and Equitable Communities (CFEC) rules.
- **Clarification re: city authority regarding contractor license review and approval:** I also appreciate the questions raised on this topic. We are consulting with state building code staff to confirm our understanding of what cities can and can't consider in terms of approving a building permit.
- **Update on code enforcement re: arborvitae:** Please

know we agree with the need for these shrubs to come out for visibility reasons. Code enforcement has communicated a deadline of May 4 to the property owner, and I believe they may be coming down today.

- **Response to feedback on the Harrison Street connection**

Allison, to your question about what you and other neighbors can do, I recommend you tune in or attend that May 6 meeting to hear my full response and, if you'd like, provide further public comment at that time for staff and Council to consider.

To clarify how that May 6 meeting will look: When we get to the community comments portion of the meeting, the Mayor will ask me if there is any response to comments submitted at or since the last meeting. That is where I will provide my full response. Then members of the public are welcome to testify and provide further comment (up to three minutes each). Council and staff do not respond to newly received comments at the meeting; any new comments provided will be responded to (if they require a response) at the following meeting. Council can also consider putting an agenda item on a future meeting if they so choose.

Thanks again for including us in this thread. Staff will likely limit our responses until that May 6 meeting just so we can ensure a full, complete, robust response to all points raised. I also have again removed all Councilmembers except the Mayor to avoid violations of the public meeting law but will be forwarding this to all Council for their awareness.

Best wishes,

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:** Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>  
**Sent:** Saturday, April 26, 2025 11:18 AM  
**To:** Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>  
**Cc:** Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>; Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; [levgarnett@comcast.net](mailto:levgarnett@comcast.net); [dkruse8@gmail.com](mailto:dkruse8@gmail.com); WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com); [stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com); [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com); [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com); [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com); [optisoo@gmail.com](mailto:optisoo@gmail.com); [doncourson@hotmail.com](mailto:doncourson@hotmail.com); [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com); [sararhianabee@gmail.com](mailto:sararhianabee@gmail.com); [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com); [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com); [zaharie@comcast.net](mailto:zaharie@comcast.net); Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; [amayablanc@gmail.com](mailto:amayablanc@gmail.com); Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; [amyerdtd@icloud.com](mailto:amyerdtd@icloud.com); Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; Adam Khosroabadi <[adam.khosro@gmail.com](mailto:adam.khosro@gmail.com)>; Robert Massey <[rcmassey@gmail.com](mailto:rcmassey@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com); Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

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Hello everyone,

I would like to voice my support for Allison's proposal to reconsider the extension of Harrison St. and would also like to know the next steps to try to make this happen. As construction has moved forward, we have already experienced frequent issues with work crews parking illegally as there are simply not enough

places for them to park their vehicles. I anticipate that as the houses are built and occupied, these problems with parking will continue due to the increased number of cars in the neighborhood. I would like to see the Harrison St. extension revised to be a two way street with curbed sidewalks on both sides. This would also likely eliminate the problem of cars parking on the sidewalk while allowing emergency vehicles to easily enter the area. Additionally, building the street out would provide more on street parking to whoever would be living in the new houses, which would do a lot to address one of the primary concerns that I have (not enough parking and unsafe and illegal driving and parking of vehicles near our house).

I would also like to note again that the arborvitae are still creating a significant safety concern that I have repeatedly contacted code enforcement about, with no resolution of the issue. It was my understanding that removing vegetation over 3 feet high that blocked visibility was a condition of approval for the development and I would like to see this addressed as soon as possible, preferably before construction continues as warnings alone clearly are not working to resolve the issue. It is difficult both to see cars when crossing Home Ave in a car and to be seen by cars when using the crosswalk as a pedestrian. We have had cars not see us until the last minute while walking our two young children in their stroller. It is extremely frustrating to have public amenities be difficult and unsafe to use because of one person's refusal to follow regulations. For reference, I've attached a photo of the arborvitae and the responses I have received from code enforcement.

Thank you,

Heather

On Sat, Apr 26, 2025 at 9:24 AM Allison McManus  
<[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)> wrote:

Hi Everyone,

I want to thank everyone for being engaged with the development happening on Harrison Street. Engagement

whether in opposition or support is what being part of a community is and shows people are passionate about making this a lasting and vibrant place to live.

I want to lay out some information that I think gets to the heart of some of the opposition to development on Harrison Street:

- The Mission Park neighborhood and surrounding area was zoned R5 until June 2022.
- The proposal to continue Harrison street and divide the existing lots facing Home St. into additional new lots on Harrison was approved in March 2022, while zoned R5.
  - I know this led me to believe there would be no more than four new homes in the neighborhood. I think many of us in the neighborhood were very surprised, and feel a bit tricked, about the exponential change in allowed density.
  - The timing of these changes further feels like we were purposefully deceived about what was going to happen in the neighborhood.

#### Proposals

There are two things I would like to see examined regarding the neighborhood:

1. I would like to propose an overlay zone that limits density building to 50% of the maximum allowed by city code when there is an existing parent lot that has maximized density building within 100 feet.
  - a. This is in line with the spirit of density housing while maintaining the character of a neighborhood. Duplexes, etc. could still be built within 100ft of the maximized parent lot, but it would prevent one single area from being oversaturated with one single type of dense housing.
    - i. Ex. The parent lots at 5026 and 5036 Harrison Street are being built to

maximum density currently. My lot, which is within the 100 ft, would be limited to 50% of the allowed maximum.

ii. Additionally, if something like this had been in place prior to construction, only 5026 or 5036 Harrison Street would have been allowed to build to maximum density, in this case four small homes. The neighboring lot would have been limited to two homes or a duplex.

b. I'm proposing this specifically for our neighborhood, although I would encourage the city to look at this at a larger scale. Adopting a compromise policy like this will likely prevent many future situations similar to this one in other neighborhoods.

2. I would like to propose the extension of Harrison street is re-evaluated and takes the new increased population of the neighborhood into account.

a. The decision to make it a one way was made when the assumption was R5 compliant homes would be built on the new lots. Now under MD zoning, the one way status, width of the street, visibility, number of cars entering the neighborhood from 51st, etc. may no longer be appropriate or safe.

#### Next steps

What are the appropriate steps I can take as a citizen to request these two proposals?

- From the other emails on the chain I've learned there is a City Council meeting on May 6th.
  - I will plan on attending.
- I can provide public comment [here](#).
  - Is this how I can ensure my concerns are addressed at the May 6th city council meeting?
- Emma, Brett- What else can I or the community do to follow the processes in place to express our concerns and work with the city towards a mutually agreeable solution?

Best,  
Allison Kruse

On Wed, Apr 23, 2025 at 4:34 PM Emma Sagor  
<[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)> wrote:

Good afternoon all,

Thank you for including me on this thread. For those that I haven't met yet, my name is Emma Sagor and I'm Milwaukie's City Manager. I've been following along with the emails from neighbors as well as speaking with our various departments to obtain a better grasp of all the issues at hand. I've read a lot of genuine concerns from the neighborhood and respectful replies from our staff (thank you, Brett).

As myriad issues, concerns, and questions have been raised, I plan to respond fully during the City Council's [next regular session](#) (May 6<sup>th</sup>). I will do so during the Community Comments portion of the meeting, where we hold time for the City Manager to respond to correspondence that has been received since the last regular session. While some of the issues/concerns that have been raised are beyond the city's purview and relate to state statute that we are required to implement, I will do my best to respond to all the topics raised and to help clarify roles, responsibilities, and opportunities in my response.

I also want to note that I removed all Councilmembers except the Mayor from this thread to avoid any violations of the public meeting law—I will provide my email to the full Council separately, however, so they are aware of my response and plan to address these topics on May 6<sup>th</sup>. If you want to listen to my response, either in person or online, you are more than welcome—details on how to join meetings and provide public comment, if you are so inclined, can be [found here](#). If you are unable to make the meeting, I also plan on submitting my responses in writing so that they can be part of the record and shareable with the neighborhood.

Again, I want to thank you for taking the time to write in and share your concerns. I appreciate the frustrations expressed and look forward to sharing more information about how we got here and the path forward in a couple weeks.

Best wishes,

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:** Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>  
**Sent:** Wednesday, April 23, 2025 11:39 AM  
**To:** Sandy Conley <[sconley@msn.com](mailto:sconley@msn.com)>  
**Cc:** Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Brett Kelder <[KelderB@milwaukieoregon.gov](mailto:KelderB@milwaukieoregon.gov)>; Adam Khosroabadi <[KhosroabadiA@milwaukieoregon.gov](mailto:KhosroabadiA@milwaukieoregon.gov)>; Robert Massey <[MasseyR@milwaukieoregon.gov](mailto:MasseyR@milwaukieoregon.gov)>; William Anderson <[AndersonW@milwaukieoregon.gov](mailto:AndersonW@milwaukieoregon.gov)>; Rebecca Stavenjord <[StavenjordR@milwaukieoregon.gov](mailto:StavenjordR@milwaukieoregon.gov)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; [leygarnett@comcast.net](mailto:leygarnett@comcast.net); [dkruse8@gmail.com](mailto:dkruse8@gmail.com); WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; Heather Buchanan <[Buchanan.heathera@gmail.com](mailto:Buchanan.heathera@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com); [stephan\\_tripp@yahoo.com](mailto:stephan_tripp@yahoo.com); [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com); [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com); [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com); [optisoo@gmail.com](mailto:optisoo@gmail.com); [doncourson@hotmail.com](mailto:doncourson@hotmail.com); [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com); [sarahianabee@gmail.com](mailto:sarahianabee@gmail.com); [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com); [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com); [zaharie@comcast.net](mailto:zaharie@comcast.net); Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; [amayablanc@gmail.com](mailto:amayablanc@gmail.com);

Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; [amyerdt@icloud.com](mailto:amyerdt@icloud.com); Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; Adam Khosroabadi <[adam.khosro@gmail.com](mailto:adam.khosro@gmail.com)>; Robert Massey <[rcmassey@gmail.com](mailto:rcmassey@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com); Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Joseph Briglio <[Briglioj@milwaukieoregon.gov](mailto:Briglioj@milwaukieoregon.gov)>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

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Thank you, Sandy and Cameron for your detailed feedback and findings on this unfortunate project happening in our neighborhood.

Tom and I agree that the lack of transparency regarding this project is very concerning and disappointing. We have also considered moving.

We, too moved to Milwaukie, and this specific neighborhood, for better livability.

At the inception of this project, before it began, the current homeowners expressed their concerns to the city. Providing detailed feedback for the reasons for their concerns. Then to have the City of Milwaukie not follow through with their promises and/or compromises, shows me that their word, written or spoken, has no value and they don't care if they retain their current residents.

Since the City of Milwaukie didn't take the time to properly vet the chosen builder/contractor, who has numerous legal issues and has been fined for hiring unlicensed subcontractors, then didn't inform the community, only reinforces their lack of transparency, and lack of care and concern for their current residents. If they are not honest and transparent about this important matter, what else they are hiding?

The amount of congestion, noise, and the potential of erroneous activity possibly coming into our neighborhood, is also a big concern.

Cramming 8 homes, not of the same size, type and quality, into that small proposed area, will only bring down the value of the existing properties.

This entire project is one big disappointment.

Tamara Wissbaum

Tom Wissbaum

10450 SE 51st Ave



SE H

NO PARKING  
ANY TIME

NO PARKING  
ANY TIME

RS74

SE Harrison St



RS75



SE H

NO PARKING  
ANY TIME

NO PARKING  
ANY TIME

RS76

SE Harrison St



RS77

**From:** [Emma Sagor](#)  
**To:** [Allison McManus](#); [Heather Buchanan](#)  
**Cc:** [Cameron McKillop](#); [Tamara Wissbaum](#); [Alec Shah](#); [Amaya Blanco Chapin](#); [Axisrn13@gmail.com](#); [Brett Kelder](#); [Christopher McKillop](#); [Diane McKillop](#); [Greg Hemer](#); [Jeremy.Lorence@nwnatural.com](#); [Joseph Briglio](#); [Laura Weigel](#); [Lauren Loosveldt](#); [Lisa Batey](#); [Rolanne Stafford](#); [Sandy Conley](#); [Scott Stauffer](#); [WAYNE HOUCK](#); [amyerd@icloud.com](#); [corinn@chapeltheatremilwaukie.com](#); [dkruse8@gmail.com](#); [doncourson@hotmail.com](#); [leygarnett@comcast.net](#); [mypalvalmal@gmail.com](#); [philmc333335@gmail.com](#); [robreynolds567@gmail.com](#); [sarahianabee@gmail.com](#); [stephan\\_trip@yahoo.com](#); [thomas@wizzcpa.com](#); [victoriarystadt@gmail.com](#); [waugh.eg@gmail.com](#); [zaharie@comcast.net](#); [Tony Cereghino](#)  
**Subject:** RE: re-send RE: information overview in response to comments on MHL-2025-001 and -002  
**Date:** Wednesday, May 28, 2025 11:11:31 AM

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Good morning, everyone,

Allison, thank you for sharing these pictures and this information. I have spoken with my police captain, Tony Cereghino, and we will be increasing daily patrols in the area to ensure proper parking enforcement.

Thanks,  
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

---

**From:** Allison McManus <mcmmanual@gmail.com>  
**Sent:** Wednesday, May 28, 2025 8:56 AM  
**To:** Heather Buchanan <buchanan.heathera@gmail.com>  
**Cc:** Cameron McKillop <cameron.mckillop17@gmail.com>; Tamara Wissbaum <wissbaumtam@comcast.net>; Alec Shah <alec@shahhousingsolutions.com>; Amaya Blanco Chapin <amayablanc@gmail.com>; Axisrn13@gmail.com; Brett Kelder <KelderB@milwaukieoregon.gov>; Christopher McKillop <cjmckillop5@gmail.com>; Diane McKillop <dianemckillop5@gmail.com>; Emma Sagor <SagorE@milwaukieoregon.gov>; Greg Hemer <grehemermilw@gmail.com>; Jeremy.Lorence@nwnatural.com; Joseph Briglio <BriglioJ@milwaukieoregon.gov>; Laura Weigel <WeigelL@milwaukieoregon.gov>; Lauren Loosveldt <lloosvel.pnw@gmail.com>; Lisa Batey <BateyL@milwaukieoregon.gov>; Rolanne Stafford <rolanne.stafford@gmail.com>; Sandy Conley <slconley@msn.com>; Scott Stauffer <StaufferS@milwaukieoregon.gov>; WAYNE HOUCK <whouck65@gmail.com>; amyerd@icloud.com; corinn@chapeltheatremilwaukie.com; dkruse8@gmail.com; doncourson@hotmail.com; leygarnett@comcast.net; mypalvalmal@gmail.com; philmc333335@gmail.com; robreynolds567@gmail.com; sarahianabee@gmail.com; stephan\_trip@yahoo.com; thomas@wizzcpa.com; victoriarystadt@gmail.com; waugh.eg@gmail.com; zaharie@comcast.net  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

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Hi Everyone,

We're going in weeks now with the construction crews working on the cottage cluster illegally parking in the neighborhood. It's a huge slap in the face to homeowners that the rules don't apply to anyone trying to make money out of this neighborhood and are only enforced on people trying to raise their families and build a community here.

Do something about it.

Alec- please tell your crews to stop. Some are literally parked next to the no parking signs

City council-keep your promises to this community and enforce the law

Neighbors- don't tolerate it, call non emergency and report it when you see it

This immediate disregard for the neighborhood and city laws is exactly what everyone in the neighborhood has been concerned about.

On Mon, May 12, 2025 at 4:37 PM Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)> wrote:

Hello,

I share the same concerns that have been brought up by neighbors. I appreciate you proposing a potential solution, but blocking the street with bollards will not solve the deeper issues and I fear it would actually cause more sidewalk parking, while simultaneously making a street unusable to residents. Personally, I would like to see the northern sidewalk extended to Home Avenue, where it can be protected from the road by a curb and vegetation strip, and have Harrison Street expanded to be a street with a curb and parking. The woonerf street has already proven insufficient for the current level of development and will only become more inadequate when 20 more houses are built and occupied. The garage that it was created to preserve has already been detached from the house it was a part of and converted into a duplex. The scope of this development has more than quadrupled from what we were told when the woonerf street was agreed upon as a compromise and the street needs to be reconfigured to accommodate the greatly expanded size of this project. One of the

reasons I am so concerned about on street parking is that we have already had multiple people park on the sidewalk of the woonerf and we have construction crews illegally park for convenience nearly every day that construction work is being done. If people cannot find spaces to park legally now, why should we have any confidence in the adequacy of current on street parking when 20 additional houses are built? Reconfiguring the Harrison Street extension would provide more on street parking and would physically prevent cars from parking on the sidewalk.

On Sun, May 11, 2025 at 2:27 PM Cameron McKillop

<[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)> wrote:

Hi Alec,

I want to echo the concerns already shared by my neighbors.

This proposal doesn't address the root issue created when the variance was granted allowing your garage to remain, which resulted in a narrower roadway. There should be a full-width road with proper sidewalks and curbs for pedestrian safety.

When you increased the number of homes in our neighborhood, the city should have reassessed the parking situation. Two street parking spots are not sufficient. While I understand the city can't require off-street parking, I do believe they can require more adequate street parking to accommodate the added density.

If you're genuinely coming to the table with us, I hope you'll bring a proposal that meaningfully addresses the full scope of the problems this development has caused instead of shifting the responsibility onto the city.

Best regards,

Cameron McKillop

On Sun, May 11, 2025 at 2:13 PM Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>

wrote:

I agree with Sandy and Amaya.

My point for even bringing up the bollards was to explain to Will that not installing the bollards when they said they were going to, was just another thing that wasn't followed through on, from the beginning of this project.

To me, it's clear, that the concerns of the Mission Park residents and the surrounding residents that this project will impact the most, was never a concern for the city or developer. Promises/compromises were made just to placate the

residents with no intention of follow through.

Being misled, and the lack of real transparency, from the beginning, is sad and pitiful.

Tamara

Sent from my iPhone

On May 11, 2025, at 11:33 AM, Amaya Blanco Chapin  
<[amayablanc@gmail.com](mailto:amayablanc@gmail.com)> wrote:

I second Sandy's sentiment on the bollards. I believe the idea of the bollards originally came up when the city wanted to open up the cul-de-sac despite residents strong disapproval. Personally I viewed the bollards, along with the shrinking of the street into a single lane, as a sort of concession from the City to address neighbor's concerns surrounding street usage of Harrison street as a cut through. Adding the bollards back into the project at this point does nothing to address the real issues of this project and will only create another impediment for residents to safely use the streets we pay taxes to use.

Sincerely,

Amaya Blanco Chapin

On Sun, May 11, 2025 at 6:01 AM Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)> wrote:

Alec,

I'm not sure the bollards placed on Harrison to Home would solve the issues for the 51st street residents. It is my understanding King St. will be improved and will be similar to the Linwood project. If this happens, when it happens, access to 51st will be more difficult due to the heavy traffic on King St. Being able to exit on Harison would be essential. Also, placing a bollard on Harrison and Home would not stop folks for having

to park on 51st since very little parking is available in the surrounding neighborhood. I don't see this as a solution to anything at this time, but perhaps I am missing something.

FYI to the group, we walked by the newer development on Jackson St. that consists of 5 townhouses with driveways and garages. Each unit had two vehicles parked in their driveway. I bring this up to emphasize again that this neighborhood requires you to drive. I really hope that developers keep the community in mind when they propose the middle housing. Quality of life is important for future residents too.

Sandy

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**From:** Alec Shah <[alec@shahhousingsolutions.com](mailto:alec@shahhousingsolutions.com)>  
**Sent:** Friday, May 9, 2025 1:02 PM  
**To:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>  
**Cc:** Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>; Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com) <[Axisrn13@gmail.com](mailto:Axisrn13@gmail.com)>; Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; [levgarnett@comcast.net](mailto:levgarnett@comcast.net) <[levgarnett@comcast.net](mailto:levgarnett@comcast.net)>; [dkruse8@gmail.com](mailto:dkruse8@gmail.com) <[dkruse8@gmail.com](mailto:dkruse8@gmail.com)>; WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com) <[philmc333335@gmail.com](mailto:philmc333335@gmail.com)>; Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>; [stephan\\_tripp@yahoo.com](mailto:stephan_tripp@yahoo.com) <[stephan\\_tripp@yahoo.com](mailto:stephan_tripp@yahoo.com)>; [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com) <[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)>; [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com) <[corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com)>; [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com) <[thomas@wizzcpa.com](mailto:thomas@wizzcpa.com)>; [doncourson@hotmail.com](mailto:doncourson@hotmail.com) <[doncourson@hotmail.com](mailto:doncourson@hotmail.com)>; [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com) <[robreynolds567@gmail.com](mailto:robreynolds567@gmail.com)>; [sarahhianabee@gmail.com](mailto:sarahhianabee@gmail.com) <[sarahhianabee@gmail.com](mailto:sarahhianabee@gmail.com)>; [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com) <[waugh.eg@gmail.com](mailto:waugh.eg@gmail.com)>; [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com) <[mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com)>; [zaharie@comcast.net](mailto:zaharie@comcast.net) <[zaharie@comcast.net](mailto:zaharie@comcast.net)>; Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; [amyerdt@icloud.com](mailto:amyerdt@icloud.com) <[amyerdt@icloud.com](mailto:amyerdt@icloud.com)>; Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com) <[Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com)>; Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

Hi Everyone,

I watched the meeting the other night. The bollards seem to be a consistent talking point. **Emma, I would like to propose installing two or three bollards where Harrison connects to Home ave.**

There is really no reason to have through traffic on this small street when it is not needed and I echo the neighbors concerns about safety. I think everyone involved would be happier with the bollards in place.

I will install the bollards as long as they are not ridiculously expensive. If the city is on board with installing the bollards please send me a spec of what you want or I can present something as well. Let me know, Thanks.

On Wed, Apr 30, 2025 at 5:11 PM Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)> wrote:

Thank you Brett.

Sincerely,

Amaya Blanco Chapin

On Wed, Apr 30, 2025 at 4:27 PM Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)> wrote:

(I don't think Amaya's email included Alec's recent note, so I'm adding it back in below my response. I am copying Alec as well, since I don't think he was on the To-list for Amaya's note.)

Amaya et al,

For reference, I'm (re-)attaching the site plan that Alec sent earlier with a proposed walkway leading to Home Avenue from the four rear units at 5026 & 5036 SE Harrison St. We received and reviewed the idea and confirmed it should meet the applicable code requirements, which focus on providing a pedestrian walkway to a public street—Alec's proposal would do that. The walkway needs to be at least 3 ft wide and constructed with a hard surface material. So, that is a workable alternative if Alec chooses.

My understanding of the other question below about whether the proposed quadplex on the lot where the re-routed walkway would go is as follows—the proposed quadplex would still be built, with the shared walkway running across the northern portion of that lot (Lot 4 from the 2022 subdivision). I'll let Alec confirm—I don't think he received Amaya's email with the question.

## **BRETT KELVER, AICP, CFM**

Senior Planner

he • him • his

**From:** Alec Shah [alec@shahhousingsolutions.com](mailto:alec@shahhousingsolutions.com)  
**Sent:** Monday, April 28, 2025 10:44 AM  
**To:** Victoria Shah [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)  
**Cc:** Heather Buchanan [buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com); Allison McManus [mcmanusal@gmail.com](mailto:mcmanusal@gmail.com); Emma Sagor [SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov); Brett Kelter [KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov); Tamara Wissbaum [wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net); Sandy Conley [slconley@msn.com](mailto:slconley@msn.com); Cameron McKillop [cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com); Lisa Batey [BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov); [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Rolanne Stafford [rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com); [leygarnett@comcast.net](mailto:leygarnett@comcast.net); [dkruse8@gmail.com](mailto:dkruse8@gmail.com); WAYNE HOUCK [whouck65@gmail.com](mailto:whouck65@gmail.com); [philmc333335@gmail.com](mailto:philmc333335@gmail.com); [stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com); [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com); [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com); [optisoo@gmail.com](mailto:optisoo@gmail.com); [doncourson@hotmail.com](mailto:doncourson@hotmail.com); [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com); [sarahhianabee@gmail.com](mailto:sarahhianabee@gmail.com); [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com); [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com); [zaharie@comcast.net](mailto:zaharie@comcast.net); Diane McKillop [dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com); [amayablanc@gmail.com](mailto:amayablanc@gmail.com);

Christopher McKillop [cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com); Lauren Loosveldt [lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com); [amyerdt@icloud.com](mailto:amyerdt@icloud.com); Greg Hemer [greghemermilw@gmail.com](mailto:greghemermilw@gmail.com); Adam Khosroabadi [adam.khosro@gmail.com](mailto:adam.khosro@gmail.com); Robert Massey [rcmassey@gmail.com](mailto:rcmassey@gmail.com); [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com); Joseph Briglio [BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov); Laura Weigel [Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov); Scott Stauffer [StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

**This Message originated outside your organization.**

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Hello Everyone,

I wanted to provide an update on a couple of the issues mentioned in this thread.

First, regarding the parking situation on Harrison Street, I will be formally requesting a modification to the site plan. My proposal is to shift the pedestrian access for the four rear units, which do not have dedicated parking, to Home Avenue instead of Harrison. As you know, there is more on-street parking available on Home Avenue, and I hope this change will help alleviate some of the parking congestion on Harrison that many of you are concerned about. Please be aware that this would be a deviation from the previously approved plans, so its approval is not guaranteed. I will certainly keep you informed of the outcome.

Second, I want to clarify that I own the south side of the development only. Regarding the arborvitae on Home Avenue, I also agree that they present a significant safety concern. **I have already contacted Tim Salyers to request that the street be temporarily closed at Home Avenue until this issue can be resolved.** Unfortunately, I do not have control over the trees themselves, and it appears the current property owners are resistant to having them removed.

I hope this provides some clarity, and I will continue to update you as I have more information.

Sincerely,

Alec

On Mon, Apr 28, 2025 at 10:18 AM Victoria Shah  
<[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)> wrote:

Hello,

I am adding Alec, the builder, to this email so he can respond to some of your concerns.

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**From:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>

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**Sent:** Wednesday, April 30, 2025 10:51 AM

**To:** Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>

**Cc:** Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>; Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; [levgarnett@comcast.net](mailto:levgarnett@comcast.net); [dkruse8@gmail.com](mailto:dkruse8@gmail.com); WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com); [stephan\\_tripp@yahoo.com](mailto:stephan_tripp@yahoo.com); [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com); [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com); [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com); [optisoo@gmail.com](mailto:optisoo@gmail.com); [doncourson@hotmail.com](mailto:doncourson@hotmail.com); [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com); [sarahianabee@gmail.com](mailto:sarahianabee@gmail.com); [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com); [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com); [zaharie@comcast.net](mailto:zaharie@comcast.net); Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; [amyerdtd@icloud.com](mailto:amyerdtd@icloud.com); Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com); Joseph Briglio <[Briglioj@milwaukieoregon.gov](mailto:Briglioj@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

Thank you Alec for the information on the potential shifting of the pedestrian accessway. I do appreciate the acknowledgement of the community's concern and I hope we can continue these conversations. I did have one clarifying question for yourself and the council. For Alec, would this new proposal replace your current proposal to develop the land on Home into another complex or would this work around that? And for the City, have you received this new proposal from Alec and what are the steps to follow?

Amaya

On Wed, Apr 30, 2025 at 10:41 AM Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)> wrote:

Thank you for the outline of the meeting. I have a couple of clarifying questions ahead of the meeting.

1. Community comments are slated to last 5 minutes. Will this be lengthened to accommodate public comments from all neighbors who would like to comment?
2. Are we required to submit written comments ahead of the meeting or can we speak at the meeting without submitting written comments?
3. Will submitted written comments be read at the meeting if someone is unable to attend the meeting?

Thank you!

Heather

On Mon, Apr 28, 2025 at 4:47 PM Emma Sagor

<[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)> wrote:

Greetings Heather, Allison, and all,

Thanks again for the continued correspondence on this. As I noted previously, I will address the range of issues brought up in this thread during the May 6 Council meeting. This will include:

- **Clarification re: the land use decisions and state regulations that got us to where we are today, and a response to the overlay idea proposed below:**  
While I truly appreciate the frustrations raised and the ideas proposed, the city is limited in many ways due to new state laws and can't adopt code that contradicts what is mandated under House Bill 2001 (Middle-Housing Bill) or the state's Climate-Friendly and Equitable Communities (CFEC) rules.
- **Clarification re: city authority regarding contractor license review and approval:** I also appreciate the questions raised on this topic. We are consulting with state building code staff to confirm our understanding of what cities can and can't consider in terms of approving a building permit.
- **Update on code enforcement re: arborvitae:** Please know we agree with the need for these shrubs to come out for visibility reasons. Code enforcement has communicated a deadline of May 4 to the property owner, and I believe they may be coming down today.
- **Response to feedback on the Harrison Street connection**

Allison, to your question about what you and other neighbors can do, I recommend you tune in or attend that May 6 meeting to hear my full response and, if you'd like, provide further public comment at that time for staff and Council to consider.

To clarify how that May 6 meeting will look: When we get to

the community comments portion of the meeting, the Mayor will ask me if there is any response to comments submitted at or since the last meeting. That is where I will provide my full response. Then members of the public are welcome to testify and provide further comment (up to three minutes each). Council and staff do not respond to newly received comments at the meeting; any new comments provided will be responded to (if they require a response) at the following meeting. Council can also consider putting an agenda item on a future meeting if they so choose.

Thanks again for including us in this thread. Staff will likely limit our responses until that May 6 meeting just so we can ensure a full, complete, robust response to all points raised. I also have again removed all Councilmembers except the Mayor to avoid violations of the public meeting law but will be forwarding this to all Council for their awareness.

Best wishes,

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](https://www.milwaukieoregon.gov/10501-SE-Main-St.-Milwaukie-OR-97222)

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**From:** Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>

**Sent:** Saturday, April 26, 2025 11:18 AM

**To:** Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>

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

<[KelverB@milwaukieoregon.gov](mailto:KelverB@milwaukieoregon.gov)>; Tamara Wissbaum

<[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>; Sandy Conley

<[slconley@msn.com](mailto:slconley@msn.com)>; Cameron McKillop

<[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Lisa Batey

<[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Rolanne

Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; [leygarnett@comcast.net](mailto:leygarnett@comcast.net);  
[dkruse8@gmail.com](mailto:dkruse8@gmail.com); WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>;  
[philmc333335@gmail.com](mailto:philmc333335@gmail.com); [stephan\\_tripp@yahoo.com](mailto:stephan_tripp@yahoo.com);  
[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com); [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com);  
[thomas@wizzcpa.com](mailto:thomas@wizzcpa.com); [optisoo@gmail.com](mailto:optisoo@gmail.com);  
[doncourson@hotmail.com](mailto:doncourson@hotmail.com); [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com);  
[sarahianabee@gmail.com](mailto:sarahianabee@gmail.com); [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com);  
[mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com); [zaharie@comcast.net](mailto:zaharie@comcast.net); Diane McKillop  
<[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; [amayablanc@gmail.com](mailto:amayablanc@gmail.com);  
Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt  
<[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; [amyerdt@icloud.com](mailto:amyerdt@icloud.com); Greg Hemer  
<[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; Adam Khosroabadi  
<[adam.khosro@gmail.com](mailto:adam.khosro@gmail.com)>; Robert Massey  
<[rcmassey@gmail.com](mailto:rcmassey@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com); Joseph  
Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel  
<[WeigelL@milwaukieoregon.gov](mailto:WeigelL@milwaukieoregon.gov)>; Scott Stauffer  
<[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>

**Subject:** Re: re-send RE: information overview in response to  
comments on MHL-2025-001 and -002

**This Message originated outside your organization.**

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Hello everyone,

I would like to voice my support for Allison's proposal to reconsider the extension of Harrison St. and would also like to know the next steps to try to make this happen. As construction has moved forward, we have already experienced frequent issues with work crews parking illegally as there are simply not enough places for them to park their vehicles. I anticipate that as the houses are built and occupied, these problems with parking will continue due to the increased number of cars in the neighborhood. I would like to see the Harrison St. extension revised to be a two way street with curbed sidewalks on both sides. This would also likely eliminate the problem of cars parking on the sidewalk while allowing emergency vehicles to easily enter the area. Additionally, building the street out would provide more on street parking to whoever would be living in the new houses, which would do a lot to address one of the primary concerns that I have (not enough parking and unsafe and illegal driving and parking of vehicles near our house).

I would also like to note again that the arborvitae are still creating a significant safety concern that I have repeatedly contacted code enforcement about, with no resolution of the issue. It was my understanding that removing vegetation over 3 feet high that blocked visibility was a condition of approval for the development and I would like to see this addressed as soon as possible, preferably before construction continues as warnings alone clearly are not working to resolve the issue. It is difficult both to see cars when crossing Home Ave in a car and to be seen by cars when using the crosswalk as a pedestrian. We have had cars not see us until the last minute while walking our two young children in their stroller. It is extremely frustrating to have public amenities be difficult and unsafe to use because of one person's refusal to follow regulations. For reference, I've attached a photo of the arborvitae and the responses I have received from code enforcement.

Thank you,

Heather

On Sat, Apr 26, 2025 at 9:24 AM Allison McManus  
<[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)> wrote:

Hi Everyone,

I want to thank everyone for being engaged with the development happening on Harrison Street. Engagement whether in opposition or support is what being part of a community is and shows people are passionate about making this a lasting and vibrant place to live.

I want to lay out some information that I think gets to the heart of some of the opposition to development on Harrison Street:

- The Mission Park neighborhood and surrounding area was zoned R5 until June 2022.

- The proposal to continue Harrison street and divide the existing lots facing Home St. into additional new lots on Harrison was approved in March 2022, while zoned R5.
  - I know this led me to believe there would be no more than four new homes in the neighborhood. I think many of us in the neighborhood were very surprised, and feel a bit tricked, about the exponential change in allowed density.
  - The timing of these changes further feels like we were purposefully deceived about what was going to happen in the neighborhood.

#### Proposals

There are two things I would like to see examined regarding the neighborhood:

1. I would like to propose an overlay zone that limits density building to 50% of the maximum allowed by city code when there is an existing parent lot that has maximized density building within 100 feet.
  - a. This is in line with the spirit of density housing while maintaining the character of a neighborhood. Duplexes, etc. could still be built within 100ft of the maximized parent lot, but it would prevent one single area from being oversaturated with one single type of dense housing.
    - i. Ex. The parent lots at 5026 and 5036 Harrison Street are being built to maximum density currently. My lot, which is within the 100 ft, would be limited to 50% of the allowed maximum.

ii. Additionally, if something like this had been in place prior to construction, only 5026 or 5036 Harrison Street would have been allowed to build to maximum density, in this case four small homes. The neighboring lot would have been limited to two homes or a duplex.

b. I'm proposing this specifically for our neighborhood, although I would encourage the city to look at this at a larger scale. Adopting a compromise policy like this will likely prevent many future situations similar to this one in other neighborhoods.

2. I would like to propose the extension of Harrison street is re-evaluated and takes the new increased population of the neighborhood into account.

a. The decision to make it a one way was made when the assumption was R5 compliant homes would be built on the new lots. Now under MD zoning, the one way status, width of the street, visibility, number of cars entering the neighborhood from 51st, etc. may no longer be appropriate or safe.

#### Next steps

What are the appropriate steps I can take as a citizen to request these two proposals?

- From the other emails on the chain I've learned there is a City Council meeting on May 6th.
  - I will plan on attending.
- I can provide public comment [here](#).
  - Is this how I can ensure my concerns are addressed at the May 6th city council meeting?
- Emma, Brett- What else can I or the community do to

follow the processes in place to express our concerns and work with the city towards a mutually agreeable solution?

Best,  
Allison Kruse

On Wed, Apr 23, 2025 at 4:34 PM Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)> wrote:

Good afternoon all,

Thank you for including me on this thread. For those that I haven't met yet, my name is Emma Sagor and I'm Milwaukie's City Manager. I've been following along with the emails from neighbors as well as speaking with our various departments to obtain a better grasp of all the issues at hand. I've read a lot of genuine concerns from the neighborhood and respectful replies from our staff (thank you, Brett).

As myriad issues, concerns, and questions have been raised, I plan to respond fully during the City Council's [next regular session](#) (May 6<sup>th</sup>). I will do so during the Community Comments portion of the meeting, where we hold time for the City Manager to respond to correspondence that has been received since the last regular session. While some of the issues/concerns that have been raised are beyond the city's purview and relate to state statute that we are required to implement, I will do my best to respond to all the topics raised and to help clarify roles, responsibilities, and opportunities in my response.

I also want to note that I removed all Councilmembers except the Mayor from this thread to avoid any violations of the public meeting law—I will provide my email to the full Council separately, however, so they are aware of my response and plan to address these topics on May 6<sup>th</sup>. If you want to listen to my response, either in person or online, you are more than welcome—details on how to join meetings and provide public comment, if you are so inclined, can be [found](#)

[here](#). If you are unable to make the meeting, I also plan on submitting my responses in writing so that they can be part of the record and shareable with the neighborhood.

Again, I want to thank you for taking the time to write in and share your concerns. I appreciate the frustrations expressed and look forward to sharing more information about how we got here and the path forward in a couple weeks.

Best wishes,

Emma

### **Emma Sagor**

City Manager

she • her • hers

503.786.7573 (o) • 360.852.2014 (m)

City of Milwaukie

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**From:** Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>  
**Sent:** Wednesday, April 23, 2025 11:39 AM  
**To:** Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>  
**Cc:** Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Adam Khosroabadi <[KhosroabadiA@milwaukieoregon.gov](mailto:KhosroabadiA@milwaukieoregon.gov)>; Robert Massey <[MasseyR@milwaukieoregon.gov](mailto:MasseyR@milwaukieoregon.gov)>; William Anderson <[AndersonW@milwaukieoregon.gov](mailto:AndersonW@milwaukieoregon.gov)>; Rebecca Stavenjord <[StavenjordR@milwaukieoregon.gov](mailto:StavenjordR@milwaukieoregon.gov)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; [leygarnett@comcast.net](mailto:leygarnett@comcast.net); [dkruse8@gmail.com](mailto:dkruse8@gmail.com); WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; Heather Buchanan <[Buchanan.heathera@gmail.com](mailto:Buchanan.heathera@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com); [stephan\\_trippl@yahoo.com](mailto:stephan_trippl@yahoo.com); [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com);

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Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Joseph Briglio  
<[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>

**Subject:** Re: re-send RE: information overview in response to  
comments on MHL-2025-001 and -002

**This Message originated outside your organization.**

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Thank you, Sandy and Cameron for your detailed  
feedback and findings on this unfortunate project  
happening in our neighborhood.

Tom and I agree that the lack of transparency regarding  
this project is very concerning and disappointing. We have  
also considered moving.

We, too moved to Milwaukie, and this specific  
neighborhood, for better livability.

At the inception of this project, before it began, the current  
homeowners expressed their concerns to the city.  
Providing detailed feedback for the reasons for their  
concerns. Then to have the City of Milwaukie not follow  
through with their promises and/or compromises, shows  
me that their word, written or spoken, has no value and  
they don't care if they retain their current residents.

Since the City of Milwaukie didn't take the time to  
properly vet the chosen builder/contractor, who has

numerous legal issues and has been fined for hiring unlicensed subcontractors, then didn't inform the community, only reinforces their lack of transparency, and lack of care and concern for their current residents. If they are not honest and transparent about this important matter, what else they are hiding?

The amount of congestion, noise, and the potential of erroneous activity possibly coming into our neighborhood, is also a big concern.

Cramming 8 homes, not of the same size, type and quality, into that small proposed area, will only bring down the value of the existing properties.

This entire project is one big disappointment.

Tamara Wissbaum

Tom Wissbaum

10450 SE 51st Ave

**From:** [Tamara Wissbaum](#)  
**To:** [Allison McManus](#)  
**Cc:** [Heather Buchanan](#); [Cameron McKillop](#); [Alec Shah](#); [Amaya Blanco Chapin](#); [Axisrn13@gmail.com](#); [Brett Kelder](#); [Christopher McKillop](#); [Diane McKillop](#); [Emma Sagor](#); [Greg Hemer](#); [Jeremy.Lorence@nwnatural.com](#); [Joseph Briglio](#); [Laura Weigel](#); [Lauren Loosveldt](#); [Lisa Batey](#); [Rolanne Stafford](#); [Sandy Conley](#); [Scott Stauffer](#); [WAYNE HOUCK](#); [amyerd@icloud.com](#); [corinn@chapeltheatremilwaukie.com](#); [dkruse8@gmail.com](#); [doncourson@hotmail.com](#); [leygarnett@comcast.net](#); [mypalvalmal@gmail.com](#); [philmc333335@gmail.com](#); [robreynolds567@gmail.com](#); [sarahianabee@gmail.com](#); [stephan\\_tripp@yahoo.com](#); [thomas@wizzcpa.com](#); [victoriarystadt@gmail.com](#); [waugh.eg@gmail.com](#); [zaharie@comcast.net](#)  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002  
**Date:** Wednesday, May 28, 2025 11:33:32 AM

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**This Message originated outside your organization.**

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Thank you, Allison, for sharing your photos.

This is just more evidence of the pitiful way this project has gone from the beginning, and the lack of regard for the existing homeowners.

The City of Milwaukie should be ashamed for allowing such an awful project. Then continually blaming others and not accepting any responsibility for letting it happen.

The owner/builder should be ashamed for their greed!!! Trying to squeeze 8 homes onto a lot originally zoned R5, for a single family home, is excessive and wrong.

Even with the zoning law changes, 8 homes with no garages or places to park for a potential future resident, and their possible guests, is just greed!!! Which only benefits the City, and the owner/builder. It's certainly not for the betterment of the neighborhood and the surrounding community.

It's obvious all the promises/compromises proposed before the project started were more lies, and half truths from the City of Milwaukie, and the owner/builder.

The property owner/builder just tried to tell the concerned home owners "what they wanted to hear," with no intention of ever following through.

This whole project has been shady, sad, and quite frankly, downright disgusting, from the very beginning.

Tamara

Sent from my iPhone

On May 28, 2025, at 8:56 AM, Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)> wrote:

Hi Everyone,

We're going in weeks now with the construction crews working on the cottage

cluster illegally parking in the neighborhood. It's a huge slap in the face to homeowners that the rules don't apply to anyone trying to make money out of this neighborhood and are only enforced on people trying to raise their families and build a community here.

Do something about it.

Alec- please tell your crews to stop. Some are literally parked next to the no parking signs

City council-keep your promises to this community and enforce the law

Neighbors- don't tolerate it, call non emergency and report it when you see it

This immediate disregard for the neighborhood and city laws is exactly what everyone in the neighborhood has been concerned about.

On Mon, May 12, 2025 at 4:37 PM Heather Buchanan  
<[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)> wrote:

Hello,

I share the same concerns that have been brought up by neighbors. I appreciate you proposing a potential solution, but blocking the street with bollards will not solve the deeper issues and I fear it would actually cause more sidewalk parking, while simultaneously making a street unusable to residents. Personally, I would like to see the northern sidewalk extended to Home Avenue, where it can be protected from the road by a curb and vegetation strip, and have Harrison Street expanded to be a street with a curb and parking. The woonerf street has already proven insufficient for the current level of development and will only become more inadequate when 20 more houses are built and occupied. The garage that it was created to preserve has already been detached from the house it was a part of and converted into a duplex. The scope of this development has more than quadrupled from what we were told when the woonerf street was agreed upon as a compromise and the street needs to be reconfigured to accommodate the greatly expanded size of this project. One of the reasons I am so concerned about on street parking is that we have already had multiple people park on the sidewalk of the woonerf and we have construction crews illegally park for convenience nearly every day that construction work is being done. If people cannot find spaces to park legally now, why should we have any confidence in the adequacy of current on street parking when 20 additional houses are built? Reconfiguring the Harrison Street extension would provide more on street parking and would physically prevent cars from parking on the sidewalk.

On Sun, May 11, 2025 at 2:27 PM Cameron McKillop  
<[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)> wrote:

Hi Alec,

I want to echo the concerns already shared by my neighbors.

This proposal doesn't address the root issue created when the variance was granted allowing your garage to remain, which resulted in a narrower roadway. There should be a full-width road with proper sidewalks and curbs for pedestrian safety.

When you increased the number of homes in our neighborhood, the city should have reassessed the parking situation. Two street parking spots are not sufficient. While I understand the city can't require off-street parking, I do believe they can require more adequate street parking to accommodate the added density.

If you're genuinely coming to the table with us, I hope you'll bring a proposal that meaningfully addresses the full scope of the problems this development has caused instead of shifting the responsibility onto the city.

Best regards,

Cameron McKillop

On Sun, May 11, 2025 at 2:13 PM Tamara Wissbaum

<[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)> wrote:

I agree with Sandy and Amaya.

My point for even bringing up the bollards was to explain to Will that not installing the bollards when they said they were going to, was just another thing that wasn't followed through on, from the beginning of this project.

To me, it's clear, that the concerns of the Mission Park residents and the surrounding residents that this project will impact the most, was never a concern for the city or developer. Promises/compromises were made just to placate the residents with no intention of follow through.

Being misled, and the lack of real transparency, from the beginning, is sad and pitiful.

Tamara  
Sent from my iPhone

On May 11, 2025, at 11:33 AM, Amaya Blanco Chapin

<[amayablanc@gmail.com](mailto:amayablanc@gmail.com)> wrote:

I second Sandy's sentiment on the bollards. I believe the idea of the bollards originally came up when the city wanted to open up the cul-de-sac despite residents strong disapproval.

Personally I viewed the bollards, along with the shrinking of the street into a single lane, as a sort of concession from the City to address neighbor's concerns surrounding street usage of Harrison street as a cut through. Adding the bollards back into the project at this point does nothing to address the real issues of this project and will only create another impediment for residents to safely use the streets we pay taxes to use.

Sincerely,

Amaya Blanco Chapin

On Sun, May 11, 2025 at 6:01 AM Sandy Conley  
<[slconley@msn.com](mailto:slconley@msn.com)> wrote:

Alec,

I'm not sure the bollards placed on Harrison to Home would solve the issues for the 51st street residents. It is my understanding King St. will be improved and will be similar to the Linwood project. If this happens, when it happens, access to 51st will be more difficult due to the heavy traffic on King St. Being able to exit on Harison would be essential. Also, placing a bollard on Harrison and Home would not stop folks for having to park on 51st since very little parking is available in the surrounding neighborhood. I don't see this as a solution to anything at this time, but perhaps I am missing something.

FYI to the group, we walked by the newer development on Jackson St. that consists of 5 townhouses with driveways and garages. Each unit had two vehicles parked in their driveway. I bring this up to emphasize again that this neighborhood requires you to drive. I really hope that developers keep the community in mind when they propose the middle housing. Quality of life is important for future residents too.

Sandy

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**From:** Alec Shah <[alec@shahhousingsolutions.com](mailto:alec@shahhousingsolutions.com)>

**Sent:** Friday, May 9, 2025 1:02 PM

**To:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>

**Cc:** Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>; Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com) <[Axisrn13@gmail.com](mailto:Axisrn13@gmail.com)>; Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; [leygarnett@comcast.net](mailto:leygarnett@comcast.net) <[leygarnett@comcast.net](mailto:leygarnett@comcast.net)>; [dkruse8@gmail.com](mailto:dkruse8@gmail.com) <[dkruse8@gmail.com](mailto:dkruse8@gmail.com)>; WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com) <[philmc333335@gmail.com](mailto:philmc333335@gmail.com)>; Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>; [stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com) <[stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com)>; [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com) <[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)>; [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com) <[corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com)>; [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com) <[thomas@wizzcpa.com](mailto:thomas@wizzcpa.com)>; [doncourson@hotmail.com](mailto:doncourson@hotmail.com) <[doncourson@hotmail.com](mailto:doncourson@hotmail.com)>; [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com) <[robreynolds567@gmail.com](mailto:robreynolds567@gmail.com)>; [sararhianabee@gmail.com](mailto:sararhianabee@gmail.com) <[sararhianabee@gmail.com](mailto:sararhianabee@gmail.com)>; [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com) <[waugh.eg@gmail.com](mailto:waugh.eg@gmail.com)>; [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com) <[mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com)>; [zaharie@comcast.net](mailto:zaharie@comcast.net) <[zaharie@comcast.net](mailto:zaharie@comcast.net)>; Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; [amyerdt@icloud.com](mailto:amyerdt@icloud.com) <[amyerdt@icloud.com](mailto:amyerdt@icloud.com)>; Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com) <[Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com)>; Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

Hi Everyone,

I watched the meeting the other night. The bollards seem to be a consistent talking point. **Emma, I would like to**

**propose installing two or three bollards where Harrison connects to Home ave.** There is really no reason to have through traffic on this small street when it is not needed and I echo the neighbors concerns about safety. I think everyone involved would be happier with the bollards in place.

I will install the bollards as long as they are not ridiculously expensive. If the city is on board with installing the bollards please send me a spec of what you want or I can present something as well. Let me know, Thanks.

On Wed, Apr 30, 2025 at 5:11 PM Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)> wrote:

Thank you Brett.

Sincerely,

Amaya Blanco Chapin

On Wed, Apr 30, 2025 at 4:27 PM Brett Kolver <[KolverB@milwaukieoregon.gov](mailto:KolverB@milwaukieoregon.gov)> wrote:

(I don't think Amaya's email included Alec's recent note, so I'm adding it back in below my response. I am copying Alec as well, since I don't think he was on the To-list for Amaya's note.)

Amaya et al,

For reference, I'm (re-)attaching the site plan that Alec sent earlier with a proposed walkway leading to Home Avenue from the four rear units at 5026 & 5036 SE Harrison St. We received and reviewed the idea and confirmed it should meet the applicable code requirements, which focus on providing a pedestrian walkway to a public street—Alec's proposal would do that. The walkway needs to be at least 3 ft wide and constructed with a hard surface material. So, that is a workable alternative if Alec chooses.

My understanding of the other question below about whether the proposed quadplex on the lot where the re-routed walkway would go is as follows—the proposed quadplex would still be built, with the shared walkway running across the northern portion of that lot (Lot 4 from the 2022 subdivision). I'll let Alec confirm—I don't think he received Amaya's email with the question.

## **BRETT KELVER, AICP, CFM**

Senior Planner

he • him • his

**From:** Alec Shah [alec@shahsolutions.com](mailto:alec@shahsolutions.com)

**Sent:** Monday, April 28, 2025 10:44 AM

**To:** Victoria Shah [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)

**Cc:** Heather Buchanan [buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com); Allison McManus [mcmanusal@gmail.com](mailto:mcmanusal@gmail.com); Emma Sagor [SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov); Brett Kolver [KolverB@milwaukieoregon.gov](mailto:KolverB@milwaukieoregon.gov); Tamara Wissbaum [wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net); Sandy Conley [slconley@msn.com](mailto:slconley@msn.com); Cameron McKillop [cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com); Lisa Batey [BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov); [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Rolanne Stafford [rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com); [leygarnett@comcast.net](mailto:leygarnett@comcast.net); [dkruse8@gmail.com](mailto:dkruse8@gmail.com); WAYNE HOUCK [whouck65@gmail.com](mailto:whouck65@gmail.com); [philmc333335@gmail.com](mailto:philmc333335@gmail.com); [stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com); [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com); [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com); [optisoo@gmail.com](mailto:optisoo@gmail.com); [doncourson@hotmail.com](mailto:doncourson@hotmail.com); [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com); [sararhianabee@gmail.com](mailto:sararhianabee@gmail.com); [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com); [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com); [zaharie@comcast.net](mailto:zaharie@comcast.net); Diane McKillop [dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com); [amayablanc@gmail.com](mailto:amayablanc@gmail.com); Christopher McKillop [cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com); Lauren Loosveldt [lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com); [amyerdt@icloud.com](mailto:amyerdt@icloud.com); Greg Hemer [greghemermilw@gmail.com](mailto:greghemermilw@gmail.com); Adam Khosroabadi [adam.khosro@gmail.com](mailto:adam.khosro@gmail.com); Robert Massey [rcmassey@gmail.com](mailto:rcmassey@gmail.com); [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com); Joseph Briglio [BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov); Laura Weigel

[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov); Scott Stauffer

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

**Subject:** Re: re-send RE: information overview in response to comments on MHLD-2025-001 and -002

**This Message originated outside your organization.**

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Hello Everyone,

I wanted to provide an update on a couple of the issues mentioned in this thread.

First, regarding the parking situation on Harrison Street, I will be formally requesting a modification to the site plan. My proposal is to shift the pedestrian access for the four rear units, which do not have dedicated parking, to Home Avenue instead of Harrison. As you know, there is more on-street parking available on Home Avenue, and I hope this change will help alleviate some of the parking congestion on Harrison that many of you are concerned about. Please be aware that this would be a deviation from the previously approved plans, so its approval is not guaranteed. I will certainly keep you informed of the outcome.

Second, I want to clarify that I own the south side of the development only. Regarding the arborvitae on Home Avenue, I also agree that they present a significant safety concern. **I have already contacted Tim Salyers to request that the street be temporarily closed at Home Avenue until this issue can be resolved.** Unfortunately, I do not have control over the trees themselves, and it appears the current property owners are resistant to having them removed.

I hope this provides some clarity, and I will continue to update you as I have more information.

Sincerely,

Alec

On Mon, Apr 28, 2025 at 10:18 AM Victoria Shah  
<[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)> wrote:

Hello,

I am adding Alec, the builder, to this email so he can  
respond to some of your concerns.

---

**From:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>

**Sent:** Wednesday, April 30, 2025 10:51 AM

**To:** Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>

**Cc:** Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Allison  
McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Brett Kelter  
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<[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Scott Stauffer

<[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

Thank you Alec for the information on the potential shifting of the pedestrian accessway. I do appreciate the acknowledgement of the community's concern and I hope we can continue these conversations. I did have one clarifying question for yourself and the council. For Alec, would this new proposal replace your current proposal to develop the land on Home into another complex or would this work around that? And for the City, have you received this new proposal from Alec and what are the steps to follow?

Amaya

On Wed, Apr 30, 2025 at 10:41 AM Heather Buchanan <[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)> wrote:

Thank you for the outline of the meeting. I have a couple of clarifying questions ahead of the meeting.

1. Community comments are slated to last 5 minutes. Will this be lengthened to accommodate public comments from all neighbors who would like to comment?
2. Are we required to submit written comments ahead of the meeting or can we speak at the meeting without submitting written comments?
3. Will submitted written comments be read at the meeting if someone is unable to attend the meeting?

Thank you!

Heather

On Mon, Apr 28, 2025 at 4:47 PM Emma Sagor  
<[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)> wrote:

Greetings Heather, Allison, and all,

Thanks again for the continued correspondence on this. As I noted previously, I will address the range of issues brought up in this thread during the May 6 Council meeting. This will include:

- **Clarification re: the land use decisions and state regulations that got us to where we are today, and a response to the overlay idea proposed below:** While I truly appreciate the frustrations raised and the ideas proposed, the city is limited in many ways due to new state laws and can't adopt code that contradicts what is mandated under House Bill 2001 (Middle-Housing Bill) or the state's Climate-Friendly and Equitable Communities (CFEC) rules.
- **Clarification re: city authority regarding contractor license review and approval:** I also appreciate the questions raised on this topic. We are consulting with state building code staff to confirm our understanding of what cities can and can't consider in terms of approving a building permit.
- **Update on code enforcement re: arborvitae:** Please know we agree with the need for these shrubs to come out for visibility reasons. Code enforcement has communicated a deadline of May 4 to the property owner, and I believe they may be coming down today.
- **Response to feedback on the Harrison Street connection**

Allison, to your question about what you and other neighbors can do, I recommend you tune in or attend that May 6 meeting to hear my full response and, if you'd like, provide further public comment at that time for staff and Council to consider.

To clarify how that May 6 meeting will look: When we get to the community comments portion of the meeting, the Mayor will ask me if there is any response to comments submitted at or since the last meeting. That is where I will provide my full response. Then members of the public are welcome to testify and provide further comment (up to three minutes each). Council and staff do not respond to newly received comments at the meeting; any new comments provided will be responded to (if they require a response) at the following meeting. Council can also consider putting an agenda item on a future meeting if they so choose.

Thanks again for including us in this thread. Staff will likely limit our responses until that May 6 meeting just so we can ensure a full, complete, robust response to all points raised. I also have again removed all Councilmembers except the Mayor to avoid violations of the public meeting law but will be forwarding this to all Council for their awareness.

Best wishes,

Emma

**Emma Sagor**

City Manager

she • her • hers

503.786.7573 (o) • 360.852.2014 (m)

City of Milwaukie

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**From:** Heather Buchanan

<[buchanan.heathera@gmail.com](mailto:buchanan.heathera@gmail.com)>

**Sent:** Saturday, April 26, 2025 11:18 AM

**To:** Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>

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

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**Subject:** Re: re-send RE: information overview in  
response to comments on MHL-2025-001 and -002

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Hello everyone,

I would like to voice my support for Allison's proposal to reconsider the extension of Harrison St. and would also like to know the next steps to try to make this happen. As construction has moved forward, we have already experienced frequent issues with work crews parking illegally as there are simply not enough places for them to park their vehicles. I anticipate that as the houses are built and occupied, these problems with parking will continue

due to the increased number of cars in the neighborhood. I would like to see the Harrison St. extension revised to be a two way street with curbed sidewalks on both sides. This would also likely eliminate the problem of cars parking on the sidewalk while allowing emergency vehicles to easily enter the area. Additionally, building the street out would provide more on street parking to whoever would be living in the new houses, which would do a lot to address one of the primary concerns that I have (not enough parking and unsafe and illegal driving and parking of vehicles near our house).

I would also like to note again that the arborvitae are still creating a significant safety concern that I have repeatedly contacted code enforcement about, with no resolution of the issue. It was my understanding that removing vegetation over 3 feet high that blocked visibility was a condition of approval for the development and I would like to see this addressed as soon as possible, preferably before construction continues as warnings alone clearly are not working to resolve the issue. It is difficult both to see cars when crossing Home Ave in a car and to be seen by cars when using the crosswalk as a pedestrian. We have had cars not see us until the last minute while walking our two young children in their stroller. It is extremely frustrating to have public amenities be difficult and unsafe to use because of one person's refusal to follow regulations. For reference, I've attached a photo of the arborvitae and the responses I have received from code enforcement.

Thank you,

Heather

On Sat, Apr 26, 2025 at 9:24 AM Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)> wrote:

Hi Everyone,

I want to thank everyone for being engaged with the development happening on Harrison Street. Engagement whether in opposition or support is what being part of a community is and shows people are passionate about making this a lasting and vibrant place to live.

I want to lay out some information that I think gets to the heart of some of the opposition to development on Harrison Street:

- The Mission Park neighborhood and surrounding area was zoned R5 until June 2022.
- The proposal to continue Harrison street and divide the existing lots facing Home St. into additional new lots on Harrison was approved in March 2022, while zoned R5.
  - I know this led me to believe there would be no more than four new homes in the neighborhood. I think many of us in the neighborhood were very surprised, and feel a bit tricked, about the exponential change in allowed density.
  - The timing of these changes further feels like we were purposefully deceived about what was going to happen in the neighborhood.

#### Proposals

There are two things I would like to see examined regarding the neighborhood:

1. I would like to propose an overlay zone that limits density building to 50% of the maximum allowed by city code when there is an existing parent lot that has maximized density building within 100

feet.

- a. This is in line with the spirit of density housing while maintaining the character of a neighborhood. Duplexes, etc. could still be built within 100ft of the maximized parent lot, but it would prevent one single area from being oversaturated with one single type of dense housing.
  - i. Ex. The parent lots at 5026 and 5036 Harrison Street are being built to maximum density currently. My lot, which is within the 100 ft, would be limited to 50% of the allowed maximum.
  - ii. Additionally, if something like this had been in place prior to construction, only 5026 or 5036 Harrison Street would have been allowed to build to maximum density, in this case four small homes. The neighboring lot would have been limited to two homes or a duplex.
- b. I'm proposing this specifically for our neighborhood, although I would encourage the city to look at this at a larger scale. Adopting a compromise policy like this will likely prevent many future situations similar to this one in other neighborhoods.

2. I would like to propose the extension of Harrison street is re-evaluated and takes the new increased population of the neighborhood into account.

a. The decision to make it a one way was made when the assumption was R5 compliant homes would be built on the new lots. Now under MD zoning, the one way status, width of the street, visibility, number of cars entering the neighborhood from 51st, etc. may no longer be appropriate or safe.

Next steps

What are the appropriate steps I can take as a citizen to request these two proposals?

- From the other emails on the chain I've learned there is a City Council meeting on May 6th.
  - I will plan on attending.
- I can provide public comment [here](#).
  - Is this how I can ensure my concerns are addressed at the May 6th city council meeting?
- Emma, Brett- What else can I or the community do to follow the processes in place to express our concerns and work with the city towards a mutually agreeable solution?

Best,  
Allison Kruse

On Wed, Apr 23, 2025 at 4:34 PM Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)> wrote:

Good afternoon all,

Thank you for including me on this thread. For those that I haven't met yet, my name is Emma Sagor and I'm Milwaukie's City Manager. I've been following along with the emails from neighbors as well as speaking with our various departments to obtain a better grasp of all the issues at hand. I've read a lot of genuine concerns from the neighborhood and respectful replies from our staff (thank you, Brett).

As myriad issues, concerns, and questions have

been raised, I plan to respond fully during the City Council's [next regular session](#) (May 6<sup>th</sup>). I will do so during the Community Comments portion of the meeting, where we hold time for the City Manager to respond to correspondence that has been received since the last regular session. While some of the issues/concerns that have been raised are beyond the city's purview and relate to state statute that we are required to implement, I will do my best to respond to all the topics raised and to help clarify roles, responsibilities, and opportunities in my response.

I also want to note that I removed all Councilmembers except the Mayor from this thread to avoid any violations of the public meeting law—I will provide my email to the full Council separately, however, so they are aware of my response and plan to address these topics on May 6<sup>th</sup>. If you want to listen to my response, either in person or online, you are more than welcome—details on how to join meetings and provide public comment, if you are so inclined, can be [found here](#). If you are unable to make the meeting, I also plan on submitting my responses in writing so that they can be part of the record and shareable with the neighborhood.

Again, I want to thank you for taking the time to write in and share your concerns. I appreciate the frustrations expressed and look forward to sharing more information about how we got here and the path forward in a couple weeks.

Best wishes,

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:** Tamara Wissbaum

<[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>

**Sent:** Wednesday, April 23, 2025 11:39 AM

**To:** Sandy Conley <[sconley@msn.com](mailto:sconley@msn.com)>

**Cc:** Cameron McKillop

<[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Brett Kelter

<[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Adam

Khosroabadi

<[KhosroabadiA@milwaukieoregon.gov](mailto:KhosroabadiA@milwaukieoregon.gov)>; Robert

Massey <[MasseyR@milwaukieoregon.gov](mailto:MasseyR@milwaukieoregon.gov)>;

William Anderson

<[AndersonW@milwaukieoregon.gov](mailto:AndersonW@milwaukieoregon.gov)>; Rebecca

Stavenjord <[StavenjordR@milwaukieoregon.gov](mailto:StavenjordR@milwaukieoregon.gov)>;

Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; Allison

McManus <[mcmansal@gmail.com](mailto:mcmansal@gmail.com)>;

[Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Rolanne Stafford

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[leygarnett@comcast.net](mailto:leygarnett@comcast.net); [dkruse8@gmail.com](mailto:dkruse8@gmail.com);

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[corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com);

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Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>;

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<[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Lauren Loosveldt

<[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; [amverdt@icloud.com](mailto:amverdt@icloud.com);

Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; Adam

Khosroabadi <[adam.khosro@gmail.com](mailto:adam.khosro@gmail.com)>; Robert

Massey <[rcmassey@gmail.com](mailto:rcmassey@gmail.com)>;

[Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com); Emma Sagor

<[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Joseph Briglio

<[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

**This Message originated outside your organization.**

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Thank you, Sandy and Cameron for your detailed feedback and findings on this unfortunate project happening in our neighborhood.

Tom and I agree that the lack of transparency regarding this project is very concerning and disappointing. We have also considered moving.

We, too moved to Milwaukie, and this specific neighborhood, for better livability.

At the inception of this project, before it began, the current homeowners expressed their concerns to the city. Providing detailed feedback for the reasons for their concerns. Then to have the City of Milwaukie not follow through with their promises and/or compromises, shows me that their word, written or spoken, has no value and they don't care if they retain their current residents.

Since the City of Milwaukie didn't take the time to properly vet the chosen builder/contractor, who has numerous legal issues and has been fined for hiring unlicensed subcontractors, then didn't inform the community, only reinforces their lack of transparency, and lack of care and concern for their current residents. If they are not honest and transparent about this important matter, what else they are hiding?

The amount of congestion, noise, and the potential of erroneous activity possibly coming into our neighborhood, is also a big concern.

Cramming 8 homes, not of the same size, type and quality, into that small proposed area, will only bring down the value of the existing properties.

This entire project is one big disappointment.

Tamara Wissbaum

Tom Wissbaum

10450 SE 51st Ave

<IMG\_2128.jpeg>

<IMG\_2129.jpeg>

<IMG\_2128.jpeg>

<IMG\_2129.jpeg>

**From:** [Amaya Blanco Chapin](#)  
**To:** [Tamara Wissbaum](#)  
**Cc:** [Allison McManus](#); [Heather Buchanan](#); [Cameron McKillop](#); [Alec Shah](#); [Axisrn13@gmail.com](#); [Brett Kelter](#); [Christopher McKillop](#); [Diane McKillop](#); [Emma Sagor](#); [Greg Hemer](#); [Jeremy.Lorence@nwnatural.com](#); [Joseph Briglio](#); [Laura Weigel](#); [Lauren Loosveldt](#); [Lisa Batey](#); [Rolanne Stafford](#); [Sandy Conley](#); [Scott Stauffer](#); [WAYNE HOUCK](#); [amyerdt@icloud.com](#); [corinn@chapeltheatremilwaukie.com](#); [dkruse8@gmail.com](#); [doncourson@hotmail.com](#); [leygarnett@comcast.net](#); [mypalvalmal@gmail.com](#); [philmc333335@gmail.com](#); [robreynolds567@gmail.com](#); [sararhianabee@gmail.com](#); [stephan\\_trip@yahoo.com](#); [thomas@wizzcpa.com](#); [victoriarystadt@gmail.com](#); [waugh.eg@gmail.com](#); [zaharie@comcast.net](#)  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002  
**Date:** Wednesday, May 28, 2025 11:57:55 AM

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**This Message originated outside your organization.**

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Unfortunately I have given up on reporting anything to the City because they have shown time and time again that they will not take any action. The fact that it took the City **years** to open up Harrison St, against **ALL** the neighbors wishes, and now we can barely even use it because there is construction blocking it every single day is beyond frustrating. We are already seeing proof of the issue we are all worried about when it comes to lack of parking, but the City's solution is to have neighbors call the non-emergency line everyday to report parking violations instead of creating a real solution.

Has anyone from the City taken up any invitations to come down and visit the project site? If not, they really should do so soon. In my opinion it is still not too late to "fix" this project, but it will be soon. If this was not all about greed, the developer would leave the front lots open for parking instead of jamming another 4 tiny homes in front of the 4 back lots. This issue could easily be resolved, but the City refuses to apply common sense to their decision making.

For me, this entire project has left a very bad taste in my mouth when it comes to the City of Milwaukie and their priorities. I used to brag to anyone that would listen about how awesome Milwaukie is and how they should move here from Portland to avoid many of the density issues Portland is dealing with right now. Unfortunately I do not think I will be able to continue doing that now that I've seen that the City of Milwaukie is determined to repeat the same mistakes of Portland.

Amaya

**From:** [Sandy Conley](#)  
**To:** [Amaya Blanco Chapin](#); [Tamara Wissbaum](#)  
**Cc:** [Allison McManus](#); [Heather Buchanan](#); [Cameron McKillop](#); [Alec Shah](#); [Axisrn13@gmail.com](#); [Brett Kelter](#); [Christopher McKillop](#); [Diane McKillop](#); [Emma Sagor](#); [Greg Hemer](#); [Jeremy.Lorence@nwnatural.com](#); [Joseph Briglio](#); [Laura Weigel](#); [Lauren Loosveldt](#); [Lisa Batey](#); [Rolanne Stafford](#); [Scott Stauffer](#); [WAYNE HOUCK](#); [amyerd@icloud.com](#); [corinn@chapeltheatremilwaukie.com](#); [dkruse8@gmail.com](#); [doncourson@hotmail.com](#); [leygarnett@comcast.net](#); [mypalvalmal@gmail.com](#); [philmc333335@gmail.com](#); [robreynolds567@gmail.com](#); [sararhianabee@gmail.com](#); [stephan\\_trip@yahoo.com](#); [thomas@wizzcpa.com](#); [victoriarystadt@gmail.com](#); [waugh.eg@gmail.com](#); [zaharie@comcast.net](#)  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002  
**Date:** Wednesday, May 28, 2025 2:03:02 PM

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**This Message originated outside your organization.**

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As these emails have pointed out again, parking is an issue in this neighborhood. My concern is that the construction workers will be forced to park in the limited spaces that we all have available if they cannot use the left side of the road on Harrison in the Mission Hills development. Is there a possibility of reviewing the no-parking at the end of 51st where it connects to Harrison street? The street is more accessible now and that area was designated no parking because of the dead-end street in order to allow emergency vehicles to turn around. Opening up that side of the street now could create nice parking for the workers and new residents in the area. The City has said they will look at other ways to make this neighborhood more liveable, creating parking where none is provided at the home is a great place to start. We have no doubt folks will need to park their vehicles. The other two new developments near our neighborhood are very attractive and do allow for parking, something Alec could have considered on this project. From what I've read and what the City said, their hands are tied if a developer submits a proposal that does not include parking. The lack of parking on this project is the inconsideration of the builder, whom the city could not deny and apparently who does not care about the livability of our neighborhoods.

Sandy Conley

---

**From:** Amaya Blanco Chapin <amayablanc@gmail.com>  
**Sent:** Wednesday, May 28, 2025 11:57 AM  
**To:** Tamara Wissbaum <wissbaumtam@comcast.net>  
**Cc:** Allison McManus <mcmansal@gmail.com>; Heather Buchanan <Buchanan.heathera@gmail.com>; Cameron McKillop <cameron.mckillop17@gmail.com>; Alec Shah <alec@shahhousingsolutions.com>; Axisrn13@gmail.com <Axisrn13@gmail.com>; Brett Kelter <KelterB@milwaukieoregon.gov>; Christopher McKillop <cjmckillop5@gmail.com>; Diane McKillop <dianemckillop5@gmail.com>; Emma Sagor <SagorE@milwaukieoregon.gov>; Greg Hemer <greghemermilw@gmail.com>; Jeremy.Lorence@nwnatural.com <Jeremy.Lorence@nwnatural.com>; Joseph Briglio <BriglioJ@milwaukieoregon.gov>; Laura Weigel <WeigelL@milwaukieoregon.gov>; Lauren Loosveldt <lloosvel.pnw@gmail.com>; Lisa Batey <BateyL@milwaukieoregon.gov>; Rolanne Stafford <rolanne.stafford@gmail.com>; Sandy Conley <slconley@msn.com>; Scott Stauffer <StaufferS@milwaukieoregon.gov>; WAYNE HOUCK <whouck65@gmail.com>; amyerd@icloud.com <amyerd@icloud.com>;

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**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

Unfortunately I have given up on reporting anything to the City because they have shown time and time again that they will not take any action. The fact that it took the City **years** to open up Harrison St, against **ALL** the neighbors wishes, and now we can barely even use it because there is construction blocking it every single day is beyond frustrating. We are already seeing proof of the issue we are all worried about when it comes to lack of parking, but the City's solution is to have neighbors call the non-emergency line everyday to report parking violations instead of creating a real solution.

Has anyone from the City taken up any invitations to come down and visit the project site? If not, they really should do so soon. In my opinion it is still not too late to "fix" this project, but it will be soon. If this was not all about greed, the developer would leave the front lots open for parking instead of jamming another 4 tiny homes in front of the 4 back lots. This issue could easily be resolved, but the City refuses to apply common sense to their decision making.

For me, this entire project has left a very bad taste in my mouth when it comes to the City of Milwaukie and their priorities. I used to brag to anyone that would listen about how awesome Milwaukie is and how they should move here from Portland to avoid many of the density issues Portland is dealing with right now. Unfortunately I do not think I will be able to continue doing that now that I've seen that the City of Milwaukie is determined to repeat the same mistakes of Portland.

Amaya

**From:** [Sandy Conley](#)  
**To:** [Amaya Blanco Chapin](#); [Tamara Wissbaum](#)  
**Cc:** [Allison McManus](#); [Heather Buchanan](#); [Cameron McKillop](#); [Alec Shah](#); [Axisrn13@gmail.com](#); [Brett Kelter](#); [Christopher McKillop](#); [Diane McKillop](#); [Emma Sagor](#); [Greg Hemer](#); [Jeremy.Lorence@nwnatural.com](#); [Joseph Briglio](#); [Laura Weigel](#); [Lauren Loosveldt](#); [Lisa Batey](#); [Rolanne Stafford](#); [Scott Stauffer](#); [WAYNE HOUCK](#); [amyerd@icloud.com](#); [corinn@chapeltheatremilwaukie.com](#); [dkruse8@gmail.com](#); [doncourson@hotmail.com](#); [leygarnett@comcast.net](#); [mypalvalmal@gmail.com](#); [philmc333335@gmail.com](#); [robreynolds567@gmail.com](#); [sararhianabee@gmail.com](#); [stephan\\_tripp@yahoo.com](#); [thomas@wizzcpa.com](#); [victoriarystadt@gmail.com](#); [waugh.eg@gmail.com](#); [zaharie@comcast.net](#)  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002  
**Date:** Thursday, May 29, 2025 7:33:26 AM

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To add to Amaya's concerns, I am sitting in my remote office this morning watching the workers arrive driving way too quickly through a residential area. There are children, pets, walkers, cyclists, etc., on our streets. They should obey the speed limit. Alec, if you could please ask them to drive slowly through our neighborhood it would be greatly appreciated. They should respect the neighborhood they are working in, it is not an industrial development. I also witnessed someone collecting plastic bottles the workers had discarded throughout the project. This bottle collector had quite the full bag and I do not believe he is your employee since he rode up on a bicycle. The workers should pick up after themselves each day. Again, this is a residential neighborhood.

Sandy

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**From:** Sandy Conley <slconley@msn.com>  
**Sent:** Wednesday, May 28, 2025 2:02 PM  
**To:** Amaya Blanco Chapin <amayablanc@gmail.com>; Tamara Wissbaum <wissbaumtam@comcast.net>  
**Cc:** Allison McManus <mcmanusal@gmail.com>; Heather Buchanan <Buchanan.heathera@gmail.com>; Cameron McKillop <cameron.mckillop17@gmail.com>; Alec Shah <alec@shahhousingsolutions.com>; Axisrn13@gmail.com <Axisrn13@gmail.com>; Brett Kelter <KelterB@milwaukieoregon.gov>; Christopher McKillop <cjmckillop5@gmail.com>; Diane McKillop <dianemckillop5@gmail.com>; Emma Sagor <SagorE@milwaukieoregon.gov>; Greg Hemer <greghemermilw@gmail.com>; Jeremy.Lorence@nwnatural.com <Jeremy.Lorence@nwnatural.com>; Joseph Briglio <Briglioj@milwaukieoregon.gov>; Laura Weigel <WeigelL@milwaukieoregon.gov>; Lauren Loosveldt <lloosvel.pnw@gmail.com>; Lisa Batey <BateyL@milwaukieoregon.gov>; Rolanne Stafford <rolanne.stafford@gmail.com>; Scott Stauffer <StaufferS@milwaukieoregon.gov>; WAYNE HOUCK <whouck65@gmail.com>; amyerd@icloud.com <amyerd@icloud.com>; corinn@chapeltheatremilwaukie.com <corinn@chapeltheatremilwaukie.com>; dkruse8@gmail.com <dkruse8@gmail.com>; doncourson@hotmail.com <doncourson@hotmail.com>; leygarnett@comcast.net <leygarnett@comcast.net>; mypalvalmal@gmail.com <mypalvalmal@gmail.com>; philmc333335@gmail.com <philmc333335@gmail.com>; robreynolds567@gmail.com <robreynolds567@gmail.com>; sararhianabee@gmail.com <sararhianabee@gmail.com>; stephan\_tripp@yahoo.com <stephan\_tripp@yahoo.com>; thomas@wizzcpa.com

<thomas@wizzcpa.com>; victoriarystadt@gmail.com <victoriarystadt@gmail.com>;  
waugh.eg@gmail.com <waugh.eg@gmail.com>; zaharie@comcast.net <zaharie@comcast.net>  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and  
-002

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Sandy Conley

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**Sent:** Wednesday, May 28, 2025 11:57 AM  
**To:** Tamara Wissbaum <wissbaumtam@comcast.net>  
**Cc:** Allison McManus <mcmansal@gmail.com>; Heather Buchanan <Buchanan.heathera@gmail.com>; Cameron McKillop <cameron.mckillop17@gmail.com>; Alec Shah <alec@shahhousingsolutions.com>; Axisrn13@gmail.com <Axisrn13@gmail.com>; Brett Kelter <KelterB@milwaukieoregon.gov>; Christopher McKillop <cjmckillop5@gmail.com>; Diane McKillop <dianemckillop5@gmail.com>; Emma Sagor <SagorE@milwaukieoregon.gov>; Greg Hemer <greghemermilw@gmail.com>; Jeremy.Lorence@nwnatural.com <Jeremy.Lorence@nwnatural.com>; Joseph Briglio <BriglioJ@milwaukieoregon.gov>; Laura Weigel <WeigelL@milwaukieoregon.gov>; Lauren Loosveldt <lloosvel.pnw@gmail.com>; Lisa Batey <BateyL@milwaukieoregon.gov>; Rolanne Stafford <rolanne.stafford@gmail.com>; Sandy Conley <slconley@msn.com>; Scott Stauffer <StaufferS@milwaukieoregon.gov>; WAYNE HOUCK <whouck65@gmail.com>; amyerdt@icloud.com <amyerdt@icloud.com>; corinn@chapeltheatremilwaukie.com <corinn@chapeltheatremilwaukie.com>; dkruse8@gmail.com <dkruse8@gmail.com>; doncourson@hotmail.com <doncourson@hotmail.com>; leygarnett@comcast.net <leygarnett@comcast.net>; mypalvalmal@gmail.com <mypalvalmal@gmail.com>; philmc333335@gmail.com <philmc333335@gmail.com>; robreynolds567@gmail.com <robreynolds567@gmail.com>; sararhianabee@gmail.com <sararhianabee@gmail.com>; stephan\_tripp@yahoo.com <stephan\_tripp@yahoo.com>;

thomas@wizzcpa.com <thomas@wizzcpa.com>; victoriarystadt@gmail.com  
<victoriarystadt@gmail.com>; waugh.eg@gmail.com <waugh.eg@gmail.com>;  
zaharie@comcast.net <zaharie@comcast.net>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and  
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Amaya

**From:** [Tamara Wissbaum](#)  
**To:** [Sandy Conley](#)  
**Cc:** [Amaya Blanco Chapin](#); [Allison McManus](#); [Heather Buchanan](#); [Cameron McKillop](#); [Alec Shah](#); [Axisrn13@gmail.com](#); [Brett Kelder](#); [Christopher McKillop](#); [Diane McKillop](#); [Emma Sagor](#); [Greg Hemer](#); [Jeremy.Lorence@nwnatural.com](#); [Joseph Briglio](#); [Laura Weigel](#); [Lauren Loosveldt](#); [Lisa Batey](#); [Rolanne Stafford](#); [Scott Stauffer](#); [WAYNE HOUCK](#); [amyerd@icloud.com](#); [corinn@chapeltheatremilwaukie.com](#); [dkruse8@gmail.com](#); [doncourson@hotmail.com](#); [leygarnett@comcast.net](#); [mypalvalmal@gmail.com](#); [philmc333335@gmail.com](#); [robreynolds567@gmail.com](#); [sarahianabee@gmail.com](#); [stephan\\_trip@yahoo.com](#); [thomas@wizzcpa.com](#); [victoriarystadt@gmail.com](#); [waugh.eg@gmail.com](#); [zaharie@comcast.net](#)  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002  
**Date:** Thursday, May 29, 2025 8:53:53 AM

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**This Message originated outside your organization.**

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Good morning, all

I do not want the removal of the No Parking sign that's on the fence with the reflectors, at the end of 51st.

If I lived in Jeffrey and Jacqueline's house I really wouldn't want the No Parking sign removed.

Tom and I have the fire hydrant in front of our house, which already limits our guest parking. I truly don't want anyone from this pitiful new development to park in our neighborhood.

We, as a community, have been inconvenienced and unheard from the beginning. Why should we expect anything different at this point. Anything said by the City of Milwaukie or the owner/builder would just be more lies or half truths.

I have no confidence that the City of Milwaukie and/or the builder will adhere to the law or will follow through with the promises and compromises made.

If leaving the original No Parking sign up on the fence is all we get, I guess that's a small concession.

I will be surprised when/if a new resident moves in to that development that they adhere to the No Parking signs/the laws. My guess is they will park anywhere as close to their place as they can get, whether it's legal or not.

It's very sad our beautiful community and the existing tax paying residents have been put in this awful situation by the City of Milwaukie and the owner/builder.

Tamara  
Sent from my iPhone

On May 29, 2025, at 7:33 AM, Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)> wrote:

To add to Amaya's concerns, I am sitting in my remote office this morning watching the workers arrive driving way too quickly through a residential area.

There are children, pets, walkers, cyclists, etc., on our streets. They should obey the speed limit. Alec, if you could please ask them to drive slowly through our neighborhood it would be greatly appreciated. They should respect the neighborhood they are working in, it is not an industrial development. I also witnessed someone collecting plastic bottles the workers had discarded throughout the project. This bottle collector had quite the full bag and I do not believe he is your employee since he rode up on a bicycle. The workers should pick up after themselves each day. Again, this is a residential neighborhood.

Sandy

---

**From:** Sandy Conley <slconley@msn.com>

**Sent:** Wednesday, May 28, 2025 2:02 PM

**To:** Amaya Blanco Chapin <amayablanc@gmail.com>; Tamara Wissbaum <wissbaumtam@comcast.net>

**Cc:** Allison McManus <mcmmanual@gmail.com>; Heather Buchanan <Buchanan.heathera@gmail.com>; Cameron McKillop <cameron.mckillop17@gmail.com>; Alec Shah <alec@shahhousingsolutions.com>; Axisrn13@gmail.com <Axisrn13@gmail.com>; Brett Kelter <KelterB@milwaukieoregon.gov>; Christopher McKillop <cjmckillop5@gmail.com>; Diane McKillop <dianemckillop5@gmail.com>; Emma Sagor <SagorE@milwaukieoregon.gov>; Greg Hemer <greghemermilw@gmail.com>; Jeremy.Lorence@nwnatural.com <Jeremy.Lorence@nwnatural.com>; Joseph Briglio <Briglioj@milwaukieoregon.gov>; Laura Weigel <WeigelL@milwaukieoregon.gov>; Lauren Loosveldt <lloosvel.pnw@gmail.com>; Lisa Batey <BateyL@milwaukieoregon.gov>; Rolanne Stafford <rolanne.stafford@gmail.com>; Scott Stauffer <StaufferS@milwaukieoregon.gov>; WAYNE HOUCK <whouck65@gmail.com>; amyerd@icloud.com <amyerd@icloud.com>; corinn@chapeltheatremilwaukie.com <corinn@chapeltheatremilwaukie.com>; dkruse8@gmail.com <dkruse8@gmail.com>; doncourson@hotmail.com <doncourson@hotmail.com>; leygarnett@comcast.net <leygarnett@comcast.net>; mypalvalmal@gmail.com <mypalvalmal@gmail.com>; philmc333335@gmail.com <philmc333335@gmail.com>; robreynolds567@gmail.com <robreynolds567@gmail.com>; sararhianabee@gmail.com <sararhianabee@gmail.com>; stephan\_trip@yaho.com <stephan\_trip@yaho.com>; thomas@wizzcpa.com <thomas@wizzcpa.com>; victoriarystadt@gmail.com <victoriarystadt@gmail.com>; waugh.eg@gmail.com <waugh.eg@gmail.com>; zaharie@comcast.net <zaharie@comcast.net>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

As these emails have pointed out again, parking is an issue in this neighborhood. My concern is that the construction workers will be forced to park in the limited spaces that we all have available if they cannot use the left side of the road on

Harrison in the Mission Hills development. Is there a possibility of reviewing the no-parking at the end of 51st where it connects to Harrison street? The street is more accessible now and that area was designated no parking because of the dead-end street in order to allow emergency vehicles to turn around. Opening up that side of the street now could create nice parking for the workers and new residents in the area. The City has said they will look at other ways to make this neighborhood more liveable, creating parking where none is provided at the home is a great place to start. We have no doubt folks will need to park their vehicles. The other two new developments near our neighborhood are very attractive and do allow for parking, something Alec could have considered on this project. From what I've read and what the City said, their hands are tied if a developer submits a proposal that does not include parking. The lack of parking on this project is the inconsideration of the builder, whom the city could not deny and apparently who does not care about the livability of our neighborhoods.

Sandy Conley

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**From:** Amaya Blanco Chapin <amayablanc@gmail.com>  
**Sent:** Wednesday, May 28, 2025 11:57 AM  
**To:** Tamara Wissbaum <wissbaumtam@comcast.net>  
**Cc:** Allison McManus <mcmmanual@gmail.com>; Heather Buchanan <Buchanan.heathera@gmail.com>; Cameron McKillop <cameron.mckillop17@gmail.com>; Alec Shah <alec@shahhousingsolutions.com>; Axisrn13@gmail.com <Axisrn13@gmail.com>; Brett Kelter <KelterB@milwaukieoregon.gov>; Christopher McKillop <cjmckillop5@gmail.com>; Diane McKillop <dianemckillop5@gmail.com>; Emma Sagor <SagorE@milwaukieoregon.gov>; Greg Hemer <greghemermilw@gmail.com>; Jeremy.Lorence@nwnatural.com <Jeremy.Lorence@nwnatural.com>; Joseph Briglio <BriglioJ@milwaukieoregon.gov>; Laura Weigel <WeigelL@milwaukieoregon.gov>; Lauren Loosveldt <lloosvel.pnw@gmail.com>; Lisa Batey <BateyL@milwaukieoregon.gov>; Rolanne Stafford <rolanne.stafford@gmail.com>; Sandy Conley <slconley@msn.com>; Scott Stauffer <StaufferS@milwaukieoregon.gov>; WAYNE HOUCK <whouck65@gmail.com>; amyerdt@icloud.com <amyerdt@icloud.com>; corinn@chapeltheatremilwaukie.com <corinn@chapeltheatremilwaukie.com>; dkruse8@gmail.com <dkruse8@gmail.com>; doncourson@hotmail.com <doncourson@hotmail.com>; leygarnett@comcast.net <leygarnett@comcast.net>; mypalvalmal@gmail.com <mypalvalmal@gmail.com>; philmc333335@gmail.com <philmc333335@gmail.com>; robreynolds567@gmail.com <robreynolds567@gmail.com>; sararhianabee@gmail.com <sararhianabee@gmail.com>; stephan\_trippp@yahoo.com <stephan\_trippp@yahoo.com>; thomas@wizzcpa.com <thomas@wizzcpa.com>; victoriarystadt@gmail.com <victoriarystadt@gmail.com>; waugh.eg@gmail.com <waugh.eg@gmail.com>; zaharie@comcast.net <zaharie@comcast.net>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

Unfortunately I have given up on reporting anything to the City because they have shown time and time again that they will not take any action. The fact that it took the City **years** to open up Harrison St, against **ALL** the neighbors wishes, and now we can barely even use it because there is construction blocking it every single day is beyond frustrating. We are already seeing proof of the issue we are all worried about when it comes to lack of parking, but the City's solution is to have neighbors call the non-emergency line everyday to report parking violations instead of creating a real solution.

Has anyone from the City taken up any invitations to come down and visit the project site? If not, they really should do so soon. In my opinion it is still not too late to "fix" this project, but it will be soon. If this was not all about greed, the developer would leave the front lots open for parking instead of jamming another 4 tiny homes in front of the 4 back lots. This issue could easily be resolved, but the City refuses to apply common sense to their decision making.

For me, this entire project has left a very bad taste in my mouth when it comes to the City of Milwaukee and their priorities. I used to brag to anyone that would listen about how awesome Milwaukee is and how they should move here from Portland to avoid many of the density issues Portland is dealing with right now. Unfortunately I do not think I will be able to continue doing that now that I've seen that the City of Milwaukee is determined to repeat the same mistakes of Portland.

Amaya

**From:** [Christopher McKillop](#)  
**To:** [Lisa Batey](#); [Dylan Kruse](#)  
**Cc:** [Sandy Conley](#); [Amaya Blanco Chapin](#); [Tamara Wissbaum](#); [Allison McManus](#); [Heather Buchanan](#); [Cameron McKillop](#); [Alec Shah](#); [Axisrn13@gmail.com](#); [Brett Kelder](#); [Diane McKillop](#); [Emma Sagor](#); [Greg Hemer](#); [Jeremy.Lorence@nwnatural.com](#); [Joseph Briglio](#); [Laura Weigel](#); [Lauren Loosveldt](#); [Rolanne Stafford](#); [Scott Stauffer](#); [WAYNE HOUCK](#); [amyerdt@icloud.com](#); [corinn@chapeltheatremilwaukie.com](#); [doncourson@hotmail.com](#); [leygarnett@comcast.net](#); [mypalvalmal@gmail.com](#); [philmc333335@gmail.com](#); [robreynolds567@gmail.com](#); [sarahianabee@gmail.com](#); [stephan\\_tripp@yahoo.com](#); [thomas@wizzcpa.com](#); [victoriarystadt@gmail.com](#); [waugh.eg@gmail.com](#); [zaharie@comcast.net](#)  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002  
**Date:** Thursday, May 29, 2025 8:45:14 PM

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Lisa,

I also appreciate your engagement on this. I have asked this before, and Dylan Kruse touches on this subject, but there are other cities in Oregon that have implemented middle housing. I haven't done a complete comparison but I suspect West Linn and others have more parking requirements for this type of development. Has anyone at the city done a compare and contrast with its interpretation and implementation of the State's middle housing statute? I know the model ordinance had to be adopted if cities didn't meet a certain deadline to adopt their own ordinance.

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**From:** Lisa Batey <BateyL@milwaukieoregon.gov>  
**Sent:** Thursday, May 29, 2025 6:08:55 PM  
**To:** Dylan Kruse <dkruse8@gmail.com>  
**Cc:** Sandy Conley <slconley@msn.com>; Amaya Blanco Chapin <amayablanc@gmail.com>; Tamara Wissbaum <wissbaumtam@comcast.net>; Allison McManus <mcmanusal@gmail.com>; Heather Buchanan <Buchanan.heathera@gmail.com>; Cameron McKillop <cameron.mckillop17@gmail.com>; Alec Shah <alec@shahhousingsolutions.com>; Axisrn13@gmail.com <Axisrn13@gmail.com>; Brett Kelder <KelderB@milwaukieoregon.gov>; Christopher McKillop <cjmckillop5@gmail.com>; Diane McKillop <dianemckillop5@gmail.com>; Emma Sagor <SagorE@milwaukieoregon.gov>; Greg Hemer <greghemermilw@gmail.com>; Jeremy.Lorence@nwnatural.com <Jeremy.Lorence@nwnatural.com>; Joseph Briglio <Briglioj@milwaukieoregon.gov>; Laura Weigel <WeigelL@milwaukieoregon.gov>; Lauren Loosveldt <lloosvel.pnw@gmail.com>; Rolanne Stafford <rolanne.stafford@gmail.com>; Scott Stauffer <StaufferS@milwaukieoregon.gov>; WAYNE HOUCK <whouck65@gmail.com>; amyerdt@icloud.com <amyerdt@icloud.com>; corinn@chapeltheatremilwaukie.com <corinn@chapeltheatremilwaukie.com>; doncourson@hotmail.com <doncourson@hotmail.com>; leygarnett@comcast.net <leygarnett@comcast.net>; mypalvalmal@gmail.com <mypalvalmal@gmail.com>; philmc333335@gmail.com <philmc333335@gmail.com>; robreynolds567@gmail.com <robreynolds567@gmail.com>; sarahianabee@gmail.com <sarahianabee@gmail.com>; stephan\_tripp@yahoo.com <stephan\_tripp@yahoo.com>; thomas@wizzcpa.com <thomas@wizzcpa.com>; victoriarystadt@gmail.com

<victoriarystadt@gmail.com>; waugh.eg@gmail.com <waugh.eg@gmail.com>;  
zaharie@comcast.net <zaharie@comcast.net>

**Subject:** RE: re-send RE: information overview in response to comments on MHL-2025-001 and  
-002

Alas, it is my understanding that cottage clusters are allowed outright by state law on  
any residentially-zoned lot. See part 4 of these regulations:

[OAR 660-046-0220 – Middle Housing Siting Standards in Large Cities](#)

But, again, these are the kinds of things we want to explore at the Middle Housing Town  
Hall, so do make a list of questions like this.

**Lisa M. Batey, Mayor (she/her)**

City of Milwaukie

E-mail: [bateyl@milwaukieoregon.gov](mailto:bateyl@milwaukieoregon.gov)

Message line: 503-786-7512

---

**From:** Dylan Kruse <dkruse8@gmail.com>

**Sent:** Thursday, May 29, 2025 5:58 PM

**To:** Lisa Batey <BateyL@milwaukieoregon.gov>

**Cc:** Sandy Conley <slconley@msn.com>; Amaya Blanco Chapin <amayablanc@gmail.com>; Tamara  
Wissbaum <wissbaumtam@comcast.net>; Allison McManus <mcmanusal@gmail.com>; Heather  
Buchanan <Buchanan.heathera@gmail.com>; Cameron McKillop  
<cameron.mckillop17@gmail.com>; Alec Shah <alec@shahhousingsolutions.com>;  
Axisrn13@gmail.com; Brett Kelter <KelterB@milwaukieoregon.gov>; Christopher McKillop  
<cjmckillop5@gmail.com>; Diane McKillop <dianemckillop5@gmail.com>; Emma Sagor  
<SagorE@milwaukieoregon.gov>; Greg Hemer <greghemermilw@gmail.com>;  
Jeremy.Lorence@nwnatural.com; Joseph Briglio <BriglioJ@milwaukieoregon.gov>; Laura Weigel  
<WeigelL@milwaukieoregon.gov>; Lauren Loosveldt <lloosvel.pnw@gmail.com>; Rolanne Stafford  
<rolanne.stafford@gmail.com>; Scott Stauffer <StaufferS@milwaukieoregon.gov>; WAYNE HOUCK  
<whouck65@gmail.com>; amyerd@icloud.com; corinn@chapeltheatremilwaukie.com;  
doncourson@hotmail.com; leygarnett@comcast.net; mypalvalmal@gmail.com;  
philmc333335@gmail.com; robreynolds567@gmail.com; sararhianabee@gmail.com;  
stephan\_tripp@yahoo.com; thomas@wizzcpa.com; victoriarystadt@gmail.com;  
waugh.eg@gmail.com; zaharie@comcast.net

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and  
-002

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Lisa,

Thanks for responding to this chain and for your willingness to engage with the  
neighborhood. As part of these discussions I'd encourage you to include a conversation

about the City's optional decision to allow for cottage cluster (disconnected quads) developments.

My understanding is that while the state law allows for density up to quadplexes on previous R5 lots, the City voluntarily opted to allow for an additional option to permit the cottage cluster model. I raise this because I think a lot of the concern/frustration from neighbors is arising from the layout decision to pack these tiny houses in with no spacing, as opposed to more balanced approaches we've seen in mid-size housing elsewhere in the area.

For example, just a couple of blocks over there are duplexes and triplexes that have driveways that allow for more space, density, and sufficient off site parking for vehicles. Those houses also sold immediately because they are providing amenities that homeowners/renters are looking for, and it prevented transportation and infrastructure disputes. Elsewhere these cottage clusters have remained unsold for months and are increasingly likely to get snatched up as rental units rather than individual ownership.

I respect and understand that the City may not be able to do anything to limit the state law, but I do think it's worth considering if these additional permitted decisions are potentially creating more problems than solutions to develop affordable mid size housing and balance livability concerns. Apologies if my understanding of the cottage cluster ordinance is inaccurate.

Thanks for your consideration.

Dylan

On Thu, May 29, 2025, 5:32 PM Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)> wrote:

Hello, Harrison/Home neighbors –

For a few weeks now, I have been the only member of council on these email chains. That was by design, so as to avoid problems under Oregon's public meeting laws. I very much appreciate everyone respecting the City Manager's request to keep it to only me on the chain.

That said, I do think it is time that the rest of the Council saw your concerns, so I have asked the City Recorder, Scott Stauffer, to add this email chain to the Council packet for next Tuesday's meeting (regular session). I believe that Mr. Stauffer has captured

the various emails that came across (it is not one clear through-chain). The packet will go out tomorrow, and this, like any other communications about items *not* on Tuesday's agenda, should appear in the back of the packet.

Also, ever since the testimony and emails on this, I have been in conversation with City Manager Sagor about the need for more public education and discourse around middle housing – what we are mandated to do/allow by the state and what tools we have to address or try to minimize impacts to neighborhoods. Not focused exclusively on your neighborhood, but on a cross-section of the proposals and projects that have been submitted and approved around Milwaukie. The Council will likely be holding this Middle Housing Town Hall in the latter half of July – it will be in the July Pilot and widely advertised ahead of time. So please stay tuned for more details on that.

I saw that the Police Department has promised more patrols, so I hope at least some of the problems caused by the construction crews will come to an end. Thank you for your patience as well as your perseverance on this.

**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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**Sent:** Thursday, May 29, 2025 7:33 AM

**To:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>

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**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

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Sandy

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**Sent:** Wednesday, May 28, 2025 2:02 PM

**To:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>

**Cc:** Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Heather Buchanan <[Buchanan.heathera@gmail.com](mailto:Buchanan.heathera@gmail.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Alec Shah <[alec@shahhousingsolutions.com](mailto:alec@shahhousingsolutions.com)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com) <[Axisrn13@gmail.com](mailto:Axisrn13@gmail.com)>; Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com) <[Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com)>; Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>; WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [amyerd@icloud.com](mailto:amyerd@icloud.com) <[amyerd@icloud.com](mailto:amyerd@icloud.com)>; [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com) <[corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com)>; [dkruse8@gmail.com](mailto:dkruse8@gmail.com) <[dkruse8@gmail.com](mailto:dkruse8@gmail.com)>; [doncourson@hotmail.com](mailto:doncourson@hotmail.com) <[doncourson@hotmail.com](mailto:doncourson@hotmail.com)>; [leygarnett@comcast.net](mailto:leygarnett@comcast.net) <[leygarnett@comcast.net](mailto:leygarnett@comcast.net)>; [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com) <[mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com) <[philmc333335@gmail.com](mailto:philmc333335@gmail.com)>; [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com) <[robreynolds567@gmail.com](mailto:robreynolds567@gmail.com)>; [sarahhianabee@gmail.com](mailto:sarahhianabee@gmail.com) <[sarahhianabee@gmail.com](mailto:sarahhianabee@gmail.com)>; [stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com) <[stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com)>; [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com) <[thomas@wizzcpa.com](mailto:thomas@wizzcpa.com)>; [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com) <[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)>; [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com) <[waugh.eg@gmail.com](mailto:waugh.eg@gmail.com)>; [zaharie@comcast.net](mailto:zaharie@comcast.net) <[zaharie@comcast.net](mailto:zaharie@comcast.net)>

**Subject:** Re: re-send RE: information overview in response to comments on MHLD-2025-001 and -002

As these emails have pointed out again, parking is an issue in this neighborhood. My concern is that the construction workers will be forced to park in the limited spaces that we all have available if they cannot use the left side of the road on Harrison in the Mission Hills development. Is there a possibility of reviewing the no-parking at the end of 51st where it

connects to Harrison street? The street is more accessible now and that area was designated no parking because of the dead-end street in order to allow emergency vehicles to turn around. Opening up that side of the street now could create nice parking for the workers and new residents in the area. The City has said they will look at other ways to make this neighborhood more liveable, creating parking where none is provided at the home is a great place to start. We have no doubt folks will need to park their vehicles. The other two new developments near our neighborhood are very attractive and do allow for parking, something Alec could have considered on this project. From what I've read and what the City said, their hands are tied if a developer submits a proposal that does not include parking. The lack of parking on this project is the inconsideration of the builder, whom the city could not deny and apparently who does not care about the livability of our neighborhoods.

Sandy Conley

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**Sent:** Wednesday, May 28, 2025 11:57 AM  
**To:** Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>  
**Cc:** Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Heather Buchanan <[Buchanan.heathera@gmail.com](mailto:Buchanan.heathera@gmail.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Alec Shah <[alec@shahhousingsolutions.com](mailto:alec@shahhousingsolutions.com)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com) <[Axisrn13@gmail.com](mailto:Axisrn13@gmail.com)>; Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Greg Hemer <[grehemermilw@gmail.com](mailto:grehemermilw@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com) <[Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com)>; Joseph Briglio <[Briglioj@milwaukieoregon.gov](mailto:Briglioj@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Lauren Loosveldt <[loosvel.pnw@gmail.com](mailto:loosvel.pnw@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>; WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [amyerd@icloud.com](mailto:amyerd@icloud.com) <[amyerd@icloud.com](mailto:amyerd@icloud.com)>; [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com) <[corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com)>; [dkruse8@gmail.com](mailto:dkruse8@gmail.com) <[dkruse8@gmail.com](mailto:dkruse8@gmail.com)>; [doncourson@hotmail.com](mailto:doncourson@hotmail.com) <[doncourson@hotmail.com](mailto:doncourson@hotmail.com)>; [leygarnett@comcast.net](mailto:leygarnett@comcast.net) <[leygarnett@comcast.net](mailto:leygarnett@comcast.net)>; [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com) <[mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com) <[philmc333335@gmail.com](mailto:philmc333335@gmail.com)>; [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com) <[robreynolds567@gmail.com](mailto:robreynolds567@gmail.com)>; [sarahianabee@gmail.com](mailto:sarahianabee@gmail.com) <[sarahianabee@gmail.com](mailto:sarahianabee@gmail.com)>; [stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com) <[stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com)>; [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com) <[thomas@wizzcpa.com](mailto:thomas@wizzcpa.com)>; [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com) <[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)>; [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com) <[waugh.eg@gmail.com](mailto:waugh.eg@gmail.com)>; [zaharie@comcast.net](mailto:zaharie@comcast.net) <[zaharie@comcast.net](mailto:zaharie@comcast.net)>  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

Unfortunately I have given up on reporting anything to the City because they have

shown time and time again that they will not take any action. The fact that it took the City **years** to open up Harrison St, against **ALL** the neighbors wishes, and now we can barely even use it because there is construction blocking it every single day is beyond frustrating. We are already seeing proof of the issue we are all worried about when it comes to lack of parking, but the City's solution is to have neighbors call the non-emergency line everyday to report parking violations instead of creating a real solution.

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Amaya

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**From:** [Rob Reynolds](#)  
**To:** [Lisa Batey](#)  
**Cc:** [Sandy Conley](#); [Amaya Blanco Chapin](#); [Tamara Wissbaum](#); [Allison McManus](#); [Heather Buchanan](#); [Cameron McKillop](#); [Alec Shah](#); [Axisrn13@gmail.com](#); [Brett Kelver](#); [Christopher McKillop](#); [Diane McKillop](#); [Emma Sagor](#); [Greg Hemer](#); [Jeremy.Lorence@nwnatural.com](#); [Joseph Briglio](#); [Laura Weigel](#); [Lauren Loosveldt](#); [Rolanne Stafford](#); [Scott Stauffer](#); [WAYNE HOUCK](#); [amyerdt@icloud.com](#); [Corinn DeTorres](#); [dkruse8@gmail.com](#); [doncourson@hotmail.com](#); [OAKLEY](#); [mypalvalmal@gmail.com](#); [philmc333335@gmail.com](#); [sarahianabee@gmail.com](#); [stephan\\_trip@yahoo.com](#); [thomas@wizzcpa.com](#); [victoriarystadt@gmail.com](#); [waugh.eg@gmail.com](#); [Gene Zaharie](#)  
**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002  
**Date:** Thursday, May 29, 2025 6:50:34 PM

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Lisa,

This still doesn't solve the problem with this project. The city is allowed does not mean is required. Do you want this type of development next to your house?

Thanks

Rob Reynolds

On Thu, May 29, 2025, 5:32 PM Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)> wrote:

Hello, Harrison/Home neighbors –

For a few weeks now, I have been the only member of council on these email chains. That was by design, so as to avoid problems under Oregon's public meeting laws. I very much appreciate everyone respecting the City Manager's request to keep it to only me on the chain.

That said, I do think it is time that the rest of the Council saw your concerns, so I have asked the City Recorder, Scott Stauffer, to add this email chain to the Council packet for next Tuesday's meeting (regular session). I believe that Mr. Stauffer has captured the various emails that came across (it is not one clear through-chain). The packet will go out tomorrow, and this, like any other communications about items *not* on Tuesday's agenda, should appear in the back of the packet.

Also, ever since the testimony and emails on this, I have been in conversation with City Manager Sagor about the need for more public education and discourse around middle housing – what we are mandated to do/allow by the state and what tools we have to address or try to minimize impacts to neighborhoods. Not focused exclusively on your neighborhood, but on a cross-section of the proposals and projects that have been submitted and approved around Milwaukie. The Council will likely be holding this Middle Housing Town Hall in the latter half of July – it will be in the July Pilot and widely advertised ahead of time. So please stay tuned for more details on that.

I saw that the Police Department has promised more patrols, so I hope at least some of the problems caused by the construction crews will come to an end. Thank you for your patience as well as your perseverance on this.

**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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**From:** Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>

**Sent:** Thursday, May 29, 2025 7:33 AM

**To:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>

**Cc:** Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Heather Buchanan <[Buchanan.heathera@gmail.com](mailto:Buchanan.heathera@gmail.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Alec Shah <[alec@shahhousingsolutions.com](mailto:alec@shahhousingsolutions.com)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com); Brett Kelper <[KelperB@milwaukieoregon.gov](mailto:KelperB@milwaukieoregon.gov)>; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com); Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>; WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [amyerdt@icloud.com](mailto:amyerdt@icloud.com); [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com); [dkruse8@gmail.com](mailto:dkruse8@gmail.com); [doncourson@hotmail.com](mailto:doncourson@hotmail.com); [leygarnett@comcast.net](mailto:leygarnett@comcast.net); [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com); [philmc333335@gmail.com](mailto:philmc333335@gmail.com); [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com); [sarahhianabee@gmail.com](mailto:sarahhianabee@gmail.com); [stephan\\_trippp@yahoo.com](mailto:stephan_trippp@yahoo.com); [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com); [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com); [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com); [zaharie@comcast.net](mailto:zaharie@comcast.net)

**Subject:** Re: re-send RE: information overview in response to comments on MHLD-2025-001 and -002

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To add to Amaya's concerns, I am sitting in my remote office this morning watching the workers arrive driving way too quickly through a residential area. There are children, pets, walkers, cyclists, etc., on our streets. They should obey the speed limit. Alec, if you could

please ask them to drive slowly through our neighborhood it would be greatly appreciated. They should respect the neighborhood they are working in, it is not an industrial development. I also witnessed someone collecting plastic bottles the workers had discarded throughout the project. This bottle collector had quite the full bag and I do not believe he is your employee since he rode up on a bicycle. The workers should pick up after themselves each day. Again, this is a residential neighborhood.

Sandy

---

**From:** Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>

**Sent:** Wednesday, May 28, 2025 2:02 PM

**To:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>; Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>

**Cc:** Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Heather Buchanan <[Buchanan.heathera@gmail.com](mailto:Buchanan.heathera@gmail.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Alec Shah <[alec@shahhousingsolutions.com](mailto:alec@shahhousingsolutions.com)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com) <[Axisrn13@gmail.com](mailto:Axisrn13@gmail.com)>; Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com) <[Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com)>; Joseph Briglio <[Briglioj@milwaukieoregon.gov](mailto:Briglioj@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>; WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [amyerdt@icloud.com](mailto:amyerdt@icloud.com) <[amyerdt@icloud.com](mailto:amyerdt@icloud.com)>; [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com) <[corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com)>; [dkruse8@gmail.com](mailto:dkruse8@gmail.com) <[dkruse8@gmail.com](mailto:dkruse8@gmail.com)>; [doncourson@hotmail.com](mailto:doncourson@hotmail.com) <[doncourson@hotmail.com](mailto:doncourson@hotmail.com)>; [leygarnett@comcast.net](mailto:leygarnett@comcast.net) <[leygarnett@comcast.net](mailto:leygarnett@comcast.net)>; [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com) <[mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com) <[philmc333335@gmail.com](mailto:philmc333335@gmail.com)>; [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com) <[robreynolds567@gmail.com](mailto:robreynolds567@gmail.com)>; [sararhianabee@gmail.com](mailto:sararhianabee@gmail.com) <[sararhianabee@gmail.com](mailto:sararhianabee@gmail.com)>; [stephan\\_trippl@yahoo.com](mailto:stephan_trippl@yahoo.com) <[stephan\\_trippl@yahoo.com](mailto:stephan_trippl@yahoo.com)>; [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com) <[thomas@wizzcpa.com](mailto:thomas@wizzcpa.com)>; [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com) <[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)>; [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com) <[waugh.eg@gmail.com](mailto:waugh.eg@gmail.com)>; [zaharie@comcast.net](mailto:zaharie@comcast.net) <[zaharie@comcast.net](mailto:zaharie@comcast.net)>

**Subject:** Re: re-send RE: information overview in response to comments on MHLD-2025-001 and -002

As these emails have pointed out again, parking is an issue in this neighborhood. My concern is that the construction workers will be forced to park in the limited spaces that we all have available if they cannot use the left side of the road on Harrison in the Mission Hills development. Is there a possibility of reviewing the no-parking at the end of 51st where it connects to Harrison street? The street is more accessible now and that area was

designated no parking because of the dead-end street in order to allow emergency vehicles to turn around. Opening up that side of the street now could create nice parking for the workers and new residents in the area. The City has said they will look at other ways to make this neighborhood more liveable, creating parking where none is provided at the home is a great place to start. We have no doubt folks will need to park their vehicles. The other two new developments near our neighborhood are very attractive and do allow for parking, something Alec could have considered on this project. From what I've read and what the City said, their hands are tied if a developer submits a proposal that does not include parking. The lack of parking on this project is the inconsideration of the builder, whom the city could not deny and apparently who does not care about the livability of our neighborhoods.

Sandy Conley

---

**From:** Amaya Blanco Chapin <[amayablanc@gmail.com](mailto:amayablanc@gmail.com)>

**Sent:** Wednesday, May 28, 2025 11:57 AM

**To:** Tamara Wissbaum <[wissbaumtam@comcast.net](mailto:wissbaumtam@comcast.net)>

**Cc:** Allison McManus <[mcmanusal@gmail.com](mailto:mcmanusal@gmail.com)>; Heather Buchanan <[Buchanan.heathera@gmail.com](mailto:Buchanan.heathera@gmail.com)>; Cameron McKillop <[cameron.mckillop17@gmail.com](mailto:cameron.mckillop17@gmail.com)>; Alec Shah <[alec@shahhousingsolutions.com](mailto:alec@shahhousingsolutions.com)>; [Axisrn13@gmail.com](mailto:Axisrn13@gmail.com) <[Axisrn13@gmail.com](mailto:Axisrn13@gmail.com)>; Brett Kelter <[KelterB@milwaukieoregon.gov](mailto:KelterB@milwaukieoregon.gov)>; Christopher McKillop <[cjmckillop5@gmail.com](mailto:cjmckillop5@gmail.com)>; Diane McKillop <[dianemckillop5@gmail.com](mailto:dianemckillop5@gmail.com)>; Emma Sagor <[SagorE@milwaukieoregon.gov](mailto:SagorE@milwaukieoregon.gov)>; Greg Hemer <[greghemermilw@gmail.com](mailto:greghemermilw@gmail.com)>; [Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com) <[Jeremy.Lorence@nwnatural.com](mailto:Jeremy.Lorence@nwnatural.com)>; Joseph Briglio <[BriglioJ@milwaukieoregon.gov](mailto:BriglioJ@milwaukieoregon.gov)>; Laura Weigel <[Weigell@milwaukieoregon.gov](mailto:Weigell@milwaukieoregon.gov)>; Lauren Loosveldt <[lloosvel.pnw@gmail.com](mailto:lloosvel.pnw@gmail.com)>; Lisa Batey <[BateyL@milwaukieoregon.gov](mailto:BateyL@milwaukieoregon.gov)>; Rolanne Stafford <[rolanne.stafford@gmail.com](mailto:rolanne.stafford@gmail.com)>; Sandy Conley <[slconley@msn.com](mailto:slconley@msn.com)>; Scott Stauffer <[StaufferS@milwaukieoregon.gov](mailto:StaufferS@milwaukieoregon.gov)>; WAYNE HOUCK <[whouck65@gmail.com](mailto:whouck65@gmail.com)>; [amyerdt@icloud.com](mailto:amyerdt@icloud.com) <[amyerdt@icloud.com](mailto:amyerdt@icloud.com)>; [corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com) <[corinn@chapeltheatremilwaukie.com](mailto:corinn@chapeltheatremilwaukie.com)>; [dkruse8@gmail.com](mailto:dkruse8@gmail.com) <[dkruse8@gmail.com](mailto:dkruse8@gmail.com)>; [doncourson@hotmail.com](mailto:doncourson@hotmail.com) <[doncourson@hotmail.com](mailto:doncourson@hotmail.com)>; [levgarnett@comcast.net](mailto:levgarnett@comcast.net) <[levgarnett@comcast.net](mailto:levgarnett@comcast.net)>; [mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com) <[mypalvalmal@gmail.com](mailto:mypalvalmal@gmail.com)>; [philmc333335@gmail.com](mailto:philmc333335@gmail.com) <[philmc333335@gmail.com](mailto:philmc333335@gmail.com)>; [robreynolds567@gmail.com](mailto:robreynolds567@gmail.com) <[robreynolds567@gmail.com](mailto:robreynolds567@gmail.com)>; [sararhianabee@gmail.com](mailto:sararhianabee@gmail.com) <[sararhianabee@gmail.com](mailto:sararhianabee@gmail.com)>; [stephan\\_tripp@yahoo.com](mailto:stephan_tripp@yahoo.com) <[stephan\\_tripp@yahoo.com](mailto:stephan_tripp@yahoo.com)>; [thomas@wizzcpa.com](mailto:thomas@wizzcpa.com) <[thomas@wizzcpa.com](mailto:thomas@wizzcpa.com)>; [victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com) <[victoriarystadt@gmail.com](mailto:victoriarystadt@gmail.com)>; [waugh.eg@gmail.com](mailto:waugh.eg@gmail.com) <[waugh.eg@gmail.com](mailto:waugh.eg@gmail.com)>; [zaharie@comcast.net](mailto:zaharie@comcast.net) <[zaharie@comcast.net](mailto:zaharie@comcast.net)>

**Subject:** Re: re-send RE: information overview in response to comments on MHL-2025-001 and -002

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Amaya

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