



Regular Session

RS

Milwaukie City Council

COUNCIL REGULAR SESSION

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

AGENDA

JUNE 17, 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-9>.

Written comments may be delivered to City Hall or emailed to ocr@milwaukieoregon.gov.

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

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1. **CALL TO ORDER** (6:30 p.m.)
 - A. **Pledge of Allegiance**
 - B. **Native Lands Acknowledgment**
2. **ANNOUNCEMENTS** (6:32 p.m.) 1
3. **PROCLAMATIONS AND AWARDS**
 - A. **None Scheduled.**
4. **SPECIAL REPORTS**
 - A. **None Scheduled.**
5. **COMMUNITY COMMENTS** (6:35 p.m.) 5

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), or in person to city staff.**
6. **CONSENT AGENDA** (6:40 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:** 9
 1. **May 6, 2025, work session, and**
 2. **May 6, 2025, regular session.**
 - B. **Appointments to City Boards and Committees – Resolution** 18
 - C. **Authorization of the 2025 Grind and Pave Contract – Resolution** 21
 - D. **Authorization of the Central Washington-Monroe Greenway Design Contract – Resolution** 29
 - E. **Approval of an Oregon Liquor and Cannabis Commission (OLCC) application for Estelle Imports, 10100 SE Main Street – New License** 33

AGENDA ORDER CHANGE: Items 7. A. and 8. A. have been switched. The time estimates noted below reflect this agenda order change.

8. PUBLIC HEARINGS (moved up the agenda)

- A. Consolidated Fee Schedule Updates Adoption – Resolution** (6:45 p.m.) **43**
Staff: Michael Osborne, Finance Director

7. BUSINESS ITEMS (moved down the agenda)

- A. Community Utility Advisory Committee (CUAC) Code Amendments** **35**
Adoption – Ordinance (7:15 p.m.)
Staff: Scott Stauffer, City Recorder

9. COUNCIL REPORTS

- A. Legislative and Regional Issues – Discussion** (7:30 p.m.)
Staff: Scott Stauffer, City Recorder

10. ADJOURNMENT (7:45 p.m.)

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

The city is committed to providing equal access to public meetings. To request listening and mobility assistance services contact the Office of the City Recorder at least 48 hours before the meeting by email at ocr@milwaukieoregon.gov or phone at 503-786-7502. To request Spanish language translation services email 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 o llame al 503-786-7502. Para solicitar servicios de traducción al español, envíe un correo electrónico a 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

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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.

Second Weekend in July



MILWAUKIE FEST!

Mayor's Announcements – June 17, 2025

- **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 21st Ave.
- **Bulky Waste Day – Jun. 21**
 - 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
- **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 21st Ave. (Next to Ledding Library)
- **Milwaukie History Talk: First Fruits – Sat., Jun. 28 (12 PM)**
 - Author Linda Ziedrich will discuss her book First Fruits: The Lewellings and the Birth of the Pacific Coast Fruit Industry
 - Ledding Library, 10660 SE 21st Ave.
- **Milwaukie Fest – Fri., Jul. 11 to Sun., Jul. 13**
 - Fri., Jul. 11 (7:30 p.m. – 9:30 p.m.) – Live music, food, crafts, and a screening of Minions 4
 - Ardenwald Park (8950 SE 36th Ave.)
 - Sat., Jul. 12 (10 a.m. – 5 p.m.) – Biggest festival day of the year in downtown!
 - Kids' activities, live professional wrestling, community groups, Jazzercise, and so much more!
 - Sun., Jul. 13 (9:30 a.m. – 2 p.m.) – Milwaukie Farmers Market Children's Day
 - Activities for children, including facepainting and crafts
- **LEARN MORE AT MILWAUKIEOREGON.GOV OR CALL 503-786-7555**

Milwaukie's streets
Sunny, happy, and glowy
As we smile and laugh

-Eliza Perry-

Share your Milwaukie Haiku!
Email yours to bateyl@milwaukieoregon.gov



RS Agenda Item

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Community Comments

Dear Mayor Batey, Council President Anderson, Councilors Massey, Stavenjord, and Khosroabadi; and City Manager Sagor

Community Comment, Agenda 5, June 17, 2025, Regular Session

Re: Responding to Council President Anderson's Milwaukie Pilot column on Middle Housing.

Much of what City, regional and state governments are now doing about housing is re-distributional in nature, rather than advancing overall housing affordability and general affordability.

President Anderson mentions the Short Stack Housing project being priced at \$245,000. But this price reflects a transfer of monies from one set of homeowners to another, seeing how this project receives government taxpayer monies, including monies collected from the City construction tax and, for energy subsidies, the public purpose fee charged on utility bills.

The government abuses the term affordability by labeling its subsidized housing programs, as "affordable housing." But the truth about the matter is that affordable housing - in government parlance - is a shell game of making one group less prosperous having been taxed. True housing affordability comes by lowering barriers to housing construction – for instance, allowing the Metro area to build outward and not just by infill – the latter having much more cost because of greater value of urban land and its physical constraints while farmland languishes relatively.

There is further reduction in the quality of life for existing Milwaukie residents from the likes of projects like Short Stack, which rely exclusively on on-street parking. Creating a bank of cars lining streets otherwise lightly parked on. The rating systems in the Transportation System Plan Update for pedestrians and bicyclists both worsen with streets becoming inundated with parked cars. Moreover, the System Development Charges are such that they contribute relatively little to building out a system of sidewalks – instead creating a system of disconnected sidewalks.

Low traffic volumes add greatly to the walkability and bicycle quality of life for Milwaukie's residents, currently. President Anderson alludes to wanting to raise the utility SAFE fee to build more sidewalk because of more middle housing and hence greater traffic volumes, but this also raises the cost of living for Milwaukie residents.

As for stores on street corners, this ignores the economics of large stores versus small stores. Large stores (Big Box Stores) have great economic advantage over smaller shops because of economies of scale (through greater sales volumes). I can count on my hand the number of times I have bought at a local convenience store versus my daily shopping at a big store like Safeway in the past four years. (Small stores are simply too expensive relative to the bigger

box store malls.) Small stores need to have ready parking to improve their chances of competing – but providing such either means more parked cars on the street or parking lots that take out land for housing.

As for downtown, here again there is a redistribution of General Fund monies paid by Milwaukie property taxpayers outside the downtown area to the downtown area. Many Milwaukie residents rarely visit downtown, let alone shop downtown. Most residents live northeast of Highway 224, essentially cutoff from downtown. What happens next is the residents outside of downtown are going to pay higher fees/taxes to subsidize the downtown area.

I know you mean well. But there seems to be a positive correlation between the degree to which the government intervenes in markets and the problem for which government intervenes. This is the case with the Government's spending on homeless services. A recent Oregonian news article headline reads: "Homelessness continues to rise even as services increase." People good at math and a healthy understanding of the self-interest aspect of human beings are not surprised by this Oregonian headline. I suspect the same can be said of government's current housing policies. I heard a recent Wall Street investment firm representative say that his firm is telling its investor cliental to stay away from West Coast state real estate, because of local and state government housing policies.

Sincerely,
Elvis Clark
resident of the City of Milwaukie



RS Agenda Item

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Consent Agenda

COUNCIL WORK SESSION

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

MINUTES

MAY 6, 2025

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

Council Absent: Councilor Rebecca Stavenjord

Staff Present: Joseph Briglio, Assistant City Manager
Mandy Byrd, Development Projects Manager
Justin Gericke, City Attorney
Brent Husher, Library Director

Adam Moore, Parks Development Manager
Peter Passarelli, Public Works Director
Emma Sagor, City Manager
Scott Stauffer, City Recorder

Mayor Batey called the meeting to order at 4:01 p.m.

1. Council Goal Update: Parks and Greenspace – Report

Passarelli provided background on the development of the Parks and Greenspace Action Plan and reviewed the plan's language section by section. **Passarelli** reviewed what the plan was proposing to accomplish by 2027, and the group discussed the addition of enhancing tree canopy in green spaces as a 2027 goal.

Passarelli reviewed the success measurements starting with Milwaukie Bay Park. The group discussed the timeline for completing the park and **Councilor Massey** shared updates on recent negotiations with North Clackamas Parks and Recreation District (NCPRD) leadership, noting that staff-to-staff discussions were underway to expedite progress on a revised intergovernmental agreement (IGA). The group discussed how the conversations were going and what they meant for Milwaukie Bay Park.

The group discussed metrics for Kellogg Creek restoration, recognizing that much of the near-term work involved planning, advocacy, and securing funding. They noted that interim restoration activities were underway and highlighted the importance of maintaining project visibility and stakeholder engagement.

The group reviewed resident satisfaction metrics and acknowledged that expectations may rise as new parks and amenities were added. Staff would continue to track multiple dimensions of satisfaction, including maintenance, amenities, and access.

The group reviewed and discussed metrics for walkable access, accessible park and greenspace areas, and investments to enhance greenspace and recreational opportunities. The discussion included strategies to expand and fund green space access, with emphasis on improving walkability and equitable access in underserved neighborhoods, and on exploring complexities in defining "accessible" spaces for future gap analyses, including potential inclusion of school grounds, religious properties, trails, and private green spaces. Staff would return with refined methodology and options for Council consideration. **Moore** highlighted potential Metro Community Choice Grant funding for acquisitions and amenities, and the group noted that the city's Good Neighbor Program provided additional annual funding opportunities.

The group discussed public-private partnerships in parks, noting the need for future policy direction to balance community access, equity, and appropriate use of public lands, and

recognizing the implications for the NCPRD cooperative IGA. The conversation also addressed tree canopy goals, with consensus that metrics should distinguish between public and private lands, and that city-controlled areas could support stronger targets. **Passarelli** noted that an updated Branch Out Milwaukie tool would assist with tracking canopy progress. The group also discussed a proposal to install a sauna from a private business in a park and explored examples of other private amenities and whether such amenities should be accessible without cost to the public.

Council emphasized the need to assign specific tasks within the plans' action roadmap to ensure clarity and accountability. They discussed the role of Council liaisons and staff liaisons in leading efforts and reporting progress each quarter, with Council providing feedback and direction rather than managing implementation details. They discussed informal efforts to attend neighborhood meetings and supported using liaison reports to coordinate consistent messaging and progress tracking.

Passarelli noted that the Urban Forest Equity Implementation Plan would be added back into the action roadmap and summarized the near-term priorities. **Sagor** noted staff would work with Council liaisons to define actions and priorities and recommended retaining the annual presentation from the NCPRD director in the cooperative IGA to ensure regular updates to Council, which Council supported. The group discussed tracking activities in parks, community garden opportunities, and ensuring that green space strategies consider habitat connectivity and a range of amenities.

2. Kellogg Creek Restoration and Dam Removal Project – Update

Briglio provided a project overview, noting that while the Kellogg Creek Dam Removal project had made significant strides over the past 12–18 months, recent federal funding changes required the team to explore new fundraising strategies. **Briglio** expressed optimism about the project's momentum, despite the challenges and explained the roles the city played as part of the project leadership team and shared that additional project partners, including representatives from American Rivers and the Oregon Department of Transportation (ODOT), would be invited to provide future updates to Council.

Neil Schulman, North Clackamas Watershed Council (NCWC) executive director, shared enthusiasm for the project and the community engagement opportunities it provided and summarized the project's status noting the team was in the final design phase and preparing a design acceptance package (DAP). **Schulman** reported that \$27 million had been raised to date, acknowledged recent federal funding setbacks, and underscored strong progress in workforce development and community engagement. **Schulman** explained that if current momentum continues, construction could begin in 2028–2029, resulting in a free-flowing stream and a new natural area.

Amy van Riessen, NCWC, provided a detailed design update with **Schulman**, they reported that the team was preparing a 60% DAP, with work underway on channel restoration, bridge and trail design, sewer line replacement, and other infrastructure elements. **Schulman** explained that progress on the DAP was critical to position the project for upcoming federal funding opportunities. The discussion highlighted coordination challenges between the project and the Coho Point at Kellogg Creek redevelopment project, as well as the need to manage interactions with the city's sewer infrastructure and private property owners affected by the creek's water level drawdown. The group also began considering future planning for access and amenities in the new natural area, with an emphasis on ensuring manageable maintenance.

Schulman provided an update on community engagement and monitoring activities, noting that the project's Community Action Team (CAT) was meeting regularly to provide feedback on project design elements, and broader engagement efforts included bird walks, tours, webinars, and public feedback collection. Monitoring and stewardship efforts included macroinvertebrate surveys, amphibian surveys, freshwater mussel surveys in partnership with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR), and a planned lake cleanup.

Schulman reported on fundraising plans, noting that Metro funds remained available through 2032, and the team would continue to pursue federal and state funding amid ongoing uncertainties and the group discussed sediment remediation.

Schulman presented the next steps for the project, including upcoming fundraising, continued design coordination, and long-term maintenance planning.

The group discussed the Union Pacific Railroad (UPR) trestle over Kellogg Creek and coordination with UPR.

3. Adjourn

Mayor Batey adjourned the meeting at 6:00 p.m.

Respectfully submitted,

Nicole Madigan, Deputy City Recorder

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MINUTES

MAY 6, 2025

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

Council Absent: Councilor Rebecca Stavenjord

Staff Present: Camilo Alvarez Tuta, Associate Engineer
Joseph Briglio, Assistant City Manager
Ryan Burdick, Police Chief
Thomas Garrett, Police Detective Sargent
Justin Gericke, City Attorney
Brent Husher, Library Director
Brett Kelver, Senior Planner
Vera Kolias, Senior Planner

Jacob Lehrbach, Water Treatment Operator
Nicole Madigan, Deputy City Recorder
Michael Osborne, Finance Director
Emma Sagor, City Manager
Scott Stauffer, City Recorder
Jason Wachs, Community Engagement Coordinator
Laura Weigel, Planning Manager

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

1. CALL TO ORDER

A. Pledge of Allegiance.

B. Native Lands Acknowledgment.

2. ANNOUNCEMENTS

Mayor Batey noted that Councilor Stavenjord was absent.

Mayor Batey and **Council President Anderson** announced upcoming activities, including annual neighborhood district association (NDA) leadership elections, a Friends of the Ledding Library plant sale, clean-up events at local natural areas, a breakfast fundraiser for the Corporal Diffie Fund for Veterans, and a book conversation led by Council President Anderson.

Mayor Batey read a nature-themed Haiku poem and noted that the Milwaukie Farmers Market had returned for its 2025 season.

3. PROCLAMATIONS AND AWARDS

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

B. Volunteer of the Year 2024 – Award

Wachs provided an overview of the volunteer of the year award program. **Mayor Batey** reviewed the list of award nominees and announced that Pam Denham, Milwaukie resident, was the 2024 Volunteer of the Year. **Denham** thanked Council and other community volunteers and encouraged the public to find volunteer opportunities. **Mayor Batey** noted the annual Volunteer Appreciation Dinner in June.

C. Mental Health Awareness Month – Proclamation

Burdick discussed the city's work to recognize and address mental health issues and **Mayor Batey** proclaimed May to be Mental Health Awareness Month. **Councilor Khosroabadi** commented on the daily mental health challenges faced by veterans.

D. National Law Enforcement Week – Proclamation

Burdick remarked on the sacrifices made by law enforcement processionalists and **Mayor Batey** proclaimed May 15 to 21 to be National Law Enforcement Week.

~~E. Asian American Pacific Islander (AAPI) Heritage Month – Proclamation~~ (removed from the agenda)

Mayor Batey announced that the AAPI Heritage Month proclamation would be rescheduled to the May 20 regular session.

F. Public Service Recognition Week – Proclamation

Mayor Batey, **Thomas Garrett**, Milwaukie Police Employees Association (MPEA) President, and **Nicole Madigan**, American Federation of State, County, and Municipal Employees (AFSCME) Milwaukie local Secretary, commented on the importance of recognizing public service processionalists. **Mayor Batey** proclaimed May 4 to 10 to be Public Service Recognition Week.

Mayor Batey encouraged the public to support local teachers through the www.donorschoose.org/teachers website.

4. SPECIAL REPORTS

A. None Scheduled.

5. COMMUNITY COMMENTS

Sagor provided reports on April 15 comments and email correspondence received since April 15; **Sagor** commented on an incident involving law enforcement officers in downtown witnessed by a commentor and addressed community member concerns about a planned development on Harrison Street. **Sagor** reported that city staff were working to improve communication with residents, and that **Mayor Batey** was planning to host a town hall on middle housing developments.

Mayor Batey reviewed the comment procedures.

Martha Germany, Milwaukie resident, expressed concern about a proposal to build a picnic shelter in Furnberg Park and suggested that representatives of the Linwood NDA had misrepresented the community's position.

Cameron McKillop, Milwaukie resident, expressed concern about the narrowness of the access road and a lack of parking around the Harrison Street project.

Steve Tallman, Milwaukie resident, expressed concern about a proposal to build a picnic shelter at Furnberg Park, and asked that the project be stopped.

Rolanne Stafford, Milwaukie resident, commented on concern about how the developer of the Harrison Street subdivision was taking care of the construction site.

Eplanet Thunderstriker, Irvine, California resident, remarked on whether their email had been received and suggested they would follow up in a week.

Dylan Kruse, Milwaukie resident, remarked on community concerns about the Harrison Street project and how many homes may be built on the site.

Council President Anderson and **Mayor Batey** briefly commented on when the city would respond to concerns about the Harrison Street project and middle housing.

Mayor Batey urged residents concerned about the Furnberg Park proposal to attend the next Linwood NDA meeting.

6. CONSENT AGENDA

Mayor Batey noted a scrivener's error in the March 11 minutes related to the absence of Councilor Khosroabadi and presence of Councilor Stavenjord from that meeting.

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

A. City Council Meeting Minutes:

- 1. March 11, 2025, study session,**
- 2. March 18, 2025, work session,**
- 3. March 18, 2025, regular session,**
- 4. ~~April 1, 2025, work session, and~~**
- 5. ~~April 1, 2025, regular session.~~ (removed from the agenda)**

B. Resolution 22-2025: A resolution of the City Council of the City of Milwaukie, Oregon, authorizing a project change request incorporating redistributed funds from the Regional Flexible Fund Allocation (RFFA) program for the Washington-Monroe Street Greenway Project.

C. Resolution 23-2025: A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, authorizing a Microsoft Enterprise Agreement and purchase of software support services from SHI International Corp.

D. Approval of an Oregon Liquor and Cannabis Commission (OLCC) application for Waverly Green Apartments – new license.

Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting “aye.” [4:0]

7. BUSINESS ITEMS

A. Annexation of 4920 SE Lake Road (A-2025-001) – Ordinance

Kolias provided an overview of the proposed annexation and noted that the ordinance did not address any future development proposals for the property. The group noted that some correspondence had been received about the annexation.

Carmen Meyer, a member of the Cereghino Farms Homeowners Association (HOA) Board, expressed concern about the number of homes that could be built on the property being annexed and asked when the community would know more about development plans. **Kolias** reported that the city did not have an active land use application for the property and explained types of land use actions that could trigger public notice to the neighbors.

It was moved by Councilor Massey and seconded by Council President Anderson for the first and second readings by title only and adoption of the ordinance annexing a tract of land identified as Tax Lot 22E06BA00800 and located at 4920 SE Lake Road into the city limits of the City of Milwaukie (File #A-2025-001). Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting “aye.” [4:0]

Sagor read the ordinance two times by title only.

Stauffer polled the Council with Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting “aye.” [4:0]

Ordinance 2250:

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, ANNEXING A TRACT OF LAND IDENTIFIED AS TAX LOT 22E06BA00800 AND LOCATED AT 4920 SE LAKE ROAD INTO THE CITY LIMITS OF THE CITY OF MILWAUKIE (FILE #A-2025-001).

B. Code Section 19.505 Table Correction – Ordinance

Kolias explained that the ordinance would correct an accidentally amended table in the code. **Stauffer** thanked **Kolias** and General Code Publishing for working through the error that had occurred during multiple overlapping code packages.

It was moved by Councilor Massey and seconded by Council President Anderson for the first and second readings by title only and adoption of the ordinance amending the Milwaukie Municipal Code (MMC) Title 19 Zoning Ordinance for the purpose of correcting a publishing error related to attached cottages in a cottage cluster. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting “aye.” [4:0]

Sagor read the ordinance two times by title only.

Stauffer polled the Council with Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting “aye.” [4:0]

Ordinance 2251:

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AMENDING THE MILWAUKIE MUNICIPAL CODE (MMC) TITLE 19 ZONING ORDINANCE FOR THE PURPOSE OF CORRECTING A PUBLISHING ERROR RELATED TO ATTACHED COTTAGES IN A COTTAGE CLUSTER.

C. Affordable Housing Code Incentives – Discussion (continued)

Kolias provided an overview of the affordable housing incentives code package, and the group noted recent affordable housing projects.

Kolias and **Briglio** reviewed the proposed code amendments meant to incentivize affordable housing by addressing administrative processes, regulation, and covenants. They presented proposed code that dealt with height bonuses, maximum density, active uses, and continued affordability. **Councilor Khosroabadi, Mayor Batey, and Council President Anderson** briefly remarked on the proposed building height bonuses code.

Council President Anderson wanted the code to encourage homeownership opportunities and suggested the city adopt a tiered approach that connects the percentage of affordable housing to area median income (AMI) levels. The group discussed a tiered AMI table proposed by Council President Anderson and whether the proposed affordable housing code should include such a tiered table. While there was Council support for including a tiered AMI development table in the code, there were concerns about whether developers would be able to meet the table goals and members of Council expressed that the city should not get into the landlord business.

Council President Anderson and **Briglio** remarked on the applicability of the community land trust (CLT) model working with the proposed code.

The group commented on a social home ownership model in Seattle, Washington, and noted the Oregon State Legislature had not addressed such models yet.

Mayor Batey and **Kolias** remarked on why the proposed code used the number of bedrooms in a development instead of other ways to measure housing units, and setbacks for cottage cluster developments, and how the amount of required greenspace for affordable housing units would be determined. They also confirmed that bicycle parking could be reduced if the developer met certain requirements.

Sagor asked for Council to confirm its position on Council President Anderson's proposed development-to-AMI table. It was Council consensus to include the tiered approach proposed by Council President Anderson in the affordable housing code.

Sagor and **Kolias** asked for Council confirmation regarding Mayor Batey's proposal to grant a 10% AMI bump for home ownership developments in which at least 50% of units were affordable at 80% AMI or below. It was Council consensus to support Mayor Batey's ownership bump proposal.

Weigel and **Sagor** noted staff's intention to track affordable housing developments in the future. **Mayor Batey** asked staff to think about how the incentives would be advertised and **Council President Anderson** and **Sagor** remarked on how staff informed developers about the affordable housing tool.

Mayor Batey recessed the meeting at 8:44 p.m. and reconvened at 8:50 p.m.

D. Consolidated Fee Schedule Review – Discussion

Osborne introduced the proposed fee changes to the Consolidated Fee Schedule for Fiscal Year (FY) 2026, reviewed the process for drafting changes, and noted that solid waste fees would be presented separately at a different meeting.

Osborne reviewed the Consolidated Fee Schedule and discussed proposed fee changes, including the billable hourly wages rate, building permit fees, business registrations, and downtown parking permit rates. The group discussed parking permits and noted the recent increase in the number of parking permits purchased.

Osborne continued to review the fee schedule, including engineering right-of-way (ROW) permit fees. The group discussed how ROW fees had been calculated to compensate for the loss of parking space when a business builds a parklet in the ROW.

Osborne reviewed other engineering fees, library fines, lien docket searches, court audio recording and trial cancelation fees, planning annexation and independent review fees. The group noted what the city would be required to pay for when a planning decision required an independent review.

Osborne reviewed tree permit fees. **Councilor Khosroabadi** noted that community members had reported issues with the city's tree fees related to preventive tree maintenance. **Mayor Batey** and **Sagor** agreed reviewing the administration of the tree code could be scheduled for a future meeting and **Sagor** reported that the city's urban forester had recently taken a position with another city.

Osborne reviewed police fees, and system development charges (SDCs). The group reviewed the SDCs listed in the fee schedule and noted which agency set which SDC and discussed how SDCs base fees were calculated for different types of housing units, stormwater and transportation infrastructure costs.

Osborne and **Sagor** reviewed the water utility rates, noted that the term "low-income" would be removed from the utility assistance program.

Osborne reviewed changes to the Safe Access for Everyone (SAFE) rate, a new meter replacement fee, the ROW utility license fee, and code violation fines.

Councilor Khosroabadi asked how often the city shut-off customers' water. **Sagor** and **Osborne** explained how staff work to help customers avoid losing access to water.

Mayor Batey and **Osborne** noted that the city did not typically issue many loud noise citations. The group remarked on fees for returning stolen shopping carts.

8. PUBLIC HEARING

A. None Scheduled.

9. COUNCIL REPORTS

A. Legislative and Regional Issues – Discussion

The group discussed bills in the state legislature that city had been tracking and the status of various bills.

Council Reports

The group discussed the Council's site visit to Grand Ronde, Oregon, on May 13, and what Council wanted to do for Council meals after Pietro's Pizza left their Main Street location. Council agreed to discuss meals at a future meeting.

Council President Anderson asked for a future Council discussion about how to support Providence Milwaukie Hospital's future expansion projects and remarked on whether the city's Spot Project could be used around the middle housing development going in near Harrison Street and Home Avenue.

Councilor Khosroabadi agreed with the need to expand hospital facilities and reported Island Station neighborhood residents' concerns about encampments and infrastructure in their neighborhood.

It was moved by Councilor Massey and seconded by Council President Anderson to extend the meeting to 10:10 p.m. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting "aye." [4:0]

Mayor Batey noted that the North Clackamas Parks and Recreation District (NCPRD) District Advisory Committee (DAC) would be touring the Concord site.

10. ADJOURNMENT

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

Mayor Batey adjourned the meeting at 10:00 p.m.

Respectfully submitted,

Scott Stauffer, City Recorder

COUNCIL STAFF REPORT

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

Date Written: June 10, 2025

Reviewed: Scott Stauffer, City Recorder

From: Nicole Madigan, Deputy City Recorder

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

ACTION REQUESTED

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

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

The individual recommended for appointment will fill the current vacancy on the Tree Board and has been nominated by an interview panel consisting of Mayor Lisa Batey and Katie Gavares, Climate and Natural Resources Manager and the Tree Board's staff liaison.

The individual listed below for reappointment was previously appointed by Council to the Public Safety Advisory Committee (PSAC) position 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.

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 two recommended appointments below, one has been reappointed to their current position for the first time (noted with a single *).

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 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:

Public Safety Advisory Committee (PSAC): for members at large two-year terms, limit of three consecutive terms.

Position	Name	Term Start Date	Term End Date
1	Rachel Burlington	7/1/2025	6/30/2027

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

Position	Name	Term Start Date	Term End Date
7	Mona Thomason	7/1/2025	6/30/2026

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 there is a current Tree Board vacancy, and a Public Safety Advisory Committee member at large term is set to expire on June 30, 2025, and

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

WHEREAS staff recommend the following qualified individuals be appointed.

Public Safety Advisory Committee (PSAC):

Position	Name	Term Start Date	Term End Date
1	Rachel Burlington	7/1/2025	6/30/2027

Tree Board:

Position	Name	Term Start Date	Term End Date
7	Mona Thomason	7/1/2025	6/30/2026

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 17, 2025**.

This resolution is effective immediately.

ATTEST:

Lisa M. Batey, Mayor

APPROVED AS TO FORM:

Scott S. Stauffer, City Recorder

Justin D. Gericke, City Attorney

COUNCIL STAFF REPORT

To: Mayor and City Council
Emma Sagor, City Manager

Reviewed: Jennifer Garbely, City Engineer, and
Kelli Tucker, Accounting & Contracts Specialist

From: Camilo Alvarez Tuta, Associate Engineer

Subject: 2025 Grind and Pave Contract Authorization

Date Written: June 5, 2025

ACTION REQUESTED

Council is asked to approve the attached resolution to authorize the city manager to execute a contract with Knife River Corporation – Northwest, to construct the city’s grind and pave project.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

The project scope for summer 2025 paving and striping maintenance work was determined by engineering and public works staff along with community member recommendations. The maintenance tasks identified for this project resemble those undertaken in 2024 but on a larger scale. This year’s project will include four speed cushions along Wichita Avenue, a project identified and proposed through the city’s SPOT program.

ANALYSIS**2-inch Grinding and Pavement**

The project maintenance work includes three elements: two-inch grinding and pavement, installation of four speed cushions, and roadway striping as further indicated in **Attachment 3**. Grind and pave 19,450 feet (or 3.7 miles) of roadway in the city.

Speed Cushion along Wichita Avenue

During Public Safety Advisory Committee (PSAC) meetings, community members voiced concerns about speeding on Wichita Avenue. A SPOT program application to address these concerns was developed and supported by PSAC. The solution proposed by PSAC was to install speed bumps, whereas the engineering department recommended speed cushions instead of speed bumps. It is expected this traffic calming approach will reduce and maintain current speed limits, especially in the proximity of the Wichita Center for Family and Community. The engineering department completed the in-house design related to the speed cushions. The construction and signage will be assigned to the awarded construction contractor.

Roadway Striping and Markings

Clackamas County typically manages the striping tasks for the city; however, due to current staffing limitations, the county is unable to accommodate additional responsibilities. Consequently, staff included in this project task for 324,799 feet (or 61.5 miles) of striping, as prompted by its significant importance.

Procurement Method

For this project, staff followed a formal low-bid solicitation procedure in compliance with the city's Public Contracting Rules (PCR). Six (6) bids were submitted in response to the solicitation, and Knife River Corporation – Northwest was deemed the lowest responsive and responsible bidder to perform the work. Council is asked to authorize the award of contract with Knife River Corporation – Northwest for the 2025 grind and pave project.

Company	Bid Value
Knife River Corporation - Northwest	\$ 1,271,271
Eagle-Elsner Inc	\$ 1,431,461
S-2 Contractors Inc	\$ 1,514,836
Granite Construction Company	\$ 1,854,854
Brix Paving Northwest Inc	\$ 1,567,917
KNL Industries Inc	\$ 1,489,046
Engineer's Estimate	\$ 2,660,089

Staff are requesting approval to award the contract for the bid value amount of the lowest bidder plus a contingency of \$203,729 (16%).

BUDGET IMPACT

This project work is funded by the Residential Street Surface Repair through Street Surface Maintenance Program (SSMP), Transportation Capital Maintenance Program through the state gas tax, and the city's Spot Program which is funded through the Safe Access for Everyone (SAFE) program adopted in the 2025-2026 biennium budget.

CLIMATE IMPACT

Construction activity has a significant impact on the environment due to emissions from hauling and transportation of materials, heavy equipment uses, and the manufacturing of materials such as asphalt concrete pavement, and roadway paint. This project intends to limit impacts by recycling asphalt grindings. This eliminates the import and production of aggregate material for street base and shoulders. In addition, recycling asphalt grinding minimizes the need to haul away material. New asphalt will be warm mix asphalt with a minimum 30% recycled content.

EQUITY IMPACT

Repaving of neighborhood streets will directly improve accessibility for all residents, especially including those with disabilities and those community members experiencing other mobility challenges. Repaving efforts aim to create smooth and safe surfaces for all to use. The berms added to the road shoulders will improve the control and management of runoff, avoiding it entering into private properties.

It is critical and meaningful to distribute resources throughout the entire city that are going to have a shared positive impact on multiple neighborhoods.

WORKLOAD IMPACT

None. Engineering department will oversee the construction process. Additional on-call contracted work for materials testing and construction inspection services are available if needed.

COORDINATION, CONCURRENCE, OR DISSENT

Engineering and public works departments reviewed the scope and type of work. Finance and engineering departments reviewed and approved the project scope, budget, and procurement process.

STAFF RECOMMENDATION

Staff recommend that Council authorize the city manager to execute the contract for the 2025 grind and pave project to Knife River Corporation – Northwest in the amount not to exceed \$1,475,000 and to allow delegated staff to administer the project within a project budget authorization up to \$1,475,000.

ALTERNATIVES

Council could choose to:

1. Award the project as presented,
2. Reject all bids in the public interest and direct staff to revise and rebid the project during a more favorable period, or
3. Reject all bids in the public interest.

ATTACHMENTS

1. Resolution
2. 2025 Project Map
3. Project Maintenance Work



COUNCIL RESOLUTION No.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, ACTING AS THE LOCAL CONTRACT REVIEW BOARD, APPROVING THE AWARD OF A CONTRACT FOR CONSTRUCTION OF 2025 GRIND AND PAVE PROJECT TO KNIFE RIVER CORPORATION - NORTHWEST.

WHEREAS resources to construct these improvements were identified within the city's 2025-2026 fiscal years for the Street Surface Maintenance Program (SSMP) Fund, the State Gas Tax, and Safe Access for Everyone (SAFE) budgets, and

WHEREAS a formal competitive bid process following the city's Public Contracting Rule 40.000 was completed; and

WHEREAS Knife River Corporation - Northwest - was identified as the lowest responsive and responsible bidder to complete the project.

Now, Therefore, be it Resolved by the City Council of the City of Milwaukie, Oregon, that the city manager or their designee is authorized to execute a contract with Knife River Corporation - Northwest for construction of the 2025 grind and pave project for an amount not to exceed \$1,475,000, and to waive any irregularities and authorize the city engineer or assistant city engineer to administer the project in accordance with the project specifications up to an amount not exceeding \$ 1,475,000.

Introduced and adopted by the City Council on _____.

This resolution is effective on _____.

Lisa M. Batey, Mayor

ATTEST:

APPROVED AS TO FORM:

Scott S. Stauffer, City Recorder

Justin D. Gericke, City Attorney



CITY OF MILWAUKIE

2025 MILWAUKIE CONSTRUCTION PROJECTS

- Speed Cushions
- Speed Cushions Signs
- Grind & Pave
- Parks
- Ardenwald-Johnson Creek
- Hector Campbell
- Historic Milwaukie
- Island Station
- Lake Road
- Lewelling
- Linwood
- Milwaukie Business Industrial
- North Milwaukie Industrial Area
- Milwaukie City Limits



Data Sources: City of Milwaukie GIS, Clackamas County GIS, Metro Data Resource Center

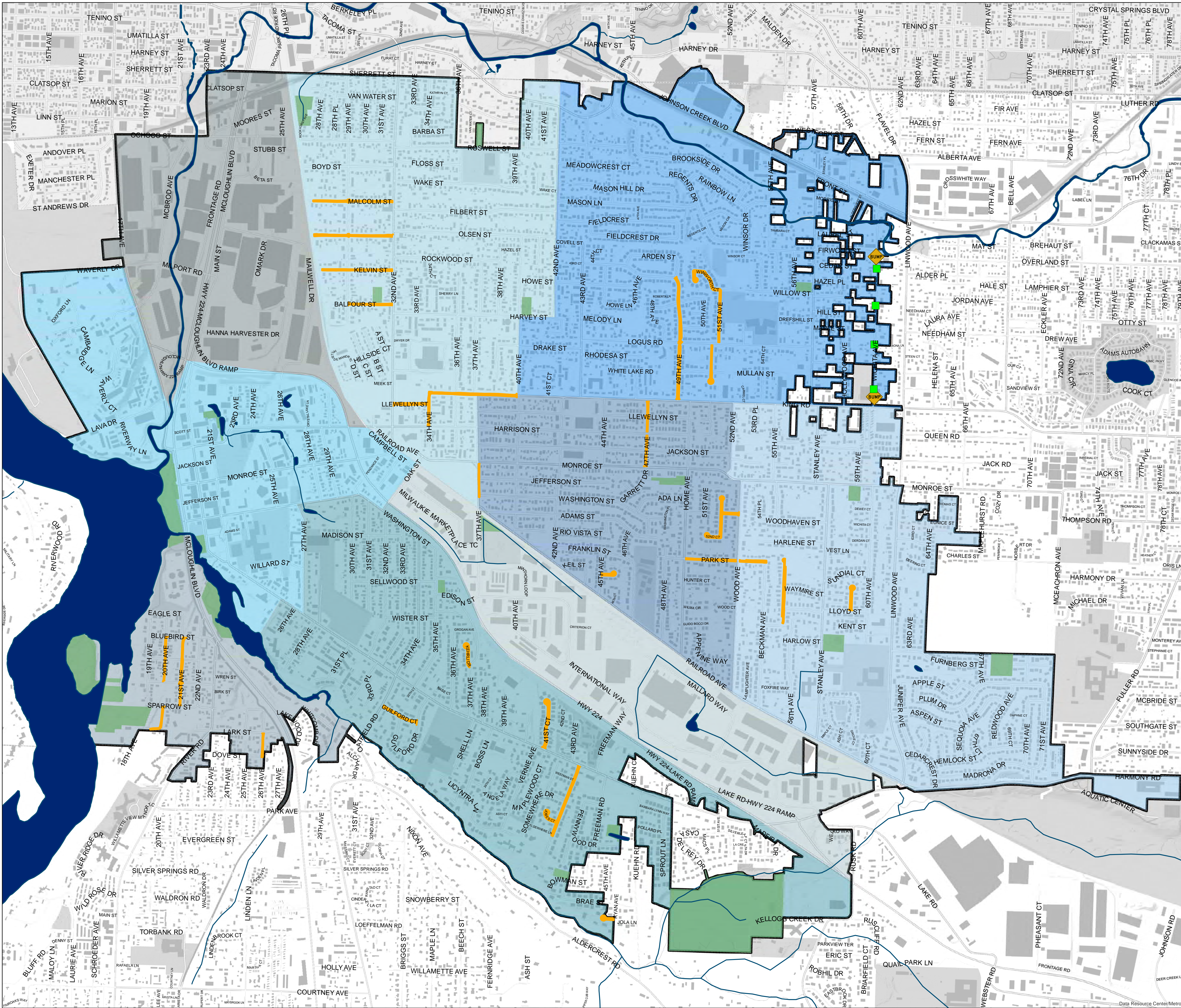
Date: Friday, May 23, 2025

The information depicted on this map is for general reference only. The City of Milwaukie cannot accept any responsibility for errors, omissions or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of errors would be appreciated.

GIS Coordinator
City of Milwaukie
6101 SE Johnson Creek Blvd.
Milwaukie, OR 97206
(503) 786-7687

0.5

1 Miles



ATTACHMENT 3.**2-inch Grinding and Pavement List:**

Street	From	To	Length (ft)
SE Malcolm Street	SE 32nd Avenue	West end of Malcolm	1255
SE Olsen Street	SE 32nd Avenue	West end of Olsen	1220
SE Kelvin Street	SE 32nd Avenue	West end of Kelvin	1100
SE Balfour Street	SE 32nd Avenue	SE 29th Avenue	685
SE 37th Avenue	SE Monroe Street	SE Washington Street	525
SE 20th Avenue	SE Bluebird Street	SE Wren Street	550
SE 21st Avenue	SE Bluebird Street	SE Sparrow Street	1045
SE 20th Avenue	SE Sparrow Street	End of SE Lark Street	550
SE 26th Avenue	SE Lark Street	SE Dove Street	375
SE Kehrli Drive	SE 37th Avenue	End of Kehrli	370
SE Guilford Court	Oatfield Road	SE Guilford Drive	585
SE 41st Court	SE Lake Road	End of 41st Court	775
SE Where Else Lane	SE Lake Road	13004 SE Where Else Lane	1155
SE Jobes Court	SE Where Else Lane	End of Jobes Court	315
Se Ryan Court	SE Ryan Avenue	End of SE Ryan Court	260
SE 47th Avenue	SE Monroe Street	SE King Road	1000
SE 49th Avenue	SE King Road	SE Rockwood Street	1900
SE 51st Avenue	S. End of SE 51st Ave	SE Logus Road	600
SE 51st Avenue	SE Logus Road	End of SE Winworth Court	1550
SE Llewellyn Street	SE 32nd Avenue	SE 34th Avenue	535
SE 34th Avenue	SE King Road	SE Harrison Street	505
SE King Road	SE 34th Avenue	SE 40th Avenue	1350
SE Park Street	SE Home Avenue	SE Beckman Avenue	1245

Total (feet)	19450
Total (miles)	3.7

Roadway Striping and Markings:

STREET	FROM	TO	Totals
HARRISON ST.	MCLOUGHLIN BLVD.	HWY 224	6,525
HARRISON ST.	HWY 224	42ND AV	6,178
JACKSON ST.	MCLOUGHLIN BLVD.	21ST AV	1,144
MONROE ST.	MCLOUGHLIN BLVD.	CAMPBELL ST.	6,638
JEFFERSON ST.	MCLOUGHLIN BLVD.	21ST AV	1,148
WASHINGTON ST.	MCLOUGHLIN BLVD.	35TH AV	8,364
KING RD.	40TH AV	HOLLYWOOD AV	19,890
STANLEY AV	JCB	KING RD.	7,100
MONROE ST.	LINWOOD AV	42ND AV	14,270
MONROE ST.	42ND AV	OAK ST	2,142
OAK ST.	RAILROAD AV	WASHINGTON ST.	2,110
RAILROAD AV	LINWOOD AV	37TH AV	39,139
37TH AV	MONROE ST.	INTERNATIONAL WAY	4,690
40TH AV	MONROE ST.	KING ST.	2,132
INTERNATIONAL WY	37TH AV	LAKE RD.	28,864
LAKE RD.	KUEHN RD.	WHERE ELSE LN	2,852
LAKE RD.	WHERE ELSE LN	34TH AV	5,746
LAKE RD.	34TH AV	21ST AV	6,212
21ST AV	LAKE RD.	HARRISON ST.	4,250
MAIN ST.	21st Av/Lake Rd	MOORES ST.	28,981
LINWOOD AV	RAILROAD AV	MONROE ST.	16,200
MILPORT RD.	MCLOUGHLIN BLVD.	17TH AV	5,080
17TH AV	OCHOCO ST.	MCLOUGHLIN BLVD.	16,456
22ND AV	MCLOUGHLIN BLVD	SPARROW ST.	2,507
SPARROW ST.	22ND AVENUE	RIVER RD.	500
RIVER RD.	WELCOME TO MILWAUKIE SIGN	MCLOUGHLIN BLVD.	4,536
BLUE BIRD ST.	22ND AVENUE	RIVER RD.	336
27TH AV	WASHINGTON ST.	LAKE RD.	3,440
34TH AV	WASHINGTON ST.	LAKE RD.	3,497
OATFIELD RD.	WELCOME TO MILWAUKIE SIGN	LAKE RD.	1,312
35TH AV	WASHINGTON ST.	LAKE RD.	5,038
37TH AV	LAKE RD.	EDISON ST.	3,472
42ND AV	RAILROAD AV	KING RD.	6,143
43RD AV	KING RD.	HOWE RD.	7,042
42ND AV	HARVEY ST.	JOHNSON CR. BLVD.	5,762
FREEMAN WAY	INTERNATIONAL WAY	HWY 224	762
HARVEY ST.	32ND AV	42ND AV	5589

JCB	BROOKSIDE DR.	3990 JCB CITY LIMIT SIGN	5,644
RAILROAD AV	OAK STREET	32ND AV	2108
32ND AV	RAILROAD AV	SHERRETT ST	11382
LAVA Dr	17TH AV	ODS Driveway Throat striped only	144
RAILROAD AV	HARRISON ST	32ND AV	259
HOWE RD.	KING RD.	43rd	750
40TH AV	MONROE ST.	KING ST.	1664
McBROD	17th AV	OCHOCO ST	7585
Frontage	MILPORT RD	OCHOCO ST	9216

Total (Feet)

324,799

Total (Miles)

61.5

COUNCIL STAFF REPORT

To: Mayor and City Council
Emma Sagor, City Manager

Reviewed: Jennifer Garbely, PE, City Engineer

From: Tanya Battye, PE, Civil Engineer

Date Written: Mar. 13, 2025

Subject: Central Monroe Greenway Design Contract Award

ACTION REQUESTED

Council is asked to authorize a contract with Burgess & Niple, Inc. for design of the central segment of the Central Monroe Street Greenway project between 21st Avenue and Oak Street.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

June 17, 2014: An intergovernmental agreement (IGA) with the State of Oregon to prepare a Monroe Street Neighborhood Greenway Concept Plan was signed.

December 1, 2015: The Concept Plan for the Monroe Street Neighborhood Greenway was adopted by Council.

August 15, 2023: Council adopted Resolution 43-2023 implementing IGA No. 73000-00014198 between the city and the Oregon Department of Transportation (ODOT). The IGA provided \$1,547,633 of state funding for construction of Americans with Disabilities Act (ADA) sidewalks improvements, asphalt resurfacing, drainage/stormwater treatment, striping and signage on Monroe Street between 21st Avenue and 34th Avenue by the city. ODOT will deliver the traffic diverter at the intersection of Highway 224 and Monroe Street as part of ODOT Project 21598, OR 224: SE 17th Avenue to SE Rusk Road.

June 4, 2024: Council adopted Resolution 30-2024 adopting the city budget and Capital Improvement Plan (CIP) for the biennium commencing July 1, 2024. The CIP included funding allocations for the Central Monroe Greenway Project, east and central segments.

ANALYSIS

The CIP includes sidewalk, street, and water improvements to the central segment of the Monroe Street Greenway, between 21st Avenue and Oak Street. Water improvements consisted of replacing the waterline beneath the intersection of Monroe Street and Highway 224 and were completed in January 2025.

For the design phase of the project, staff followed a formal competitive selection procedure in compliance with the city's Public Contracting Rules (PCR). Three proposals were submitted in response to the solicitation, and three city staff members evaluated the proposals based solely on qualifications. . The proposals were ranked as follows:

Proposing Firm	Total of 100 points
Emerio Design	73.67
Burgess & Niple	68.67
Conсор North America, Inc.	66

Through the evaluation process, Emerio Design was deemed the most qualified firm to perform the design services for the Central Monroe Street Greenway project.

As part of the standard qualification-based selection process, the staff initiated the fee and scope negotiations with Emerio Design only after the highest-ranked firm was determined. After three rounds of negotiations, staff and Emerio Design were unable to come to mutually agreeable terms on the scope and fee for this project, and therefore, the city formally terminated negotiations with the firm.

Staff then initiated fee and scope negotiations with the second-highest ranked firm, Burgess & Niple, Inc., and were able to come to terms acceptable to both parties.

BUDGET IMPACT

Funding for the design phase of the project is identified in the 2025-2026 biennium budget and CIP within the Urban Renewal Authority Fund.

CLIMATE IMPACT

The Central Monroe Greenway project aligns with the city's goal to reduce greenhouse gas (GHG) emissions and increase opportunities for active transportation and multi-modal transportation. The project will provide a safer route for those walking, rolling, or cycling between 21st Avenue and Oak Street, and is a critical part of the larger greenway which connects the Trolley trail downtown to the multiuse paths at Interstate-205.

The preservation of mature street trees maximizes the benefits that trees provide. Some of the benefits include sequestering carbon, improve air quality, and manage stormwater runoff, and provide cooler temperatures of up to six-to-ten degrees Fahrenheit according to the United States Forest Service (USFS) Center for Urban Forest Research.

EQUITY IMPACT

The Monroe Greenway project will improve physical access across the city by reducing pedestrian and cyclist stress levels and updating current facilities for ADA compliance. The larger Monroe Greenway will ultimately connect the trolley trail and downtown Milwaukie to the multiuse paths at Linwood Avenue and beyond to the multiuse paths at I-205.

WORKLOAD IMPACT

There are no impacts to engineering staff workload to complete the project. The Central Monroe Greenway project will increase the city's workload by adding city assets to maintain. These impacts are expected to be minor and include bioswale and planting strip maintenance.

COORDINATION, CONCURRENCE, OR DISSENT

The city is in coordination with ODOT for delivery of the Central Monroe Greenway project. ODOT is constructing the diverters and signal upgrades at the intersection of Monroe Street and Highway 224 as part of the larger greenway project. Engineering staff coordinate with public works, community development, finance, and the city manager's office to ensure interdepartmental coordination.

STAFF RECOMMENDATION

Staff recommend that Council authorize the city manager to award the engineering services contract for the Central Monroe Greenway Design: 21st Avenue to Oak Street project to \$378,292.00 in the amount not to exceed \$472,865.00, and to allow delegated staff to administer the project and increase scope and costs for any unforeseen changes necessary to complete the project in accordance with PCR allowance.

ALTERNATIVES

Council could decide to:

1. Award the contract as presented;
2. Reject all bids in the public interest and direct staff to revise and rebid the project during a more favorable period; or
3. Reject all bids in the public interest.

ATTACHMENTS

1. Resolution

COUNCIL RESOLUTION No.**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, ACTING AS THE LOCAL CONTRACT REVIEW BOARD, AUTHORIZING AN ENGINEERING SERVICES CONTRACT WITH BURGESS & NIPLE, INC. FOR THE CENTRAL MONROE GREENWAY DESIGN: 21ST AVENUE TO OAK STREET PROJECT (CIP-2023-T38).**

WHEREAS the city and ODOT entered an intergovernmental agreement for \$1,547,633 of state funding to be provided to the city on reimbursable basis for construction of sidewalks improvements, asphalt resurfacing, drainage/stormwater treatment, striping, and signage on Monroe Street between 21st Avenue and 34th Avenue; and

WHEREAS the city identified the Central Monroe Greenway Project (the “Project”) in the adopted 2025-2030 Capital Improvement Plan (CIP) and 2025-2026 biennium budget; and

WHEREAS the Project is consistent with the city’s Safe Access for Everyone (SAFE) program and Street Surface Maintenance Program (SSMP); and

WHEREAS staff completed a formal competitive selection process for the Project’s design services in compliance with the city’s Public Contracting Rule (PCR) 70.015(A) and evaluated the three proposals received based on qualifications; and

WHEREAS staff were unable to negotiate mutually agreeable terms and cost with the highest-ranked proposer and instead negotiated mutually agreeable terms and cost with the second highest-ranked proposer, Burgess & Niple, Inc.

Now, Therefore, be it Resolved by the City Council of the City of Milwaukie, Oregon, that the city manager or their designee is authorized to execute a contract with Burgess & Niple, Inc. for design of Central Monroe Street Greenway: 21st Avenue to Oak Street for an amount not to exceed \$472,865, and to waive any irregularities and authorize the city manager, city engineer, or assistant city engineer to administer the Project in accordance with the contract terms and PCR allowance up to an amount not exceeding 25% of the original contract value.

Introduced and adopted by the City Council on **June 17, 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



MILWAUKIE POLICE DEPARTMENT

Memorandum

To: Mayor Batey and Milwaukie City Council

From: Ryan Burdick, Police Chief *RB*

Through: Emma Sagor, City Manager

Date: June 3, 2025

Re: OLCC Application – Estelle Imports, LLC

Action requested:

It is respectfully requested the council approve the OLCC application for Estelle Imports LLC, located at 10100 SE Main St. Milwaukie, 97222.

We have conducted a background check and find no reason to deny the request for the liquor license.



RS Agenda Item

7

Business Items

COUNCIL STAFF REPORT

To: Mayor and City Council
Emma Sagor, City Manager

Date Written: Apr. 21, 2025

Reviewed: Nicole Madigan, Deputy City Recorder,
Michael Osborne, Finance Director, and
Peter Passarelli, Public Works Director

From: Scott Stauffer, City Recorder

Subject: **Community Utility Advisory Committee (CUAC) Code Updates**

ACTION REQUESTED

Council is asked to adopt an ordinance updating CUAC references in the municipal code.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

[March 4, 2025](#): Council approved Resolution 16-2025, adopting new CUAC Bylaws, which included a new committee name.

ANALYSIS

Following a multi-year effort to update the CUAC Bylaws, Council adopted the committee's proposed bylaws in March. The new bylaws include a name change with the former Citizens Utility Advisory Board (CUAB) becoming the Community Utility Advisory Committee. For additional information about the name change, refer to the March 4 staff report.

Following the adoption of a new committee name, staff updated references to the CUAC [online](#) and in printed materials. As noted in the March 4 staff report to fully implement the committee's new name the Milwaukie Municipal Code (MMC) needs to be updated in the three sections where the CUAB is referenced. The CUAB is referenced in MMC Chapters 2.10 and 2.11 related to the city's boards and committees, and Chapter 13.14.050 related to utility billing. The code revisions needed to reflect this name change are relatively simple, in that two of the committee title's four words would be simply replaced; see Attachment 2. The proposed ordinance only updates the committee name, it does not include any other changes.

BUDGET IMPACT

There is no budget impact related to the recommended action as the Office of the City Recorder (OCR) budget includes funds to pay for updates to the MMC.

EQUITY IMPACT

A primary motivation to rename this committee was the city's move to using more inclusive language. Replacing the word "citizen" with community expresses the city's interest in ensuring that all Milwaukians know they are invited to participate in the work assigned to the committee. And, replacing the word "board" with committee reflects the changed function of the CUAC to be a subcommittee of the city's Budget Committee; see the [November 7, 2023, staff report](#) related to the CUAC's role.

CLIMATE & WORKLOAD IMPACT

None.

COORDINATION, CONCURRENCE, OR DISSENT

OCR staff conferred with the CUAC staff liaisons on the proposed code change.

STAFF RECOMMENDATION

Staff recommend Council adopt the ordinance to update the MMC to reflect the CUAC's new name.

ALTERNATIVES

Council could decline to adopt the ordinance, which would leave references to the CUAC's old name in the code.

ATTACHMENTS

1. Ordinance
2. Code Changes



COUNCIL ORDINANCE No.

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AMENDING THE MUNICIPAL CODE (MMC) TO ADOPT COMMUNITY UTILITY ADVISORY COMMITTEE AS THE NEW NAME OF THE CITIZENS UTILITY ADVISORY BOARD.

WHEREAS the city has worked in recent years to use more inclusive language that reflects the City Council’s equity and inclusion goals; and

WHEREAS the Citizens Utility Advisory Board (CUAB) completed a multi-year project to review and update its bylaws, which were adopted by City Council on March 4, 2025, and which includes a new committee name of Community Utility Advisory Committee (CUAC); and

WHEREAS to fully adopt and implement the CUAC’s new name, the MMC must be updated to accurately reflect this new committee name.

Now, Therefore, the City of Milwaukie does ordain as follows:

Section 1. MMC Chapters 2.10.010 Applicability, 2.11 Citizens Utility Advisory Board, 2.11.010 Established-Purpose, 2.11.020 Membership-Qualifications, and 13.14.050 Stormwater Charges-Billing, as outlined in Attachments A (redline) and B (clean), are adopted.

Section 2. These changes to the MMC will take effect 30 days after adoption of this ordinance.

Read the first time on _____ and moved to second reading by _____ vote of the City Council.

Read the second time and adopted by the City Council on _____.

Signed by the Mayor on _____.

Lisa M. Batey, Mayor

ATTEST:

APPROVED AS TO FORM:

Scott S. Stauffer, City Recorder

Justin D. Gericke, City Attorney

**Proposed Changes to the Milwaukie Municipal Code (MMC)
related to the renamed Community Utility Advisory Committee (CUAC)****§ 2.10.010 APPLICABILITY.**

This chapter applies to all City boards, commissions, and committees unless mandated otherwise by State statute or City ordinance, including but not limited to the following boards, commissions and committees:

- A. Budget Committee (ORS 294.336 and MMC 2.14, exclusive from monthly meetings);
- B. Center/Community Advisory Board (MMC 2.20 and IGA);
- C. ~~Citizens-Community~~ Utility Advisory ~~Board Committee~~ (MMC 2.11);
- D. Library Board (ORS 357.400 to 357.621 and MMC 2.28);
- E. Park and Recreation Board (MMC 2.12);
- F. Planning Commission (ORS 227.010—227.030 and MMC 2.16);
- G. Public Safety Advisory Committee (MMC 2.24);
- H. Milwaukie Arts Committee (MMC 2.17); and
- I. Tree Board (MMC 2.18).

Chapter 2.11 ~~Citizens-Community~~ Utility Advisory ~~Board Committee~~**§ 2.11.010. ESTABLISHED—PURPOSE.**

The ~~Citizens-Community~~ Utility Advisory ~~Board Committee~~ (CUAC) is established for the purpose of advising the City Council on the methods and manner in which City utility rates and capital improvements are scheduled and carried out. The ~~Board Committee~~ shall be responsible for, but is not limited to, the following activities:

- A. Reviewing existing rate structures and capital improvement programs for the various City sewer, water, and surface water utilities;
- B. Acting in an advisory capacity to the City Council in review and enactment of future utility rate structures and capital improvement programs;
- C. Promoting public knowledge, understanding, acceptance, and support of official utility programs proposed or instigated by the City; and
- D. Such other activities as the Council may assign. (Ord. 1798 § 1, 1996)

§ 2.11.020. MEMBERSHIP—QUALIFICATIONS.

The ~~Board Committee~~ shall consist of five members appointed at large by the Mayor with consent of the Council, all of whom must be either Milwaukie residents, own a business within the city limits, or reside outside city limits but is a ratepayer served by a Milwaukie utility (water or wastewater) throughout their term.

**Proposed Changes to the MMC
related to the renamed CUAC**

§ 13.14.050 STORMWATER CHARGES—BILLING.

A. Charges for stormwater service supplied by the City to any customer will be charged for and billed to each such customer in accordance with rates established by the City Council. Prior to the establishment of stormwater service fees and charges by the City Council, the ~~Milwaukie CitizensCommunity~~ Utility Advisory ~~Board-Committee~~ will prepare and deliver a report and recommendation on rates to the City Council. The Committee must prepare and deliver its recommendation to City Council on an annual basis, according to the rules established by City Council. Stormwater service fees and charges as established by the City Council will be added to and made a part of the billings for water and sewer service.

B. The customer is responsible for all stormwater service fees and charges, except as allowed by Section 13.14.040. The City may require deposits prior to providing stormwater service or in lieu of a deposit, obtain a signed agreement from the property owner, whether the customer or not, that they will be ultimately liable for the charges and that the City may use a lien as one method to secure payment if the charges are not paid. However, the City may not require a property owner to sign such an agreement.

C. Billings may be prorated. The proration will be a daily rate determined by dividing the annual minimum billing by 365 days times the number of days of occupancy from last meter reading and/or billing date.

D. A reduced stormwater service charge may be charged for customers who qualify as low income utility customers under the provisions of Chapter 13.20 of this code.

E. All money collected through stormwater fees and charges will be deposited in the stormwater utility account as established and maintained by the City's Finance Director.

F. Funds collected under this chapter will be used for the purpose of designing, acquiring, developing, constructing, maintaining, improving, and operating both manmade and nature-based stormwater systems.

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Chapter 2.11 Community Utility Advisory Committee

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A stylized, abstract illustration of a flower or shell-like structure in shades of white, grey, and brown, set against a green and brown background, all contained within a circular frame on the left side of the slide.

**RS 7. A. 6/17/25
Presentaiton**

CUAC Code Updates

June 17, 2025

CUAC Code Update

- **March 4, 2025:** Council adopted new CUAB Bylaws which included a new name = the CUAC!
- **Therefore,** the MMC needs to be updated...

C. ~~Citizens Community~~ Utility Advisory ~~Board Committee~~ (MMC 2.11);

Chapter 2.11 ~~Citizens Community~~ Utility Advisory ~~Board Committee~~

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Questions?

Scott Stauffer, City Recorder
stauffers@milwaukieoregon.gov





RS Agenda Item

8

Public Hearings

COUNCIL STAFF REPORT

To: Mayor and City Council
Emma Sagor, City Manager

Reviewed: Joseph Briglio, Assistant City Manager, and
Matthew Deeds, Assistant Finance Director

From: Michael Osborne, Finance Director

Subject: **Fiscal Year (FY) 2026 Consolidated Fee Schedule Update**

Date Written: May 23, 2025

ACTION REQUESTED

Council is asked to adopt the proposed updated Consolidated Fee Schedule for FY 2026.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

[May 6, 2025:](#) Council reviewed proposed updates to existing city fees for the FY 2025-2026 Consolidated Fee Schedule

[May 12, 2025:](#) The Budget Committee discussed proposals for current and future fee schedule adjustments to support long-term financial stability

[May 20, 2025:](#) Council reviewed the proposed Solid Waste Rates with Chris Bell.

ANALYSIS

The city's fiscal policies state that the city will periodically and systematically review user fees and charges as adopted in an updated Consolidated Fee Schedule. Presented here is updated FY26 schedule.

The Consolidated Fee Schedule, if adopted, will go into effect on July 1, 2025, for FY 2026, unless a different implementation date is noted in the Fee Schedule itself. Each year departments review the fees and make changes as necessary. The suggested changes generally reflect either a new internal practice or a change in cost. The goal is to accurately recover costs incurred by the city, as stated below in the city's adopted fiscal policies:

The City will maximize the use of service and user charges in lieu of ad valorem taxes and subsidies from other city funds, for services that can be identified and where costs are directly related to the level of service provided. The Council may establish fees at less than "full cost recovery" when deemed in the public interest. The city will periodically and systematically review user fees and charges to take into account the effects of additional service costs and inflation.

The significant changes to existing fees in the FY 2026 update are as follows:

- Downtown parking permit fees were reduced in FY 2025 to ensure parity among downtown customers and to test whether a reduced quarterly rate would promote the purchase of more permits. For the current calendar year-to-date (YTD), the city has issued 135 permits and staff expect to exceed the 189 permits issued last calendar year

(CY). Due to the success of this fee reduction on encouraging quarterly permit sales, staff have eliminated the 10% bulk discount.

- The engineering department has requested an increase in the cost of most right-of-way (ROW) permits to \$100. This change is in line with ROW permits in surrounding cities and consistent with the value of a monthly parking permit.
- Downtown Parklet Use fees remained unchanged, but a quarterly option was added to help ease administrative work.
- Fees in lieu of construction (FILOC) have increased based on the Construction Cost Index (CCI).
- The library is proposing eliminating fines and moving to a replacement cost fee. Library fines were reduced in the latest FY 2025-2026 budget.
- Municipal court fees for the cost of audio recording and trial cancellations were increased for FY 2026 to better reflect actual costs of administrative time to provide those services.
- The planning department updated the cost of annexation applications based on the size of the property and added a deposit for appeal of middle housing land division.
- Section 11 of the fee schedule “Trees in the City” added a programmatic permit application fee of \$3,000.
- City system development charges (SDCs) increased based on the CCI.
- The city’s utilities have several adjustments, all of which were previously adopted when the FY25 Fee Schedule was passed because utility fee increases are planned through the biennial budgeting process:
 - Water utility rates are scheduled to increase 3.0%
 - Wastewater and stormwater utility rates remain unchanged.
 - Street Surface Maintenance Program (SSMP) and Safe Access for Everyone (SAFE) fees increase 5.60% each year based on the Seattle, Washington CCI for FY 2026.
- Solid waste fees are increasing between 4% to 4.3% depending on the size of the cart service. Commercial rates are increasing between 4.7% to 5.6% based on the size of collection container. These fees were analyzed and proposed by Chris Bell and Associates and discussed with Council on May 20.
- The SDC section of the schedule was edited to provide greater clarity on which SDCs are charged by the city versus SDCs collected for other agencies on behalf of the city. To avoid providing outdated information, the city’s fee schedule will now point to other agencies’ fee schedules for the latest information on their SDC rates.

The Consolidated Fee Schedule document can also be updated throughout the course of the year for changes or additions of fees approved by resolution or ordinance.

Proposed New Fee in Fiscal Year 2026

On May 12, 2025, staff presented to the Budget Committee proposed new revenue and fee ideas. Based on the committee’s unanimous support, staff are adding a new fee to the Consolidated Fee Schedule, a 3% convenience fee for the use of payment cards in the city. A summary is below.

- A 3% convenience fee added to the transaction amount on payments made to the city using a payment card. This would be either a credit card or debit card. No fee would be added to cash, check, or Automated Clearing House (ACH) transactions. This fee would

be used to aid the city in the increase of the growing payment card and bank fees that have risen over the past five years.

Staff continue to work on a proposal for a public safety fee per direction from the Budget Committee. A proposed fee design and rates will be presented to Council for consideration later this year.

BUDGET IMPACT

Overall, the fee schedule updates that are proposed reflect modest changes to improve clarity and more accurately cover cost for city services. The proposed new convenience card fee is projected to bring in an estimated \$280,000 to the General Fund per year.

CLIMATE IMPACT

The fee schedule is designed to support the city's climate goals, including preserving tree canopy.

EQUITY IMPACT

Wherever possible, fees were held or reduced to minimize the impact on people living on low or fixed incomes. Several parts of the fee schedule also have low-income discounts, including planning fees and utility fees. The proposed public safety fee would not apply to those on the low-income program.

WORKLOAD IMPACT

Minimal impacts will occur citywide to update the fees in the current systems used by staff. Several adjustments reflect the accurate cost of workload being performed by staff who provide fee-based services. The proposed public safety fee changes also reflect the need to increase revenues to cover the growing public safety workload as demand for city services continues to increase.

COORDINATION, CONCURRENCE, OR DISSENT

Changes and updates were solicited from all department heads and staff.

STAFF RECOMMENDATION

Staff recommend that Council adopt a resolution to adopt the Consolidated Fee Schedule for FY 2026.

ALTERNATIVES

A delay in adopting the Consolidated Fee Schedule will leave current fees in place.

ATTACHMENTS

1. Adopting Resolution
2. FY 2026 Consolidated Fee Schedule

COUNCIL RESOLUTION No.**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, REVISING FEES AND CHARGES AND UPDATING THE CONSOLIDATED FEE SCHEDULE FOR FISCAL YEAR 2026.**

WHEREAS it is the policy and practice of the city to require the discernment and recovery of certain city costs from fees and charges levied in providing various services, products, and regulations, and

WHEREAS city staff shall periodically review city fees and charges to recover city costs in providing services, products, and regulations, and recommend adjustments to the City Council, and

WHEREAS Milwaukie advisory boards, commissions, and committees periodically recommend adjustments to the fees and charges levied in providing services, products, and regulations, and

WHEREAS the city manager has caused a review of all city fees and charges, has received guidance from advisory boards, commissions, committees, and city staff, and has finalized the updated Consolidated Fee Schedule.

Now, Therefore, be it Resolved that:

SECTION 1. The City of Milwaukie “Fees” document included as Attachment A to this resolution is hereby adopted.

SECTION 2. This resolution supersedes previously adopted fee resolutions.

Introduced and adopted by the City Council on **June 17, 2025**.

This resolution is effective on **July 1, 2025**.

ATTEST:

Lisa M. Batey, Mayor

APPROVED AS TO FORM:

Scott S. Stauffer, City Recorder

Justin D. Gericke, City Attorney



CITY OF MILWAUKIE

CONSOLIDATED FEE SCHEDULE

Fiscal Years 2025 & 2026

Milwaukie, Oregon



City of Milwaukie, Oregon

The City of Milwaukie provides a full range of municipal services to the community, including police protection, traffic control and improvement, street maintenance and improvement, water, wastewater, and surface water management services, planning and zoning regulation, building inspection and regulation, and community library services. This Fee Schedule consolidates all City fees and charges adopted by City Council resolution for the various services that the city provides. Typically, it is updated annually and reflects all fee resolutions passed by Council during the year.

Fee Variance and Waiver Statement

Based upon an unusual circumstance or event, past practices, demonstrated hardship, or public benefit, the City Manager is authorized to waive or decrease a fee(s) or charge(s) in a matter or establish a fee not yet authorized in this schedule. When a new fee is established by the City Manager it shall be incorporated into this document, and it shall be included and specified during the next update to this document.

A waiver or reduction request must be in writing and communicated to Council to allow opportunity for comment. If the City Manager or their designee agrees to said waiver or reduction, he/she shall inform the City Council, in writing, of the request and his/her decision, except in minor matters (defined as waivers or reductions valued at \$1,000 or less).

Effective Dates and Resolutions

The FY 2026 Fee Schedule fees are effective as of July 1, 2025 with the adoption of Resolution #RXX-2025, adopted by City Council on June 17, 2025, unless otherwise noted.

Updates to the Parking Fee Schedule were adopted with Resolution #R63-2024 adopted by City Council on December 3, 2024,

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1. ADMINISTRATION

a. Billable Hourly Rates

The City employee billable hourly rate shall be calculated as 2.5 times step 4 of the employee's job classification, to the nearest \$5 increment, unless otherwise specified. The classification schedule can be found on the City of Milwaukie website under Human Resources.

This calculation shall be used to recover costs for those services billed on an hourly basis, including, but not limited to professional services such as planning, engineering, public works, utility, financial, legal, police services, and public records requests. The use of a multiplier of 2.5 is intended to recover all overhead, training, benefits, and other costs associated with a city employee's time. Any work performed during overtime hours shall be billed as the calculated hourly rate multiplied by 125 percent. The City Manager and/or department directors are authorized to adjust calculated billings to reflect the impact of unusual circumstances or situations.

2. BUILDING

Building fees include structural, mechanical, plumbing, and electrical charges. Fees are applicable to residential, commercial, and industrial properties unless otherwise specified.

a. Structural Permits¹

Valuation will be calculated in accordance with OAR 918-050-0100.

Residential / Commercial / Industrial:

Permit Size	Fiscal Year 2025 Base Fee	Plus each additional \$1,000 over base fee	Fiscal Year 2026 Base Fee	Plus each additional \$1,000 over base fee
\$1 to \$5,000	\$150.75	\$0.00	\$150.75	\$0.00
\$5,001 to \$25,000	\$150.75	\$15.50	\$150.75	\$15.50
\$25,001 to \$50,000	\$460.75	\$11.50	\$460.75	\$11.50
\$50,000 to \$100,000	\$748.25	\$7.80	\$748.25	\$7.80
Over \$100,000	\$1,138.25	\$6.50	\$1,138.25	\$6.50
Minimum permit fee	\$150.75	\$0.00	\$150.75	\$0.00

Stand-alone Fire Suppression Systems (requires a backflow device when connected to potable water installed by licensed plumbing contractor or person exempt from licensing):

Permit Size	Fiscal Year 2025 Base Fee	Fiscal Year 2026 Base Fee
0 sq. ft. to 2,000 sq. ft.	\$157.80	\$157.80
2,001 sq. ft. to 3,600 sq. ft.	\$236.90	\$236.90
3,601 sq. ft. to 7,200 sq. ft.	\$296.15	\$296.15
7,201 sq. ft. and greater	\$551.45	\$551.45

Fire and Life Safety Plan Review Fee

Commercial properties only; 50% of the structural permit fee.

Essential Facilities Hazard Report Review

Commercial properties only; 1% of the structural and mechanical fees.

Initial Structural Plan Review Fees

75% of the permit fees.

Third-Party Plan Review

For transfer of a plan review to a third party; 10% of the permit fee, \$65 minimum.

¹ Permit fees are calculated based on the total valuation and square footage of the improvements.

BUILDING *continued***b. Mechanical Permits****Residential:**

Fees per current Mechanical Permit Application:

Permit	Fiscal Year 2025 Base Fee	Fiscal Year 2026 Base Fee
Minimum permit fee	\$155.90	\$155.90
HVAC – for the installation of air handling unit including ducts		
Up to 10,000 cfm	\$27.40	\$27.40
Over 10,000 cfm	\$32.45	\$32.45
Air conditioning/heat pump (site plan required)	\$50.35	\$50.35
Alteration of existing HVAC system	\$23.40	\$23.40
Mini split system	\$23.40	\$23.40
Furnace install/relocate/replace including ductwork and vent		
Up to 100,000 BTU/h	\$23.40	\$23.40
Over 100,000 BTU/h	\$27.60	\$27.60
Vent for other than furnace	\$23.40	\$23.40
Hydronic Piping System	\$23.40	\$23.40
Install/relocate/replace heaters (room, suspended, wall/floor-mounted)	\$23.40	\$23.40
Environmental Exhaust and Ventilation – for the installation of		
Appliance vent	\$19.15	\$19.15
Dryer exhaust	\$15.50	\$15.50
Range hood/ other kitchen equipment	\$13.15	\$13.15
Each hood that is served by a mechanical exhaust or air conditioning	\$13.15	\$13.15
Exhaust system and single duct (bath fan) each	\$10.75	\$10.75
Exhaust system apart from heating or air conditioning	\$15.50	\$15.50
Fuel Piping and Distribution/LPG-NG-Oil fuel piping		
Up to four outlets (including gas tag)	\$27.60	\$27.60
Each additional outlet over four	\$2.95	\$2.95
Other Listed Applications		
Decorative fireplace or insert	\$44.40	\$44.40
Woodstove/pellet stove	\$58.75	\$58.75
Water heater/flue vent	\$23.40	\$23.40
Chimney-liner-flue -vent w/o appliance	\$23.40	\$23.40
Oil tanks/gas/diesel generators	\$23.40	\$23.40
Barbeque	\$23.40	\$23.40
Radon mitigation	\$23.40	\$23.40
Pool or spa heater/kiln	\$23.40	\$23.40

BUILDING *continued***Mechanical Permits *continued*****Commercial/Industrial:**

Valuation shall be calculated on the value of the equipment and installation costs. Use this section for commercial installation, replacement or relocation of non-portable mechanical equipment, or mechanical work not covered previously. Indicate the value of all mechanical labor, materials, and equipment.

Permit	FY 2025 Base Fee	Plus each additional over the base fee	FY 2026 Base Fee	Plus each additional over the base fee
Minimum permit fee	\$155.90	\$0.00	\$155.90	\$0.00
\$1 to \$5,000	\$155.90	\$0.00	\$155.90	\$0.00
\$5,001 to \$10,000*	\$155.90	\$2.50	\$155.90	\$2.50
\$10,001 to \$100,000**	\$280.90	\$19.15	\$280.90	\$19.15
Over \$100,000**	\$2,004.40	\$13.00	\$2,004.40	\$13.00
*Permit category stipulates additional over each \$100.				
**Permit category stipulates additional over each \$1,000.				

Initial Mechanical Plan Review Fees for Residential and Commercial/Industrial

50% of the permit fees.

BUILDING *continued***c. Plumbing Permits**

Permit	Fiscal Year 2025 Base Fee	Fiscal Year 2026 Base Fee
Minimum permit fee (Residential/Commercial/Industrial)	\$155.90	\$155.90
Utilities per 100 feet (Residential/Commercial/Industrial)	\$120.00	\$120.00
Catch basin	\$52.75	\$52.75
Drywells, each	\$118.45	\$118.45
Rain drain connector	\$52.75	\$52.75
Manholes, each	\$103.20	\$103.20
Addition, alterations, and repairs for Residential/Commercial/Industrial (per fixture)	\$33.60	\$33.60

Residential:

Fees per current Plumbing Permit Application:

Permit	Fiscal Year 2025 Base Fee	Fiscal Year 2026 Base Fee
Total bathrooms per dwelling		
1 bath dwelling (includes 1 kitchen)	\$654.90	\$654.90
2 bath dwelling (includes 1 kitchen)	\$723.65	\$723.65
3 bath dwelling (includes 1 kitchen)	\$860.00	\$860.00
Additional bathroom/kitchen	\$342.35	\$342.35
Manufactured home utilities	\$135.65	\$135.65
*Includes the first 100 ft. of water piping, wastewater and storm water lines, hose bibs, icemakers, under floor low point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.		
Interior Piping (water or sewer) (per floor)		
First floor	\$103.20	\$103.20
Each additional floor	\$35.90	\$35.90
Multipurpose or Continuous Loop Suppression Systems		
0 sq. ft. to 2,000 sq. ft.	\$165.75	\$165.75
2,001 sq. ft. to 3,600 sq. ft.	\$248.85	\$248.85
3,601 sq. ft. to 7,200 sq. ft.	\$311.15	\$311.15
7,201 sq. ft. and greater	\$579.25	\$579.25

BUILDING *continued***Plumbing Permits *continued*****Commercial/Industrial:**

Valuation shall be calculated on the value of the equipment and installation costs. Fees per current Plumbing Permit Application:

Permit	Fiscal Year 2025 Base Fee	Plus each additional over the base fee	Fiscal Year 2026 Base Fee	Plus each additional over the base fee
Interior Piping (per fixture)	\$33.60	\$0.00	\$33.60	\$0.00
Initial plumbing plan review fees	30% of the plumbing permit fees			
Medical Gas permits				
\$1 to \$6,500	\$155.90	\$0.00	\$155.90	\$0.00
\$6,501 to \$10,000*	\$155.90	\$1.90	\$155.90	\$1.90
\$10,001 to \$100,000**	\$222.40	\$11.25	\$222.40	\$11.25
Over \$100,000**	\$1,234.90	\$7.80	\$1,234.90	\$7.80
Minimum permit fee	\$155.90	\$0.00	\$155.90	\$0.00
*Permit category stipulates additional over each \$100.				
**Permit category stipulates additional over each \$1,000.				

d. Electrical Permits**Residential/Commercial/Industrial:**

Fees per current Plumbing Permit Application:

Permit	Fiscal Year 2025 Base Fee	Fiscal Year 2026 Base Fee
Minimum permit fee	\$155.90	\$155.90
New Residential single or multifamily houses, includes attached garage:		
1,000 square feet or less	\$315.15	\$315.15
Each additional 500 square feet or portion	\$64.40	\$64.40
Limited energy - single family (per dwelling)	\$127.55	\$127.55
Limited energy - multi-family (per floor)	\$127.55	\$127.55
Protective Signaling-multi-family (per floor)	\$127.55	\$127.55

BUILDING, Electrical Permits *continued***Residential/Commercial/Industrial:**

Permit	Fiscal Year 2025 Base Fee	Fiscal Year 2026 Base Fee
Services or feeders installation, alterations, and/or relocation		
200 amps or less	\$188.45	\$188.45
201 amps to 400 amps	\$249.40	\$249.40
401 amps to 600 amps	\$378.85	\$378.85
601 amps to 1,000 amps	\$564.40	\$564.40
Over 1,000 amps or volts	\$1,032.15	\$1,032.15
Temporary services or feeders installation, alteration, and/or relocation		
200 amps or less	\$110.00	\$110.00
201 amps to 400 amps	\$234.10	\$234.10
401 amps to 600 amps	\$315.15	\$315.15
601 amps to 1,000 amps	\$463.05	\$463.05
Over 1,000 amps or volts	\$877.25	\$877.25
Branch circuits		
Branch circuits without service or feeder, 1 st circuit	\$105.35	\$105.35
Branch circuits without service, each additional circuit	\$14.45	\$14.45
Branch circuits with service, each circuit	\$14.45	\$14.45
Miscellaneous (service or feeder not included)		
Each manufactured or modular dwelling, service, and/or feeder	\$127.60	\$127.60
Reconnect only	\$127.60	\$127.60
Pump or irrigation circle	\$127.60	\$127.60
Sign or outline lighting	\$127.60	\$127.60
Signal circuit(s) or limited energy panel, alteration or extension (commercial/industrial only)	\$127.60	\$127.60
Each additional inspection over the allowable	\$99.45	\$99.45
Renewable Electrical Energy		
5 kva or less (2)	\$162.70	\$162.70
5.01 kva to 15 kva (2)	\$194.25	\$194.25
15.01 kva to 25 kva (2)	\$316.45	\$316.45
Greater than 25 kva – 25 kva + each add'l kva to 100 kva (max)	\$12.65	\$12.65
For Wind generation system		
25.01 kva to 50 kva (2)	\$632.95	\$632.95
50.01 kva to 100 kva	\$1,265.85	\$1,265.85
Master Electric Permit Application	\$100.00 one-time application fee	
Master Electric Permit Inspections	\$110.00 per hour	
Initial Electrical Plan Review Fees	25% of electrical permit fee	
Third-Party Plan Review	\$110.00	

BUILDING *continued***e. Manufactured Homes**

All jurisdictions in the Tri-County area shall charge a single fee for the installation and set-up of manufactured homes. This single fee shall include the concrete slab, runners, or foundations when they comply with the prescriptive requirements of the Oregon Manufactured Dwelling standard, electrical feeder and plumbing connections, and all cross-over connections.

Permit	Fiscal Year 2025 Base Fee	Fiscal Year 2026 Base Fee
Permit fee	\$445.00	\$445.00
Manufactured dwelling parks and mobile home parks fee ¹	Per current State Permit Fee	
Statewide Code Development, Training and Monitoring Fee	\$30.00	\$30.00

f. In-fill and Grading

Permit	Fiscal Year 2025 Base Fee	Fiscal Year 2026 Base Fee
In-fill and Grading Permit and Plan review fees for each		
1 to 50 cubic yards	\$100.00	\$100.00
51 to 100 cubic yards	\$150.00	\$150.00
101 to 1,000 cubic yards ⁵⁴	\$200.00	\$200.00
1,000 to 10,000 cubic yards	\$250.00	\$250.00
10,001 cubic yards or more	Total hourly cost ²	

¹ O.A.R. 918-600-0030.

² Costs include supervision, overhead, hourly wages and benefits of employees involved.

BUILDING *continued***g. Permit Related Fees**

Permit	Fiscal Year 2025 Base Fee	Fiscal Year 2026 Base Fee
State surcharge shall be collected in an amount as required by State law		
Building Moving/Demolition permits:		
2,000 square feet or less	\$110.00	\$110.00
Each additional 1,000 square feet or portion	\$40.00	\$40.00
Plan Review Fee	75% of the permit fee	75% of the permit fee
Prescriptive Solar PV Installation	\$100.00	\$100.00
Non-prescriptive Solar PV Installation per current structural fee by validation	See building valuation table	
Recreational Parks and Organizational Camps	Per current State Permit Fee	
Administrative fee for simple refunds	\$35.00	\$35.00
Administrative fee for simple refunds	\$250.00	\$250.00
Administrative fee for changing contracts simple	\$35.00	\$35.00
Administrative fee for changing contracts complex	\$250.00	\$250.00
Floating structure permit – follow the structural permit fee schedule		
Permit changes outside of normal scope	\$110.00 per hour	
Plan review fees required/requested changes, additions and revisions.	\$110.00 per hour	
Re-inspection fees	\$110.00	\$110.00
Replacement sheets (each)	\$23.00	\$23.00
Re-instatement fee	\$110.00	\$110.00
Investigation fee	\$110.00 per hour	
Inspections outside of normal business hours (min. 2 hours)	\$110.00 per hour	
Earthquake – restraint bracing	\$135.00	\$135.00
Plan reviews not designated elsewhere	30% of the permit fee	
Certificate of Occupancy	\$180.00	\$180.00
Temporary Certificate of Occupancy	\$180.00	\$180.00
Change of use/Occupancy	\$180.00	\$180.00
Technology fee – applies to all programs unless specified	5% of the permit fee	
Deferred Submittal fee (per Deferred Submittal)	70% of permit fee calculated using the value of the deferred portion with a minimum of \$300	
Phased permit fee (per phase)	\$300.00 + 10% of total project permit fee (not to exceed \$1,500.00 per phase)	

3. BUSINESS REGISTRATION

Business Registration is required annually for all businesses doing business in the City.

Permit	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Standard Base Fee	\$175.00	\$175.00
New Business Commencing between July 1 and December 31	\$88.00	\$88.00
Change in Business Ownership	\$15.00	\$15.00
Fee for each FTE	\$10.00	\$10.00
Temporary Business (2 weeks or less)	\$30.00	\$30.00
Delinquent Registration	10% of the original business tax plus interest at 9% per annum from the due date until full payment is received.	

Metro Business License versus City Business Registration or Both:

Instead of obtaining separate business licenses/registrations within each Portland-area city that you conduct business in, you can purchase a single license from Metro to construct, alter, and repair structures in 20 cities that have licensing/registration requirements in the metropolitan area, excluding Portland. The license covers all construction trades, both commercial and residential, as well as all landscape contractors. Exception: if your principal place of business is inside the City of Milwaukie, the business is required to apply for a City of Milwaukie Business Registration in addition to the Metro license.

For Metro applications, contact Metro at 503.797.1620 or visit their website at:

<https://www.oregonmetro.gov/tools-working/regional-contractors-business-license>

4. DOWNTOWN PARKING

Downtown employees can purchase a permit for designated permit spaces. Customers and visitors to downtown Milwaukie can use the short-term parking spaces.

Parking Permit Fees ¹	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Daily	\$7.00	\$7.00
Monthly	\$100.00	\$100.00
Quarterly	\$150.00	\$150.00
Replacement Pass (each)	\$7.00	\$7.00

¹ For parking fines refer to Section 9.

5. ENGINEERING

Engineering fees consist of plan review, inspections, permits, printed and electronic maps, and erosion control review.

Inspections and Permits	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Right-of-Way Permit Application¹		
Construction permit application	\$275.00	\$290.00
Sidewalk permit	\$55.00	\$100.00
Temporary street use	\$55.00	\$100.00
Use permit application	\$55.00	\$100.00
Parking closure downtown (per month, per space)	\$55.00	\$100.00
Lane closure (per week, per lane/block)	\$110.00	\$125.00
Road closure (per week, per block)	\$275.00	\$290.00
Major encroachment permit application	\$165.00	\$180.00
Minor encroachment permit application	\$55.00	\$100.00
Recording fee	\$113.00	\$120.00
Right-of-way re-inspection (beyond standard of 2)	\$105.00	\$115.00
Painted intersection permit	\$55.00	\$65.00
Subdivision construction inspection	5.5% of total construction cost (\$500.00 minimum)	
Public improvement construction inspection	5.5% of total construction cost (\$500.00 minimum)	
Street opening deposit	\$25.00 per sq. ft./\$1,500.00 minimum	
Street opening surcharge (under 5-year moratorium)	\$50.00 per sq. ft./\$3,000.00 minimum	
5-year moratorium surcharge		
1 st year of moratorium	\$250.00 per sq. ft.	\$275.00 per sq. ft.
2 nd year of moratorium	\$200.00 per sq. ft.	\$220.00 per sq. ft.
3 rd year of moratorium	\$150.00 per sq. ft.	\$165.00 per sq. ft.
4 th year of moratorium	\$100.00 per sq. ft.	\$110.00 per sq. ft.
5 th year of moratorium	\$50.00 per sq. ft.	\$55.00 per sq. ft.
Grading permit		
Minor (0 to 100 cy)	\$165.00	\$180.00
Major (100+ cy)	\$275.00	\$290.00
Flood plain review	Actual costs	
Flood plain inspection	Actual costs	
Building permit plan review – minor	\$85.00	\$95.00

ENGINEERING *continued*

Inspections and Permits	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Building permit plan review – major	\$165.00	\$180.00
Street vacation/rename request	\$2,750.00 deposit (actual cost billed per hourly rate)	
Request for stormwater rate reduction	\$75.00 deposit (actual cost billed per hourly rate)	
Franchise permit application	No charge	
Traffic control device request	No charge	
Engineering request	No charge	
ADA request for service	No charge	
Transportation fee review application	\$85.00 deposit (actual cost billed per hourly rate)	
Appeal to City council	\$330.00	\$330.00
Sewer dye test	\$110.00	\$125.00
Moving buildings	\$220.00 + \$85.00/hr. staff time + \$1,000.00 deposit	
Materials		
Public Works Standards	\$30.00	\$35.00
Sewer TV inspection tape	\$25.00	\$30.00
Electronic Drawing		
Paper – all sizes	\$6.00	\$8.00
Other format (plus \$45.00/hr. for additional work)	\$8.00	\$10.00
Reproduction charges (\$0.10 for additional pages)	\$1.00	\$1.25
Printed and electronic maps (GIS)		
Standard selection of GIS maps		
Full sheet (34" x 44")	\$50.00	\$55.00
½ sheet (22" x 34")	\$40.00	\$45.00
1/4 sheet (17" x 24")	\$30.00	\$35.00
1/8 sheet (11" x 17")	\$17.00	\$20.00
Electronic file (via electronic mail in PDF, JPG, GIF, or TIF formats)	\$17.00	\$20.00
Electronic file (for mailed media, which includes postage, handling, and media charges)	\$25.00	\$30.00
Aerial maps		
Full sheet (34" x 44")	\$55.00	\$60.00
½ sheet (22" x 34")	\$45.00	\$55.00
1/4 sheet (17" x 24")	\$35.00	\$40.00
1/8 sheet (11" x 17")	\$25.00	\$30.00
Electronic file (via electronic mail in PDF, JPG, GIF, or TIF formats)	\$17.00	\$20.00

ENGINEERING *continued*

Inspections and Permits	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
<i>Aerial Maps continued</i>		
Electronic file (for mailed media, which includes postage, handling, and media charges)	\$25.00	\$30.00
Custom Maps		
Flat charge per hour plus cost of materials	\$60.00	\$65.00
Electronic file (for mailed media, which includes postage, handling, and media charges)	\$8.00	\$10.00
<u>Erosion Control:</u> Erosion Control permit required when disturbing over 500 sq. ft. of soil or as determined by MMC 16.28. Permit fees include one (1) plan review, one (1) initial inspection fee, and one (1) final inspection fee. Development sites may require more than one permit depending on project size, staging and requested phasing of occupancy. An erosion control permit may include demolition, clearing, grading and/or construction phases of development.		
Permit Review Fees – includes one (1) plan review, one (1) initial inspection and one (1) final inspection. Includes 12 months of routine inspections from effective date of initial permit approval.		
Erosion Control Permit Consultation Fee (up to 30 min consultation)	\$50.00	\$50.00
Discount for Certified Erosion and Sediment Control Lead (CESCL) assigned project staff	25% permit review fee reduction	25% permit review fee reduction
Discount for qualified affordable housing One or more units meeting MMC 3.60.050	25% permit review fee reduction	25% permit review fee reduction
Residential – Minor Site Disturbance: For small projects adding no additional building footprint. Must be less than 1000 sq. ft. total soil disturbance	\$100.00	\$110.00
Residential - Single Family Home For single detached units and/or detached additional dwelling units.	\$250.00	\$270.00
Residential – Duplex, Triplex, Quadplex	\$500.00	\$525.00
Residential - Townhouses Attached single units, one unit per taxlot	\$500.00	\$525.00

ENGINEERING *continued*

Inspections and Permits	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Residential - Cottage Cluster Three (3) to twelve (12) units per cluster, one cluster per permit	\$500.00	\$525.00
Residential – Multi-unit Housing Five (5) or more attached units in one building, fee applies per building	\$750.00	\$780.00
Residential – Multi-phase development Large site for phased development, including grading, subdivision, right-of-way improvements, and site utility work. Fee is in addition to phased individual site permits.	\$500.00	\$525.00
Residential 1200 CN plan review fee	\$50.00	\$50.00
Commercial/Industrial – Minor Site Disturbance For small projects adding no additional building footprint. Must be less than 1000 sq. ft. total soil disturbance	\$100.00	\$110.00
Commercial – Multiunit Housing Five (5) or more attached units in one building, fee applies per building	\$750.00	\$775.00
Commercial - < 30,000 sq. ft. disturbed	\$750.00	\$775.00
Commercial - ≥ 30,000 sq. ft. to < 1 acre	\$750.00	\$775.00
Commercial - ≥ 1 acre but < 5 acre	\$900.00	\$950.00
Commercial – > 5 acres	\$400.00	\$425.00
Industrial - < 30,000 sq. ft. disturbed	\$800.00	\$830.00
Industrial - ≥ 30,000 sq. ft. to < 1 acre	\$800.00	\$830.00
Industrial - ≥ 1 acre but < 5 acre	\$900.00	\$950.00
Industrial – > 5 acres	\$400.00	\$425.00
Permit reissuance fee (no significant site changes, no changes to submitted EC plan,)	\$50.00	\$50.00
Erosion Control Inspection Fees		
Residential Re-Inspection Fee (Initial, Final)	\$60.00	\$65.00
Residential Routine Inspection Fee	\$20.00	\$25.00

ENGINEERING *continued*

Inspections and Permits	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Commercial Re-Inspection Fee (Initial, Final)	\$80.00	\$90.00
Commercial Routine Inspection Fee	\$30.00	\$35.00
Industrial Re-Inspection Fee (Initial, Final)	\$80.00	\$90.00
Industrial Routine Inspection Fee	\$40.00	\$45.00
Non-compliance Inspection Fee	\$120.00	\$130.00
Erosion Control Violation Fees		
Erosion Control Violation (MMC 16.28)	\$300.00/day	\$300.00/day
Illicit Discharge Violation (MMC 13.14)	\$1,000.00/day	\$1,000.00/day

Downtown Parklet Use Fees

Downtown parklets are reviewed through Engineering. Additionally, Parklets incur a use fee for the parking spaces which are due upon application approval.

Engineering Fees	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
New parklet application fee	\$150.00	\$150.00
New parklet right-of-way fee	\$150.00	\$150.00
Parklet renewal application fee	\$50.00	\$50.00
Parklet renewal right-of-way fee	\$95.00	\$95.00
Parklet plan review	\$150.00	\$150.00
Monthly Use Fee Per Parking Space	\$0.00	\$50.00 Month \$150.00 Quarter
Public parklet	No fee for parking space use	
Additional incurred costs (if applicable)	TBD based on location	
Signage for public and hybrid parklets	\$95.00	

¹ Performance bond amount at discretion of City Engineer.

6. FEES IN LIEU OF CONSTRUCTION (FILOC)

FILOC (Residential/Commercial/Industrial)	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Transportation¹ maximum per lineal foot of site frontage. Actual fee may be less depending on site conditions and actual improvements required.	\$340.00	\$365.00
Collectors, arterials, and public area requirements	Actual cost + 50%	
Water² – per lineal foot of site frontage	\$375.00	\$380.00
Stormwater³ – per lineal foot of site frontage	\$265.00	\$285.00
Wastewater⁴ – per lineal foot of site frontage	\$250.00	\$270.00
Stormwater Management⁵ – per square foot of new or changed	\$14.00	\$16.00

FILOC may be available as an alternative to construction of minimum required improvements in accordance with MMC 13.32. FILOC for Transportation, Water, Stormwater, Wastewater, and Stormwater Management Facilities are established by City Council based on impact of development on the infrastructure serving the proposed use. FILOC for Transportation, Water, Stormwater, and Wastewater are based on historical costs to construct the facility per lineal foot of frontage. FILOC for Stormwater Management Facilities is based on historical costs to construct a facility per square foot of added or changed impervious area draining to the public system. FILOC is indexed for inflation annually using the Engineering News-Record Construction Cost Index (CCI) for Seattle, WA (Resolution #79-2016), based on a 5-yr. running average.

¹ Transportation FILOC is based on the historical cost to construct the minimum standard improvements for a local street.

² Water FILOC is based on the historical cost to construct the minimum standard water main.

³ Stormwater FILOC is based on the historical cost to construct the minimum standard storm main.

⁴ Wastewater FILOC is based on the historical cost to construct the minimum standard sanitary sewer main.

⁵ Storm Water Quality FILOC is based on the historical cost to construct the minimum required water quality facility for impervious surfaces created that drain to a public storm system without treatment.

7. LIBRARY

The library collects replacement costs for lost or damaged items, and fees for photocopying services.

Overdue Fines	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee	Fiscal Year Maximum
Adult	\$0.10	none	Replacement Cost
Juvenile	\$0.10	none	Replacement Cost
Library of Things	\$1.00 per day	none	Replacement Cost

Fees and Charges	Fiscal Year 2025 and 2026
Printing and Copies, per side	
8.5 by 11 or 14:	
Black and white	\$0.10
Color	\$0.50
11 by 17:	
Black and white	\$0.20
Color	\$1.00
Lost or damaged items	Up to Replacement Cost
Non-district citizen library use (annual pass)	\$95.00

8. MISCELLANEOUS

Fees and Charges	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Document printing and copying		
Black and white	\$0.10	\$0.10
Color	\$0.50	\$0.50
Lien docket searches	\$35.00	\$40.00
Filming permit – fee varies based upon production budget and time to review application. Fee may be waived under certain conditions.	\$2,400.00	\$2,400.00
South Downtown Plaza Reservations – Fee applies to full or partial closure of the South Downtown Plaza & festival street. Fee may vary based on size of event and staff involvement required. Fee may be waived at the discretion of the city manager or designee.	\$400.00	\$400.00
Temporary event permit – fee may be charged to cover costs incurred by the City for assisting with an event. Staff time will be based upon billable hourly rates.	No application fee	
Use of parking stall(s) in the right-of-way during a temporary event – City reserves the right to charge for required staff time if inspection is needed.	\$30.00	\$30.00
NEW: 3% Payment Card Convenience Fee. This is a fee to offset the cost of payment card processing costs to the city.		3% of Transaction Total
Maximum credit card transaction is \$10,000. All transactions greater than \$10,000 must be paid via cash, check, money order, or electronic funds transfer (EFT). This includes building permits, court fines, and other licensing or administrative services provided by the city.		

9. MUNICIPAL COURT

Milwaukie Municipal Court collects fines for traffic citations, parking violations, and miscellaneous programs approved by the Judge. Traffic fine amounts are set by State legislature based on the offense classification.

Fees and Charges	Fiscal Year 2025 Base Fee	Fiscal Year 2026 Base Fee
Payment plan installment fee	\$25.00	\$25.00
Failure to appear	\$40.00	\$40.00
Reinstatement fee	\$15.00	\$15.00
Suspension packet fee	\$15.00	\$15.00
Returned check fee	\$30.00	\$30.00
Boot release fee	\$50.00	\$50.00
Seat belt class fee	\$50.00	\$50.00
Collection processing fee	\$30.00	\$30.00
Audio recording – per court session	\$25.00	\$40.00
Trial cancellation fee	\$25.00	\$30.00
Young driver diversion fee		
Class B	\$200.00	\$200.00
Class C	\$100.00	\$100.00
Dismissal fee		
Class D	\$50.00	\$50.00
Deferred sentencing fee		
Class B	\$265.00	\$265.00
Class C	\$165.00	\$165.00
Class D	\$115.00	\$115.00

Traffic Fines				
Penalty	Presumptive Fine	Special Zone Fine¹	Minimum Fine	Maximum Fine
Fiscal Year 2025 Fees				
Class A	\$440.00	\$875.00	\$225.00	\$2,000.00
Class B	\$265.00	\$525.00	\$135.00	\$1,000.00
Class C	\$165.00	\$165.00	\$85.00	\$500.00
Class D	\$115.00	\$115.00	\$65.00	\$250.00
Fiscal Year 2026 Fees				
Class A	\$440.00	\$875.00	\$225.00	\$2,000.00
Class B	\$265.00	\$525.00	\$135.00	\$1,000.00
Class C	\$165.00	\$165.00	\$85.00	\$500.00
Class D	\$115.00	\$115.00	\$65.00	\$250.00

¹ Special zones include highway work zones, school zones, and safety corridors.

MUNICIPAL COURT *continued***Parking Fines**

Per Milwaukie Municipal Code §10.20.090E, parking fine amounts may increase by 50% when a registered vehicle owner has received four (4) or more previous citations for the same parking violation within a rolling 365-day timeframe. If bail is not posted by the court date, the fine will be doubled. (Ord. #2005, adopted 2009, Ord. #1997, adopted 2009, Ord. #1728, adopted 1993, and Ord. #1361, adopted 1977).

Parking Fines	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Abandon vehicle	\$80.00	\$80.00
Angle parking	\$40.00	\$40.00
Bicycle lane	\$80.00	\$80.00
Blocking driveway	\$50.00	\$50.00
Block rule	\$40.00	\$40.00
Blocking disabled parking space	\$250.00	\$250.00
Bus zone/taxi zone	\$50.00	\$50.00
Double parking	\$50.00	\$50.00
During prohibited times	\$50.00	\$50.00
Emergency/safety zone	\$80.00	\$80.00
Fire hydrant	\$80.00	\$80.00
Five or more unpaid violations	\$60.00	\$60.00
Head-in only parking	\$50.00	\$50.00
Loading zone	\$50.00	\$50.00
No parking zone/tow away zone	\$80.00	\$80.00
On crosswalk/sidewalk	\$80.00	\$80.00
Over one foot from curb	\$60.00	\$60.00
Over space line	\$60.00	\$60.00
Overtime parking	\$60.00	\$60.00
Permit only parking ¹	\$60.00	\$60.00
Traffic hazard	\$80.00	\$80.00
Trucks – 2-hour limit	\$50.00	\$50.00
Disabled parking space	\$450.00	\$450.00
Wrong side of street	\$50.00	\$50.00
Where prohibited	\$80.00	\$80.00

¹ For parking permit fees see Section 4.

10. PLANNING

The City Planning Department oversees land use applications, annexations, special requests, and procurement of City maps and master plans.

Standard Land Use Applications

The following standard fees apply to all land use applications¹ not listed below. Some applications may require additional fees as described below under Additional Application Fees on page 22.

Review Type	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Type I Administrative review	\$200.00	\$200.00
Type II Administrative review	\$1,000.00	\$1,000.00
Type III Quasi-judicial review	\$2,000.00	\$2,000.00
Type IV Quasi-judicial review	\$5,000.00	\$5,000.00
Type V Legislative review	\$5,000.00	\$5,000.00

Other Land Use Applications

Applications	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Community service use – minor modification (Type I)	\$50.00	\$50.00
Final plat (Type I)	\$200.00	\$200.00
Historic resource designation (Type IV)	\$150.00	\$150.00
Lot consolidation (Type I)	\$200.00	\$200.00
Minor land partition, including Middle Housing or Expedited Land Division – preliminary plat review (Type II)	\$2,000.00	\$2,000.00
Natural Resource ²		
Boundary verification (Type I)	No charge	No charge
Construction management plan (Type I)	No charge	No charge
Natural resource management plan (Type I)	No charge	No charge
Tree removal request (Type I) ³	No charge	No charge
Tree removal request (Type III) ⁴	\$500.00	\$500.00
All other type I, II, or III Natural Resource applications ⁵	See fee for standard land use applications above	

¹ For a complete list of land use application types, see Milwaukie Municipal Code Table 19.901.

² Res. #77-2011, adopted August 16, 2011.

³ See MMC 19.402.6.A for Type I tree removal. For tree removal in the right of way see Section 5.

⁴ Required for any tree removal that is not Type I (MMC 19.402.8.A) or exempt (MMC 19.402.6.A). For tree removal in the right of way see Section 5.

⁵ Fees waived for applications that meet all three of the following criteria: (1) the application involves only a habitat conservation area (HCA) and not a water quality resource (WQR), (2) the property is used for residential purposes, and (3) the current owner was the owner prior to September 15, 2011.

PLANNING *continued*

Applications	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Planned development – preliminary plan review (Type III)	\$2,000.00	\$2,000.00
Planned development – final plan review (Type IV) ¹	\$5,000.00	\$5,000.00
Property line adjustment (Type I)	\$650.00	\$650.00
Property line adjustment (Type II)	\$1,000.00	\$1,000.00
Subdivision for Middle Housing or Expedited Land Division	\$2,000.00	\$2,000.00
Temporary structure (Type I)	\$50.00	\$50.00
Variance to fence height (Type II)	\$500.00	\$500.00
Annexations		
Annexation (expedited)		
Less than 1 acre	\$150.00	\$150.00
1.0 - 5.0 acres		\$250
5.1 - 40 acres		\$300
Greater than 40 acres		\$400
Annexation (Non-expedited: No zone change or comp plan amendment)	\$150.00	\$150.00
Annexation (Non-expedited: Zone change only)	\$500.00	\$500.00
Annexation (Non-expedited: Zone change and comp plan amendment)	\$3,500.00	\$3,500.00
Appeals		
Appeal to Planning Commission – per Oregon Statute (ORS 227.175 (10)(b)) ^{1,2}	\$250.00	\$250.00
Appeal to City Council ²	\$1,000.00	\$1,000.00
Appeal of Middle Housing Land Division	N/A	\$300 (deposit)

¹ Fee includes the zone change to apply the PD symbol to the zone map. Any change to the base zone requires an additional Type IV application and fee.

² A subdivision application fee is required for any subdivision that is being reviewed as part of a planned development.

3. [Pursuant to ORS 197.375](#)

PLANNING *continued***Additional Application Fees**

Fee Type	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Measure 56 Notice (for zoning map or text amendment)	Actual cost (\$1.00 per affected property, \$35.00 minimum)	
Reserve deposit	\$500.00	\$500.00
Technical report review ¹		
Scope of work preparation	Actual cost	Actual cost
Reserve deposit	\$1,500.00	\$1,500.00
Review of technical report (Res. #77-2011)	Actual cost	
Other reserve deposit		
Traffic	\$2,500.00	\$2,500.00
Natural resources	\$3,000.00	\$3,000.00
All other	\$1,000.00	\$1,000.00
Multifamily design review (Type I or II)	See fee for standard land use applications above.	
Downtown design review (Type I, II, or III)	See fee for standard land use applications above.	
Discounts for Land Use Applications		
Two or More Applications (no discount for most expensive application). This discount applies to applications which relate to the same unit of land and which will be reviewed and decided concurrently.	25%	25%
Seniors must be at least 65 years of age and must be the property owner. Applicant may only receive one discount; the senior discount or the low-income discount.	25%	25%
Low-Income Residents may qualify for reduced fees by filing the same application used to apply for reduced sewer and water rates.	25%	25%
NDA-sponsored Land Use Applications Related to Parks	Fees waived	

¹ Actual cost to be determined by Planning Manager or City Engineer by estimating the cost of city staff time and resources dedicated to the project. See more information under Deposit Information.

² Fees are waived for NDA-sponsored appeals, pursuant to Resolution #26-1999.

³ The cost of completing or correcting any improvements required by the title in question and incurred by the City may be assessed to persons as part of the civil infraction judgment. Each day a violation continues will be considered a separate violation.

PLANNING *continued*

Deposit Information

In some cases, reserve deposits are collected to ensure that the City's actual expenses are covered. Deposits will be refunded relative to actual costs, and additional money may be required if actual costs exceed the deposit amount. This applies only to reserve deposits—base fees are nonrefundable.

Early Assistance

Pre-application Assistance for Minor Applications	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Pre-application meetings ¹		
First meeting	No charge	No charge
Second meeting	\$50.00	\$50.00
Third and subsequent meetings (per meeting fee)	\$100.00	\$100.00
Pre-application conference ²	\$200.00	\$200.00
Pre-application assistance for major applications:		
Pre-application meetings ¹		
First meeting	No charge	No charge
Second meeting	\$100.00	\$100.00
Third and subsequent meetings (per meeting fee)	\$200.00	\$200.00
Pre-application conference ²	\$400	\$400

Minor Applications typically include:

- Type I applications
- Type II applications for projects that would result in;
 - four or fewer residential units, or
 - construction of 10,000 sq. ft. or less of new or additional floor area.
- Type III applications for variances on sites with four or fewer residential units.

Major Applications typically include:

- Multiple applications packaged together.
- Type II applications that result in:
 - more than four residential units, or
 - construction of more than 10,000 sq. ft. of new or additional floor area.
- Type III applications, except for variances on sites with four or fewer residential units.
- Type IV or V applications

¹ Applies to optional meetings attended by a maximum of two City staff. No written notes provided.

² Applies to required or optional meetings that require three or more City staff. Written summary notes provided two weeks after meeting.

PLANNING *continued*

Notes: Staff will use the above lists as a general guide for distinguishing minor and major applications and reserve the right to make a final determination. City Manager (or designee) may reduce the fee for Early Assistance for a major application where it can be demonstrated that the level of staff effort required will be similar to what would be required for a Minor Application.

Special Requests	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Claims (pertaining to Measures 37 or 49) ¹	\$1,515.00	\$1,515.00
Significant Modification of Complete Land Use Application	\$500.00	\$500.00
Reschedule of Public Hearing at Applicant's Request (when re-notification is required)	\$500.00	\$500.00
Temporary Occupancy Request	\$100.00	\$100.00
Time Extension of Previously Granted Land Use Approval (Title 17 only)	\$50.00	\$50.00
Zoning Confirmation (General)	\$50.00	\$50.00
Zoning Confirmation (DMV Permit, LUCS) ²	\$25.00	\$25.00

Permit Review and Inspections	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Zoning Confirmation (DMV Permit, LUCS) ² Building Permit Review and Inspections (Minor; e.g., Demolition or Erosion Control)	\$25.00	\$25.00
Building Permit Review and Inspections (Major)	\$200.00	\$200.00
Additional Planning Inspection Fee	\$50.00	\$50.00
Modifications to Building Permit during review ³	\$100.00	\$100.00
Original Art Mural	\$100.00	\$100.00
Sign Permit Review (per sign)	\$100.00	\$100.00
Sign Permit Review (daily display or "sandwich board" sign)	\$150.00	\$150.00

Materials

Most materials are available online for free or contact Planning for additional information:

<https://www.milwaukieoregon.gov/planning/planning-documents-ordinances-plans-and-guidelines>

The fee for a copy of any planning document (e.g. comprehensive plan, zoning ordinance, ancillary plans, etc.) shall be charged based on the number of copied pages. The standard City copy fee shall apply; refer to Section 8 of this document.

¹ Fee will be refunded if applicant prevails. If claim is denied, additional money may be required to cover contract-attorney or appraiser costs, as determined by city manager.

² Waived for LUCS for emergency sewer connection.

³ Fee applies to site plan revisions generated by applicant, not those required by staff during review process.

11. TREES IN THE CITY

Trees are considered valuable urban infrastructure that should be nurtured and protected as a community asset. The Milwaukie Municipal Code Chapter 16.32 Tree Code, Council Ordinance 2197 is to establish, maintain, and increase the quantity and quality of tree cover on land owned or maintained by the City and within rights-of-way, and to ensure our urban forest is healthy, abundant, and climate resilient.

Per the City of Milwaukie Tree Code, a public tree removal permit is required for all trees that are over 2" DBH (diameter at breast height) that are located in the right-of-way (ROW) or on city property. A tree is in the ROW if any portion of its trunk falls in the ROW. A pruning permit is required if more than 20% of the tree's live crown is going to be removed or if roots within a radial distance of six times the tree's DBH will be impacted. To prune or remove a tree that is in the ROW, a ROW permit application must be submitted along with a \$50.00 application processing fee. A permit application is typically approved if the tree is invasive, dead/dying, diseased, has significant infrastructure impacts that cannot be reasonably mitigated, or poses an unreasonable risk to public safety. Replanting a street tree from Milwaukie's approved Street Tree List is a condition of permit approval.

Public Trees	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Public Tree Removal or Major Pruning Application Fee	\$50.00	\$50.00
Public Tree Planting Permit	No charge	No charge
Healthy Public Tree Removal Fee		
Less than 2" DBH	\$40.00	\$40.00
2" to less than 4" DBH	\$60.00 per inch DBH	\$60.00 per inch DBH
4" to less than 8" DBH	\$80.00 per inch DBH	\$80.00 per inch DBH
8" to less than 14" DBH	\$100.00 per inch DBH	\$100.00 per inch DBH
14" to less than 20" DBH	\$150.00 per inch DBH	\$150.00 per inch DBH
20" or greater DBH	\$200.00 per inch DBH	\$200.00 per inch DBH
Public Tree Planting and Establishment Fee (in lieu of planting)	\$675.00 per tree	\$675.00 per tree
Public Tree Enforcement/Restoration Fee		
Failure to Replant	2X Planting and Establishment Fee	2X Planting and Establishment Fee
Damaged Tree	\$225.00 per inch DBH	\$225.00 per inch DBH
Removed Tree or Tree Topping	\$450.00 per inch DBH	\$450.00 per inch DBH
Programmatic Permit Application Fee	N/A	\$3,000.00

TREES IN THE CITY *continued*

On April 19th, 2022, residential tree code (Ord. 2216) was adopted unanimously by city council as a way to complement the comprehensive plan housing and parking code updates while preserving and enhancing tree canopy in Milwaukie. Being a primarily residentially zoned community, the majority of Milwaukie's tree canopy is located on private property. To meet the established canopy goals of 40% canopy cover by 2040, Milwaukie adopted residential tree protections as a way to preserve existing trees and require the replanting of trees if another is removed. Development sites must also meet robust tree standards to ensure that new housing units are constructed with the community's canopy goals in mind.

Effective May 19th, 2022, trees that are greater than 6" DBH on residentially zoned private properties are regulated by the Milwaukie Tree Code (MMC 16.32.042). Property owners looking to remove a tree in a non-development situation must apply for a Type A or Type B tree permit before removal. Type A tree permits are for removal circumstances where the tree is dead, dying, hazardous, or impacting infrastructure or public safety in ways that cannot be mitigated. Type A tree permit applications are available at no cost to the applicant, and no removal fees are required. Type B tree permits are for the elective removal of healthy trees. Type B tree permits incur a \$50.00 application fee and if approved, applicants must pay healthy tree removal fees. Replanting is a condition of approval for all permitted tree removals.

The development tree code applies when new or additional housing units are constructed on residentially zoned properties. The development tree code includes standards for tree preservation, tree planting, tree protection and soil volume requirements which must be met or mitigated for. Milwaukie's urban forest staff work with the city's community development department and engineering department, as well as the developers themselves, to meet the standards of the new tree code and integrate the requirements with the existing land use code and Public Works standards to create development sites that achieve the city's housing, parking and canopy goals.

TREES IN THE CITY *continued*

Private Non-Development Tree Fees	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Residential Tree Permit Application Fee (Type A)	\$0.00	\$0.00
Residential Tree Permit Application Fee (Type B)	\$50.00	\$50.00
Healthy private tree removal fee beyond one tree per 12-month period ¹ Measurements are in diameter at breast height (DBH).		
6 to <12" DBH (approx. 19" – 38" circumference)	\$60.00 per inch DBH	\$60.00 per inch DBH
12 to <18" DBH (approx. 38" -57" circumference)	\$60.00 per inch DBH	\$60.00 per inch DBH
18" to <24" DBH (approx. 57" -75" circumference)	\$60.00 per inch DBH	\$60.00 per inch DBH
24" to <30" DBH (approx. 75" -94" circumference)	\$60.00 per inch DBH	\$60.00 per inch DBH
30" to <36" DBH (approx. 94" -113" circumference)	\$150.00 per inch DBH	\$150.00 per inch DBH
36" or greater (greater than 113" circumference)	\$200.00 per inch DBH	\$200.00 per inch DBH
Rare or Threatened Tree Removal	\$250.00 per inch DBH	\$250.00 per inch DBH
Planting and Establishment Fee in lieu of Replanting for Non-Development Private Residential Trees	\$675.00 per tree	\$675.00 per tree

Private Enforcement and Restoration Fees	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Violation Review Fee (Development)	\$200.00	\$200.00
Damaged Private Tree	\$225.00 per inch DBH	\$225.00 per inch DBH
Tree Protection Violation Zone Fee	\$225.00 per inch DBH	\$225.00 per inch DBH
Unpermitted Private Tree Removal Fee (Development)		
6" to <12" DBH	\$2,000.00 per tree	\$2,000.00 per tree
12" to <18" DBH	\$167.00 per inch DBH	\$167.00 per inch DBH
18" to <24" DBH	\$200.00 per inch DBH	\$200.00 per inch DBH
24" to <36" DBH	\$250.00 per inch DBH	\$250.00 per inch DBH
36" or greater DBH	\$300.00 per inch DBH	\$300.00 per inch DBH
Unpermitted Private Tree Removal or Tree Topping (Non-Development)	2 x healthy private tree removal fee + \$250.00	2 x healthy private tree removal fee + \$250.00
Failure to Replant a Tree (Non-Development)	2 x Fee in Lieu	2 x Fee in Lieu

¹ No removal fee for 1st tree less than 12" DBH removed under type 1 permit.

TREES IN THE CITY *continued*

Private Development Tree Fees	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Residential Construction Tree Plan Review Fee	\$300.00	\$300.00
Site Inspection Fee	\$50.00	\$50.00
Site Re-inspection Fee	\$175.00	\$175.00
<p>Fee in lieu of preservation standard in residential development <i>Canopy percentage measurements are in sq ft canopy / total site sq ft</i></p>	<p>\$4,000.00 for each reduction of 7.5% site canopy coverage below 30% total site canopy. Fees are cumulative based on total canopy reduction.</p> <p>Remaining site canopy <30%-22.5%: \$4,000.00 <22.5%-15%: \$4,000.00 <15%-7.5%: \$4,000.00 <7.5%-0%: \$4,000.00</p>	<p>\$4,000.00 for each reduction of 7.5% site canopy coverage below 30% total site canopy. Fees are cumulative based on total canopy reduction.</p> <p>Remaining site canopy <30%-22.5%: \$4,000.00 <22.5%-15%: \$4,000.00 <15%-7.5%: \$4,000.00 <7.5%-0%: \$4,000.00</p>
<p>Fee in lieu of preservation standard for eligible residential affordable housing <i>Canopy percentage measurements are in sq ft canopy / total site sq ft</i></p>	<p>\$2,000.00 for each reduction of 7.5% site canopy coverage below 30% total site canopy. Fees are cumulative based on total canopy reduction.</p> <p>Remaining site canopy <30%-22.5%: \$2,000.00 <22.5%-15%: \$2,000.00 <15%-7.5%: \$2,000.00 <7.5%-0%: \$2,000.00</p>	<p>\$2,000.00 for each reduction of 7.5% site canopy coverage below 30% total site canopy. Fees are cumulative based on total canopy reduction.</p> <p>Remaining site canopy <30%-22.5%: \$2,000.00 <22.5%-15%: \$2,000.00 <15%-7.5%: \$2,000.00 <7.5%-0%: \$2,000.00</p>

TREES IN THE CITY *continued*

Other Tree Types	Fiscal Year 2025	Fiscal Year 2026
Significant Tree Credits <i>Retained significant trees in diameter at breast height (DBH)</i>		
Retained significant tree 12" to <20" DBH	125% existing or future canopy multiplier	125% existing or future canopy multiplier
Retained significant tree >20" DBH	150% existing or future canopy multiplier	150% existing or future canopy multiplier
Retained significant tree >36" DBH	175% existing or future canopy multiplier	175% existing or future canopy multiplier
Rare or Threatened Tree Removal Fee	\$250.00 per inch DBH	\$250.00 per inch DBH
Fees in Lieu of Planting Standard	\$5.00 per square foot of canopy necessary to meet 40% site coverage	\$5.00 per square foot of canopy necessary to meet 40% site coverage
Bonding Requirements		
Tree Protection	\$3,500 per protected tree held for 3 years	\$3,500 per protected tree held for 3 years
Post Development	\$3,500.00 per newly planted tree held for 5 years	\$3,500.00 per newly planted tree held for 5 years

12. POLICE

Milwaukie Police Department collects fees for permits, licenses, and other miscellaneous services listed below:

Fees and Charges	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Permits/Licenses		
Adult business	\$372.00	\$372.00
Alarm permit – residential	\$25.00	\$25.00
Alarm permit – (65+)	\$10.00	\$10.00
Alarm permit – business	\$50.00	\$50.00
Gun background check	\$100.00	\$100.00
Liquor license (Original application)	\$100.00	\$100.00
Liquor license (Name or other change)	\$100.00	\$100.00
Liquor license (Renewal application)	\$150.00	\$150.00
Liquor license (Temporary license)	\$35.00	\$35.00
Police Reports		
Body worn camera footage	\$50.00 for 1 st 15 minutes to pull footage, \$50.00 for each add'l hour to complete request	
Video copy	\$35.00	\$35.00
Police report	\$15.00	\$15.00
Photo CD	\$15.00	\$15.00
Traffic citation discovery	\$10.00	\$10.00
Additional research charges may apply for unusual/complex requests		

Police Services	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
First false alarm response	No charge	
Second false alarm response		
Residential	\$25.00	\$25.00
Commercial	\$50.00	\$50.00
Third false alarm response		
Residential	\$50.00	\$50.00
Commercial	\$150.00	\$150.00
Fourth false alarm response		
Residential	\$150.00	\$150.00
Commercial	\$250.00	\$250.00
Fifth false alarm response		
Residential	\$250.00	\$250.00
Commercial	\$500.00	\$500.00
False alarm past fifth	No response	

POLICE *continued*

Police Services <i>continued</i>	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Good conduct background letter	\$5.00	\$5.00
Vehicle impound	\$160.00	\$160.00
Loud party response – first response	Warning	
Loud party response – second response and/or each subsequent response in a 24-hr. period	\$50.00	\$50.00
Fire and emergency services fee (Ord. #1764, adopted 1994)	Actual cost	

13. SDC & CONSTRUCTION EXCISE TAX

System Development Charges (SDC) fees for Water, Stormwater, and Transportation shall be indexed for inflation annually using the Engineering-News Record Construction Cost Index (CCI) for Seattle (Resolution #40-2007). The CCI increase is 5.64%. Based on Oregon State Statute (ORS 223.304), the charges are broken down into three components; (1) reimbursement (to recover existing facility capacity available for growth), (2) improvement (to recover planned capacity improvements for growth), and (3) administration (to recover direct costs).

Water System Development Charges for Commercial and Multifamily dwellings

Fiscal Year 2025 Fee				
Meter	Reimbursement	Improvement	Compliance	Total
5/8x3/4"	\$525.00	\$4,682.00	\$396.00	\$5,603.00
1"	\$874.00	\$7,804.00	\$661.00	\$9,339.00
1.5"	\$1,749.00	\$15,608.00	\$1,321.00	\$18,678.00
2"	\$2,798.00	\$24,972.00	\$2,114.00	\$29,885.00
3"	\$5,596.00	\$49,944.00	\$4,229.00	\$59,769.00
4"	\$8,744.00	\$78,038.00	\$6,607.00	\$93,389.00
6"	\$17,489.00	\$156,075.00	\$13,214.00	\$186,779.00
8"	\$27,982.00	\$249,721.00	\$21,143.00	\$298,846.00
10"	\$40,225.00	\$358,973.00	\$30,393.00	\$429,591.00
12"	\$554.61.00	\$790,132.00	\$66,898.00	\$945,567.00

Fiscal Year 2026 Fee				
Meter	Reimbursement	Improvement	Compliance	Total
5/8x3/4"	\$554.61	\$4,946.06	\$418.33	\$5,919.01
1"	\$923.29	\$8,244.15	\$698.28	\$9,865.72
1.5"	\$1,847.64	\$16,488.29	\$1,395.50	\$19,731.44
2"	\$2,955.81	\$26,380.42	\$2,233.23	\$31,570.51
3"	\$5,911.61	\$52,760.84	\$4,467.52	\$63,139.97
4"	\$9,237.16	\$91,946.94	\$6,979.63	\$98,656.14
6"	\$18,475.38	\$164,877.63	\$13,959.27	\$197,313.34
8"	\$29,560.18	\$263,805.26	\$22,335.47	\$315,700.91
10"	\$42,493.69	\$379,219.08	\$32,107.17	\$453,819.93
12"	\$93,531.54	\$834,695.44	\$70,671.05	\$998,896.98

SDC & CONSTRUCTION EXCISE TAX *continued***2025 Water Scalable SDC by Single Family Residential House Size**

	EDUs	Max. Water SDC
Single-Family Residential		
<500 sq ft (use ADU rate)	0.60	\$3,362.00
500-800 sq ft	0.70	\$3,922.00
800-1,799 sq ft	0.90	\$5,043.00
1,800-2,999 sq ft	1.00	\$5,603.00
3,000- 3,799 sq ft	1.10	\$6,164.00
≥3,800 sq ft	1.20	\$6,724.00
Accessory Dwelling Unit	0.60	\$3,362.00

2026 Water Scalable SDC by Single Family Residential House Size

	EDUs	Max. Water SDC
Single-Family Residential		
<500 sq ft (use ADU rate)	0.60	\$3,551.41
500-800 sq ft	0.70	\$4,143.31
800-1,799 sq ft	0.90	\$5,327.11
1,800-2,999 sq ft	1.00	\$5,919.01
3,000- 3,799 sq ft	1.10	\$6,510.91
≥3,800 sq ft	1.20	\$7,102.81
Accessory Dwelling Unit	0.60	\$3,551.41

SDC & CONSTRUCTION EXCISE TAX *continued***Wastewater System Development Charges**

A wastewater unit is equal to 16 fixture units derived from Table 7-3 of the Oregon Plumbing Specialty Code. Each residential dwelling unit is one (1) wastewater unit. Accessory Dwelling Units (ADU) and duplex units are assumed to have a lesser impact and will be charged at 65% of the EDU rate. Multi-family over (2) two units and all other development will be charged based on actual number of plumbing fixture units.

Fiscal Year 2025 Fee				
Wastewater SDC	Reimbursement	Improvement	Compliance	Total
Single-family dwelling	\$1,004.43	\$148.06	\$24.30	\$1,176.79
Duplex, ADU (per dwelling)	\$652.88	\$96.24	\$15.80	\$764.92
Commercial and other (per EDU)	\$1,004.43	\$148.06	\$24.30	\$1,176.79

Fiscal Year 2026 Fee				
Wastewater SDC	Reimbursement	Improvement	Compliance	Total
Single-family dwelling	\$1,061.07	\$156.41	\$25.67	\$1,243.15
Duplex, ADU (per dwelling)	\$689.70	\$101.66	\$16.69	\$808.05
Commercial and other (per EDU)	\$1,061.07	\$156.41	\$25.67	\$1,243.15

2026 Wastewater Scalable SDC by House Size

	EDUs	Max. Water SDC
Single-Family Residential		
<500 sq ft (use ADU rate)	0.60	\$745.89
500-800 sq ft	0.70	\$932.36
800-1,799 sq ft	0.90	\$1118.84
1,800-2,999 sq ft	1.00	\$1243.15
3,000- 3,799 sq ft	1.10	\$1367.47
≥3,800 sq ft	1.20	\$1491.78
Accessory Dwelling Unit	0.60	\$745.89

SDC & CONSTRUCTION EXCISE TAX *continued***Stormwater System Development Charges**

A stormwater unit is equal to 2,706 square feet of impervious surface on the property. Each single-family residential property is one (1) stormwater unit. Commercial properties are prorated based on standard square footage of 2,706 square feet.

Fiscal Year 2025 Fee				
Stormwater SDC	Reimbursement	Improvement	Administration	Total
Single-family property (lot)	\$0.00	\$1,147.25	no charge	\$1,147.25
All other (per DRU)	\$0.00	\$1,147.25	no charge	\$1,147.25
Commercial (prorated by square footage)	\$0.00	\$1,147.25	no charge	\$1,147.25

Fiscal Year 2026 Fee				
Stormwater SDC	Reimbursement	Improvement	Administration	Total
Single-family property (lot)	\$0.00	\$1,211.95	no charge	\$1,211.95
All other (per DRU)	\$0.00	\$1,211.95	no charge	\$1,211.95
Commercial (prorated by square footage)	\$0.00	\$1,147.25	no charge	\$1,147.25

Transportation System Development Charge

Trip generation rates for each land use type are derived from the Institute of Transportation (ITE) report Trip Generation (10th Edition, 2017). Trip rates are expressed as vehicle trips entering and leaving a property during the p.m. peak travel period.

Fiscal Year 2025 and 2026 Fee				
Transportation SDC	Reimbursement	Improvement	Administration	Total
Single-family dwelling (per unit)	\$124.65	\$2,485.65	no charge	\$2,609.30
Duplex, ADU (per unit)	\$81.34	\$1,616.29	no charge	\$1,697.63
Commercial and all other (per trip)	\$124.65	\$2,485.65	no charge	\$2,609.30

SDC & CONSTRUCTION EXCISE TAX *continued*

Other Government Agencies

The city also collects SDC fees for other government agencies. For their latest SDC fees please visit these websites:

Parks and Recreation System Development Charge – NCPRD <https://ncprd.com/sdcs>

School Construction Excise Tax – North Clackamas School District – <https://www.nclack.k12.or.us>

Metro Construction Excise Tax – Metro - <https://www.oregonmetro.gov>

Water Environment Services – WES - <https://www.clackamas.us/wes/sdc>

City of Portland Sewer Fees - <https://www.portland.gov/bes/sewer-costs>

Bancroft Financing for Commercial System Development Charges

Bancroft Financing provides the opportunity for property owners of single family, multi-family, not-for-profit, public organizations, and commercial properties, to finance system development charge(s) over a ten-year period, or less at the desire of the property owner, subject to the following interest rate (Ordinance 2108, adopted November 17, 2015):

Commercial System Development Charges	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Bank Prime Rate	Subject to change as published by the Federal Reserve System ¹	Subject to change as published by the Federal Reserve System ¹
Administration	5.00%	5.00%
Total	Current prime rate plus administration	Current prime rate plus administration

Construction Excise Tax for Affordable Housing (CET-AH)

Construction Excise Tax for affordable housing will be assessed at 1 percent (1%) of permit value. Permits for construction projects valued at \$100,000 or less will be exempted from this tax as well as permits for development of affordable housing units at or below 80% Median Family Income (MFI), public Improvements under public contracting code, schools, hospitals, places of worship, agriculture, non-profit care, affordable for-sale single family housing—at or below 80 percent MFI, and Accessory Dwelling Units for five (5) years from time of adoption. (Ordinance 2154, adopted November 21, 2017)

¹ The bank prime rate established by the Federal Reserve is updated periodically as determined by the Federal Reserve Board. The current bank prime rate can be found on the Federal Reserve website under “bank prime loan.”

14. UTILITIES

City of Milwaukie provides water, wastewater, stormwater, and street maintenance service to residents. These services are billed monthly at the following rates¹:

Water

Water	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Water Volume Charge (per CCF of consumption)		
0-3 Units (residential only)	\$4.34	\$4.44
4 or more units (residential or all multi-family/commercial)	\$4.50	\$4.64
Low Use Discount		
Single Family Residential low use discount (3 or less CCF per month)	\$(5.00)	\$(5.00)

Residential & Commercial Meters – Fixed Charge ²		
Meter Size	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
5/8" – 3/4"	\$9.35	\$9.53
1"	\$14.60	\$16.06
1 1/2"	\$24.07	\$27.08
2"	\$38.23	\$43.96
3"	\$94.25	\$108.38
4"	\$162.01	\$186.31
6"	\$239.01	\$274.86
Standby Service for fire Flow Purposes – Fixed Charge		
Meter Size	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
2"	\$15.23	\$15.74
4"	\$58.67	\$67.47
6"	\$92.85	\$116.06
8"	\$151.23	\$226.84
10"	\$191.07	\$286.60
12"	\$230.91	\$346.36

¹ The Citizens Utility Advisory Board reviews the existing rate structure and capital improvement plan to advise City Council on utility rates.

² Customers participating in the City's Utility Assistance program are exempt from the monthly fixed charge.

UTILITIES *continued***Wastewater**

Account Type	Treatment (per EDU)	Billing and Administration (per account)	Volume ¹ (per CCF of water consumption)
	Fiscal Year 2025 and 2026 Fee		
Residential	\$34.36	\$4.35	\$3.99
Utility Assistance	\$17.18	\$2.18	\$1.99
Multi-family/Commercial – 3/4” ²	\$34.36/\$74.68	\$10.23	\$3.99
Multi-family/Commercial – 1”	\$34.36/\$74.68	\$18.74	\$3.99
Multi-family/Commercial – 1 1/2”	\$34.36/\$74.68	\$25.64	\$3.99
Multi-family/Commercial – 2”	\$34.36/\$74.68	\$32.54	\$3.99
Multi-family/Commercial – 3”	\$34.36/\$74.68	\$46.34	\$3.99
Multi-family/Commercial – 4”	\$34.36/\$74.68	\$60.14	\$3.99
Multi-family/Commercial – 6”	\$34.36/\$74.68	\$87.75	\$3.99

Stormwater

Fiscal Year 2025 Fee			
Account Type	Single Family Residential	Utility Assistance	Commercial (per 2,706 sq. ft. of impervious area)
Stormwater	\$29.47	\$14.73	\$29.47
Fiscal Year 2026 Fee			
Account Type	Single Family Residential ³	Utility Assistance	Commercial (per 2,706 sq. ft. of impervious area)
Stormwater	\$29.47	\$14.73	\$29.47

¹ Residential wastewater volume charges are determined by the average monthly water usage from November to February (winter average). The winter average is adjusted annually on March 31st.

² Based upon water meter size. Multi-family EDU is billed per unit. A commercial EDU is equivalent to 10 CCF of usage.

³ Where an ADU is on the property, fee is only charged to the primary residence.

UTILITIES *continued***Transportation - Street Maintenance, SAFE, & Public Safety Rates for All Categories**

Account Type	Fiscal Year 2025 Fees SSMP	Fiscal Year 2026 Fees SSMP
Single Family Residential	\$6.06	\$6.40
Utility Assistance	Exempt	
Commercial per daily trip generated ^{1,2}	\$0.62	\$0.66
Multi-Family Residential (per unit)	\$5.01	\$5.29
Elderly Housing/Mobile Homes (per unit)	\$2.49	\$2.63
Congregate Care (per unit)	\$1.24	\$1.32

Account Type	Fiscal Year 2025 Fees SAFE	Fiscal Year 2026 Fees SAFE
Single Family Residential	\$6.75	\$7.11
Utility Assistance	Exempt	
Commercial per daily trip generated ^{1,2}	\$0.66	\$0.70
Multi-Family Residential (per unit)	\$5.41	\$5.71
Elderly Housing/Mobile Homes (per unit)	\$2.70	\$2.85
Congregate Care (per unit)	\$1.32	\$1.43

¹ Cost per commercial account are determined by type of use.

² Commercial daily trip generated is calculated based on type of use and building square feet. Some uses have monthly caps that are adjusted annually for CPI published by the Bureau of Labor Statistics. Current maximums are \$395.81 for the SSMP and \$520.21 for the SAFE programs as applicable.

UTILITIES, Other Charges *continued*

Other Charges

Water	Fiscal Year 2025 Fee	Fiscal year 2026 Fee
Connect Service 5/8" or 3/4" Residential Service	\$1,030.00 shortside / \$1,120.00 long side	\$1,030.00 shortside / \$1,120.00 long side
Connect Service 1"	\$1,237.00 shortside / \$1,312.00 long side	\$1,237.00 shortside / \$1,312.00 long side
Connect Service 1 1/2"	\$2,400.00 shortside / \$2,530.00 long side	\$2,400.00 shortside / \$2,530.00 long side
Connect Service 2"	\$4,175.00 shortside / \$4,750.00 long side	\$4,175.00 shortside / \$4,750.00 long side
3/4" Meter Equipment	\$300.00	\$300.00
1" Meter Equipment	\$450.00	\$450.00
1 1/2" Meter Equipment	\$700.00	\$700.00
2" Meter Equipment	\$1,500.00	\$1,500.00
Hydrant Meter Deposit (refundable less usage)	\$2,500.00	\$2,500.00
Hydrant Meter usage Fee per CFF	\$9.25	\$9.75

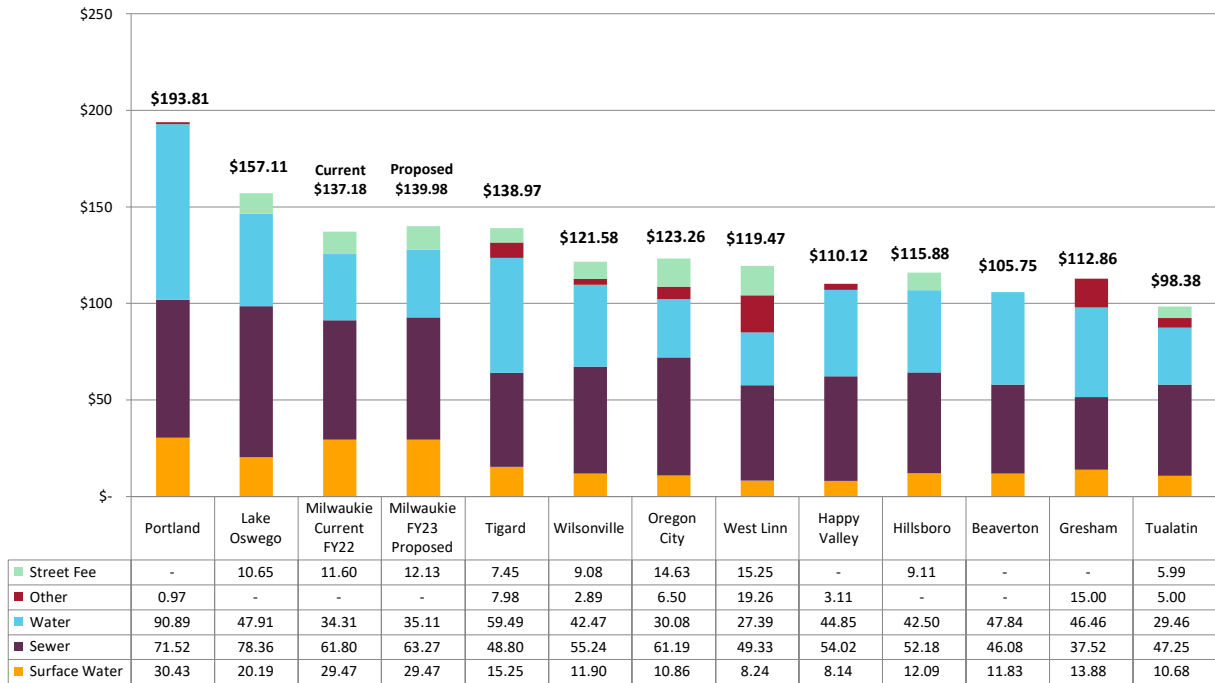
Sewer Connection	Fiscal Year 2025 Fee (per EDU)	Fiscal Year 2026 Fee (per EDU)
A fee charged to the City by Clackamas County and collected to recover invoiced costs for each new connection to the public sanitary sewer system.	The updated fee can be found at: https://www.clackamas.us/wes/sdc	
A fee charged to the City by City of Portland and collected to recover invoiced costs for each new connection to the public sanitary sewer system.	The updated fee can be found at: https://www.portland.gov/bes/sewer-costs	
Miscellaneous	Fiscal Year 2025 Fee	Fiscal year 2026 Fee
Delinquent Account – Past Due Notice	\$8.00	\$8.00
Delinquent Account – Notice of Termination	\$15.00	\$15.00
Shut-off/Turn-on	\$35.00	\$35.00
Tamper Fee	n/a	\$150.00
After-hours Restoration of Service ²	\$110.00	\$110.00
Reimbursement District Fee	Determined by the scope of project	

¹ An EDU or "equivalent dwelling unit" is a unit of measurement of sewer usage that is assumed to be equivalent to the usage of an average dwelling unit.

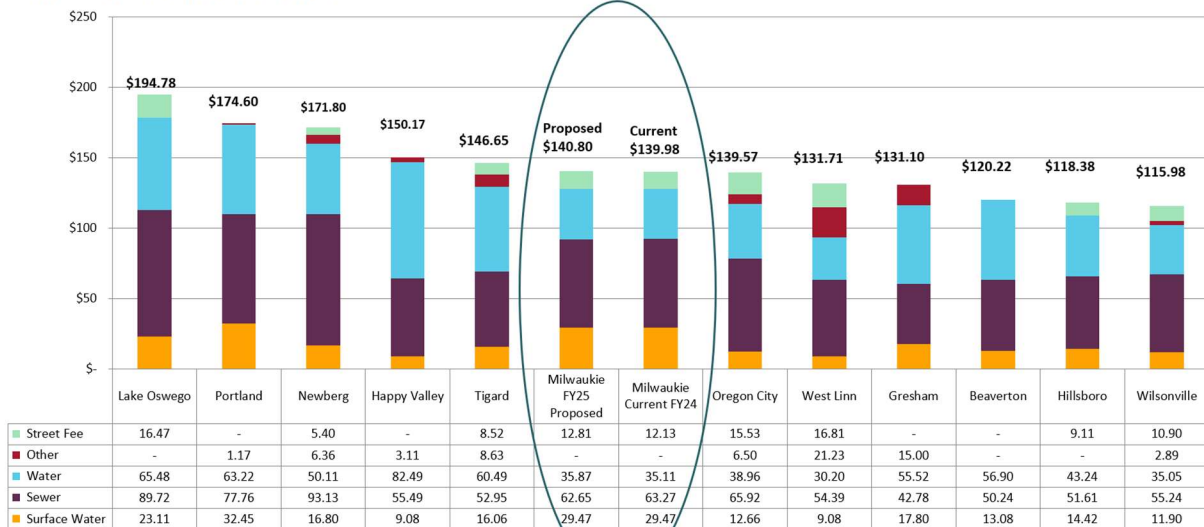
² After-hours service is Monday-Friday 3:00-8:00 p.m.; Saturday and Sunday 8:00 a.m.-8:00 p.m.

UTILITIES *continued*

Comparison Graph – Single Family Residential for FY 2025 and FY 2026

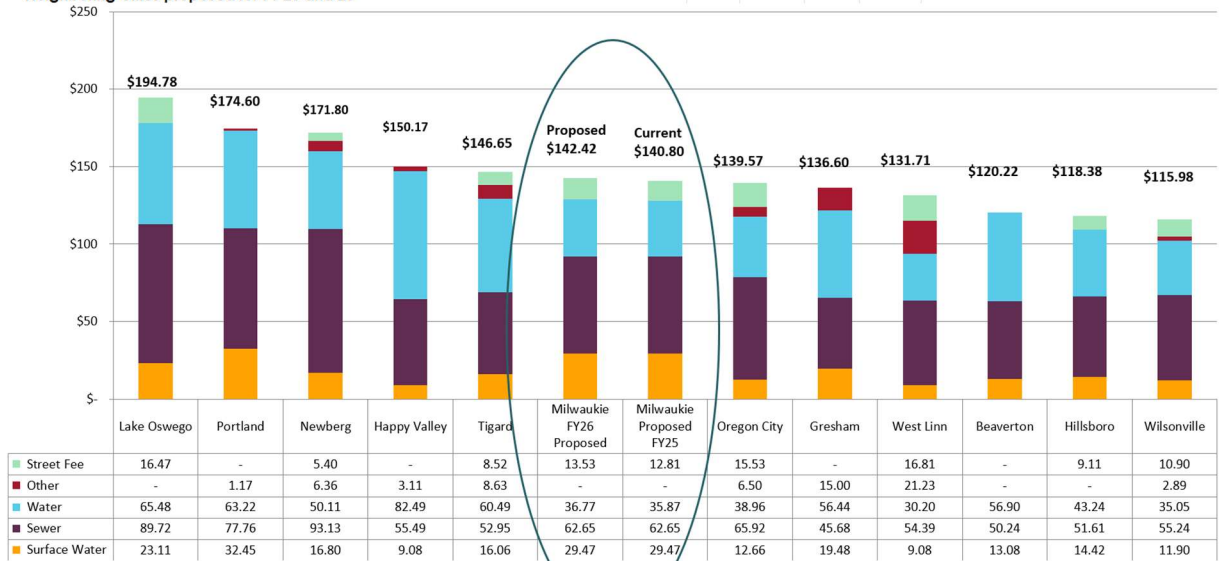


Comparison Graph of Average Utility Bills of Neighboring Cities (on a monthly basis)
Neighboring Cities proposed for July 1, 2024



UTILITIES *continued*

Comparison Graph of Average Utility Bills of Neighboring Cities (on a monthly basis)
Neighboring Cities proposed for FY 25 and 26



These graphs compare the average utility bills for the neighboring cities surrounding Milwaukie. As some cities bill monthly, some bill every two months, and some bill every three months, these amounts are converted to average monthly amounts, so they are comparable to Milwaukie. Also, cities increase different rates at different times during the year; therefore, this graph is simply a picture in time reflecting the rates at the time that the survey was conducted. And finally, cities have different average water consumption amounts per household; so for the sake of this comparison, these rates are computed using an average 6ccfs of water used per month to be comparable to Milwaukie's overall average. Below are Milwaukie's calculations:

	July 1 2023			July 1 2024			July 1 2025		
	Increased	avg. bill		Increased	avg. bill		Increased	avg. bill	
Water Service Fee									
Base	1.87%	0.17	\$ 9.25	1.08%	0.10	\$ 9.35	1.93%	0.18	\$ 9.53
Plus per 6ccf	2.50%	0.63	25.86	2.55%	0.66	26.52	2.71%	0.72	27.24
Avg water per house (6ccfs)			35.11			35.87			36.77
Sewer Service Fee									
Base fee	2.51%	0.84	34.36	0.00%	-	34.36	0.00%	-	34.36
Plus per 6ccf	2.23%	0.63	28.91	-2.14%	(0.62)	28.29	0.00%	-	28.29
Avg sewer per house			63.27			62.65			62.65
Storm Water Management Fee	0.00%	-	29.47	0.00%	-	29.47	0.00%	-	29.47
Street Maintenance Fee									
SSMP	4.55%	0.25	5.74	5.57%	0.32	6.06	5.61%	0.34	6.40
SAFE	4.58%	0.28	6.39	5.63%	0.36	6.75	5.63%	0.38	7.13
Avg street per house			12.13			12.81			13.53
Average bill per residence	2.04%	\$ 2.80	\$ 139.98	0.59%	\$ 0.82	\$ 140.80	1.15%	\$ 1.62	\$ 142.42
Maximum SSMP	0.046	16.48	374.68	0.0564	21.13	395.81	0.0564	22.32	418.14
Maximum SAFE	0.046	21.66	492.43	0.0564	27.77	520.21	0.0564	29.34	549.54

15. RIGHT-OF-WAY UTILITY LICENSE

The following fees apply to anyone using the City's Rights-of-way (ROW) in accordance with Resolution 3-2019.

Right-of-Way Licenses	Fiscal Year 2025 Fee	Fiscal year 2026 Fee
ROW application	\$50.00	\$50.00
ROW License (5 year)	\$250.00	\$250.00
Electric & Natural gas utility providers	8% of gross revenue	8% of gross revenue
Communications (other than Small Cell Wireless)	7% of gross revenue	7% of gross revenue
Cable Systems (franchise required)	5% of gross revenue	5% of gross revenue
Use of the City's ROW for any purpose other than generating revenue ¹	\$4.52 per linear foot or \$6,149.38 per year, whichever is greater	\$4.52 per linear foot or \$6,149.38per year, whichever is greater
Attachments to facilities within the City's ROW other than Small Cell Wireless ¹	\$6,149.38 per attachment	\$6,149.38per attachment
Small Cell Wireless Attachment	\$270.00 per attachment	\$270.00 per attachment
Small Cell Wireless ROW licensing and application fee	\$500+\$100 per site over 5 sites	\$500+\$100 per site over 5 sites

¹ This fee shall increase 3% annually on July 1 of each year beginning July 1, 2020.

16. VIOLATIONS OF THE MUNICIPAL CODE

Violation of the Milwaukie Municipal Code (MMC) may result in the following fees or penalties. Each day that a violation exists is a separate offense.

General Code Violations		Fiscal Year 2025	Fiscal Year 2026
General penalty (applies to any Municipal Code violation where no other penalty is specified) ¹		\$150.00 - \$500.00	\$150.00 - \$500.00
Third or subsequent violation (applies to any Municipal Code violation) ¹	Maximum	\$1,000.00	\$1,000.00
Nuisance violation ²		\$500.00	\$500.00
Shopping cart retrieval programmatic violation ³		\$500.00	\$500.00
Noise control violation ⁴		\$500.00	\$500.00
Adult business code violation ⁵		\$500.00	\$500.00
Public urination or defecation ⁶	Up to	\$750.00	\$750.00
Curfew violation ⁷	Up to	\$300.00	\$300.00
Failure to retrieve shopping cart within 72 hours ⁸		\$50.00	\$50.00
Solid waste regulation/un-franchised violation ⁹	Up to	\$500.00	\$500.00
Abatement ¹⁰ (applies to any Municipal Code violation citation) ¹¹		\$50.00	\$50.00
Building Penalties		Fiscal Year 2025	Fiscal Year 2026
Violation of vacant building standards ¹²	Up to	\$300.00	\$500.00
Interference with fire control device ¹³	Up to	\$750.00	\$750.00
Swimming pool barrier violation ^{14,18}	Up to/per week	\$100.00	\$100.00
Building relocation violation ¹⁵	Not less than	\$1,000.00	\$1,000.00
Failure to comply with stop work order ¹⁶	Up to	\$1,000.00	\$1,000.00
Any violation of Title 15 for which a specific penalty has not been expressly provided ¹⁷	Up to	\$1,000.00	\$1,000.00

¹ Ord. #1935, adopted 2004, Ord. #1758, adopted 1994, and Ord. #1591, adopted 1986.

² Ord. #1503, adopted 1981, and Ord. #1028, adopted 1964.

³ Ord. #1980, adopted 2008.

⁴ Ord. #1528, adopted 1982.

⁵ Ord. #1533, adopted 1982.

⁶ Ord. #1953, adopted 2005.

⁷ Ord. #1503, adopted 1981, and Ord. #995, adopted 1963.

⁸ Ord. #1980, adopted 2008.

⁹ Ord. #1955, adopted 2005, Ord. #2092 adopted 2015.

¹⁰ All MMC violations are additionally subject to Code Enforcement abatement fee, additional state and county assessments, and general penalty for third or subsequent violations.

¹¹ Ord. #1998, adopted 2009, Ord. #1758, adopted 1994, and Ord. #1659, adopted 1989.

¹² Ord. #1464, adopted 1980.

¹³ Ord. #1515, adopted 1982.

¹⁴ Ord. #1430, adopted 1979.

¹⁵ Ord. #1952, adopted 2005.

¹⁶ Ord. #1881, adopted 2000.

¹⁷ Ord. #2011, adopted 2010.

¹⁸ Each week that this violation exists is a separate offense.

VIOLATIONS OF THE MUNICIPAL CODE *continued*

Motor Vehicle Fuel Tax Penalties¹	Fiscal Year 2025	Fiscal year 2026
Failure to secure motor vehicle fuel sales permit	200% penalty on tax owed + \$250.00	200% penalty on tax owed + \$250.00
Failure to file monthly motor vehicle fuel sales report	10% penalty on tax owed + \$50.00	10% penalty on tax owed + \$50.00
Late payment of motor vehicle fuel sales tax (depending upon length of delinquency)	1% or 10% of tax	1% or 10% of tax

Specialty Code Penalties		Fiscal Year 2025	Fiscal Year 2026
Violation of various Specialty Codes: building, plumbing, mechanical and electrical ²	Up to/per week	\$1,000.00	\$1,000.00
	Maximum	\$5,000.00	\$5,000.00
Appeal of Specialty Code violation ³	Up to	\$200.00	\$200.00

¹ Ord. #1970, adopted 2007.² Ord. #1814, adopted 1997, and Ord. #2011, adopted 2010.³ Ord. #2011, adopted 2010.

VIOLATIONS OF THE MUNICIPAL CODE *continued*

Engineering Penalties		Fiscal Year 2025	Fiscal Year 2026
Violation of capital improvement regulations ¹	Up to	\$500.00	\$500.00
Basketball hoop regulation violation ²	Up to	\$250.00	\$250.00
Vegetation too low in the right-of-way ³	Up to	\$100.00	\$100.00
Clear vision violation ⁴	Up to	\$250.00	\$250.00
Failure to repair sidewalk ⁵	Up to	\$250.00	\$250.00
Sidewalk bench violation ⁶	Up to	\$100.00	\$100.00
Failure to remove street bench after permit termination ⁷		\$25.00	\$25.00
Flood hazard violation ⁸	Up to	\$1,000.00	\$1,000.00
Access management violation ⁹	Up to	\$250.00	\$250.00
Right-of-way encroachment ¹⁰	Up to	\$250.00	\$250.00
Erosion control violation ¹¹	Up to	\$300.00	\$300.00
Unpermitted tree cutting in the public right-of-way ¹²		\$1,000.00	\$1,000.00

¹ Ord. #1707, adopted 1991.² Ord. #1503, adopted 1981, and Ord. #1405, adopted 1978.³ Ord. #1999, adopted 2009.⁴ Ord. #1679, adopted 1990.⁵ Ord. #1697, adopted 1991.⁶ Ord. #1503, adopted 1981, and Ord. #1289, adopted 1974.⁷ Ord. #1289, adopted 1974.⁸ Ord. #1983, adopted 2008, and Ord. #1899, adopted 2002.⁹ Ord. #2004 adopted 2009.¹⁰ Ord. #2004 adopted 2009, and Ord. #1866 adopted 2000.¹¹ Ord. #1899 adopted 2002.¹² (Title 16) Ord. #1836, adopted 1998.

VIOLATIONS OF THE MUNICIPAL CODE *continued*

Police Penalties		Fiscal Year 2025	Fiscal Year 2026
Weapon discharge violation ¹	Up to	\$750.00	\$750.00
Public consumption of alcohol ²	Up to	\$250.00	\$250.00
Failure to pay Fire and Emergency Services Fee ³	Up to	\$300.00	\$300.00
Security Alarm Violation ⁴	Maximum	\$500.00	\$500.00
Traffic violation penalty ⁵	At least 50% of maximum under Oregon Statute		

Planning Penalties		Fiscal Year 2025	Fiscal Year 2026
Violation of Sign Ordinance ⁶	Up to	\$100.00	\$100.00
Violation of land Division Ordinance ⁷		\$200.00	\$200.00
Violation of Zoning Ordinance ⁸	Up to	\$200.00	\$200.00

Utility Penalties		Fiscal Year 2025	Fiscal Year 2026
Low-income utility rate violation ⁹	Up to	\$200.00	\$200.00
Water, wastewater, or storm system regulation violation ¹⁰		\$25.00 - \$500.00	\$25.00 - \$500.00
Sewer violation ¹¹	Maximum	\$500.00	\$500.00
Fats, oils, and grease violation ¹²	Maximum	\$500.00	\$500.00

Business Registration Penalties		Fiscal Year 2025	Fiscal Year 2026
Violation of business registration requirements ¹³	Up to	\$200.00	\$200.00
Violation of "Milwaukie Junk Dealers, Secondhand Dealers, Pawnbrokers and Transient Merchants Ordinance" ¹⁴	Up to	\$300.00	\$300.00

¹ Ord. #1515, adopted 1982.² Ord. #1746, adopted 1993.³ Ord. #1767, adopted 1994, and Ord. #1764, adopted 1994.⁴ Ord. #1568, adopted 1984.⁵ Ord. #1922, adopted 2003.⁶ Ord. #1965, adopted 2006, and Ord. #1733, adopted 1993.⁷ Ord. #1907, adopted 2002.⁸ Ord. #2025, adopted 2011.⁹ Ord. #1424, adopted 1979.¹⁰ Ord. #1418, adopted 1978, Ord. #1548, adopted 1986 and Ord. #1755, adopted 1994.¹¹ Ord. #1548, adopted 1983.¹² Ord. #1990, adopted 2008, Ord. #1985, adopted 2008, and Ord. #1972, adopted 2007.¹³ Ord. #1863, adopted 1999, and Ord. #1349, adopted 1976.¹⁴ Ord. #1552, adopted 1983.

17. SOLID WASTE RATES

Weekly collection includes recycling and yard debris service. Recycling carts and bins and yard debris carts must be placed at the curb.

Uniform Monthly Residential Rates:	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
20-gallon can (mini-can): 1 can/cart (1 time/week) <i>Weekly collection includes recycling and yard debris service</i>	\$34.72	\$36.23
32/35-gallon can/cart: 1 can/cart (1 time/week) 2 cans/cart (1 time/week) Each additional can/cart Extra can of garbage (occasional)* Extra can of yard debris (occasional) Court apartments – recycling only (1 time/week) <i>Maximum weight for a 20 or 32 gal. can/cart is 60lbs. Additional stops per week are charged at 100% of the first stop per week rate.</i>	\$40.43 \$80.86 \$40.43 \$7.30 \$4.85 \$32.00	\$42.18 \$84.36 \$42.18 \$7.50 \$4.95 \$33.75
Roller carts: 60-gallon cart (1 time/week) 90-gallon cart (1 time/week) Extra can of yard debris (occasional) Redelivery charge (redelivery within one year, regardless of reason) <i>Additional stops per week are charged at 125% of the first stop per week rate.</i> Maximum weight for 60 gal. cart is 100lbs and for 90 gal. cart is 120lbs.	\$52.72 \$62.68 \$4.85 \$10.00	\$54.84 \$65.20 \$4.95 \$10.25
Monthly and On Call service: Monthly On call <i>Monthly service includes recycling but not yard debris service. Monthly and on call customers must subscribe for one year in advance for yard debris service. On call customers must provide hauler with 24 hours' notice.</i>	\$20.10 \$20.90	\$20.58 \$21.38

SOLID WASTE RATES *continued*

Weekly collection includes recycling and yard debris service. Recycling carts and bins and yard debris carts must be placed at the curb.

Uniform Monthly Commercial Rates	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
32-gallon can/cart: 1 can/cart (1 time/week) 2 cans/cart (1 time/week) Each additional can/cart Extra can of garbage (occasional)* <i>Additional stops per week are charged at 100% of the first stop per week rate.</i>	\$34.72 \$68.30 \$28.60 \$5.90	\$36.12 \$71.10 \$30.00 \$6.10
Roller carts: 60-gallon cart (1 time/week) 90-gallon cart (1 time/week) Redelivery charge (redelivery within one year, regardless of reason) <i>Additional stops per week are charged at 125% of the first stop per week rate.</i>	\$48.10 \$54.00 \$10.00	\$50.22 \$56.52 \$10.25
Compacted Containers: 2.2 times the loose container rate <i>Containers weighing in excess of 500 lbs. per cubic yard will be charged this rate plus disposal for the excess weight.</i> <i>Compactors furnished by the customers shall be compatible with the equipment of the collector. If the collector agrees to furnish the compactor, the collector may charge a reasonable rental rate based on the value of the compactor and the cost of repair and maintenance.</i>		

SOLID WASTE RATES *continued*

Uniform Monthly Drop Box Rates	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Loose material: 10/20 yards 30 yards 40 yards	\$177.00 \$187.00 \$197.00	\$182.00 \$192.00 \$202.00
Lidded/Specialized box that cannot be exchanged: 10/20 yards <i>*Plus disposal costs</i> <i>An additional \$45.00 per drop box may be charged for one-stop service (plus disposal costs).</i> <i>Deposits of no more than \$500.00 may be charged for each drop box.</i>	\$177.00	\$182.00
Compacted material: Under 25 cubic yards 26-34 cubic yards 34+ cubic yards <i>*Plus disposal costs</i> <i>Rental rate for permanent boxes hauled at least weekly is \$50.00 per month. Rental rate for occasional boxes after 48 hours on location is \$6.30 per day or \$63.00 a month, whichever is less, if less than one load per week is hauled. Monthly Equipment Fee of \$20.00 for Lidded/Specialty Drop Boxes. Mileage charge of \$4.70 per mile (over 18 miles round-trip from shop or Metro South). Deadhead round trip for boxes that cannot be exchanged: \$25.00.</i>	\$177.00 \$216.00 \$245.00	\$185.00 \$224.00 \$253.00
Special Wastes delivered to an appropriately permitted landfill 10/20 yards 30 yards <i>*Plus disposal, monthly rental, mileage and monthly specialty drop box fees.</i>	\$192.00 \$209.00	\$200.00 \$217.00

SOLID WASTE RATES *continued*

Uniform Rates for Misc. Services – Commercial and Residential	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Hourly fee:		
Truck + 1 person	\$95.00	\$98.00
Truck + 2 people	\$140.00	\$144.00
Other Miscellaneous:		
Furniture and recyclable appliance pick-up	\$6.00 to \$31.00	\$6.00 to \$31.00
Tire pick-up (off rim)	\$4.00**	\$4.00**
Tire pick-up (on rim)	\$7.00**	\$7.00**
Over 18 inches	Special handling rate	
<i>*Plus \$30.00 freon removal charge</i>		
<i>**Plus disposal</i>		
Clean-up Containers:		
1 st collection	33% of regular container rate + \$17.25 handling charge	33% of regular container rate + \$17.25 handling charge
Each additional collection	33% of regular container rate	33% of Regular Container Rate
Rent of container after 5 working days (M-F) with no collection:		
1-2 yards	\$4.00/day	\$4.00/day
3 yards	\$6.00/day	\$6.00/day
4 yards	\$7.00/day	\$7.00/day
<i>Rent not to exceed \$20.00 per container in a 30-day period.</i>		

Non-Customer Services	Fiscal Year 2025 Fee	Fiscal Year 2026 Fee
Recycling only:		
Weekly curbside collection of recyclables	\$8.15	\$8.45
Yard debris subscription service annual rate must be paid in full in advance of service		
60-gallon cart	\$7.50	\$8.15
Extra can of yard debris	\$5.70	\$5.80
2 nd yard debris cart	\$4.10	\$4.65
<i>Monthly rates are for weekly service.</i>		
<i>This service is provided only within the Urban Growth Boundary.</i>		
<i>The subscriber is required to pay for one year of service in advance.</i>		

SOLID WASTE RATES *continued***ANY OTHER TYPE OF SERVICE**

If due to changes in technology or needs of residents and businesspeople of Milwaukie, additional or other types of services are needed, the charge for the service shall not be discriminatory, shall be reasonable by being commensurate with the fees above, and shall not exceed the fees most generally applicable in the Portland Metropolitan area.

Commercial container fees as of July 1, 2025, and effective through June 30, 2026. Fees include garbage and recycling services. Collector shall furnish the container. Overweight charge for containers over 300 lbs. per cubic yard determined through mutual agreement between hauler and customer. Container cleaning, if required more than twice in 12 months, will be charged the actual cost of cleaning.

Container Size	Stops per Week					
	1	2	3	4	5	6
1 yard	\$ 127.91	\$ 248.07	\$ 368.24	\$ 488.38	\$ 608.56	\$ 728.72
Add'l Cont.	113.47	220.84	326.78	435.57	541.51	649.50
1-1/3 yard	161.10	314.49	467.85	621.22	774.60	927.98
Add'l Cont.	142.94	280.76	417.56	554.97	691.78	827.90
1-1/2 yard	173.87	340.01	506.15	672.25	838.39	1,004.50
Add'l Cont.	155.72	304.02	452.84	600.87	752.56	899.99
2 yard	223.19	438.61	654.07	869.52	1,084.98	1,300.41
Add'l Cont.	200.09	394.34	587.82	778.95	977.46	1,169.15
3 yard	311.77	611.07	910.38	1,209.70	1,509.04	1,808.33
Add'l Cont.	280.83	551.74	823.29	1,096.91	1,366.89	1,633.55
4 yard	402.49	792.58	1,182.64	1,572.70	1,962.77	2,352.85
Add'l Cont.	364.95	718.80	1,071.78	1,422.16	1,779.12	2,132.39
5 yard	490.91	968.21	1,445.51	1,922.77	2,400.10	2,877.36
Add'l Cont.	466.16	919.42	1,370.52	1,823.28	2,279.03	2,737.31
6 yard	572.25	1,130.88	1,689.50	2,248.14	2,806.77	3,365.42
Add'l Cont.	543.78	1,076.07	1,602.07	2,134.60	2,666.73	3,192.70
8 yard	723.17	1,432.70	2,142.26	2,851.81	3,561.36	4,270.90
Add'l Cont.	690.16	1,367.35	2,044.78	2,720.20	3,388.64	4,070.02

SOLID WASTE RATES *continued*

Commercial container fees as of September 1, 2024, and effective through June 30, 2026. Fees include garbage and recycling services. Collector shall furnish the container. Overweight charge for containers over 300 lbs. per cubic yard determined through mutual agreement between hauler and customer. Container cleaning, if required more than twice in 12 months, will be charged the actual cost of cleaning.

Commercial Recycling for Drop Box and Roll Off Compactor Customers					
Stops/Week	1	2	3	4	5
1 to 4 yards	\$ 69.00	\$ 137.00	\$ 206.00	\$ 275.00	\$ 343.00
5 to 8 yards	95.00	191.00	285.00	380.00	475.00
Multi-Family Recycling for Roll Off Compactor Customers					
Rate per Unit	\$ 3.15				

Bio-Medical Services Fees	Fiscal Year 2025 & 2026 Fee	
Number of units:	Tub Rates per gallon	
	20/21	35/48
1	\$81.45	\$83.25
2	\$61.85	\$63.50
3	\$54.30	\$56.00
4	\$49.35	\$51.00
5	\$46.35	\$48.00
6	\$44.35	\$46.00
7	\$41.85	\$43.50
8	\$40.40	\$42.00
9	\$37.35	\$39.00
10	\$35.85	\$37.50
11	\$34.75	\$36.50
12	\$33.25	\$35.00
13	\$32.75	\$34.50
14	\$32.00	\$33.75
15	\$31.25	\$33.00
16	\$26.30	\$28.00
17	\$26.30	\$28.00
18	\$26.30	\$28.00
19	\$26.30	\$28.00
20	\$26.30	\$28.00
60	\$17.90	\$18.75
75	\$17.45	\$18.05
90	\$12.80	\$13.10



City of Milwaukie
10501 SE Main Street
Milwaukie, OR 97222

503.786.7555

milwaukieoregon.gov/finance

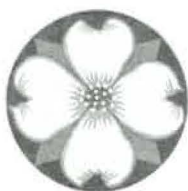
RS 8. A.
6/17/25
Exhibit

From: [Emma Sagor](#)
To: [Scott Stauffer](#)
Subject: Fee schedule language
Date: Tuesday, June 17, 2025 6:46:54 PM

Each single-family residential property is billed as one (1) stormwater unit. For other types of properties, a calculation of impervious surface for purposes of the stormwater SDC is made based on a single stormwater unit equal to 2,706 square feet of impervious surface.

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



PUBLIC HEARING ATTENDANCE SIGN-UP SHEET

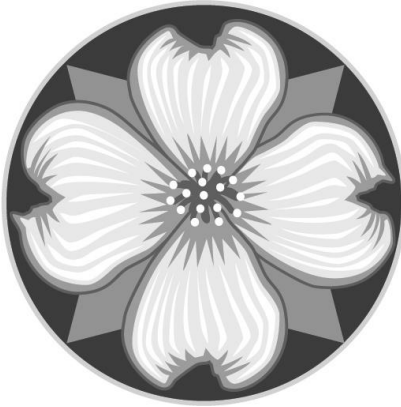
If you wish to have appeal standing and/or to be on the mailing list for Council information from tonight's hearing, please sign in below.

6/17/2025

**RS 8. A. Consolidated Fee Schedule Updates
Adoption – Resolution**

Land Use File No. (none)

NAME	ADDRESS	PHONE	EMAIL



RS Agenda Item

9

Council Reports

A stylized, abstract illustration of a flower or shell-like structure in shades of white, grey, and brown, set against a green and brown background, all contained within a circular frame on the left side of the slide.

RS 9. A. 6/17/25
Presentation

Legislative & Regional Issues

Last One of '25!

June 17, 2025

Key Dates

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

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



Legislation

Signed into Law!

* = Council Letter Sent

- **HB3546*** POWER Act
- **SB967** Local gov't. improvements in unincorporated UGMAs
- **SB974** Land Use / Zoning Clock



Legislation

Almost There...

* = Council Letter Sent

- **HB3336** Relates to electric transmission systems (**House Concurred**)
- **HB3746** Condo Liability (**3rd Reading 6/16**)
- **SB473** Makes threatening a public official a crime (**2nd Reading 5/29**)
- **SB580** Requires posting of election filings online (**Senate Signed**)
- **SB916** Unemployment benefits for striking employees (**Leg Signed**)
- **SB983** Fixed food as compensation (**3rd reading 6/17**)



Legislation

Still Alive... ?

* = Council Letter Sent

- **SB238** Would allow expanded use of drones (**Hearing 6/11**)
- **SB243*** Firearms Waiting Period Study (**WS 6/16**)
- **SB1077** Address public records, including fees (**Hearing 6/4**)
- **HB2025** Transportation Package (Info Meeting 6/17)



Letters & Questions

- Sent...
 - HB2025 In Support (4 Council members)
- Being Written... ?
- Questions...
 - NCSD Superintendent's Bond Advisory Committee (city rep requested)
 - July 8 Special Session start time.



Questions?

Scott Stauffer, City Recorder
stauffers@milwaukieoregon.gov



**RS 9. B. 6/17/25
Council Reports
(Mayor Batey)**

From: [Lisa Batey](#)
To: [City Council](#); [Michael Osborne](#)
Subject: FW: please schedule HB 3962 on the transient lodging tax for a public hearing and work session to move it forward
Date: Monday, June 16, 2025 8:31:16 AM

All, fyi. Scott, please include in packet for tomorrow's Regular Session

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

From: Lisa Batey
Sent: Saturday, June 14, 2025 3:54 PM
To: sen.markmeek@oregonlegislature.gov; Kathleen Taylor <sen.kathleentaylor@oregonlegislature.gov>
Cc: Rep Gamba <rep.markgamba@oregonlegislature.gov>
Subject: please schedule HB 3962 on the transient lodging tax for a public hearing and work session to move it forward

Hello, Senators Meek and Taylor:

I write to encourage you to move HB 3962 forward for a hearing and to the floor. It is a common-sense bill to facilitate the ability of cities to use the transient lodging tax (TLT) income on public safety and infrastructure needs to support tourism, rather than the dated system which is focused solely on promotion of tourism.

I hear about this problem very regularly from other mayors, especially those on the Coast or in Central Oregon. To be honest, Milwaukie doesn't currently have a TLT, and we actually don't have any hotels in Milwaukie. But we have an ever-growing number of residences being used for short-term rentals. Those homeowners are making a profit – sometimes a pretty sizable profit – but the community as a whole sees no benefit from that profit-driven use of homes. I also note that we should all be concerned about how many homes are being taken off the market as housing potential for our residents.

Taxing those uses might curtail the spread of short-term rentals and ultimately actually help hotels – something the hotel lobby doesn't seem to recognize.

As the City of Milwaukie struggles to fill the gaps in our budget left by the absurdities of Measure 5 and 50, we have discussed creating a TLT. But as currently structured, that doesn't make a lot of sense for us. If we had discretion in how to spend the majority of that income, it would become a tool that might help us fill budget gaps so as to keep up police, library, and other staffing levels and avoid layoffs in our next budget cycle.

Please give cities some relief – in a way that doesn't cost the state budget coffers anything. Please move HB 3962 forward.

Please do not hesitate to contact me if I can answer any questions.

Thank you – and enjoy your weekend!

--Lisa

Lisa M. Batey, Mayor (she/her)

City of Milwaukie

E-mail: bateyl@milwaukieoregon.gov

Message line: 503-786-7512

Personal mobile: 503-830-1156

cc: Rep. Mark Gamba