



*This meeting is being recorded for public review on the City of Millersburg website.*

**Rules of Conduct for Public Meetings**

No person shall be disorderly, abusive, or disruptive of the orderly conduct of the meeting. Microphones will be muted, and webcams will be turned off for remote participants unless called upon to speak or during public comment period.

Persons shall not comment or testify without first receiving recognition from the presiding officer and stating their full name and city of residence.

During public hearings no person shall present irrelevant, immaterial, or repetitious testimony or evidence.

There shall be no audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive of the meeting. If online participant(s) disrupt the meeting, the participant(s) microphone and webcam will be turned off. If disruption continues, the participant(s) will be removed from the meeting.

**PLANNING COMMISSION WORK SESSION**

Millersburg City Hall  
4222 NE Old Salem Road, Millersburg, OR 97321  
September 20, 2022 @ 6:00 p.m.

Planning Commission meetings are in-person. Remote access continues to be available. Instructions for joining are at <https://www.cityofmillersburg.org/bc-pc/page/planning-commission-meeting>. If you need additional support, please contact City Hall prior to 5:00 p.m. on Monday, September 19.

Meeting link to join via computer:  
<https://aspencu.accessionmeeting.com/j/1167491335>  
Phone number to join meeting: 503-212-9900  
Meeting ID: 116 749 1335

- A. CALL TO ORDER
- B. ROLL CALL
- C. INTRODUCTION OF NEW PLANNING COMMISSIONER
- D. ELECTION OF VICE-CHAIR
- E. MEETING MINUTE APPROVAL
  - 1) Approval of July 19, 2022, Planning Commission Public Hearing & Work Session Minutes  
Action: \_\_\_\_\_
- F. WORK SESSION
  - 1) Housing Element Update
- G. ADJOURNMENT

Upcoming Meeting(s):  
<https://www.cityofmillersburg.org/calendar>

*If you have a disability that requires accommodation to attend or participate, please notify the Millersburg City Hall in advance by calling 458-233-6300.*



**PLANNING COMMISSION PUBLIC HEARING &  
WORK SESSION MINUTES**  
**4222 NE Old Salem Road, Millersburg OR 97321**  
July 19, 2022 @ 6:00 pm

A. CALL TO ORDER: Commission Chair Anne Peltier called the meeting to order at 6:01 pm.

B. ROLL CALL:

Members Present: Chair Anne Peltier, Commissioners Monte Ayers, Mike Hickam, Connie Lepin, Ryan Penning, and Caryl Thomas  
Members Absent: Commissioner Wil Canate, Jr.  
Staff Present: Matt Straite, Community Development Director; Kimberly Wollenburg, City Recorder; Kevin Kreitman, City Manager; and Forrest Reid, City Attorney

C. MEETING MINUTE APPROVAL

1) Approval of June 21, 2022, Planning Commission Work Session

**ACTION: Motion to Approve the June 21, 2022 Planning Commission Meeting and Work Session Minutes made by Commissioner Monte Ayers; seconded by Commissioner Mike Hickam.**

Chair Peltier: Aye  
Commissioner Ayers: Aye  
Commissioner Canate: Absent  
Commissioner Hickam: Aye  
Commissioner Lepin: Aye  
Commissioner Penning: Aye  
Commissioner Thomas: Aye

**Motion Passed: 6/0**

Commission Chair Peltier opened the public hearing at 6:03 p.m.

D. PUBLIC HEARING

1) File No DC 22-03 Withdraw of Territory (De-annexation) from the City Limits

Community Development Director Straite reviewed the staff report regarding the proposal by the City to remove about 171.84 acres of property from the City limits. A change to the City limits is considered a Comprehensive Plan Map and Zoning Map amendment because these are the official records of the City limits.

Commission members asked clarifying questions about the project and the land swap. City Manager Kreitman addressed a question about river access, and Commissioner Lepin shared historical information about that access.

Commission Chair Peltier closed public hearing at 6:18 p.m.

**ACTION: Motion to Recommend Approval of File No. DC 22-03 to the City Council made by Commissioner Monte Ayers; seconded by Commissioner Mike Hickam.**

Chair Peltier: Aye  
Commissioner Ayers: Aye

Commissioner Canate: Absent  
Commissioner Hickam: Aye  
Commissioner Lepin: Aye  
Commissioner Penning: Aye  
Commissioner Thomas: Aye

**Motion Passed: 6/0**

E. WORK SESSION

Community Development Director Straite provided an update then a presentation regarding the Climate Friendly and Equitable final verdict after the many discussions the Department of Land Conservation District (DLCD) had with agencies and the public.

City Manager Kreitman explained the process on how changes in government could revise the rules. Commissioner Hickam asked what makes the City have to follow the rules, and City Manager Kreitman and City Attorney Reid explained the difference between OARs and ORS and how they affected the cities. Mayor Lepin spoke about the formation and reason for the DLCD and about how the administrative rule will gain traction in larger cities like Portland. He shared that he hopes the future will allow some relaxation of the rules for smaller cities that can't fit the big-city approach.

F. PLANNING UPDATE

None

G. ADJOURNMENT: Meeting adjourned by Commission Chair Peltier at 6:51 p.m.

Respectfully submitted:

Reviewed by:

Kimberly Wollenburg  
City Recorder

Matt Straite  
Community Development Director



## City of Millersburg Comprehensive Plan Housing Chapter Update

### Advisory Committee Meeting #2 September 20<sup>th</sup>, 2022 – 6-7pm (regular PC Worksession)

#### MEETING AGENDA

Time	Subject	Lead
6:05	Welcome and Project Overview <ul style="list-style-type: none"> <li>• Project objectives</li> <li>• Recent planning efforts</li> <li>• Areas of focus</li> <li>• Current Comprehensive Plan Housing Chapter</li> </ul>	Matt Straite, City of Millersburg
6:10	Recap of AC Meeting #1 Discussion	Anais Mathez, 3J Consulting
6:15	Review of Online Survey	Anais
6:20	Revised Housing Policies Review and Discussion: <i>Are we on the right track? Have we captured all the ideas?</i> <ul style="list-style-type: none"> <li>• Plan for New Neighborhoods</li> <li>• Retail the Quality and Character of Existing Neighborhoods</li> <li>• Provide Housing Opportunity for All</li> </ul>	Anais <i>Group Discussion</i>
6:50	Next Steps <ul style="list-style-type: none"> <li>• Graphic Layout</li> <li>• Adoption Proceedings</li> </ul>	Anais
7:00	Adjourn	Matt

**DRAFT SEPTEMBER 2022**

## **SECTION 9.400 HOUSING**

### **OVERVIEW**

Goal 10 addresses housing in Oregon and provides guidelines for local governments to follow in developing their local comprehensive land use plans and implementing policies. Goal 10 requires incorporated cities to complete an inventory of buildable residential lands and encourage the numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households.

Housing is at the core of vibrant communities, supporting industry, job growth, services and City amenities. As communities change and grow over time, the City of Millersburg must plan for housing that meets the needs of current and future community members. Planning efforts are guided by information about the housing market and the factors that affect residential development, including changes in the housing market and shifting demographics, as well as community preferences and priorities. Understanding trends and community goals is key to informing the City's policy development related to housing and options for addressing unmet housing needs in Millersburg. As of 2022, data indicates the following key findings regarding current and future housing needs in Millersburg (*2022 Housing Needs Analysis*):

- **Millersburg's population is forecast to continue growing.** The Millersburg population is forecast to grow from 2,937 people in 2021 to 4,883 people in 2041, an increase of 1,946 people. This population growth will occur at an average annual growth rate of 2.6%. By comparison, Millersburg added 2,199 new residents between 2000 and 2020, at an average annual growth rate of 7.7%.
- **Millersburg needs to plan for 719 new dwelling units.** The growth of 1,946 people will result in demand for 719 new dwelling units over the 20-year planning period, averaging 36 new dwelling units annually. Currently, Millersburg's housing stock is predominantly single-family detached housing units.
- **There will likely be a shift in the types of housing that are needed in Millersburg in the future.** The factors driving that shift include changes in demographics and decreases in housing affordability. The aging of the Baby Boomers and the growth of younger and diversified Millennial households is likely to result in increased demand for a wider variety of housing that are affordable and appropriate for both the elderly and families with children.

## **GOALS AND POLICIES**

**HOUSING GOAL:**        **The City shall provide the opportunity for a full range of housing options in order to meet the various needs and preferences of existing and future residents, while retaining the character, quality and livability of Millersburg’s neighborhoods.**

### **HOUSING POLICIES**

#### ***Plan for new neighborhoods***

1. Plan for a 20-year supply of suitable land for Millersburg to meet housing needs through regular monitoring and adjustments of available residential land.
2. Identify opportunities to ensure the housing supply includes a variety of housing types and unit sizes, in appropriate locations in the City, that support a range of housing prices.
3. Encourage housing that is of a design and quality compatible with the neighborhood in which it is located.
4. Promote the development of new housing in areas with access to services, amenities, and transportation connections.
5. Encourage construction practices that result in high-quality development and reduce the industry’s impact on the environment.
6. Encourage innovative design and planning concepts to reduce the cost of housing and services through code review procedures.
7. Ensure a balanced ratio of jobs to housing by regularly assessing residential land needs relative to employment land needs.
8. Coordinate with partners and service providers to develop infrastructure that supports residential development.
9. Utilize UGB expansion areas for the development of new master-planned, mixed-use communities that are highly walkable and serviceable with public transit.

#### ***Retain the quality and character of existing neighborhoods***

1. Preserve the quality of existing neighborhoods and ensure that new neighborhoods and infill partitions and divisions fit with Millersburg’s character and landform.
2. Retain the rural character of Millersburg’s large lot residential lands north of NE Conser Road and west of NE Old Salem Road.
3. Maintain high-quality housing conditions through enforcement of codes and ordinances.
4. Ensure land uses allow for the efficient provision of public facilities and transportation networks.

***Provide housing opportunity for all***

1. Provide opportunities for housing at price and rent levels commensurate with the needs of current and anticipated residents.
2. Support the need for all citizens of the community to obtain adequate housing regardless of their income, age, race, religion, sex or ethnic background.
3. Support homeownership and rental opportunities for all housing types.
4. Provide opportunities for elderly residents to age in place by encouraging the development of housing types that are affordable and accessible, such as accessory dwelling units and retirement communities.
5. Collaborate with services, programs and organizations that provide opportunities for development of lower cost housing in areas with access to jobs, public transportation, open spaces, schools, and supportive services and amenities.
6. Maintain information and resources on available housing, financing programs, and assistance programs in both the public and private sector that are suited to the needs of the community.
7. Ensure the land use code includes “clear and objective” standards for housing development and does not have the effect of discouraging needed housing through unreasonable cost or delay or reducing the proposed housing density already allowed by zoning.
8. Ensure existing manufactured home parks shall continue to be allowed within the locational criteria of the land use code and protected from redevelopment to maintain Millersburg’s existing affordable housing stock.
9. Streamline the permitting process to reduce cost and delay of new housing units.
10. Promote the development of accessory dwelling units as a means to contribute to the overall housing stock and rental market.
11. Allow manufactured homes on individual lots to increase housing choices.

## Introduction

**Housing is at the core of vibrant communities, supporting industry, job growth, and institutions. As communities change and grow over time, the City of Millersburg must plan for housing to meet the needs of current and future residents.**

**Housing is one of the key topic areas in the City's Comprehensive Plan. The Comprehensive Plan is the City's leading policy document regarding land use and development over a 20-year planning horizon. It includes goals and policies that are codified through the City's development code, zoning map, and other regulatory tools over time. *See the City of Millersburg's zoning map, including current City limits, below.* The City's existing Comprehensive Plan was created when the City incorporated in 1974. Since then, the City has grown and the goals and policies in the Housing Chapter are out of date. New goals and policies must reflect current trends and forecasts, as well as community preferences and priorities around housing today, and in the future.**

**The purpose of this survey is review new draft goals and policies for the Housing Chapter of the Comprehensive Plan. Community input was vital to the development of this work! Thank you to all Millersburg community members who engaged in this project in Spring-Summer 2022, either through the initial online survey and/or attendance at community events and activities.**

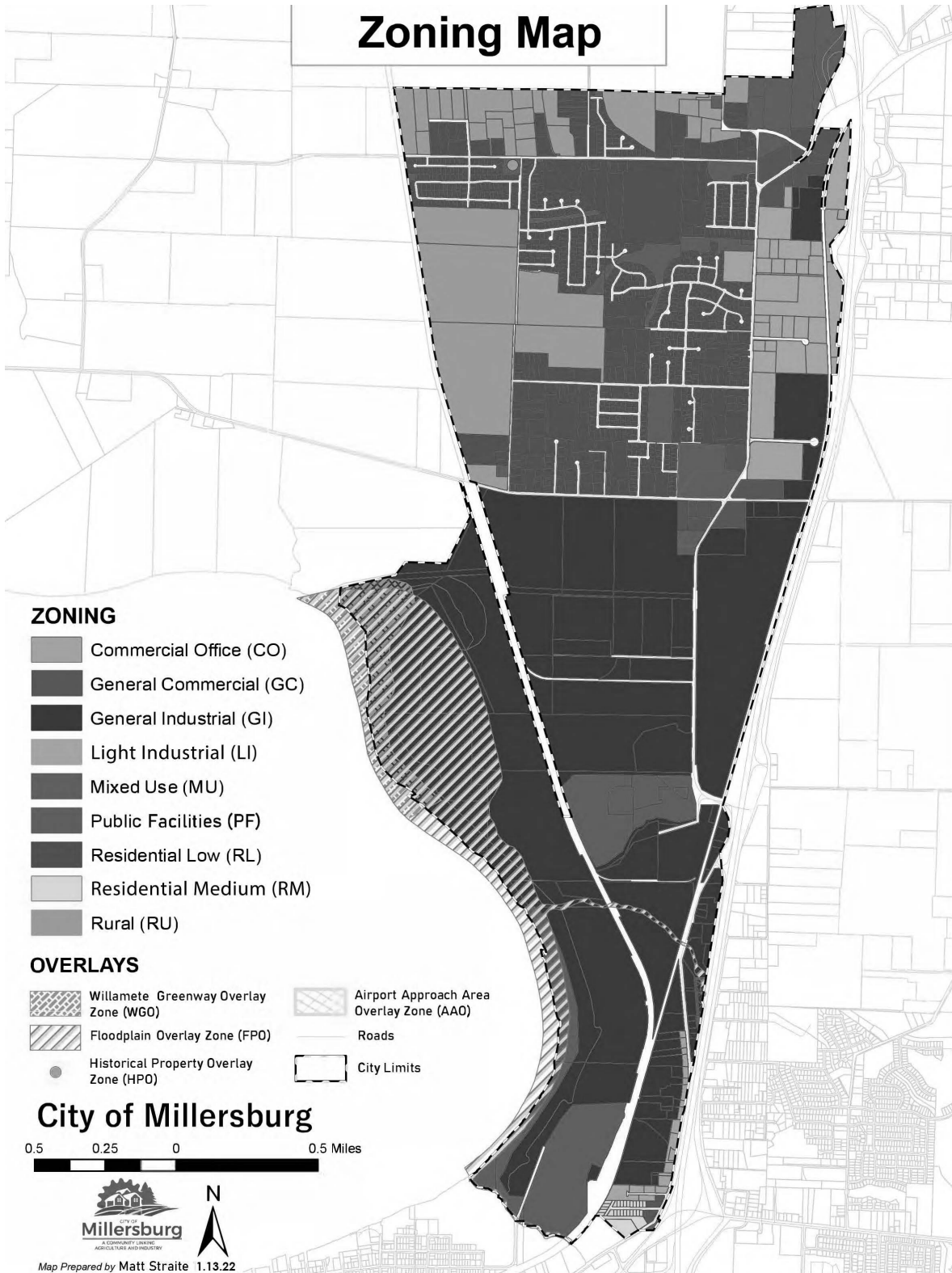
**The survey should take about 10 minutes. Responses will be kept confidential and reported in aggregate. This survey will be live through September 12, 2022.**

**Thank you in advance for your time!**

***Want to learn more? [Visit the project website](#) (link will open in a new window)***



# Zoning Map



## ZONING

- Commercial Office (CO)
- General Commercial (GC)
- General Industrial (GI)
- Light Industrial (LI)
- Mixed Use (MU)
- Public Facilities (PF)
- Residential Low (RL)
- Residential Medium (RM)
- Rural (RU)

## OVERLAYS

- Willamette Greenway Overlay Zone (WGO)
- Floodplain Overlay Zone (FPO)
- Historical Property Overlay Zone (HPO)
- Airport Approach Area Overlay Zone (AAO)
- Roads
- City Limits

## City of Millersburg

0.5 0.25 0 0.5 Miles



Background information

**Goal 10 addresses housing in Oregon and provides guidelines for local governments to follow in developing their local comprehensive land use plans and implementing policies. Goal 10 requires incorporated cities to complete an inventory of buildable residential lands and encourage the numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households.**

**Housing is at the core of vibrant communities, supporting industry, job growth, services and City amenities. As communities change and grow over time, the City of Millersburg must plan for housing that meets the needs of current and future community members. Planning efforts are guided by information about the housing market and the factors that affect residential development, including changes in the housing market and shifting demographics, as well as community preferences and priorities. Understanding trends and community goals is key to informing the City's policy development related to housing and options for addressing unmet housing needs in Millersburg. As of 2022, data indicates the following key findings regarding current and future housing needs in Millersburg (2022 Housing Needs Analysis):**

- **Millersburg's population is forecast to continue growing. The Millersburg population is forecast to grow from 2,937 people in 2021 to 4,883 people in 2041, an increase of 1,946 people. This population growth will occur at an average annual growth rate of 2.6%. By comparison, Millersburg added 2,199 new residents between 2000 and 2020, at an average annual growth rate of 7.7%.**
- **Millersburg needs to plan for 719 new dwelling units. The growth of 1,946 people will result in demand for 719 new dwelling units over the 20-year planning period, averaging 36 new dwelling units annually. Currently, Millersburg's housing stock is predominantly single-family detached housing units.**
- **There will likely be a shift in the types of housing that are needed in Millersburg in the future. The factors driving that shift include changes in demographics and decreases in housing affordability. The aging of the Baby Boomers and the growth of younger and diversified Millennial households is likely to result in increased demand for a wider variety of housing that are affordable and appropriate for both the elderly and families with children.**

DRAFT Housing Goal

***The City shall provide the opportunity for a full range of housing options in order to meet the various needs and preferences of existing and future residents, while retaining the character, quality and livability of Millersburg's neighborhoods.***

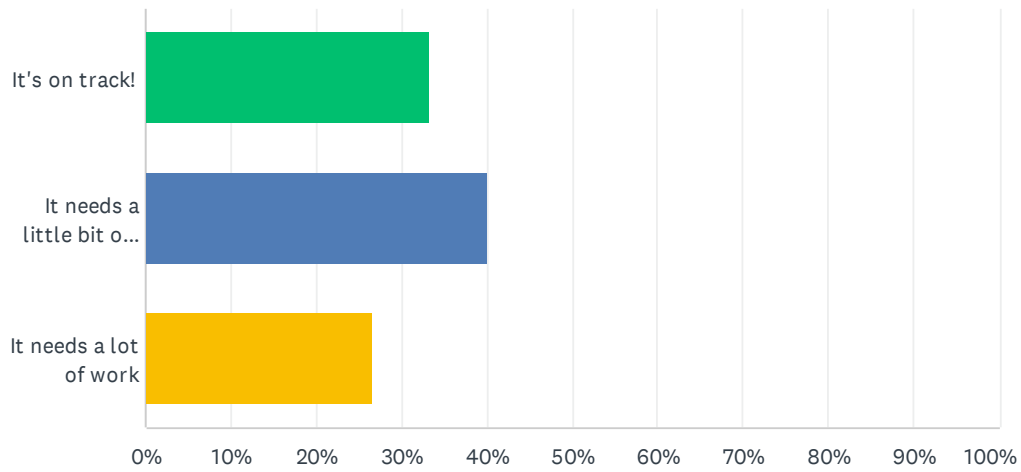
1. Is this goal statement on the right track?

- It's on track!
- It needs a little bit of work
- It needs a lot of work

2. If it needs work, how could it be improved?

## Q1 Is this goal statement on the right track?

Answered: 15 Skipped: 0



ANSWER CHOICES	RESPONSES	
It's on track!	33.33%	5
It needs a little bit of work	40.00%	6
It needs a lot of work	26.67%	4
TOTAL		15

## Q2 If it needs work, how could it be improved?

Answered: 9 Skipped: 6

#	RESPONSES	DATE
1	A full range of housing may not be the appropriate way to go. By keeping the population under a certain number the full range of housing may not be needed.	9/12/2022 10:45 AM
2	I would say that it needs to be reevaluated in regards to the type of housing units they are looking at. I assume a full scale acceptance of this plan would mean that apartments etc would be built which would take away from this small community and why we all moved here in the first place.	9/2/2022 8:42 AM
3	I don't think a full range of housing options is what current residents are looking for. Maybe a couple of other housing options to single family but I think most want single family with the 10,000 sq ft minimum lot.	8/31/2022 3:49 PM
4	Myself and other Millersburg residents I have spoken with share the sentiment that one of the reasons we chose to purchase homes here is because Millersburg is an area where single family homes are the rule. We do not want to see this change.	8/31/2022 2:51 PM
5	You need to take in consideration that not everyone who lives here want to see growth nor do we want houses being built right up against us.	8/29/2022 10:57 AM
6	it needs to take in to consideration the wildlife that was established here before you started pushing it out as well as the farm land	8/27/2022 8:30 AM
7	I feel that the phrasing "full range of housing" might provide openings to have apartments and other more compact housing - which is fine, if that is indeed a goal of the city... but from reading the comments of current residents, I get the impression that that is not the desired outcome. I would make a suggestion to either change the phrasing to "provide a wide range" (instead of all inclusive), or to be more specific, or to remove the "preferences of existing residents", as that would appear to be a conflict of interest.	8/25/2022 10:43 AM
8	Stay with current lot size restrictions! Fight the State.	8/24/2022 11:10 PM
9	The City shall provide the opportunity for a limited range of housing options in order to meet the various needs and preferences of existing and future residents, while retaining the character, quality and livability of Millersburg's neighborhoods.	8/24/2022 8:41 PM

DRAFT Housing Policy Concepts

**Planning for New Neighborhoods**

**Policies:**

- 1. Plan for a 20-year supply of suitable land for Millersburg to meet housing needs through regular monitoring and adjustments of available residential land.**
- 2. Identify opportunities to ensure the housing supply includes a variety of housing types and unit sizes, in appropriate locations in the City, that support a range of housing prices.**
- 3. Encourage housing that is of a design and quality compatible with the neighborhood in which it is located.**
- 4. Promote the development of new housing in areas with access to services, amenities, and transportation connections.**
- 5. Encourage construction practices that result in high-quality development and reduce the industry’s impact on the environment.**
- 6. Encourage innovative design and planning concepts to reduce the cost of housing and services through code review procedures.**
- 7. Ensure a balanced ratio of jobs to housing by regularly assessing residential land needs relative to employment land needs.**
- 8. Coordinate with partners and service providers to develop infrastructure that supports residential development.**
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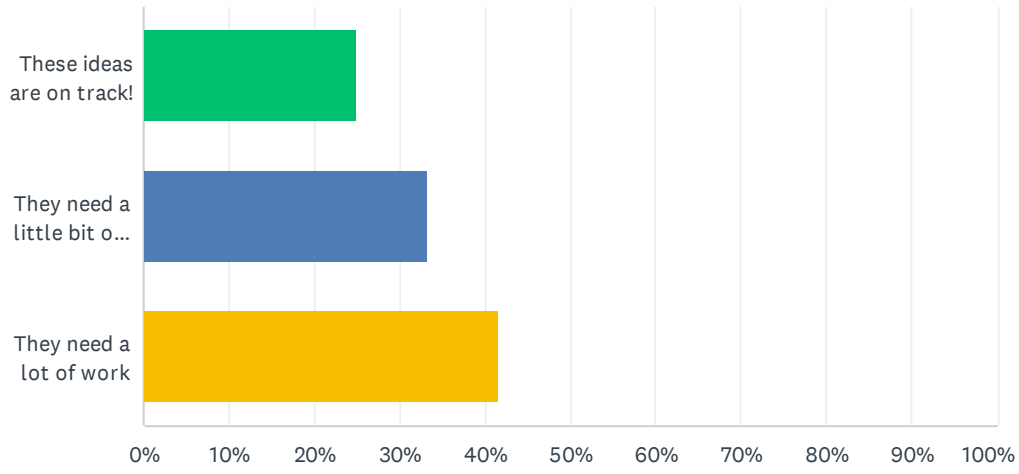
3. Are these policy ideas on the right track?

- These ideas are on track!
- They need a little bit of work
- They need a lot of work

4. Are there any concepts missing?

### Q3 Are these policy ideas on the right track?

Answered: 12 Skipped: 3



ANSWER CHOICES	RESPONSES	
These ideas are on track!	25.00%	3
They need a little bit of work	33.33%	4
They need a lot of work	41.67%	5
<b>TOTAL</b>		<b>12</b>

## Q4 Are there any concepts missing?

Answered: 8 Skipped: 7

#	RESPONSES	DATE
1	A variety of housing types and unit sizes does not ensure safety and security of an area. I.E. Knox Butte	9/12/2022 10:49 AM
2	Concept missing is the fact that most of the residents in Millersburg want it to remain the same which is a mix of farmland and limited residential.	9/2/2022 8:45 AM
3	Again more housing towards single family like exists now to keep the value of the neighborhood and so we don't see dropping house prices because of cheaper housing or pride of ownership.	8/31/2022 3:53 PM
4	Some cities are just fine in the size they are. Not every city needs to keep expanding unless they can provide services such as schools, shopping, restaurants, parks, to go along with more people moving to the area. Also need to recognize with more people come higher traffic counts and the need for streets, and reasonable speed restrictions.	8/31/2022 2:56 PM
5	It needs a lot of work as I myself and family moved out here to get away from being in the city and instead you allowed a house to be built right upon my fence line that overlooks everything thing I do! No one took that in to consideration! Do you think I enjoy having someone day and night trying to look into my windows and yard. My life has been heavily impacted by this this is no longer my retirement home as planned. I will sell and will and hope some contractors buy it and put apartments here!! Thank you city of Millersburg for ruining my life.	8/29/2022 11:02 AM
6	Perhaps include something about maintaining and upholding unimpeded emergency vehicle access to all housing?	8/25/2022 10:47 AM
7	Limit growth by limiting housing availability to assist in maintaining the character of Millersburg.	8/24/2022 8:46 PM
8	It is a bit early to think about walkable communities with public transit. Albany's transit system is slow and doesn't serve our community. Until we have residential mixed with business, there is no reason for walkable areas if there is no where to walk to.	8/24/2022 6:54 PM



DRAFT Housing Policy Concepts

**Retain the Quality and Character of Existing Neighborhoods**

- 1. Preserve the quality of existing neighborhoods and ensure that new neighborhoods and infill partitions and divisions fit with Millersburg’s character and landform.**
- 2. Retain the rural character of Millersburg’s large lot residential lands north of NE Conser Road and west of NE Old Salem Road.**
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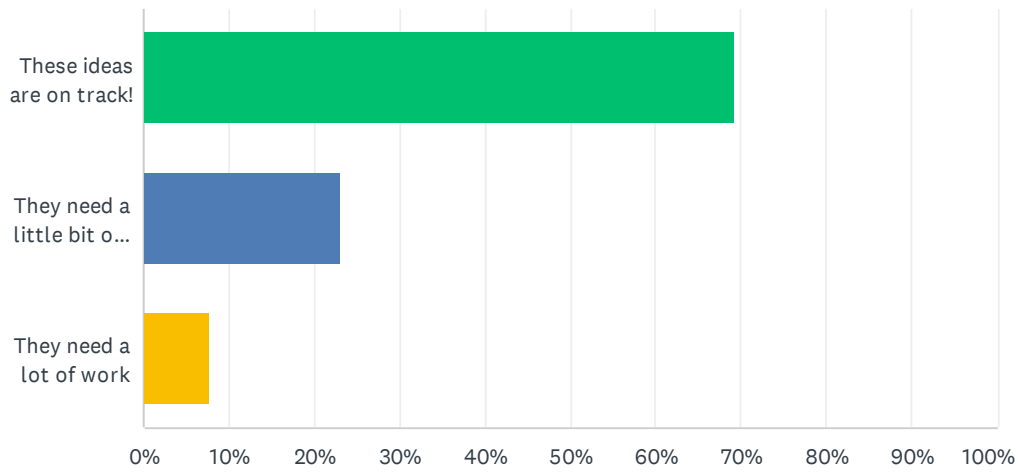
5. Are these policy ideas on the right track?

- These ideas are on track!
- They need a little bit of work
- They need a lot of work

6. Are there any concepts missing?

## Q5 Are these policy ideas on the right track?

Answered: 13 Skipped: 2



ANSWER CHOICES	RESPONSES	
These ideas are on track!	69.23%	9
They need a little bit of work	23.08%	3
They need a lot of work	7.69%	1
<b>TOTAL</b>		<b>13</b>

## Q6 Are there any concepts missing?

Answered: 4 Skipped: 11

#	RESPONSES	DATE
1	Non I am aware of.	9/12/2022 10:51 AM
2	No I will reference my 2 previous replies.	9/2/2022 8:45 AM
3	A concern is the zoning south of NE Conser Rd. The zoning appears to be still Industrial. Industrial that close to homes poses pollution, noise and a devaluation of property values. Unfortunately any city with Industrial right up against housing bring the value and safety of the area down. The city and it's residents value the pride and safety of this area and if that goes away so does you home owners.	8/31/2022 3:59 PM
4	Ruing other peoples lives by building Not once did you take into consideration of others	8/29/2022 11:03 AM

DRAFT Housing Policy Concepts

**Provide Housing Opportunity for All**

- 1. Provide opportunities for housing at price and rent levels commensurate with the needs of current and anticipated residents.**
- 2. Support the need for all citizens of the community to obtain adequate housing regardless of their income, age, race, religion, sex or ethnic background.**
- 3. Support homeownership and rental opportunities for all housing types.**
- 4. Provide opportunities for elderly residents to age in place by encouraging the development of housing types that are affordable and accessible, such as accessory dwelling units and retirement communities.**
- 5. Collaborate with services, programs and organizations that provide opportunities for development of lower cost housing in areas with access to jobs, public transportation, open spaces, schools, and supportive services and amenities.**
- 6. Maintain information and resources on available housing, financing programs, and assistance programs in both the public and private sector that are suited to the needs of the community.**
- 7. Ensure the land use code includes “clear and objective” standards for housing development and does not have the effect of discouraging needed housing through unreasonable cost or delay or reducing the proposed housing density already allowed by zoning.**
- 8. Ensure existing manufactured home parks shall continue to be allowed within the locational criteria of the land use code and protected from redevelopment to maintain Millersburg’s existing affordable housing stock.**
- 9. Streamline the permitting process to reduce cost and delay of new housing units.**
- 10. Promote the development of accessory dwelling units as a means to contribute to the overall housing stock and rental market.**
- 11. Allow manufactured homes on individual lots to increase housing choices.**

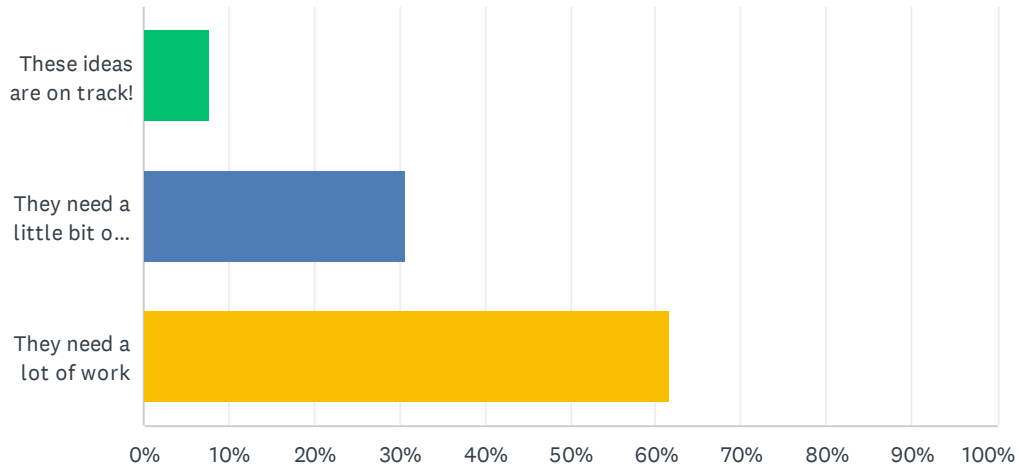
7. Are these policy ideas on the right track?

- These ideas are on track!
- They need a little bit of work
- They need a lot of work

8. Are there any concepts missing?

## Q7 Are these policy ideas on the right track?

Answered: 13 Skipped: 2



ANSWER CHOICES	RESPONSES	
These ideas are on track!	7.69%	1
They need a little bit of work	30.77%	4
They need a lot of work	61.54%	8
<b>TOTAL</b>		<b>13</b>

## Q8 Are there any concepts missing?

Answered: 11 Skipped: 4

#	RESPONSES	DATE
1	#2 How can a person be a "citizen of the community" if they do not already have a residence. #5 Providing low cost housing DOES NOT provide safety and security.	9/12/2022 10:58 AM
2	I am not a fan of manufactured home neighborhood development. I am also not a fan of more "rental" houses. I find that renters don't have any sense of "taking care of their property and yards". Lots of rentals with poorly maintained yards and junk laying around. Manufactured home development will just bring down the value of other homes in the area. I moved out to Millersburg for a reason, and that was to escape the poor quality of homes that surrounded me in Albany. The houses in Millersburg are of a price point that not just anyone can afford; which weeds out the people that don't take care of their homes and property. I don't want to end up with a bunch of run down rental houses and manufactured homes.	9/2/2022 1:27 PM
3	No. 11 would be ok if not mixed into residential areas like had been proposed at a different time and we the residents didn't like that and so it could not move forward.	9/2/2022 8:47 AM
4	Again a large portion of this screams devaluing the current homes.	8/31/2022 4:01 PM
5	Why does the City feel the need to push these agendas to change existing Millersburg to another Albany? People have free choice when looking for a home to purchase. If they want to live in an area different from Millersburg, then they have lots of options in surrounding towns.	8/31/2022 2:59 PM
6	No need for manufactured homes.	8/26/2022 8:37 AM
7	I feel number 11 is too specific compared to number 3. Number 3 says support for ALL housing types, but number 11 seems to make an exception to only manufactured homes. Are Tiny houses or step-mother additions included anywhere, for example?	8/25/2022 11:01 AM
8	No manufactured homes should be allowed, or parks in our area. They will just bring down the values in our current homes. Stream lining the permitting process and holding down the cost of permits is a good thing. The city also needs to quit worrying about the little stuff, ie the beauty strips in front of homes, rv covers that are behind fencing, concrete on the important things like traffic and safety.	8/25/2022 7:25 AM
9	Leave it the way it is. IMO, it appears to be what the majority of people here want (the way i is. Large lots, no multi family).	8/24/2022 11:12 PM
10	Delete 1, 2 (income), 3, 5	8/24/2022 8:49 PM
11	There is no way the current "new" residents will allow any manufactured houses. They are very hostile to the concept of affordable housing for elderly. They have the NIMBY attitude - not in my backyard.	8/24/2022 6:57 PM

Thank you!

**Thank you for taking the time to complete this survey.  
Your input will help refine the goals and policy ideas that further the community's  
vision for the future.**

***For more information about the Millersburg Comprehensive Plan Housing Chapter  
Update and to sign up for the project mailing list, please visit us online by clicking  
the link to the project website below!***

**[Project Website](#)**