

*Promoting Robust Interaction Between Millwood Residents and City Government*

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- » Millwood Neighborhood Advocates (MNA) 6PM Tuesday, July 16th, Millwood Presbyterian Church



## MANUFACTURED HOME SITES TO BE BUILT ON EMPIRE

### Magnolia Village Manufactured Home(MH)/"Cottage" Timeline

- **JAN 2023:** City accepts application to build 24 "trailers" including and adjacent to 10218 East Empire in "Magnolia Village." MH defined as single-family residence built after 1976.
- **FEB 2023:** Alarmed residents send letters to the city to protest the proposal noting issues such as increased traffic, pressure on utilities, existence of a commercial enterprise in a residential area, and a lack of on-site management or enforcement of rules. Neighborhood advocates characterized the application as glib and disregarding the character of East Empire, pointing out how the proposed development contained glaring inaccuracies and violated Millwood's own ordinances.
- **JAN 2024:** Application submitted for 20 cottage units; concerned parties notified. Over 230 residents sign petition protesting revised application, again noting deficiencies. Application refers to neighborhood as "ignoramus residents."
- **FEB 23, 2024:** Neighborhood meeting at City Hall; comment period extended to March 13.
- **APR 23, 2024:** Decision issued by City Planner: application approved with conditions (17 units).
- **APR 30, 2024:** Planner email affirms calculation of "2 units/10,000 ft<sup>2</sup> = 16.64 which rounds up to 17" contradictory to Bulk Density Standards in Millwood Comprehensive Plan. 0.64 is not enough for a full unit.
- **MAY 13, 2024:** Appeal letter submitted by neighbors to city.
- **JUN 13, 2024:** Appeal hearing; appeal denied by 4-to-1 vote.

## CITY COUNCIL UPDATE: APPEAL DENIED

A hearing was held at City Hall on June 13, 2024, to discuss the appeal filed by neighbors affected by a proposed development near Empire and Fowler. The original Magnolia Village application proposed 24 small cottages on about 2 acres near 10218 East Empire but was amended to 20. Winston Wiggins spoke on behalf of neighbors who signed the appeal or expressed concern about the effects on East Empire. Mr. Wiggins noted issues of traffic, crime, and contradictions between city codes and the application for development submitted by Tom Anderson. Wiggins stated that, although City Planner Amanda Tainio had approved the application with conditions, these amounted to major material modifications. One condition reduced

the number of allowable dwellings from 20 to 16.6, considered to be 17 using an industry standard of rounding up. However, this would exceed the maximum units allowed on the site.

Wiggins raised concerns about crime with examples of other "trailer parks" that have deteriorated over time, a 2017 traffic study that residents claim is outdated, and building a commercial development in a residential area. Anderson's original application claimed that no historic homes exist in a 500' radius of the property even after being informed that numerous nearby homes range from 50 to 99 years old. His 2024 application referred to "ignoramus residents," which

*Appeal continued on pg 2*



## DO THE MATH

### EDITORIAL DO THE MATH

The MNA Newsletter seeks to present objective, factual, relevant news to residents of Millwood. Even our opinion page is intended to be informative without being mean-spirited.

However, we would be remiss not to mention the false equivalents stated by parties at the Appeal Hearing.

Mr. Anderson said of the occupants of his TAPA Business Park: "They love it!" While the TAPA park seems well-maintained, business parks are quite different from neighborhoods where people live around the clock. Anderson stated that his "ultimate goal" is to provide affordable homes, omitting the fact that typically home ownership applies not only to a dwelling but also to the land underneath it, land which he intends to lease in perpetuity.

Another point of contention was the issue of "rounding up" the maximum allowable lot size of 16, placing 17 cottages in the space where 16 are allowed by the Millwood Comprehensive Plan. Council members who voted to deny the appeal seemed unable to handle the math, setting up future Magnolia Village residents to cram themselves and their vehicles into tiny spaces. Council members cited the senior homes in Millwood Estates, built in 2020, as a precedent for rounding up, but this is a false equivalent. Well-maintained stick-built homes in a gated community with restrictions on age, pets, and vehicles are not comparable to the loosey-goosey management style Mr. Anderson forebodes.

We commend Councilwoman Beese for her ability to do math, measure space, and understand the meaning of "maximum." Perhaps she could conduct a remedial math course to educate the rest of the Council. —Grandview Woodard

### FEATURED BUSINESS

## THE CORNER DOOR FOUNTAIN & BOOKS

3301 N Argonne | (509) 921-9253



"The Corner Door is a small family-run store that serves locally-made ice cream, homemade soups, and sandwiches made to order. This somewhat quirky establishment has an eclectic collection of new and used local history and Americana, Folkmanis & Ganz puppets, and whatever art, leather-work, and jewelry that the family can produce."

Built in 1925 by George Brown, the Brown Building has served multiple purposes. Brown, the paper mill superintendent at the Inland Empire Paper Company, built the structure for his son Hobart, who planned to run a pharmacy there, but Hobart lasted only a few months. J. Elbert Tiffin purchased the business and ran the pharmacy for many years. He and his wife lived in the apartment in the back of the second floor, and the front offices were occupied by Dr. Neil Bayne, a dentist, and Dr. Lyle Bailey, a physician. The pharmacy dispensed prescriptions and sold penny candy, and a very popular soda fountain was installed. The shop did a turn as an antique store in the 1960s before becoming the combination bookstore and treat shop it is today.

*Appeal* continued from pg 1

Anderson claimed had been written by an employee and did not represent his contempt for neighbors.

Councilman Stravens noted the comprehensive quality of Ms. Tainio's report but also that narrow driveways would not work. He stated that "it seems good to have tiny homes" and that the city does not have grounds to deny the application out of concern for possible litigation. Residents acknowledge that some development is inevitable but argue that the area is zoned for low-density housing and that Council members would not allow this in their neighborhoods.

The development is now subject to a civil review process and ADA compliance.

### MILLWOOD HISTORIC HOMES 10218 E EMPIRE



The home at 10218 East Empire, adjacent to the proposed Magnolia Village, was finished in 1928, according to the Assessor's website, and is one of the earliest homes built in Millwood. Verald "Bud" McIntyre, who lived in the house, was born in the basement in 1925 before the rest of the house was built. The house is scheduled to be demolished.

Generally, a home older than 50 years is "historic." To be considered for nomination to the National, State, or Millwood Historic Register, the homeowner must identify which of 11 criteria the home meets and complete the nomination form available on the City of Millwood website.