

**CITY OF MILWAUKIE  
PLANNING COMMISSION  
MINUTES  
Milwaukie City Hall  
10722 SE Main Street  
TUESDAY, May 27, 2014  
6:30 PM**

**COMMISSIONERS PRESENT**

Wilda Parks, Vice Chair  
Shannah Anderson  
Scott Barbur  
Shaun Lowcock  
Gabe Storm

**STAFF PRESENT**

Denny Egner, Planning Director  
Li Alligood, Associate Planner  
Brett Kelper, Associate Planner  
Peter Watts, City Attorney

**COMMISSIONERS ABSENT**

Sine Bone, Chair

**1.0 Call to Order – Procedural Matters\***

**Vice Chair Parks** called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

*Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.ci.milwaukie.or.us/meetings>.*

**2.0 Planning Commission Minutes**

2.1 March 25, 2014

**It was moved by Commissioner Storm and seconded by Commissioner Barbur to approve the March 25, 2014, Planning Commission minutes as presented. The motion passed unanimously.**

**3.0 Information Items**

There were no information items.

**4.0 Audience Participation** –This is an opportunity for the public to comment on any item not on the agenda. There was none.

**5.0 Public Hearings**

5.1 Summary: Wichita Park  
Applicant/Owner: City of Milwaukie  
Address: 5908 SE Monroe St  
File: CSU-13-12  
Staff: Brett Kelper

**Vice Chair Parks** called the hearing to order and read the conduct of quasi-judicial hearing format into the record.

**Brett Kelper, Associate Planner**, presented the staff report via PowerPoint and stated that the Community Service Use request was to allow future development of the park site. He noted that

the site was located on one neighborhood greenway route (Monroe Street) and is also very near another (Stanley Avenue). He generally oriented the Commission to the site.

**Mr. Kelper** described the proposed improvements, including play and picnic structures, landscaping, and other standard park features, and he compared the original plan (adopted in the park master plan) with the current plan. The key issues included consistency with the original plan, park lighting, signage, and extension of the land use approval to allow for the proposed development.

**Mr. Kelper** answered questions from the Commission regarding frontage improvements (particularly with regard to the fire hydrant and power pole), whether the park would continue to be dog-friendly, fencing, etc.

**Commissioner Storm** asked about the fences that lined the park, which he assumed were owned by the property owners. Would there be an agreement with the City regarding vandalism, privacy, etc.? He felt that some type of maintenance agreement would be important to address.

**Peter Watts, City Attorney**, noted that the property owner would be responsible for maintenance if the fence or barrier was on the owner's property, but for a situation like a tree in the park falling upon the fence, etc. Aside from any City restrictions, an owner could build a fence of their liking. Regarding vandalism, that issue would likely need to be addressed once it came about, to decide how to prevent it.

**Mr. Kelper** noted that no lighting was proposed, similar to other area parks, which are open only during daylight hours. However, the Code required lighting for on-site walkways. Staff suggested the Commission condition the approval to allow for no lighting, considering the park hours.

**Mr. Kelper** reviewed how the application met the CSU approval criteria and presented staff recommendations and decision options.

**Commissioner Storm** asked about additional signage, since there was a dangerous blind spot on Monroe St near the park.

**Mr. Egner** noted that the Engineering Department could be involved with that, and reminded the Commission of the Monroe Street Neighborhood Greenway project that was in the works, which would include bike and pedestrian improvements along Monroe St.

**Mr. Kelper** handed out additional comments received after the staff report was finalized.

**Vice Chair Parks** called for applicant's testimony.

**Steve Butler, Community Development Director**, applicant, noted the background of the project. He described a partner project with North Clackamas Parks and Recreation District (NCPRD) of the Four Parks Master Plan, of which Wichita Park was the current focus. He expected the funding and construction planning to begin in June. The overall context was to work toward to development of the City's undeveloped parks.

**Vice Chair Parks** called for public testimony.

**Michelle and Greg Hemer, 5822 SE Harrison St**, supported the project and the staff recommendations for the park.

**Zac Perry, 11011 SE Stanley Ave, Linwood Neighborhood District Association (NDA) Chair**, appreciated the Commission's consideration of the application and the City staff for collaborating with the NDA on this project. He noted the public outreach that had been done on the project and planning that had gone into the proposed improvements to bring better amenities to the neighborhood. He added that the park would be the only public greenspace on the proposed Monroe Street Neighborhood Greenway. He felt the two projects would greatly benefit the neighborhood and the community as a whole.

**The Commission** asked about the feedback from the community meetings regarding dog use, surrounding neighbors' input on the park design, and the decision regarding the disc golf basket.

- **Mr. Perry** responded that, as it was now, the park was not ideal for recreational use, due to use by dog owners; however, the park users acknowledged it was not an ideal dog park and therefore did not expect to have a specified dog use area.
- The new design of the park resulted in part from feedback from those neighbors as well as input from the police; for example, the location of the path around the park, the location of the picnic tables, and vegetation impacts on line of site.
- The disc golf basket was intended as a sort of putting green and was a better option than a basketball court, with respect to noise and maintenance. Also, disc golf was a growing sport.

**Matthew Lauer, 10414 SE Stanley Ave**, noted he used the park often with his children and dog, but added that currently it was not kid-friendly due to the use by dog owners. He felt the new park design would add a great amenity to the community and neighborhood, and would give the park a more meaningful purpose than it had currently.

**Bryan Trotter, 4997 SE Winworth Ct**, noted that although he did not live in the Linwood neighborhood, he was the Lewelling NDA Chair and said that his neighborhood went through a lot of effort to get a park that had now become a focal point for the neighborhood. He was encouraged by the momentum behind this project.

**Lynn Sharpe, 10906 SE 54<sup>th</sup> Pl**, stated she helped to plant trees in the park years ago and had wanted to see a park at the site for some time. She supported the proposed plan. She acknowledged that she was a member of the Milwaukie Park and Recreation Board.

**Nancy Jacobson**, stated she owned the rental house just east of the park with the freestanding garage, at 5940 SE Monroe St. She and her husband were very much in favor of the proposed park, as was the current tenant. She questioned the location of the disc golf basket with regard to its proximity to their fence, and she noted her opposition to lighting for the park. She suggested adding speed humps to Monroe St at either end of the park, to help ease the issue with the dip in the road in front of their property.

**Vice Chair Parks** asked for comments from staff.

**Mr. Kelter** mentioned that the findings had been adjusted to allow for construction of whatever designed improvements are identified in the concept plan for the upcoming Monroe Street Neighborhood Greenway project, rather than the standard requirements for public improvements from the zoning code (i.e. sidewalks, street widening, landscaping, etc.). He

wanted to make clear that the public improvement standards would need to be flexible in order to determine what was best for each site on Monroe St, including in front of the park.

**Vice Chair Parks** closed the public hearing.

**The Commission** agreed that the proposed park would be a great asset to the neighborhood and liked the changes from the original plan. They thanked staff and the neighborhood for their work on the project.

**It was moved by Commissioner Storm and seconded by Commissioner Barbur to approve land use application CSU-13-12 for Wichita Park at 5908 SE Monroe St with the findings and conditions as presented. The motion passed unanimously.**

## **6.0 Worksession Items**

- 6.1 Summary: Moving Forward Milwaukie project update  
Staff: Li Alligood

**Li Alligood, Associate Planner**, presented the staff report via PowerPoint. She noted staff had been to City Council the previous week with a project update which had focused on financial tools, and the feedback had been to keep the tools on the table but recognized that there would be specific projects those would be used for. She noted the feedback from the Commission should be focused on the policy and regulatory recommendations.

**Ms. Alligood** explained that the matrix included in the staff report was a simplistic version of what the final Action & Implementation Plan would be, and was divided into three sections; Citywide, Downtown, and Central Milwaukie. She explained that this was the third phase of the project and would result in an Action and Implementation Plan for Downtown and Central Milwaukie to be adopted by Council resolution. She reviewed the recommendations per section, including code changes, financial tools, development outreach and business support, and when to use various tools. Regarding the downtown concepts, she noted that implementation of the 2011 South Downtown Concept Plan would be included in the Action and Implementation plan.

**Commissioner Lowcock** asked about the process of prioritization for the concepts and projects.

**Ms. Alligood** referred to the Project Types column on the matrix which identified generally the department or team that would be involved in implementing the specific project, which in turn indicated possible project timeframes.

**Mr. Egner** stated the City was working with a consultant on this project, funded through a grant from Metro, so items identified as "MFM" were being worked on with the consultant. There were ongoing economic development components that would involve Planning and Community Development staff, and some were capital projects that involved updating the public improvement requirements.

**Ms. Alligood** added that many of the regulatory recommendations came from feedback over the years regarding barriers to development in implementing the current standards. The downtown public area requirements (PARs) were also identified as a barrier as it put the cost burden on the property owners. Both were part of a broader discussion about how to move forward.

**Commissioner Lowcock** asked staff's opinion regarding where Milwaukie stood among other area cities in terms of progressiveness and implementing similar initiatives, etc.

**Mr. Egner** felt there was a good and clear vision, although there were some inconsistencies, and the code was written to implement the vision. There were some barriers, however, such as the PARs which were considered high standards, and other communities didn't place as high of a burden on private development. What this project was about was to better focus and clarify the code and plans to implement the vision.

**Commissioner Lowcock** asked how much thought was being put into making Milwaukie an attractive relocation option in terms of the growing population of the region. Due to the increasing cost of rent in Portland, people were beginning to look outside of the city to places such as Milwaukie.

**Ms. Alligood** noted that through her experience helping citizens, there had been a lot of interest in the Tacoma and Historic Milwaukie areas due to light rail access, and agreed that Milwaukie had an advantage in terms of its close proximity to Portland. Historically, Milwaukie had been conservative in its approach to development and the tools it has been willing to use. However, she was unclear of the differences between Milwaukie and other cities and the consultant had not identified any critical differences.

**Commissioner Storm** clarified that this plan identified how changes could be implemented to then be able to advertise the city for development. He wanted to ensure that what this project was identifying was what in fact developers would want to build.

**Ms. Alligood** agreed that, for example, the Murphy site was prime property for development that had a lot of interest in it but currently nothing was allowed on the site outright. The project feedback coming from private sector developers had been based on market realities. She noted that under the current code, there was a high level of uncertainty about what would be allowed on the site and that developers did not like uncertainty. She reiterated the need to get the baseline regulatory environment fixed.

**Commissioner Lowcock** added that commercial and residential developers he knew have noted the barriers in Milwaukie.

**Mr. Egner** assured that once the Action and Implementation Plan was approved, the code amendments would be the next task. He noted the business outreach component of the matrix, which was primarily a function of the economic development team.

**Commissioner Lowcock** commended staff on their work.

## **7.0 Planning Department Other Business/Updates**

### **7.1 Riverfront Park update**

**Steve Butler, Community Development Director**, handed out the presentation given to City Council. He noted there was a groundbreaking ceremony scheduled for June 6, 2014.

**Mr. Butler** noted staff had a preconstruction meeting at the site with the contractors and other companies involved in the project that morning. He added that although the park and the boat

ramp would essentially be closed after the ceremony, the boat ramp would be greatly improved once it was reopened. He explained the next steps and some details of this phase. The next phase would involve the construction of the plaza and other detailed amenities.

**Mr. Butler** gave a summary of the project so far and the costs of the project, noting some elements that were adjusted to close a funding gap, and added other funding sources that were being explored. He noted that the Council was researching the option of Clackamas County returning the funds paid for an easement involved with the project.

**Commissioner Lowcock** asked about the relationship between the Kellogg Lake project and the Riverfront Park project; was there funding to further the Kellogg Lake project

**Mr. Butler** agreed that they were complimentary projects, and explained that the City was working with Wildlands Inc. on the Kellogg-for-Coho project currently. Although slow-moving, the project was still proceeding. The two projects would be co-beneficial.

**Commissioner Storm** asked for clarification about what "Phase II" was.

**Mr. Butler** described the elements involved with Phase II, including new parking lot, boat ramp and boat float, some tree and invasive removal, tree and vegetation planting, new restroom, regrading and pedestrian path construction. The next phase would involve the plaza, amphitheater, water features, play structure, etc., once funding was available.

#### **8.0 Planning Commission Discussion Items**

**Mr. Egner** noted the appeal hearing the previous week for the Northwest Housing Alternatives zone change application, adding that Council approved the appeal which reversed the Commission's decision. He was unsure if the applicant would appeal that decision to the Land Use Board of Appeals.

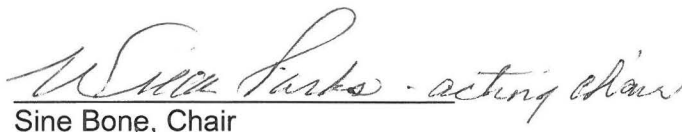
#### **9.0 Forecast for Future Meetings:**

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|---------------|--|
| June 10, 2014 | 1. Public Hearing: P-14-01 Moda Health Parking Modification  |
| June 24, 2014 | 1. TBD – <i>Mr. Egner noted that a Moving Forward Milwaukie worksession was scheduled for June 24, 2014.</i> |

Meeting adjourned at approximately 9:03 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

  
Sine Bone, Chair