

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, August 11, 2015
6:30 PM**

COMMISSIONERS PRESENT

Shaun Lowcock, Vice Chair
Shane Abma
Shannah Anderson
Scott Barbur
Greg Hemer

STAFF PRESENT

Denny Egner, Planning Director
Li Alligood, Senior Planner
Brett Kelder, Associate Planner
Shelby Rihala, City Attorney

COMMISSIONERS ABSENT

Sine Bone, Chair

1.0 Call to Order – Procedural Matters*

Vice Chair Lowcock 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

3.0 Information Items

Denny Egner, Planning Director, introduced Shelby Rihala of Jordan Ramis. She would now be acting as City Attorney for the Planning Commission in place of Peter Watts.

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: 3 Parks Master Plans
Applicant/Owner: North Clackamas Park & Recreation District/City of Milwaukie
Addresses: Balfour Park, Bowman-Brae Park, Kronberg Park
File: CPA-2015-002
Staff: Brett Kelder

Vice Chair Lowcock called the hearing to order and read the conduct of legislative hearing format into the record.

Brett Kelder, Associate Planner, presented the staff report via PowerPoint. The application was for adoption of master plans for three City parks. He described the process for master plans and reminded that at this point, the proposed plans were conceptual. He oriented the Commission to the parks and displayed the proposed concept plans. The Comprehensive Plan map would need to be updated for the use designation for Bowman-Brae Park and Balfour Park.

Mr. Kelper noted the key issue to address was if the proposed master plans were consistent with the relevant goals, objectives, and policies of the Comprehensive Plan. He reviewed the decision-making options and noted staff recommendation was for the Commission to recommend approval to the City Council.

Staff responded to questions from the Commission.

- The park properties were owned by the City of Milwaukie.
- The goal for Kronberg Park was more of a natural area with a focus on preservation for those parts in the natural resource areas. If the lake changed into a creek with the removal of the dam, those areas would continue to be protected natural areas. A concept of a walking trail or the like could be considered later on if the creek was restored.
- These master plans were being done now as the City had owned Kronberg Park for a number of years but no master planning had been done, and only recently were Balfour and the Bowman-Brae Parks acquired by the City. All other parks in the city had adopted master plans.

Katie Dunham, North Clackamas Parks and Recreation District (NCPRD), and Kurt Lango, Lango Hansen Landscape Architects, gave the applicant's presentation. NCPRD was responsible for maintenance and operation of all City of Milwaukie parks under an Intergovernmental Agreement. The City and NCPRD partnered together for land use applications for parks.

Ms. Dunham reviewed the project's timeline and public outreach. She described the context and elements of each of the master plans, and noted the next steps regarding process and funding.

The applicant answered questions from the Commission.

- Funding for planning was through the NCPRD Systems and Development Charge fund and the General Fund.
- The location of the community garden in Balfour Park was based on accessibility with regard to grade change, location to the street, and water source.
- Maintenance access for Kronberg Park was specifically for NCPRD, although TriMet and ODOT had easement agreements on the north side of the park.
- Some tax lots for Kronberg Park cross over into Kellogg Lake and Dogwood Park.
- The intent was not to disturb the soils under Kellogg Lake as Kronberg Park was developed. Soil sampling and subsequent steps would be done prior to construction.
- After much discussion, it was decided that the focus should remain on Kronberg Park and not include Dogwood Park at this time.

Vice Chair Lowcock called for public testimony.

In Support:

Mike Miller, 4206 SE Somewhere Dr, was on the NCPRD advisory board for these parks and was in support of the parks and the planning process. He reminded that there was opportunity for more public input and changes once there was funding for construction.

Beverly Curtis, 13182 SE Pennywood Ct, lived just north of Bowman-Brae Park and was in support of the park.

Richard Shook, 4815 SE Casa Del Rey Dr, Clackamas County, was representing the Friends of Kellogg Creek and Mt. Scott Watersheds in support of the proposed Kronberg Park. Improvements to the park would help the restoration of the area for wildlife move forward.

Emily Reynolds, 13242 SE Freeman Rd, was in support of Bowman-Brae Park. She and a neighbor in attendance represented 7 of the 11 children that lived adjacent to the park. The park would benefit the neighborhood and new young families moving into the area greatly. She asked if the speed limit would be reduced or if kids-at-play signage would be installed.

Neutral:

Vincent Alvarez, 12671 SE Where Else Ln, Lake Road Neighborhood District Association (NDA) Chair, was part neutral and part in opposition to the proposals and noted that the Lake Road NDA contributed funds to the purchase of the Bowman-Brae Park property. He was concerned about the proposed multiuse trail promoting more foot traffic, and was in favor of soft surface pathways. The Oak Lodge pump house property should be deeded to the City to add to the park property.

Margie Port, 4411 SE Bowman St, noted although she was in favor of Bowman-Brae Park generally, she was concerned about how the park would be funded, what impact of additional traffic to the park would have on the quiet neighborhood, and that there was no parking indicated.

Bill Lown, 4206 SE Bowman St, was in support of Bowman-Brae Park although he was concerned about continued maintenance. He was not in favor of the proposed multiuse path.

Melanie Downs-Phillips, 13230 SE Where Else Ln, noted she owned properties adjacent to Bowman-Brae Park where the west entrance of the proposed multiuse path would be. She said the ownership and maintenance of that part of Where Else Ln was unclear. There had been a recent geocaching event that was disruptive, and there had been no neighborhood notice for the event. She was concerned about privacy and liability with regard to the path and access to her property. She was in support of the park as long as some specifics and safety measures were addressed.

Vice Chair Lowcock called for staff comment.

Mr. Kelper entered a public comment into the record from Lisa Gunion-Rinker, who was on the Park and Recreation Board (PARB) and involved in the Ardenwald NDA. She requested clarification from the City regarding the proposed pathway through Bowman-Brae Park to Where Else Ln and the history of the right-of-way of Where Else Ln.

Mr. Kelper noted previous research showed that there was in fact public right-of-way at the end of Where Else Ln. He displayed the current tax map and historical deed documents showing the land in question deeded to the public right-of-way for road purposes. There was a small portion of private property between the end of the right-of-way and the proposed park property where an access easement would be needed in order to develop the multiuse path.

Mr. Egner added that the multiuse path was included in the Transportation System Plan (TSP) as a future-planned pedestrian connection between Rowe Middle School and North Clackamas

Park; therefore, the multiuse path proposed for the park was required for the documents to be consistent.

Vice Chair Lowcock called for the applicant's rebuttal.

Ms. Dunham addressed specific issues:

- Regarding the geocaching event, neither NCPRD nor the City were involved, although it was a Clackamas County Tourism event. NCPRD would discuss the issue with that department. There was no current policy regarding geocaching in NCPRD parks, but she felt that was an event that should require a permit.
- The goal for the Kronberg Park Master Plan was to be cohesive with whatever future changes may occur with the lake (i.e. rehabilitation into a creek, etc.) and so that part of the proposed park was planned to be a natural area above the bank line. The plan could be revisited if and when those changes were to occur.
- Regarding neighborhood parking, prior to any construction NCPRD would work with the neighbors on appropriate signage. The intent for these parks was for more passive neighborhood use and therefore more neighborhood and walking access.
- Relatedly, the request of the multiuse path through Bowman-Brae Park was to improve neighborhood connectivity and was also in response to the TSP.
- Generally, concrete or asphalt trails were easier to maintain than a soft or gravel surface and also was preferred for ADA access.
- The pump house and fence would be followed up on.
- NCPRD would work with the City to improve signage to reduce vehicle speed near the parks as well as private property signs.
- Currently these parks were maintained as "undeveloped park sites" and mowed seasonally.
- The primary pathway proposed for Kronberg Park was hard surface; however, the pathways closer to the lake were soft pathways due to being in a natural resource zone that limited and encouraged permeability for pathways.

Staff answered questions of the Commission:

- The City would not pay for water for the Balfour Park community garden for Balfour Park unless the City took operational ownership of the gardening activity. As development of the park got closer, interest in and ownership of a community garden would be assessed.
- The Bowman-Brae Park multiuse path should be included in the plan as it would implement and be consistent with the TSP.
- **Mr. Kever** reiterated that these were conceptual plans. The details could be worked out or changed later on in the process during development review.

Vice Chair Lowcock closed the public testimony.

The Commission entered deliberation.

The Commission agreed there were no issues with the Balfour Park or Kronberg Park Master Plans.

The Commission agreed that although there were issues with the multiuse path, the need for consistency between the TSP and the Bowman-Brae Park Master Plan was important. The issue of the path crossing private property and therefore needing an easement could be addressed later on in the construction planning process. The maintenance of SE Where Else Ln needed to be further examined, outside of the scope of this application.

It was moved by Commissioner Hemer and seconded by Commissioner Barbur to recommend approval to City Council of CPA-2015-002 for the 3 Parks Master Plans with the recommended findings and conditions as presented. The motion passed unanimously.

6.0 Worksession Items

- 6.1 Summary: Moving Forward Milwaukie Neighborhood Main Streets Code Amendments #1
Staff: Li Alligood

Mr. Egner proposed to reschedule the worksession to September 8, 2015. The Commission agreed.

7.0 Planning Department Other Business/Updates

8.0 Planning Commission Discussion Items

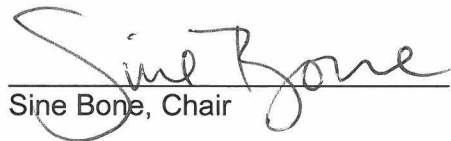
9.0 Forecast for Future Meetings:

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|-------------------|---|
| August 25, 2015 | 1. Worksession: MFM Neighborhood Main Streets Code Amendments #2 <i>tentative</i> |
| | 2. Worksession: Ethics Training <i>tentative</i> |
| September 8, 2015 | 1. TBD |

Meeting adjourned at approximately 8:35 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II


Sine Bone, Chair