



# CITY OF MILWAUKIE

## PLANNING COMMISSION MINUTES

City Hall Council Chambers  
10722 SE Main Street  
[www.milwaukieoregon.gov](http://www.milwaukieoregon.gov)

August 22, 2023

**Present:** Jacob Sherman, Chair  
Joshua Freeman, Vice Chair  
Aaron Carpenter  
Lauren Loosveldt  
Will Mulhern  
Amy Erdt

**Staff:** Justin Gericke, City Attorney  
Brett Kelper, Senior Planner  
Laura Weigel, Planning Manager

**Absent:** Joseph Edge

(00:11:30)

### 1.0 Call to Order — Procedural Matters\*

**Chair Sherman** called the meeting to order at 6:30 p.m., read the conduct of meeting format into the record, and Native Lands Acknowledgment.

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

(00:25:46)

### 2.0 Planning Commission Minutes

No information was presented for this portion of the meeting.

(00:25:50)

### 3.0 Information Items

**Planning Manager, Laura Weigel**, updated the commission and public on a few items; The Metro regional transportation plan is open for comment, the city has a new equity coordinator, and the first Transportation System Plan Advisory Committee meeting will be happening in October.

(00:27:34)

### 4.0 Audience Participation

No information was presented for this portion of the meeting.

(00:28:30)

### 5.0 Community Involvement Advisory Committee (CIAC)

**City Manager, Ann Ober** let the Commission know that the city has a new Assistant City Manager who has an extensive community engagement background.

(00:29:45)

## 6.0 Hearing Items

(00:30:04)

### 6.1 CSU-2023-002 Balfour Park Development

**Senior Planner, Brett Kelder**, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.301, MMC 19.504.7, MMC 19.600, MMC 19.700, MMC 19.904, MMC 14.08.090, MMC 19.1006. **Kelder** presented the staff report via a power point presentation. Both are included in the meeting packet.

The commission had no questions for staff.

The applicant team: **Adam Moore (City of Milwaukie Parks Development Coordinator)**, **Matt Hastie (MIG)**, and **Ben Johnson (Greenworks)** gave a presentation on the specifics of Balfour Park. **Vice Chair Freeman** asked if the applicants kept track of where people lived regarding public outreach for the park. **Moore** responded that the team engaged with the public in a few different ways with the goal of targeting local residents. **Vice Chair Freeman** asked about parking. **Moore** replied that the street will be redesigned by engineering staff in the future and that public was not interested in allocating parking spaces, but will listen to public as the project moves forward and adjust if needed. **Chair Sherman** asked what role the North Clackamas Parks & Recreation District (NCPRD) has played in this project. **Moore** replied that the City is building off of their 2015 plan, holding monthly meetings, and have been working closely with NCPRD on engagement.

Public testimony: The Chair of the Parks and Recreation Board, **Ali Feuerstein**, spoke in support of the Balfour Park plan.

**Chair Sherman** closed the public testimony.

#### Commission Discussion:

The commission thanked the applicant team and staff for their work.

**Commissioner Will Mulhern** motioned to approve CSU-2023-002.

**Commissioner Lauren Loosveldt** seconded the motion.

The motion passed with a 6-0 vote.

(01:10:07)

### 6.2 CSU-2023-003 Bowman-Brae Park Development

**Senior Planner, Brett Kelder**, announced the applicable sections of the Milwaukie Municipal Code (MMC): MMC 19.301, MMC 19.504.7, MMC 19.600, MMC 19.700, MMC 19.904, MMC 14.08.090, MMC 19.1006. **Kelder** presented the staff report via a power point presentation. Both are included in the meeting packet.

Staff received one public comment that was included in the meeting packet and four additional comments that were submitted later.

The applicant team: **Adam Moore (City of Milwaukie Parks Development Coordinator)**, **Matt Hastie (MIG)**, and **Ben Johnson (Greenworks)** gave a presentation on the specifics of Bowman-Brae Park. **Commissioner Aaron Carpenter** asked about flag lots and access. **Moore** replied that the City is working on acquiring additional land to provide more access to the park and that there is a drop-off area and turnaround space included in the design. **Chair Sherman** asked if the County would be responsible for any transportation improvements. **Moore** replied that he has not been a part of those conversations yet.

Public testimony: **Feuerstein** spoke in support of the Bowman-Brae Park plan. Resident **Paul Anderson** asked about the design changes to the parks and the meeting on October 8<sup>th</sup>. **Chair Sherman** directed Paul to reach out to **Adam Moore** for more information.

**Chair Sherman** closed the public testimony.

Commission Discussion:

**Vice Chair Freeman** thanked the residents who submitted written testimonies. Other commissioners thanked the applicant team and staff for their work. **Mulhern** asked about signage to mitigate parking concerns. **Chair Sherman** replied that the City engineers and Public Works departments would be working on the signage. **Vice Chair Freeman** motioned to approve CSU-2023-003 as presented and amended by staff. **Commissioner Carpenter** seconded the motion. The motion passed with a 6-0 vote.

(02:00:25)

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

**Weigel** let the commission know that city council voted to retire the DLC, she also gave an update on the bicycle parking code amendments that are on hold awaiting final rulemaking from the state

(02:02:49)

**8.0 Forecast for Future Meetings**

September 12, 2023	Hearing Item(s):	No items at this time.
September 26, 2023	Hearing Item(s):	WG-2023-001 – 1600 SE Lava Dr.

Meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,

Petra Johnson, Administrative Specialist II