

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, June 23, 2015
6:30 PM**

COMMISSIONERS PRESENT

Shaun Lowcock, Vice Chair
Shannah Anderson
Scott Barbur
Greg Hemer

STAFF PRESENT

Denny Egner, Planning Director
Brett Kelper, Associate Planner
Peter Watts, 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.milwaukieoregon.gov/meetings>.

2.0 Planning Commission Minutes

2.1 February 10, 2015

It was moved by Commissioner Hemer and seconded by Commissioner Anderson to approve the February 10, 2015 Planning Commission minutes as presented. The motion passed unanimously.

2.2 February 24, 2015

It was moved by Commissioner Hemer and seconded by Commissioner Anderson to approve the February 24, 2015 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: Spring Park Natural Area Restoration Phase II
Applicant/Owner: North Clackamas Parks and Recreation District/City of
Milwaukie
Address: 1880 SE Sparrow St
File: CSU-2015-004, NR-2015-002, WG-2015-002
Staff: Brett Kelper

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

Brett Kelder, Associate Planner, presented the staff report via PowerPoint. He oriented the Planning Commission to the properties involved. The Master Plan for the park was adopted in 2006, and Phase I of the "mini park" was constructed between 2008 and 2010. Phase II involved restoration of the natural area which included trail realignment, stabilization and enhancement of the stream bank, creating an overlook area, native vegetation plantings, and an interpretive sign installed at the trailhead. He displayed photos of the existing conditions and described the proposed changes.

The key issue was around parking. Parking was noted in the master plan to be reevaluated at this time. Currently, there was not a desire to expand the current parking lot into the park area, and the assumption was that most access to the park would be through the neighborhood via bicycle or by foot.

Mr. Kelder reviewed the approval criteria, staff recommendation, and the decision-making options.

Commissioner Hemer asked if the City had done a trip count to the park, and if the improvements were intended to increase the traffic into the neighborhood.

- **Mr. Kelder** responded that the changes were not expanding the facilities in the park, like providing additional amenities. The goal was focused on preserving the natural areas and establishing sturdier pathways, etc.

Vice Chair Lowcock called for the applicant's testimony.

Tonia Burns, North Clackamas Parks and Recreation District (NCPRD), and Mitch Neiman, City of Milwaukie, presented as the applicants.

Ms. Burns noted the history and previous master planning efforts for Spring Park. The 2006 Spring Park Master Plan highlighted the steps in the phases, and the Trailhead Pocket Park was constructed in 2010. NCPRD had worked with the Island Station Neighborhood District Association (NDA) on activities like trash pickup, weed control, and plantings since 2009. They also worked with a stakeholder group to develop the Natural Area Management Plan in 2014 to create detailed information based on the actions from the 2006 Master Plan. She explained the accomplishments to date, outreach, steps in progress, and permits and grants involved. A number of the grants had been extended due to delayed completion of the project.

Ms. Burns reviewed the proposed upgrades to the park. She noted that the area involved sensitive habitat types for the region and many of the grantors were very interested in supporting the project. She noted the project schedule.

The applicant answered questions from the Commission:

- There was a fence along a portion of the southern border of the park but not near the river. Hedgerows were being planted along that edge of the park.
- The park would be closed for a block of time during the heavier portions of work.
- The primary goal of this phase of the project was natural area enhancement and to sustainability reroute and upgrade the trail and outlook to help with long term maintenance of the site and enhance habitat.

- Due to the gradual controlling of nonnative species and plantings of native species over time and the quality of reconstruction of the site, heavy ongoing maintenance and monitoring was assumed to be minimal.
- Flooding was not a concern unless it was a major flood event. The terrain tended to slow high water.

Vice Chair Lowcock called for public testimony.

In Support:

Chris Fryefield, 735 SW St Clair Ave, Apt 508, Portland, 97205, was speaking on behalf of the North Clackamas Urban Watershed Council (NCUWC) which was partnering with NCPRD on this project. The group worked on small-scale restoration projects and saw a lot of potential with this site both for fish and wetlands habitat.

Lisa Batey, 11912 SE 19th Ave, had been working on this park for 12 years. She explained the conditions the park was once in, walled-in with blackberries and unsafe. The NDA worked to remove blackberries, and had worked with the former Community Services Director on the master plan and the pocket park. She commended Ms. Burns on her work with this project. She did not believe the improvements would increase traffic.

In Opposition:

Cliff Kohut, 12104 SE 21st Ave, believed the project, along with light rail, would attract crime. The NDA had voted against the original park before Ms. Batey's involvement.

Vice Chair Lowcock closed public testimony.

Planning Commission Deliberation:

Commissioner Hemer clarified his questions about parking. Since the purpose of the enhancements was not focused on increasing activity, it was reasonable for parking to not be addressed or increased.

Denny Egner, Planning Director, suggested that, rather than conditioning this application to address parking, the Commission could propose a separate request to Council for this issue to be addressed in the future.

Commissioner Hemer and Commissioner Barbur seconded to approve applications CSU-2015-004, NR-2015-002, WG-2015-002, for Spring Park Phase II with the recommended findings and conditions as presented. The motion passed unanimously.

Commissioner Hemer asked staff to request, on behalf of the Commission, that Council and NCPRD work toward completing Phase II to address parking at the park.

6.0 Worksession Items

- 6.1 Summary: Land Use Training Agenda Review
Staff: Denny Egner

Mr. Egner noted there was a training scheduled with Tim Ramis, City Attorney, regarding land use process and procedures scheduled for July 28th. He brought the proposed agenda for the Commission's review and asked if there were other items that should be included in the training.

Peter Watts, City Attorney, gave some examples of other areas that may be of concern or to focus, such as bias toward a project, etc.

Mr. Enger noted that it was important for the Commission to understand the process and the implications of findings and conditions for land use and legislative applications. With the improved economy and light rail, he believed activity would continue to increase.

7.0 Planning Department Other Business/Updates

Mr. Egner noted that the meeting minutes would move toward an action minutes model and the record would rely on the video.

Mr. Watts confirmed that state and the Land Use Board of Appeals (LUBA) were now recognizing the video as the official record.

8.0 Planning Commission Discussion Items

Commission Hemer asked if it was possible to get a summary of changes made by the Council on legislative applications that were reviewed by the Commission.

Mr. Egner agreed that updates would be a good idea.

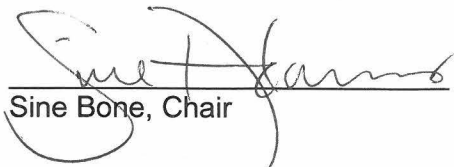
9.0 Forecast for Future Meetings:

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| July 14, 2015 | 1. Public Hearing: CPA-2015-001 MFM Central Milwaukie Plan and Code Amendments #5 |
| | 2. Worksession: PC Ethics Training Session |
| July 28, 2015 | 1. Public Hearing: WG-2015-001 Riverway Ln Addition |
| | 2. Worksession: Land Use Training |
| | 3. Worksession: MFM Neighborhood Main Streets Code Amendments #1 |

Meeting adjourned at approximately 8:02 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II


Sine Bone, Chair