



# CITY OF West Linn

## PLANNING COMMISSION

### **REVISED** Meeting Notes of May 16, 2018

**Members present:** Jim Farrell, Lamont King, Charles Mathews, Joel Metlen, Carrie Pellett, Bill Relyea and Gary Walvatne

**Members absent:**

**Staff present:** John Boyd, Planning Manager; Jennifer Arnold, Associate Planner; Ken Worcester, Parks Director and Dan Olsen, City Attorney

### **PREHEARING MEETING**

Chair Walvatne called the work session to order at 6:05 p.m. in the Rosemont Room at City Hall. New testimony and enlarged tables from the plan were distributed. Commissioners expressed frustration over the readability and size of the tables in the plan. It appears that the plan was intended to only be used digitally. The work session time was used to review the larger format tables.

(00:02:07)

### **REGULAR MEETING - CALL TO ORDER**

Chair Walvatne called the meeting to order in the Council Chambers at City Hall.

(00:02:15)

### **PUBLIC COMMENT RELATED TO LAND USE ITEMS NOT ON THE AGENDA**

Kevin Bryck spoke about street standards.

(00:09:40)

### **PUBLIC HEARING: PARKS MASTER PLAN UPDATE, PLN-18-01 (STAFF: JENNIFER ARNOLD)**

Jennifer Arnold, Associate Planner reminded the commissioners this is a legislative action and that they will be making a recommendation to City Council. She walked through the process used to develop the plan update. There are seven new goals with this updated plan. The plan updates about every 10 years.

Ken Worcester, Parks Director addressed some of the testimony provided and some of the misconceptions about the plan. He spoke to the lack of space for kids athletics, and noted that there isn't gym space available for adult activities. Mr. Worcester explained "swimming" is not a priority in this update, but if it isn't included, it will never happen. A riverfront facility may be able to incorporate water activities. The master plan incorporates as much as possible, then projects are prioritized. The goal has always been to balance uses and deliver services to the community as a whole. Some items in the plan are policy questions for Council.

Vicki Handy spoke in support of the Parks Master Plan Update and, as a member of the Parks Board, shared how the updated plan was created. Don Kingsborough spoke in support of the Parks Master Plan Update. He spoke of the uniqueness of our parks system and how the Parks Master Plan Update is flexible, allowing changes as time goes on.

Kevin Bryck spoke in opposition because the plan did not support neighborhood recreation centers. Alan Smith spoke in opposition of the Parks Master Plan Update because it did not address the individual Neighborhood Association Plans.

Commissioner Farrell noted that the Bolton, Robinwood and Sunset centers were left off the list for support. He believes West Linn should work with other cities and agencies on a pool. Commissioner Farrell questions why some of the activities at Sunset Fire Hall can't be shared with Bolton Fire Station and Robinwood Station. Mr. Worcester explained it is due to cost. There has been an effort to generate interest in the other locations, with limited success.

Vice Chair Mathews supports a large recreation center without an aquatic center. The money saved could be directed to the local community centers.

Commissioner Metlen also expressed concern over de-prioritizing the local community centers. In the plan the explanation was to "avoid investing in these sites". He believes the door should be left open for possible partnerships with the community centers and on the aquatic center. Mr. Worcester shared some of the current partnerships with the Robinwood Station and McLean House. Commissioner Metlen asked for clarification of some costs on the spreadsheet. He also inquired about the Neighborhood Association (NA) involvement in the plan. Mr. Worcester stated it was not cost effective to go to each NA, but rather invite them to all meetings as the plan was being developed.

Commissioner King agrees the door should be left open for the small community centers, but supports deleting the reference to the aquatic center. He believes the police station building should be retained as a part of West Linn's history.

Commissioner Relyea agrees with keeping the older facilities and would like to see the public concerns incorporated into the plan. He is supportive of the Neighborhood Plans and concluded they have a more useful purpose later when projects are being defined. Mr. Worcester agrees and also shared that the Neighborhood Plans were provided to the consultants as background information at the onset of the project. Commissioner Relyea expressed frustration with not being able contribute NA funds for city use. He also asked how the Planning Commission can help address habitat restoration of greenspace areas given to the city through new development. Mr. Worcester shared that some property is not wanted. Some is inaccessible and unable to be maintained. Mr. Boyd noted that is no longer a requirement.

Commissioner Pellett supports the plan and believes the small facilities need to be included, and that public/private partnerships should include non-profits to find the right fit. She inquired about vacating unused right-of-way (ROW). Mr. Worcester explained there are some ROW's that could be used for transportation/trails. The others could be better served on the tax rolls by vacating to the adjoining properties. Commissioner Pellett asked about using the community centers for emergency preparedness. Mr. Worcester stated the schools are better for that use, but that the centers could be used as dispatch centers in an emergency.

Chair Walvatne concurs the local community centers need to be supported and maintenance needs to continue. Mr. Worcester confirmed the city pays the utility costs on all of the buildings. An RFQ was issued to see what interest there is (only the Bolton Fire Station received interest from the Bolton neighborhood). Chair Walvatne followed up on testimony about concessions. Mr. Worcester stated uses that support park facilities are not prohibited. Chair Walvatne inquired if the funding in the plan was enough for all the maintenance that needs to be performed. Mr. Worcester confirmed it is not, that the Parks fee only covers about one-half of the funding needed. Chair Walvatne noted the buildings need seismic upgrades. Mr. Worcester also pointed out that the old police station has no parking.

Vice Chair Charles Mathews **moved** to recommend approval of the Parks, Recreation and Open Space Master Plan Update to City Council with the following conditions: that the master plan

recognize the importance to the city of the local community centers as exemplified by the Sunset, Robinwood and Bolton community centers, and eliminate from the plan references to and budgeting for an aquatic center at the planned community recreation center.

Commissioner Carrie Pellett **seconded** the motion.

**Ayes: Vice Chair Charles Mathews**

**Nays: Commissioner Joel Metlen, Commissioner Carrie Pellett, Commissioner Jim Farrell, Commissioner Lamont King, Commissioner Bill Relyea and Chair Gary Walvatne**

**Abstentions: None**

**The motion failed 1-6-0**

After additional discussion, Chair Gary Walvatne **moved** to recommend approval of the City of West Linn's Parks, Recreation and Open Space Master Plan Update to City Council with the condition that the plan recognize the importance to the city of the local community centers as exemplified by the Sunset, Robinwood and Bolton community centers, which would include budgetary consideration.

Commissioner Bill Relyea **seconded** the motion.

**Ayes: Commissioner Joel Metlen, Commissioner Carrie Pellett, Commissioner Jim Farrell, Vice Chair Charles Mathews, Commissioner Lamont King, Commissioner Bill Relyea and Chair Gary Walvatne**

**Nays: None**

**Abstentions: None**

**The motion passed 7-0-0**

(02:36:45)

#### **ITEMS OF INTEREST FROM THE PLANNING COMMISSION**

Commissioner Farrell requested readable print for all information coming before the commission. The tables in the packet tonight were difficult to read.

(02:38:41)

#### **ITEMS OF INTEREST FROM STAFF**

Mr. Boyd noted there will be two public hearings at the June 6 meeting. One on the Mixed-Use Zone and the other on Code Maintenance. On June 20, the commissioners will receive a presentation on the West Linn Waterfront. Chair Walvatne inquired if there has been any indication when the commissioners will hear from Public Works on utilities (no).

(02:39:34)

#### **ADJOURNMENT**

There being no further business, Chair Walvatne adjourned the meeting.