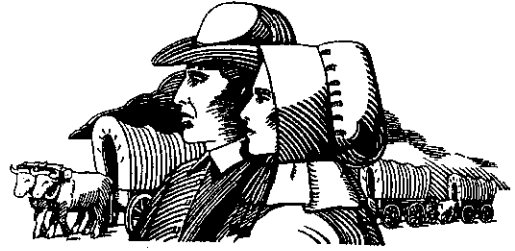


CITY OF OREGON CITY

PLANNING COMMISSION

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AGENDA

City Commission Chambers - City Hall
February 11th, 2002 at 7:00 P.M.

PLANNING COMMISSION MEETING

7:00 p.m. 1. **CALL TO ORDER**

7:05 p.m. 2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**

7:10 p.m. 3. **APPROVAL OF MINUTES:** January 14, 2002; January 16, 2002

7:15 p.m. 4. **HEARINGS:**

L 01-02 (Legislative); City of Oregon City; Adoption of the Jessie Court Park Master Plan as an Ancillary Document to the 1999 City of Oregon City Parks and Recreation Master Plan, which is an Ancillary Document to the Oregon City Comprehensive Plan; Clackamas County Map 3S-2E-7D, Tax Lot 501.

7:45 p.m. **L 01-05 (Legislative);** City of Oregon City; Adoption of the Chapin Park Master Plan Redevelopment as an Ancillary Document to the 1999 City of Oregon City Parks and Recreation Master Plan, which is an Ancillary Document to the Oregon City Comprehensive Plan; Clackamas County Map 3S-2E-6CB, Tax Lot 100.

8:15 p.m. 5. **OLD BUSINESS**

8:20 p.m. 6. **NEW BUSINESS**

A. 2002 Planning Commission Calendar

8:30 p.m. 7. **ADJOURN**

NOTE: HEARING TIMES AS NOTED ABOVE ARE TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

**CITY OF OREGON CITY
PLANNING COMMISSION MINUTES
January 14, 2002**

COMMISSIONERS PRESENT

Chairperson Carter
Commissioner Bailey
Commissioner Main
Commissioner Mengelberg
Commissioner Surratt

STAFF PRESENT

Tony Konkol, Assistant Planner
Bryan Cosgrove, Assistant City Manager
Pat Johnson, Recording Secretary
Ken Martin, Metro Staff
Marnie Allen, City Attorney

COMMISSIONERS ABSENT

Commissioner Orzen

1. CALL TO ORDER

Chairperson Carter called the meeting to order at 7:05 p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

None.

3. APPROVAL OF MINUTES: December 10, 2001

Commissioner Mengelberg moved to accept the minutes of 12/10/01 as presented.
Commissioner Main seconded the motion, and it passed unanimously.

4. HEARINGS:

CU 01-09 (Quasi-Judicial); Clackamas Community College; Continuance request for the Conditional Use Permit for the expansion of Clackamas Community College; Clackamas County Map 3S-2E-9C, Tax Lot 800.

Bryan Cosgrove, Assistant City Manager, noted that the request is for a continuance, and turned the discussion over to Tony Konkol for the staff report. **Mr. Konkol** said Clackamas Community College is requesting a continuance in order to reevaluate their application after a review by the City's engineers, David Evans & Associates, and Oregon Department of Transportation regarding their traffic impact study. The College would like to revisit the issues and resubmit the application, as well as look at their overall master plan objectives, which would

also be resubmitted. (Full copies of the application, the staff report, and related documents are available in the public record.)

When **Chairperson Carter** asked if this is for conditional use of already existing uses, **Mr. Cosgrove** said it is partly for some planned expansions of the campus. He verified that the continuance is not a problem for City staff.

Commissioner Main moved to continue the hearing to a date certain of June 24, 2002.
Commissioner Surratt seconded the motion.

Votes: Ayes: Carter, Main, Mengelberg, and Surratt. Nays: None. Abstentions: Bailey, who had just arrived.

AN 01-06 (Quasi-Judicial); Nancy Travers / Mark Travers Architect; Annexation of 4.18 acres into the City limits of Oregon City; Clackamas County Map 3-2E-9A, Tax Lot 00700; 19262 South Beaver Creek Road.

Ken Martin of Metro presented the staff report. He said this is a straightforward proposal for annexation. The applicants have no immediate plans for development but that is their eventual goal. The land currently has two single-family dwellings on it. It is designated in the Plan as industrial and the applicant would like to develop it with that use, but the first step is to get the property annexed into the City, and planned and zoned to City designations. Staff has reviewed and analyzed the application and feels that it meets the City of Oregon City criteria. Staff, therefore, recommends approval for recommendation to the City Commission for election. If the Planning Commission chooses to do this, they should also ask to have it removed from the Enhanced Law Enforcement District. Also, for the record, he noted that, if it is annexed into the City, it does need to come back for a second annexation to the sewer district because it is not in that district at this time. (Full copies of the application, the staff report, and related documents are available in the public record.)

When **Chair Carter** asked where the sewer connections stop and what would be needed, **Mr. Martin** said that all the connections (water, sewer, etc.) are already there and available. However, he clarified that they need to be *in* the district or unit of government to acquire services from that unit of government.

Chair Carter was concerned because this annexation would create another island of land consisting of one neighbor, especially so soon after they have just annexed in several other island properties. She asked if there are any mechanisms to avoid such situations in the future. **Mr. Martin** said the only mechanism is to ask if they want to be annexed, but the City cannot force the annexation. He noted that the property owner was approached several times prior to the pre-application, both by the applicant and by the City, but he is an older gentleman who does not want to be annexed into the City. **Mr. Martin** said if the Commission chooses not to approve this request due to that situation, in essence they would be penalizing the applicant, who does

want to become a part of the City. Further, he noted that staff had properly noticed the neighbors of this request for annexation.

When a citizen asked if she could comment, **Chairperson Carter** realized she had overlooked giving opening comments and instructions for a public hearing, and apologized. She then gave the parameters and procedures pertaining to the quasi-judicial public hearings on this evening's agenda and officially opened this hearing. It was agreed by everyone that there was no need to re-cover all the reports and business that had taken place thus far.

Commissioner Main referred to a prior annexation presentation, and asked if Mr. Cosgrove had said that some cities have written into their Code that they automatically bring in islands. **Mr. Cosgrove** said there are a couple of jurisdictions that do so, but that is a City Commission policy decision. He volunteered to work with the Planning Commission on the wording for such if they desire to make this recommendation.

Commissioner Main asked if he understood correctly that the property will come into the City with the existing County zoning designation of FU-10 and will then need to be rezoned by the City because it "does not equate to a single City zone designation" (pg. 7-8 of staff report). **Mr. Martin** said it currently has an industrial plan designation in the County (FU-10, Future Urban 10-acre minimum lot size). If it had a County zone that was equivalent of only one zone in the City, it would automatically be rezoned into the City. However, since it does not, it must come in at the County zone, and then be rezoned within the City. **Mr. Cosgrove** said it will come into the City as R-10. Then, because there are three choices available (Campus Industrial, Light Industrial, and Heavy Industrial), they must choose a designation and work through the process for that zoning designation. **Commissioner Surratt** noted that, in the past, applications would come in with the annexation request and a zone change request at the same time. **Mr. Cosgrove** said at the time there wasn't anything in Code about it, but now they automatically come in as R-10 if they were County FU-10, and must then choose their desired zone designation.

Commissioner Surratt asked if this is zoned "Campus" in the County. **Mr. Martin** said the County does not have a "Campus Industrial" so it is simply zoned "Industrial." (It was noted that this is a Comp Plan designation, not a zoning designation.)

In summary, **Mr. Martin** confirmed this application must come back for a specific type of zone change after annexation.

Chairperson Carter noted that part of her concern is because it is the City's current state of mind to hoard the existing industrial lands in the City and would not encourage citizens to try to change those to Residential or something else. **Mr. Martin** reiterated that this particular applicant definitely wants to get an industrial zone designation, and annexation is the first step.

Mary Inman, 8504 SW 54th Ave, Portland, OR, spoke as the daughter of the property owner. She reiterated that the gentleman who would be islanded said he doesn't want to be annexed into the City because he has a fixed income and cannot afford an increase in his tax rates.

With no further public comments, the public hearing was closed at 7:28 p.m.

Commissioner Main moved to recommend this request for annexation to the City Commission for approval as recommended by staff, for ultimate submission to the electors of Oregon City for annexation. **Chairperson Carter** added to the motion that the territory be withdrawn from Clackamas County RFPD #1 and the County Service District for enhanced law enforcement, as allowed by Statute. With Commissioner Main's agreement, **Commissioner Surratt** seconded the motion.

Votes: Ayes: Carter, Bailey, Main, Mengelberg, and Surratt. Nays: None. Abstentions: None.

5. OLD BUSINESS

- Policy Analysis: Glen Oak Area. **Mr. Cosgrove** summarized that the Planning Commission had requested a written summary of their thoughts about the Glen Oak Area for submission to the City Commission and appropriate staff members for consideration in future planning. Maggie Collins had written the summary, which was approved at the 12/10/01 meeting, and the copy distributed in this evening's packet simply included some minor changes that were discussed at that time.

Commissioner Mengelberg encouraged that the City share this policy analysis information with the community college in future discussions. **Mr. Cosgrove** agreed, saying they intend to share it with the community college, the high school, and the City Engineer as plans are made to establish an L.I.D. for Glen Oak Road and with affected property owners.

Commissioner Bailey said he felt that the way the Planning Principles and Conclusions were written in the summary accurately reflected what the Commission had discussed. He said they also start to point to a more cohesive, and perhaps expanded, set of policies and planning actions to think about. Further, knowing that the City is going to hire a consultant to do a Comprehensive Plan update including housing and the economic industrial lands survey, etc., he suggested that this should also be shared with that consultant for consideration in the Comp Plan update.

- Oregon City's Urban Center. **Chairperson Carter** said Maggie Collins, prior to her departure, strongly encouraged that the Planning Commission continue to work on the question, what is Oregon City's urban center? She suggested that, as time permits, they continue to work on that in a work session format.
- Schedule for Work Sessions. **Chairperson Carter** asked about work session times, since Mr. Cosgrove has a conflict of schedule on Wednesdays with the City Commission meetings, and asked if the preference would be to change the day or proceed without him until the new Planning Manager is hired. **Mr. Cosgrove** said he would prefer to participate, and suggested changing the work sessions to either off-Mondays or off-Wednesdays. After some discussion, it was concluded that the already-noticed meeting for this Wednesday, January

16, 2002, cannot be changed, but the next work session was scheduled for Wednesday, February 13th.

Chairperson Carter requested time be set aside on the agenda for Feb. 13th to look at the goals and objectives of the Commission, and to reassess the goals and accomplishments over the last year.

6. NEW BUSINESS

A. Staff Communications to the Commission

- Comprehensive Plan Update. **Mr. Cosgrove** said that the City has advertised for consultants to respond to the request for proposals, and has received four very good proposals, all from firms with whom the City has had good prior experience. He said there are five people on the selection committee, including Commissioner Bailey as a representative of the Planning Commission. The others are Mayor Williams, Mr. Cosgrove, City Engineer Nancy Kraushaar, and Brenda Bernards from Metro. Interviews will be held on Monday, Jan. 28th, and the contract will be awarded by the City Commission thereafter. He noted that this is a very ambitious project, which will take about a year to complete.

Commissioner Bailey concurred that the proposals from all four are really good. He said that determining a work plan involving the public and the Planning Commission is important as they update the housing needs as well as industrial and commercial lands. In addition, he anticipates that discussions will include the City's vision and shape, as well as other sub-issues.

Chairperson Carter asked if there was a budget allocation for this or if it involves a bidding process. **Mr. Cosgrove** said there is a specific budget for this in Consultant Services, and the process is to determine a scope of work to be done based on the budget available. He reiterated that this will be a very intensive process and an ambitious project for a year's time, and said that the Planning Commission will be active members of the steering comm.

- Planning Manager Update. **Mr. Cosgrove** said that the City has received two applications to date for the position of Planning Manager, and noted that the posting closes this Friday.

B. Comments by Commissioners

- **Commissioner Surratt** said that, although her term on the Commission actually ends in February, she feels that ending it tonight is a more natural closing point, and said how much she enjoyed working on the Commission and would miss it. **Mr.**

Cosgrove, on behalf of the staff and the City, thanked her for her work. **Chairperson Carter** also thanked her, especially for working through some difficult times in the structure of the Commission.

- **Commissioner Bailey** noted that the Land Conservation and Development Commission has a new director, Paul Curico. He said this is exciting because Mr. Curico brings a different point of view to the state-wide program. He is very focused on urban development issues, and brings a perspective from the private sector, public, and academic. He said staff looks forward to working with him.
- **Commissioner Mengelberg** announced an information session updating the Planning Commission, City Commissioners, and other interested citizens on the work of the Regional Industrial Land Study, Phase III, that focuses on the strong need for additional industrial land and what costs are associated with that. The meeting will be from 7:00 to 9:30 a.m. on Feb. 1st at the Sunnybrook Auditorium at the Sunnybrook Service Center, 9101 SW Sunnybrook Blvd. **Mr. Cosgrove** asked for and received confirmation that this includes the need for industrial lands in Clackamas County.

7. ADJOURN

With no other business, the meeting was adjourned at 7:50 p.m.

Linda Carter, Planning Commission
Chairperson

Tony Konkol, Assistant Planner

**CITY OF OREGON CITY
PLANNING COMMISSION WORK SESSION MINUTES
(Pioneer Community Center – 615 5th Street)
January 16, 2002**

COMMISSIONERS PRESENT

Chairperson Carter
Commissioner Bailey
Commissioner Main
Commissioner Orzen

STAFF PRESENT

Tony Konkol, Assistant Planner
Sean Cook, Assistant Planner
Dee Craig, Director of Parks & Recreation
Pat Johnson, Recording Secretary

COMMISSIONERS ABSENT

Commissioner Mengelberg

1. CALL TO ORDER

Chairperson Carter called the meeting to order at 7:10 p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA

None.

3. APPROVAL OF MINUTES

(None available)

4. WORKSESSION:

A. **NEMO – Nonpoint Education for Municipal Officials Presentation**

Chris Hathaway – Lower Columbia River Estuary Partnership
Paul Heimowitz – Oregon State University

Mr. Heimowitz began the presentation by explaining that this is a national program based in Connecticut, and thanked the City of Oregon City for being the first city in Oregon to participate in this program. He said there are three phases of the program: an educational component to teach how land use affects water quality; analysis of existing conditions and future scenarios; and recommendations for improvement. He said that besides talking with the Planning Commission, they will be meeting with

various neighborhood associations and those in management, leadership, and decision-making positions to raise these issues and concerns.

Mr. Heimowitz began with an explanation of the overall picture of a watershed, saying that all land that drains into a particular water line. He included the issue of scale (i.e., a small creek flowing into Beaver Creek, which drains into the Willamette River, then into the Columbia River, and that into the ocean). He noted that Oregon City actually includes several small creeks which flow into the overall watershed.

He noted that salmon must be considered in the integration of the different influences of the watershed, not only for general health conditions, but for being in compliance with the Endangered Species Act.

He explained that times have changed from when the main concerns were of the older influences of water quality (i.e., mills, etc.) to now, when all nonpoint sources must be considered (i.e., oil from parking lots, residential uses, etc.) Because of the increased amount of impervious surfaces, more than half of all precipitation now hits hard surfaces (roofs, compacted soils, parking lots, etc.) He noted that 65% of impervious surface composition is transportation-related, and 35% is structure-related.

Urbanization has changed the water cycle. The volume and velocity of runoff from impervious surfaces has increased the severity and frequency of flooding. This has reduced the recharging of groundwater and prevented to a degree the natural processing of pollutants. This also provides a surface for the accumulation of pollutants, like car oils, that eventually run off into the water systems.

He used a slide to show that the peaks of water flow in a developed system can be higher than natural drainageways because they are specifically channeled. Another slide showed percentages of protected, impacted, and degraded levels of waterway health and imperviousness.

Mr. Hathaway discussed “the point” about nonpoint source pollution. He said it is transported by storm water and intensified by impervious surfaces, and involves a wide variety of sources. Some of those nonpoint sources are:

- Agriculture and open space areas – fertilizers, erosion, pesticide application, and litter and illegal dumping.
- Commercial and industrial areas – vehicle leaks and exhaust; heat and contaminants from parking lots; improperly disposed hazardous chemicals; and litter and illegal dumping.
- Residential areas – lawn chemicals and fertilizer; malfunctioning septic systems; rooftop and street contaminants; pet waste; leaks/tires/detergents from vehicles; soil from construction; and landscaping.

Chair Carter noted that President Bush has just changed the National Watershed District Policy, and asked what our overall district includes. **Mr. Hathaway and Mr. Heimowitz** said Oregon City is part of the large Army Corp of Engineers (ACOE) Portland district, but Oregon is included in a couple of the larger ACOE districts. **Chair Carter** thought it would be helpful to see how Oregon City fits into the whole picture.

Mr. Hathaway continued, describing the natural elements: Pollutants in polluted runoff; harmful pathogens (disease-causing bacteria and viruses); sediment (eroded soil or sand; toxic contaminants); debris; and heat, which can result in higher water temperatures and in turn can harm aquatic life and reduce the ability of water to hold oxygen.

In looking to a better future, he said this will require individual stewardship; restoration (correcting past problems by planting trees, etc.); and smart development to prevent future impacts.

Mr. Hathaway then said there are three phases of NEMO in Oregon City, and described the following:

1. The Map. He used a slide to show the estimated imperviousness surfaces, describing the downtown core area as the most impervious. **Commissioner Bailey** asked if this was aerial based, and was told yes. **Chair Carter and Commissioner Bailey** suggested they review and confirm the picture of the map showing 60-80% imperviousness in the north end (industrial area) because they didn't think it was accurate. **Commissioner Bailey** suggested using a satellite image, then showing more detailed pictures of the actual inhabitants. Regarding Newell Creek and Beaver Creek, he also suggesting that they specifically show the land cover because these are big areas with almost no impervious areas.
2. The Oregon City Municipal Code Analysis. This would be done to analyze relevant codes to determine water quality protection. In a brief look, it appears generally pretty good. However, it was suggested that they might consider whether there should be more specific parking and paving requirements, and perhaps an allowance for green roofs (and parking lots). Incentives for water quality protection might also be considered. **Commissioner Bailey** also suggested the possibility of retrofitting existing blacktop. (**Chair Carter** suggested these might be good ideas to include in the upcoming Comprehensive Plan revision.)
3. Recommendations. Final recommendations tailored to the City of Oregon City would be the final step of the NEMO program.

Mr. Hathaway said they anticipate more products along the way and hope for future opportunities for discussion with the Planning Commission. He challenged the Planning Commission to apply these principles more directly to land use processes and decisions, and to identify issues, information, and needs to effectively address the land use/water quality connection.

Commissioner Bailey asked if they (Mr. Hathaway and Mr. Heimowitz) will be available for technical assistance in addition to educational awareness. **Mr.**

Heimowitz said as long as there is funding for NEMO, both of them want to continue presenting the educational program, and then hope to work together on buildouts and final recommendations.

Chair Carter reiterated that the Comprehensive Plan needs to reflect these ideas, and said they have a timely opportunity to encourage such.

Commissioner Bailey suggested that NEMO produce a booklet of visuals to see what good planning/examples would look like.

B. File L 01-02: Jesse Court Park Property Master Plan

Dee Craig / Curt Lango, Lango-Hansen, Architects

Ms. Craig said there have been four public meetings throughout the summer, including one on-site, about this project, which is a piece of property off Leland Rd. that was purchased from the school district in 1998. She used several visual diagrams that were a combination of the original conditions established at the time of acquisition, and expressed desires from the citizens at the public meetings. The Master Plan describes this as a community park with aspects of a neighborhood park as well.

Mr. Lango described the surrounding area, which consists of older residential areas, development along one side, and a new road (Frontier Avenue). He showed where future pedestrian connections are planned for neighborhood access and a 50-ft. easement to Leland Rd. A connection from Frontier Way and Jesse Ct. Ave. through the park is also desired. When **Chair Carter** asked why it is necessary to add another road through the park, **Ms. Craig** said the goal is to eventually purchase all the surrounding lots, including out to Leland Rd. Also, parking and access to the ball fields at the far end of the park is needed. Finally, she said that another road would detour some traffic from the neighborhood streets. She noted that the City has put earnest money on one piece of property between the proposed park and Leland Road.

Mr. Lango said another issue is an easement through the park for a high-voltage PGE transformer tower.

Mr. Lango said they worked with the neighbors to identify desired elements for the park, which include ball fields, soccer fields, play areas, rest rooms, etc. He noted the plans for two ball fields in the central area of the park with overlay soccer fields on the north ball field, and a third area for a year-round soccer field. To help slow down traffic, a bend is being built into the new road, and plans are currently for a 75-car parking lot. There are also plans for a pathway through the park to the ball fields and the play area, restrooms, and an area for selling concessions. The only vehicular access will be for emergency access, required maintenance, and some very limited

other access for getting supplies to the concessions stands. This would probably be by permission only, with a key access.

Commissioner Main asked how long the ball fields would be, and Mr. Lango said they are planned for 280 ft. from home plate to the outfield, which provides good flexibility for different types of play.

Mr. Lango continued the plan description to include a sheltered picnic area and other picnic tables, some loop trails throughout the park, some seating along the pathways, as well as some berms of land forms. Plans also include construction of a basketball court, a detention area in the lower area of the park, and another shelter and parking lot in the future in the upper area of the park. It was noted that there will possibly be an off-leash area for dogs identified in the southern corner of the park.

Regarding the trees, a mix of evergreen and deciduous trees is proposed. Some areas have more trees than others, at the direct request of neighbors for a little more screening.

Mr. Lango said staff talked at length with the neighbors about lighting. It is agreed that lighting increases usage, but effort will be made to aim the lighting downward wherever possible. Also, there was general support to light one of ball fields.

Chair Carter asked why the pathways are internal and shorter, rather than along the outside of the park for greater distance for walkers and joggers. **Ms. Craig** said the neighbors were very firm that the paths be inside the park, not along property lines. She did note that the proposed pathways are ½ mile in length, and most of the walkers/joggers were agreeable to this plan. Their only concern was if the pathways would be soft-surface (bark chips, etc.) rather than hard surface. **Mr. Lango** said they are trying to vary the pathways somewhat to satisfy many different types of users.

Commissioner Bailey asked if much grading would be required on the ball fields or if they will try to use the existing ones. **Mr. Lango** said there is a lot to grade on the land, but hopefully they can keep and use the fill on-site.

Commissioner Bailey suggested using a little more impervious surface near the playground to cut down on destruction of grass by so much traffic with smaller children. **Chair Carter** said there is also an issue of keeping a line of visibility from the ball fields to the play area. **Ms. Craig** said they are considering some grass-crete in that area. Also, **Mr. Lango** said the Fire Marshall is requesting a little more width on that area of the path.

Commissioner Bailey asked what lingering concerns the Planning Commission is likely to hear about from neighbors. **Mr. Lango** said the citizens are mostly supportive, but there are still concerns about cut-through traffic and how it might be slowed down. **Ms. Craig** said they tried to explain that there is really no choice—

that the requirement for a road will most likely be a condition for approval. She said the road would end up in the Silver Fox development. She said most of the discussion participants were from established areas, but the newer sections (part of which are developments in process) are not known participants yet. However, staff has tried to communicate with the local realtors so buyers would know about the future park as they consider their purchases. She also noted that developers should show access to the park from the new developments, but cited an example of a recent home buyer who was not told about the park development and was unhappy to find that he would be living so close to a city park.

Commissioner Main asked if signage is in place now. **Ms. Craig** said signage was put at both Leland and Frontier but recently some of it had been removed. She said they would re-post it.

Commissioner Main asked if he understood correctly from a memo about Chapin Park that there are five additional ball fields coming on line there. **Ms. Craig** said the agreement on Chapin Park was that when five additional ball fields were built in the City, one would be removed from Chapin. However, there are not currently plans for five more. With concurrence from Bill Woods, 14470 S. Forsythe Rd., she said that the agreement was that three have to be pinned and playable for 90 ft. (a high school requirement). She said there are plans for that many in the future, but funding is not currently available. One field will be built next summer at Hillendale, for which funding has been allotted. If these two are built with this approval, that will make three. Then, if funding for the Cove property were approved, that would total five. She said, if this request is approved by the Planning Commission and the City Commission, she would request a budget for 2003-2004 for Phase I of the development, (the lower part of the park). Further, she said she hopes to apply for a grant from Land and Water, although the City just received a grant to do Hillendale so they may not get more funds for awhile.

Jeff Pearson, 19763 S. Jessie Ct., asked what considerations have been made for overflow parking. **Mr. Lango** said parking for 70-75 cars should be adequate, but there is also parking available along the street, which could accommodate another 10-15 vehicles. **Ms. Craig** said that although this seems more than sufficient, consideration must be made for overlap parking at game change-overs, as well as other activities (like group picnic areas) that might occur at the same time. When asked if signage could be put up for parking only along one side of the street, if overflow parking became a problem, **Ms. Craig** said that would be up to the neighborhood association. Technically, if parking is allowed along a street, anybody can park there. However, it could be requested that parking be time-restricted or only along one side of the street. She noted that it is easier to control parking along the City side of the park, but not so easy to control the County side.

Mr. Pearson asked if there would be a fence around the City side of the property but not the County side. **Ms. Craig** said the Planned Unit Development requirements are for fencing along one of the new developments, but she isn't sure about the other.

There is no policy requiring the City to fence, nor is that being planned. She also noted that a majority of the County side has already been fenced by individual property owners. She said there really shouldn't be much occasion for people going over the fence, except to retrieve an errant ball.

With no other questions or comments on this issue, it was noted that it will come before the Planning Commission again on Feb. 11th.

C. **File L 01-05: Chapin Park Master Plan (redevelopment)**

Dee Craig / Mike Zilis, Walker-Macy

Dee Craig explained that Chapin is an existing park and said that the Master Plan designation shows it as a community park. It backs into two separate neighborhood associations, South End and Tower Vista. These two neighborhoods are very different in that one is an older, established neighborhood and the other is a newer, younger neighborhood. One is comprised of many retired citizens and the other has many families with small children. Their wants and needs are somewhat different for the park. The park has been utilized for a number of years. It currently has soccer fields, four established ball fields, a playground area, and a picnic shelter. Part of it is irrigated and part of it is not. Most of the neighbors have fencing around their backyards with gates leading into the park.

She said this project has been in process for over two years, with an original goal of the Master Plan being to update and upgrade this park. However, during the public hearings, it became apparent that the direction of the Master Plan doesn't necessarily meet the desires of today's community. The other problem is that there is really no funding. Because it is an established park, SDC funds cannot be used, and general funds are very limited. Therefore, unless the City were to receive a grant, this is a challenge. Although there is money available through Land and Water, the City must build a very good case for such a grant.

She introduced Mike Zilis of Walker-Macy, who has been working with her to see what might be done to obtain funding for the park improvements. **Mr. Zilis** noted that people are very proud of how much volunteer effort has gone into the development of the park, particularly work on the playground and construction and maintenance of the ball fields. He said they are continuing to work on the Master Plan to establish a system so that as things get developed in specific areas, they will be put in the right place.

When **Chair Carter** asked about obtaining Metro Enhancement funds, **Ms. Craig** said if they were to obtain the funds for this one project, they would probably wipe out any chance of other funds for the next two or three years.

The question is, should the City do some of the smaller projects, or simply move to Phase II? **Ms. Craig** said this question will likely be raised at the public hearings,

and said she understands that both of the neighborhood associations are currently inactive. Therefore, she is unsure whether the Commission would hear from the neighborhood associations or simply from individuals. Two people in particular are asking about the possibility of not doing any further improvements until Phase II.

Mr. Zilis gave an overview of this project, saying they gathered background information from key stakeholders, such as the City, sports groups, PRAK, and the neighborhood groups. After analyzing the data and looking at the physical conditions of the existing park, they developed alternatives and presented them in three workshops. He said the most active debate was about how much active and how much passive recreation should occur within Chapin Park. After much discussion, the refinements were written in the proposed Master Plan.

Chair Carter asked why the City would be redeveloping an existing park with existing ball fields, etc. **Ms. Craig** said this was initiated by the Mayor and Commissioners before she was hired. **Commissioner Bailey** confirmed that the two neighborhood groups really had differing views of how the park should be used, and the Mayor and the City Commissioners decided a Master Plan should be developed to determine the use of the park and address the areas of concern. **Ms. Craig** noted that some people may have felt the City-wide Parks and Recreation Master Plan didn't really represent what they wanted to have happen in this park because they wanted a neighborhood park rather than a community park. She said that the Master Plan identified some shortcomings in this park, including the parking problem and the fact that the back ball fields were not irrigated but need to be. Another issue was the outdated aerobics equipment. The issue with Chapin is that, given the lack of ball fields in the community, it gets intense use, especially during weekends and tournaments.

Mr. Zilis said the City-wide Master Plan doesn't redevelop the ball fields. It identifies the need for enhanced parking, pedestrian circulation, safety concerns, etc. He said there are drainage problems through the center of the park; there is need for more PAK system and ADA access; more off-street parking; irrigation of fields; the addition of a soccer field and a basketball court; and the addition of support facilities. The resultant Master Plan for this park includes the above, plus some specific items that were discussed in the stakeholder meetings. These include permanent concessions; additional restrooms; storage facilities for sports groups; path lighting; an expanded path system; barbecue pits; and required cleanup after dogs. An essential concern is management of the park, which directly relates to the City's budget.

He described the existing park to include three large softball fields, some overlaid soccer fields, a small football field, a 64-car parking lot, a playground, a picnic shelter, and a restroom.

He said, from a circulation standpoint, it is very well served with access points from the parking lot and the adjoining neighborhoods. While there is some on-street

parking, he said there is not nearly enough parking availability for the amount of activity that occurs in this park. There was some discussion about off-site parking, but he said this is probably not feasible.

Regarding the infrastructure, **Mr. Zilis** said the storm drain is very shallow and causes problems during heavy rains. Also, when the City must drain the water tower, it causes an overflow.

Mr. Zilis said the park is well served for irrigation, water, and other utilities.

Continuing, he said the basic considerations relate to the parking issues and the conflict of users. There is a park host at this park, which has greatly minimized the amount of vandalism and problems within the park. This park host has helped with the control of vehicle access, scheduling of events, and the upholding of park rules.

Regarding the exercise equipment, it is in hazardous condition and staff's recommendation is for its removal. The play equipment, however, is in good shape. **Chair Carter** asked if there is a liability issue with the bad exercise equipment. **Ms. Craig** said she and Larry Potter, the new Parks Superintendent, have removed the dangerous pieces, so what is left is either not usable or simply outdated.

Ms. Craig noted that one additional problem is that a person can't watch both play areas at once.

Mr. Zilis showed a series of diagrams presenting alternatives of the suggestions for improvements: They included:

- Proposed additional parking, screening, and a relocation of play equipment, as well as more inter-planting of trees and an expansion of the trail system.
- Clustered ball diamonds. This would be more expensive, and it was noted that one of the neighbors didn't necessarily want two backstops in his backyard.
- Putting all the ball fields together and an optional soccer facility in a separate area.
- The possibility of an intermediate trail that circled the soccer field.

After much consideration, staff's final recommendation includes the following:

- Keep the ball fields in their present location.
- Put in irrigation for the south end of the park, which allows the construction of an overlay soccer field.
- The pathway system goes all the way around the park, with an additional loop to the south.
- Expand parking lot capacity to accommodate 115 cars.

- Staff includes a proposal for the future removal of one ball field once five new fields have been added within the City (as mentioned earlier).

He then showed a diagram of the ultimate Master Plan, with three fields and an overlay soccer field. There would be an area of passive recreation with a new picnic shelter. The restrooms and concession pad would be moved to a central location. Cars would be kept out of the park without permission. Playgrounds would be shifted to a slightly different location and horse shoe pits would be added. The park host location would be relocated and visually screened, but with have immediate access to the parking lot. Some plant material screening would be added in the park, and the storm water detention would be located in the north portion of the park.

In summary, he said this seems to be a good compromise between the need for ball fields and meeting the requests of neighbors.

Commissioner Main asked if, by dropping from four fields to three at one location, this would prevent tournament play. **Bill Woods**, 14470 So. Forsythe Rd., said it would, but as long as the school district remains supportive of the youth program, the two fields at the school can still be used. **Chair Carter** reiterated that the fourth field won't be taken out until five fields are added elsewhere.

Chair Carter noted that all of this requires funding, of which there is very little available right now, and asked if there is a priority list for these proposals. **Ms. Craig** agreed, saying that any portion of the project will be spendy. She thinks the City must either get a grant or the Commission needs to determine that this is a priority and set aside some money. She said the basic infrastructure (the parking lot and drainage) are the first priorities, both of which will be expensive. **Mr. Zilis** suggested they could start with some smaller improvements to garner support within the communication. Some thoughts were to plant smaller vegetation and trees, install irrigation, build a section of path that would not have to be rebuilt in the future, and perhaps moving the playground equipment. **Mr. Potter** noted that the drainage system has already ruined the parking lot and the repair estimate today is \$50,000. **Chair Carter** said it doesn't seem logical to spend that money now and then move the parking lot later.

Ms. Craig said some of these larger items really need to be included in a current Master Plan so she can incorporate them into her request for a rehabilitation grant.

Regarding what issues might be raised in the public hearing, **Mr. Zilis** said he thought the main issue is that of how and when to get more passive recreation in the park. **Chair Carter** suggested putting a collection jar at the concession stand for public contributions toward some of these projects to get things started.

Commissioner Bailey said he appreciates the concern about funding, but they must start with a Master Plan.

Commissioner Main asked if the City has ever considered asking for sponsorship. **Ms. Craig** said that mostly applies to larger parks wherein large corporate sponsors (Nike, perhaps) would get a wide audience. However, sometimes smaller local companies might be willing to help out if they can put up a sign during the ball season, for instance. She said many of the older drinking fountains and benches have plaques. She said there is currently no specific policy regarding signage, although such will probably be needed in the future. She also noted that most municipalities are not willing to allow sponsorships from tobacco and alcohol companies.

Staff said they will re-sign notice at Chapin Park for the public hearing to be held on Feb. 11th.

5. OTHER BUSINESS

Commissioner Main would like to discuss the possibility of a Code change regarding islands of properties, suggesting that when an island is developed, it is automatically brought into the City. **Assistant Planner Sean Cook** suggested just moving forward with it, but **Commissioner Main** said they had tried to do it before and the City Commission decided to put it up for a vote, upon which it was voted down. **Commissioner Bailey** suggested that staff call Ken Martin and ask which cities already do this and get related information from them. **Chair Carter** agreed that it should be put on the agenda once a little research has been done, and also felt it would be good to keep this in mind as the revisions for the Comprehensive Plan are considered.

6. ADJOURN

With no further business at hand, the meeting was adjourned at 9:30 p.m.

Linda Carter, Planning Commission
Chairperson

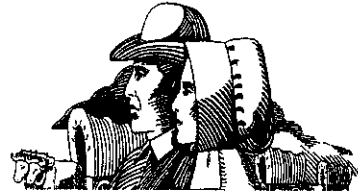
Tony Konkol, Assistant Planner

CITY OF OREGON CITY

Planning Division

320 WARNER MILNE ROAD
TEL 503-657-0891

OREGON CITY, OREGON 97045
FAX 503- 657-7892



Staff Report February 1, 2002

FILE NO: L 01-02
Adoption of the Jessie Court Park Master Plan as an Ancillary Document to the 1999 City of Oregon City Parks and Recreation Master Plan, which is an Ancillary Document to the Oregon City Comprehensive Plan.

FILE TYPE: Legislative

HEARING DATE: February 11, 2002

LOCATION: City Hall
320 Warner Milne Road
Oregon City, OR 97045
7:00 pm

APPLICANT: City of Oregon City
PO Box 3040
Oregon City, OR 97045

REQUEST: Review and Recommendation of Approval of the Jessie Court Park Master Plan.

LOCATION: The Study Area includes approximately 13.7 acres in the southern portion of Oregon City, northeast of the intersection of Leland Road and Jessie Avenue. The Park was recently annexed (AN 01-02) into the city limits for the sole propose of developing it into a park (Exhibit1).

REVIEWERS: Bryan Cosgrove, Interim Planning Manager
Sean Cook, Assistant Planner

APPLICABLE CRITERIA:

- I. Section 17.50.060 of the Oregon City Municipal Code (Application requirements);
- II. Section 17.50.170 of the Oregon City Municipal Code (Legislative hearing process);
- III. Goals and Policies in the Oregon City Parks and Recreation Master Plan.
- IV. Oregon City Comprehensive Plan Elements. Citizen Participation; Natural Resources and Natural Hazards; Parks and Recreation; Transportation; Neighborhood Plan Maps; Community Facilities, Growth and Urbanization, and Plan Maintenance Update.
- V. Applicable Criteria in the Oregon City Transportation System Plan.
- VI. Statewide Planning Goals: Goal 1 (Citizen Involvement); Goal 5 (Open Spaces, Scenic and Historic Areas, and Natural Resources); Goal 6 (Air, Water and Land Resources Quality); Goal 8 (Recreational Needs); and Goal 12 (Transportation).

BACKGROUND

An interactive public process was conducted as part of the master plan planning process. Through stakeholder meetings and four public workshops (including a workshop that was held on the Jessie Court property), input from the general public, user groups, neighbors, and the City was taken and discussed. The Plan is a direct outgrowth of these discussions. The Jessie Court Park Master Plan (Exhibit 2) is intended to be a living document that can be revisited to evaluate the success of the park.

The Oregon City 1999 Parks and Recreation Master Plan (Exhibit 3) identifies Jessie Court Park as a future community park with qualities of a neighborhood park that would serve the immediate neighbors. Program elements from the Citywide plan and those discussed at meetings with the public and stakeholders during the Jessie Court Master Plan effort were evaluated in the establishment of the Master Plan.

Specific amenities in the Jessie Court Park Master Plan include walking trails, two ball fields, two soccer fields, a basketball court and play area. Passive areas for picnicking, including two picnic shelters, picnic tables and a concession area are also part of the plan.

The Master Plan also proposes to extend Jessie Avenue through the southern portion of the site and locating a 70-car parking lot adjacent to it. Sidewalks will run along the new street. Access to proposed site amenities will be provided via two paved walks. The main formal walk extends from a drop off area in the parking lot, bisecting the park and

providing access to proposed ball fields and concessions. The walk ends at the northwest property line where it connects in to a proposed trail. The second walk serpentine through the park, providing access to proposed picnic areas and play areas. This trail connects to proposed trails to the north of the site that will connect to a future road beyond.

The Jessie Court Park Master Plan proposes development, management goals, physical infrastructure improvements, and planning efforts to guide the next twenty years of park use and development.

Ongoing Planning Process

The Master Plan is seen as a guiding document that will be constructed over several phases depending upon the available funds. As the plans are further refined, the City should continue public outreach to aid in developing Jessie Court Park. The actual site-specific development for this property will be addressed and reviewed by the City of Oregon City under the Site Plan and Design Review process as described in the Oregon City Municipal Code (OCMC) Chapter 17.62, upon the approval of this legislative document.

APPLICABLE CRITERIA

This proposed adoption of the Jessie Court Park Master Plan is reviewed below for compliance with pertinent State-wide Planning Goals and Comprehensive Plan Goals and Policies, Municipal Code Sections, and previously adopted City Plans.

Chapter 17.50 Administration and Procedure

17.50.060 Application requirements

Staff's finding: A permit application was filed on a form provided by the City on December 6, 2001, along with documentation sufficient to demonstrate compliance with all applicable criteria. Therefore, this proposed Jessie Court Park Master Plan complies with OCMC Chapter 17.50.060.

17.50.170 Legislative hearing process

Staff's finding: A public hearing is currently scheduled for the Planning Commission on February 11, 2002. Previously, a Planning Commission Worksession was held on January 16, 2002 concerning this Master Plan. The Worksession provided an opportunity for Commissioners to ask questions and clarify concepts. On the February 11, 2002 public hearing, the Planning Commission will receive the Planning Division staff report, take public testimony and discuss additional information, and if possible, prepare and vote on a recommendation to the City Commission.

The Department of Land Conservation and Development (DLCD) was notified as required by ORS 197.610-197.625. The planning staff's report was made available at

least seven days prior to the hearing. All remaining requirements of the legislative hearing process will be followed. Therefore, the proposed Jessie Court Park Master Plan complies or can comply with OCMC Chapter 17.50.170.

Goals and Policies in the Oregon City Parks and Recreation Master Plan.

The 1999 Oregon City Parks and Recreation Master Plan identifies and evaluates existing parks and recreational areas, assesses the need for additional park and recreational facilities, establishes design standards for future park acquisition and development, and recommends an approach to funding park development and maintenance.

The 1999 Parks and Recreation Master Plan gives recommendations concerning the proposed Jessie Court Park. Recommendations include developing it into a Community Park with the aspects of a Neighborhood Park. The definitions of a Community and Neighborhood Park, as described in the 1999 Parks and Recreation Master Plan, are as follows:

A Community Park is planned primarily to provide active and structured recreational opportunities. In general, community parks facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks...require more in terms of support facilities such as parking, restrooms, covered play areas, etc.

Neighborhood Parks are a combination playground and park designed primarily for non-supervised, non-organized recreational activities. Typically, facilities found in a neighborhood park include a children's playground, picnic area, trails, open grass areas for passive use, outdoor basketball courts and multi-use sport fields for soccer, Little League baseball, etc.

Specific amenities in the Jessie Court Park Master Plan include walking trails, two ball fields, two soccer fields, a basketball court and play area. Passive areas for picnicking, including two picnic shelters, picnic tables and a concessions area are also in the plan. The Jessie Court Park Master Plan, as described, consists of both elements of a Community Park and a Neighborhood Park.

Staff's finding: The proposed Jessie Court Park Master Plan complies with the Goals and Policies of the Parks and Recreation Master Plan.

Comprehensive Plan Citizen Participation Goal:

The public hearing for the proposed Jessie Court Park Master Plan was advertised and notice was provided as prescribed by law to be heard by the Planning Commission on February 11, 2002 and by the City Commission on April 3, 2002 and April 17, 2002. The public hearings will provide an opportunity for comment and testimony from interested parties.

The study process included incremental steps to ensure that Oregon City residents and businesses had ample opportunity to voice opinions and suggest improvements to the plan. Through stakeholder meetings and four public workshops (including a workshop that was held on the Jessie Court property), input from the general public, user groups, neighbors, Commissioners, and the City was taken and discussed. The Plan is a direct outgrowth of these discussions.

Staff's finding: The proposed Jessie Court Park Master Plan complies with the Citizen Involvement Goals and Policies of the Comprehensive Plan (Exhibit 4).

Oregon City Comprehensive Plan Natural Resources and Natural Hazards Goals and Policies:

The Natural Hazards Chapter of the Comprehensive Plan additionally calls on the City to restrict new development to uses that do not endanger life or property. The City of Oregon City, through the use of the Water Resource Overlay Zone, is able to guide the development of projects within a designated water resource to mitigate and/ or lessen adverse impacts to the water resource. A small portion of the Jessie Court Park Master Plan is located in a Water Resource Overlay Zone. Issues associated with Water Resource Overlay are being addressed in a separate report (City File# WR 01-17).

Additionally, the Jessie Court Park Master Plan includes a linkage to the Mud Creek Greenway and Trail, as specified in the Oregon City Parks and Recreation Master Plan, p. VII –24, 25. The design for the Jessie Court Property integrates the fluidity of the adjacent Mud Creek and Cahill Creek into the park by creating a path system that winds through the park and delineates the passive areas within the space.

Staff's finding: The proposed Jessie Court Park Master Plan complies with the Natural Resource and Natural Hazards Goals and Policies of the Comprehensive Plan.

Oregon City Comprehensive Plan Parks and Recreation Goals and Policies:

The City of Oregon City Comprehensive Plan, Section J. addresses recreational need. Recreational need refers to existing and future demand by citizens and visitors for recreational areas, facilities, and opportunities. This includes the need for traditional parks with facilities such as playground equipment, ball fields, etc. However, passive recreational opportunities, such as walking trails, open areas, and picnicking areas should also be included as an important part of future park planning. The Master Plan contains both element of recreational need as it relates to the park development. Specific amenities in the Jessie Court Park Master Plan include walking trails, two ball fields, two soccer fields, a basketball court and play area. Passive areas for picnicking, including two picnic shelters, picnic tables and a concession area are also part of the plan.

Staff's finding: The proposed Jessie Court Park Master Plan complies with the Parks and Recreation Goals and Policies of the Comprehensive Plan.

Oregon City Comprehensive Plan Transportation Goals and Policies:

One of the main issues vital to the success of the Jessie Court Park Master Plan is parking and traffic flow. The Master Plan addresses this issue by proposing the creation of a new parking area as well as the construction of a new street at the south end of the proposed park. This new street will improve the connectivity within the study area and improve linkages to the community beyond. (A site-specific traffic impact study will be required during the Site Plan and Design Review process.)

Staff's finding: The proposed Jessie Court Park Master Plan complies with the Transportation Goals and Policies of the Comprehensive Plan.

Neighborhood Plan Maps:

The Comprehensive Land Use Plan Map (Plan Map) shows the general development of the City. It indicates which areas are best suited for residences, retail, offices, industrial, and other types of land use in the City. The City's zoning ordinance implements the Comprehensive Plan by regulating land use. The subject property is identified as Low Density Residential (LR) on the Comprehensive Plan Map and as R-10 Single-Family Dwelling District on the City of Oregon City Zoning Map. A park is a permitted use in this zone as described in Chapter 17.08 of the Oregon City Municipal Code.

Staff's finding: The proposed Jessie Court Park Master Plan complies with the Neighborhood Plan Maps Goals and Policies of the Comprehensive Plan.

Community Facilities:

The goal of Community Facilities, as described in the Oregon City Comprehensive Plan, Section I., is to serve the health, safety, education, welfare, and *recreational needs* of all Oregon City residents through the planning and provision of adequate community facilities. As further described, the City of Oregon City shall provide urban facilities and services as funding is available from public and private sources. These community facilities include Parks and Recreational areas. The 1999 Parks and Recreation Master Plan shows that new parks are needed in the City. Oregon City has significantly less park land than other nearby cities when compared by a ratio of park acres per population (Section VII, Table 39 of 1999 Oregon City Parks and Recreation Master Plan).

Staff's finding: The proposed Jessie Court Park Master Plan complies with the Community Facilities Goals and Policies of the Comprehensive Plan.

Growth and Urbanization:

The Oregon City Comprehensive Plan Growth and Urbanization section states that the City shall "preserve and enhance the natural and developed character of Oregon City". Additionally, the Comprehensive Plan was written to provide land use opportunities within the City and Urban Growth Boundary to accommodate the projected population

increase. The development of a new park assists in the accommodation of new recreational areas for future residents of Oregon City.

Staff's finding: The proposed Jessie Court Park Master Plan complies with the Growth and Urbanization Goals and Policies of the Comprehensive Plan.

Comprehensive Plan Maintenance Update:

Comprehensive Plan maintenance involves keeping the Comprehensive Plan current. One key document keeping the Comprehensive Plan current is the 1999 Oregon City Parks and Recreation Master Plan. Likewise, the adoption of the new Jessie Court Park Master Plan furthers the value and timely usefulness of the Comprehensive Plan. Additionally, the Comprehensive Plan Maintenance standards have several criteria concerning public need. The 1999 Parks and Recreation Master Plan further shows that new parks are needed in the City. Oregon City has significantly less park land than other nearby cities when compared by a ratio of park acres per population (Section VII, Table 39 of 1999 Oregon City Parks and Recreation Master Plan).

Staff's finding: The proposed Jessie Court Park Master Plan complies with the Comprehensive Plan Maintenance Update Goals and Policies of the Comprehensive Plan.

Oregon City Transportation System Plan.

Oregon City Transportation System Plan (TSP) was produced to adopt a transportation system that works as a guide to manage and develop the City's transportation facilities over a 20-year period and incorporates the vision of the community into an integrated and efficient land use and transportation system that addresses the multi-modal desires of the community.

The TSP (Exhibit 5) identifies the new proposed street (R-81, Section 5-16 of the TSP) associated with the Jessie Court Park Master Plan. This street is identified as a north-south connection from Leland Road to Meyers Road. This new street, which will provide access to Jessie Court Park, is identified in the TSP as a Neighborhood Collector. The development of this new street will also serve to distribute traffic to local streets within neighborhoods and connect other streets such as collectors and arterials.

Staff's finding: The proposed Jessie Court Park Master Plan complies with the Oregon City Transportation System Plan.

Statewide Planning Goals: Goal 1 (Citizen Involvement), Goal 5 (Open Spaces, Scenic and Historic Areas, and Natural Resources); Goal 6 (Air, Water and Land Resources Quality); Goal 8 (Recreational Needs); Goal 12 (Transportation);

Staff's finding: The proposed Jessie Court Park Master Plan complies with Statewide Planning Goals through compliance with the State acknowledged Oregon City Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the Jessie Court Park Master Plan included as Exhibit 2, to the City Commission for public hearings scheduled for April 3, 2002 and April 17, 2002.

EXHIBITS

1. Vicinity Map
2. Jessie Court Park Master Plan
3. 1999 Oregon City Parks and Recreation Master Plan (on file)
4. City of Oregon City Comprehensive Plan (on file)
5. Oregon City Transportation Systems Plan (on file)

Jesse Court Vicinity Map

Parcels within 300 feet of Park

- City Limits
- Parks
- Taxlots within 300 feet of Jesse Court park
- Taxlots



0 200 400 600 Feet

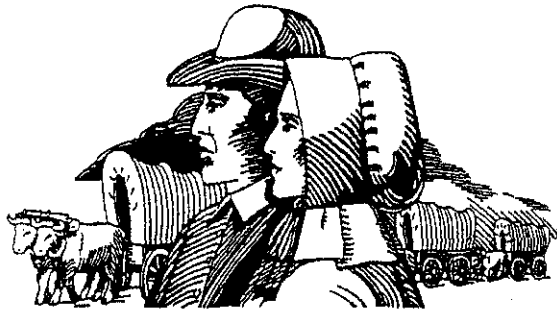
MAP FOR REFERENCE PURPOSES ONLY.
The information on this map is derived from Oregon City's digital database. However, there may be map errors or omissions. Please contact Oregon City directly to verify map information. Notification of any errors will be appreciated.



City of Oregon City
320 Warner Mine Road | Oregon City, Oregon 97045
503 657-0891

Plot date: Dec 6, 2001; g:\projects\parks\parks.apr

EXHIBIT 1



OREGON CITY PARKS & RECREATION

Memorandum

Date: December 3, 2001
To: Sean Cook, Assistant Planner
From: Dee L. Craig, Director *Dee*
Subject: **Jessie Court Park Property Master Plan**

I have been working with Lango-Hansen, Landscape Architects, P.C. and various community groups to develop a Master Plan for 13.71 acres, which the City purchased from Oregon City School District in 1998. This property was purchased with the sole intent of developing it into a Community Park with aspects of a Neighborhood Park. The property was annexed into the City at the September 2001 election.

Kurt Lango and I have held a series of four public workshops and notified all property owners within a 300-foot radius of the park. In addition, all of the active Neighborhood Associations in Oregon City as well as any community sports groups were notified and invited to send a representative to these workshops. One workshop was held on the Jessie Court property and this one attracted many residents who had not previously attended a workshop.

The proposed Master Plan, which is being presented for Planning Commission review and anticipated City Commission approval is the result of these public workshops and represents the compromises and best suggestions resulting from this community input. It also incorporates suggestion made by City and TVF&R staff at a pre-application conference.

The proposed Master Plan is consistent with the conditions established for both this site and for Community/Neighborhood Parks in the adopted 1999 Oregon City Parks and Recreation Master Plan.

EXHIBIT 2

Master Plan Narrative Summary

The following narrative and accompanying vicinity map and site plan summarize the Master Plan for Jessie Court Park.

Introduction

Jessie Court Park is located in the southern portion of the city off of Leland Road and Jessie Court Avenue. Currently, the property is outside the city limits and within the Urban Growth Boundary. A referendum in the fall of 2001 will ask voters to approve the acquisition of the park property within the city limits. Originally acquired from the school district, the property is 13.5 acres and gently slopes from east to west. The property has historically been used for agricultural purposes.

Site Analysis

An analysis of the site's vegetation and wildlife habitat, utilities, accessibility and surrounding land uses was undertaken to determine the site's suitability to accommodate active and passive recreational amenities. This included a habitat assessment by an environmental scientist and meetings with PGE to determine potential uses adjacent to the high voltage transmission tower on-site. Meetings with the City of Oregon City provided information on the adjacent development and zoning codes. The in-depth analysis performed allowed for the generation of a design that responded to the unique opportunities and constraints of the project site.

Program and Planning Process

The 1999 *Oregon City Parks Recreation Master Plan* identified Jessie Court Park as a future community park with qualities of a neighborhood park that would serve the immediate neighbors. Because of the limited access, the master plan noted that care must be taken to lessen impact to the neighborhood from traffic or noise. The potential facilities noted in the parks recreation master plan included:

- Youth Baseball Fields (2-3)
- Soccer Fields
- Multi-use Grass Areas
- Children' Playground (tot lot and youth equipment)
- Multi-use paved Court for Basketball, Volleyball, etc
- Picnic Area with Shelter Building
- Tennis Courts
- Paved Internal Pathway System

Community involvement was sought throughout the planning process as a way to encourage community ownership in the park, therefore promoting the long-term success of the park as a community resource. A total of four public meetings were held over a four-month period during the master planning process to obtain public input. Prior to the first public meeting, a newsletter was sent out giving a brief description of the planning process, potential program elements, and a user survey for people to fill out and return. Community input, including that from the Park and Recreation Advisory Committee (PRAC), guided the design of the concepts and led to the creation of the final plan.

Master Plan

A series of alternatives that presented a full range of options were reviewed and refined over the course of four public workshops. Based on community input, comments from the Parks and Recreation Advisory Committee and City Staff, a final master plan was developed.

The final plan proposes extending Jessie Avenue through the southeast portion of the site connecting to the future Frontier Way to the east. A 70-car parking lot is located adjacent to the new road with an additional 20 parallel parking spaces along the street. A series of paths, both formal and sinuous, provide access to many of the park features. The trails were designed to create a series of walking loops with trees and berming creating visual interest along the paths. Of particular importance is the pedestrian connection to the adjacent development. Two separate pedestrian routes are proposed that would provide access to the park through the proposed development. The city also owns a 50-foot easement connecting from north of the park to Leland Road. A pedestrian connection is proposed with the possibility of a future road in the easement and small parking lot at the northern portion of the park.

The major active components of the plan include two ballfields (one with a soccer field overlay), a year-round soccer field, and a basketball court. Ballfield lighting was discussed for the northern field that would allow greater use of this amenity. In the middle of the park and adjacent to the two ballfields is a restroom with potential storage and a concessionaire.

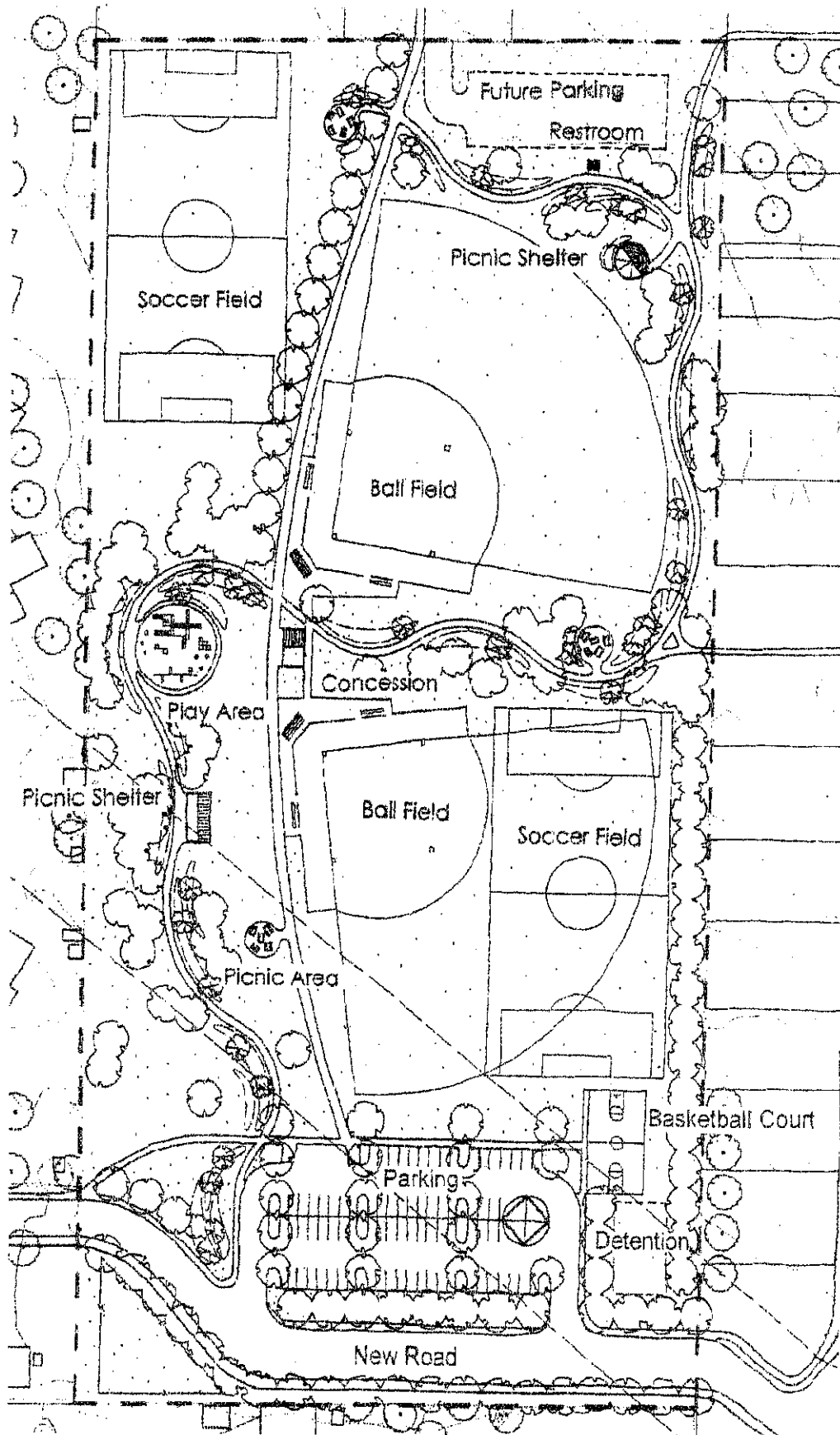
Also included in the plan are two picnic shelters, a play area, picnic areas, benches and open grass areas. In the southern area of the park between the road and the southern property line, an off-leash dog area is proposed.

Ongoing Planning Process

The master plan is seen as a guiding document that will be constructed over several phases depending upon the available funds. As the plans are further refined, the City should continue public outreach to aid in developing Jessie Court Park. In particular, issues dealing with lighting of the ballfield and traffic calming measures along the new road should be addressed.

FINAL JESSIE COURT PROPERTY MASTER PLAN





62-84

PGE. McLOUGHLIN to ST. MARYS SUB.
SEE PGE. DWG. No. CB 518-23

N 76° 51' 30" E

1471 65.54.24
1471 81.10.62

LELAND

RD.

N. 72° 30' E

SEE

MAP

3

2E

7DC

62-14

300
5.00 AC.

SEE BPA DWG 5228

PROVISIONER COURT

2E

FRONT

6

5.31 AC.
19358

390
11.69 AC.

501
13.71 AC.

701
100 AC.

2E 7DC

3-2E-7D
TH 74



STATUTORY WARRANTY DEED

OREGON CITY SCHOOL DISTRICT NO. 62

conveys and warrants to CITY OF OREGON CITY, a municipal corporation Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. Grantee,

This property is free of liens and encumbrances, EXCEPT: Premises are within the boundaries of Clackamas River Water District and subject to the levies and assessments thereof; Easement recorded in Book 618, page 390.---

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 654,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21st day of September 19 98

OREGON CITY SCHOOL DISTRICT NO. 62

BARRY J. ROTROCK
BARRY J. ROTROCK, SUPERINTENDENT

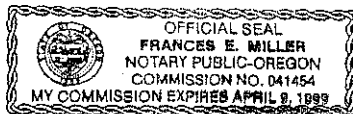
Kenneth W. Rezac
KENNETH W. REZAC, BUSINESS MANAGER

STATE OF OREGON
County of CLACKAMAS } ss.

On this 21st day of September, 1998, before me appeared Barry J. Rotrock
and Kenneth W. Rezac both to me personally

known, who being duly sworn, did say that he, the said Barry J. Rotrock
is the President and the said Kenneth W. Rezac
is the Business Manager of Oregon City School District No. 62
Barry J. Rotrock and Kenneth W. Rezac acknowledge
said instrument to be the free act and deed of said Oregon City School District No. 62.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Frances E. Miller
Notary Public for Oregon.
My Commission expires 4/9/99

Title Order No. 851934
Escrow No. 98070871

THIS SPACE RESERVED FOR RI 98-088214

After recording return to:
CITY OF OREGON CITY
320 Warner Milne Rd
Oregon City, OR 97045
Name, Address, Zip
Until a change is requested all tax statement shall be sent
to the following address.
CITY OF OREGON CITY
320 Warner Milne Rd
Oregon City, OR 97045
Name, Address, Zip

Part of the John S. Howland Donation Land Claim No. 45, in Section 7, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a stake at the most Westerly corner of that tract conveyed to Tualatin Ventures, Inc., by Deed recorded in Book 599, page 352, Deed Records, which said point is South 43° West 31.72 chains from the most Northerly corner of said Howland Donation Land Claim; thence running South 45°45' East 684.00 feet to the most Southerly corner of that tract conveyed to Donald L. Fowler and Vern Fowler by Deed recorded December 14, 1962 in Book 615, page 119, Deed Records, and the true point of beginning of the tract of land herein to be described; thence North 43° East along the Southeasterly line of said Fowler Tract and its Northeasterly extension 8.00 chains, more or less, to a point on the Northeasterly line of that tract conveyed to John Pulse, et ux, by a Deed recorded February 25, 1964 in Book 636, page 190, Deed Records; thence South 46°45' East along the Northeasterly line of said Pulse Tract and the Northeasterly line of that tract conveyed to John Pulse by a Deed recorded March 10, 1964 in Book 636, page 699, Deed Records, 1131.00 feet, more or less, to the most Easterly corner of said last described Pulse Tract; thence South 42°30' West 8.00 chains, more or less, to the most Southerly corner of said last described Pulse Tract; thence North 45°45' West to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and all utility purposes being 50 feet in width over and across a tract of land which is part of the John S. Howland Donation Land Claim No. 45 situated in Section 7, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, the Southwesterly line of which is described as follows:

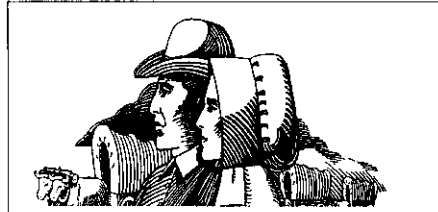
Beginning at a stake at the most Westerly corner of that tract conveyed to Tualatin Ventures, Inc., by Deed recorded in Book 599, page 352, Deed Records, which said point is South 43° West 31.72 chains from the most Northerly corner of said Howland Donation Land Claim; thence running South 45°45' East 684.00 feet to the most Southerly corner of that tract conveyed to Donald L. Fowler and Vern Fowler by Deed recorded December 14, 1962 in Book 615, page 119, Deed Records; thence North 43°00' East a distance of 200.00 feet to the most Easterly corner of said Fowler Tract and the true point of beginning of the Southwesterly line herein to be described; thence North 45°45' West along the Northeasterly line of said Fowler Tract, a distance of 654.00 feet to the Southeasterly line of Leland Road, County Road No. 518 and the terminus of the herein described Southwesterly line.

CITY OF OREGON CITY

Planning Division

320 WARNER MILNE ROAD
TEL 503-657-0891

OREGON CITY, OREGON 97045
FAX 503-657-7892



Staff Report **February 4, 2002**

FILE NO: L 01-05
Adoption of the Chapin Park Master Plan Redevelopment as an Ancillary Document to the 1999 Parks and Recreation Master Plan, which is an Ancillary Document to the Oregon City Comprehensive Plan

FILE TYPE: Legislative

HEARING DATE: February 11, 2002

LOCATION: City Hall
320 Warner Milne Road
Oregon City, OR 97045
7:00 pm

APPLICANT: City of Oregon City
PO Box 3040
Oregon City, OR 97045

REQUEST: Review and Recommendation of Approval of the Chapin Park Master Plan Redevelopment (Exhibit 1).

LOCATION: The Study Area includes approximately 17.5 acres located southwest of the city center at 340 Warner Parrot Road. The park is bordered by the Tower Vista and South End neighborhoods (Exhibit 2).

REVIEWERS: Bryan Cosgrove, Interim Planning Manager
Tony Konkol, Assistant Planner

APPLICABLE CRITERIA:

- I. Section 17.50.060 of the Oregon City Municipal Code (Application requirements);
- II. Section 17.50.170 of the Oregon City Municipal Code (Legislative hearing process);
- III. Oregon City Comprehensive Plan Elements. Citizen Participation; Natural Resources and Natural Hazards; Parks and Recreation; Transportation; Neighborhood Plan Maps; Community Facilities, Growth and Urbanization, and Plan Maintenance Update.
- IV. Goals and Policies in the Oregon City Parks and Recreation Master Plan.
- V. Applicable Criteria in the Oregon City Transportation System Plan.
- VI. Statewide Planning Goals: Goal 1 (Citizen Involvement); Goal 5 (Open Spaces, Scenic and Historic Areas, and Natural Resources); Goal 6 (Air, Water and Land Resources Quality); Goal 8 (Recreational Needs); and Goal 12 (Transportation).

BACKGROUND

An interactive public process was conducted as part of the Chapin Park Master Plan Redevelopment planning process. Through stakeholder meetings and three public meetings, input from the general public, user groups, neighbors, and the City was taken and discussed. The plan is a direct outgrowth of these discussions (Exhibit 1).

Based on an approved program and known site characteristics, multiple design schemes were developed which examined program item location, safety, constructability, and future level of maintenance. Preliminary design schemes were presented to the public and the City for input. Cost estimates were developed to understand the cost implications of design alternatives and to determine construction-phasing strategies. Using public and City input, a final design alternative was prepared which drew upon the most successful concepts brought forth previously. The Master Plan was devised, refined, and finalized to provide a viable framework for improvement over the next twenty years.

The Oregon City 1999 *Parks and Recreation Master Plan Document* (Exhibit 3), identifies Chapin Park as a Community Park intended to provide: active and structured recreation, opportunities for organized sports, children's playground, picnic facilities, and parking. Program elements from the Citywide plan and those discussed at meetings with the public and stakeholders during the Chapin Park Master Plan effort were evaluated in the establishment of the park program.

The City evaluated the following elements in the Master Plan study area:

- Expansion and improvement of the pedestrian path system
- Additional off-street parking
- A new basketball area

- A new horseshoe area
- Establishment of areas for seasonal concessions
- Additional seasonal restrooms
- Establishment of area to host events and concerts
- Mitigation of passive and active user conflicts
- Relocation of the Park Host
- Modification of the site drainage pattern
- Renovation of the multi-use ballfields
- New BBQ facilities near the picnic shelter
- Provisions for storage facilities for sports groups
- Improve physical maintenance of park
- Improved management of park facilities
- Address uncontrolled vehicular park access
- Provide better trash collection

The Chapin Park Master Plan proposes management goals, physical infrastructure improvements, and planning efforts to guide the next twenty years of park use and development.

The proposal consists of three major components:

Improved Management Goals

Improving City responsiveness to park problems, enforcement of park rules, and maintenance of park facilities. Resuming City scheduling, increasing management of ballfields and resume City responsibilities of maintaining turf playing fields.

Infrastructure Improvements

Phase I – The Master Plan proposes maintaining vehicular access and parking off Warner Parrott Road and includes expansion and upgrade of the existing parking lot from 64 to 115 on-site parking spaces. Uncontrolled vehicular access into the park will be prohibited through the use of bollards, fencing, and plant material. The Park Host and the parking area are to be screened from adjacent residences through shrub and tree planting. Water detention will be provided to accommodate the increased pavement area, as required by City code. The existing pedestrian path system will be expanded to connect all use areas and to provide a variety of ADA routes through the park. The existing exercise equipment along the path will be removed and trees will be planted along the path to minimize conflicts between sports users and those on the path. The tot lot play area will be relocated from its current location near the parking lot to a new location near the existing swing set. Horseshoe pits and a basketball hoop will be added. The temporary restrooms and concessions will be located away from adjacent neighbors but in an easily accessible central location in the park. Soccer use in the southern portion of the park will be added along with irrigation of this area.

Phase II – With the development of five new ballfields within the Oregon City Parks system, two of which must have 90-foot diamonds, ballfield 2 and soccer field B will be removed from Chapin Park. The area will be redeveloped into a passive recreational area defined by additional tree and shrub plantings, an expanded path system, and the

construction of an additional picnic shelter. Ballfields 1, 3, 4, and soccer fields A and C will remain.

Ongoing Planning Process

The Chapin Park Master Plan Redevelopment is intended to be a living document. Given the desire of the community to continued involvement in the future of the park, planned physical modifications should be reviewed by the adjoining neighborhood associations, the sports groups, and the public prior to development. In addition, it was the desire of those participating in the Master Planning effort to examine the progress the City is making towards providing other ballfields in the City thereby lessening the demands on Chapin Park's sports fields. The plan should be revisited at a minimum of every five years in order to evaluate the success of park modifications, to assess current user needs, and to review progress the City is making in accommodating ballfield use in other parks.

Ms. Mary C. Nerpel-Smith, of 191 Warner Parrott Road, Oregon City, submitted a letter to the City on November 12, 2001 concerning the need for a condition to be placed on the Chapin Park Master Plan Redevelopment that would allow phase II of the plan to be implemented without competing phase I. She has asked for this stipulation because once other ballfields are created in the City and the City is ready to begin phase II, specifically the removal of the ballfield 2, there will not be a need for the additional parking spaces or relocation of the tot-lot. By discontinuing phase I, the City will save a great deal of money it does not have and will allow available dollars to be put to other uses (Exhibit 5).

Ms. Kathy Robertson, of 210 Elmar Drive, Oregon City, submitted a letter to the City on November 17, 2001 requesting that phase I not be implemented but rather move directly to phase II. This would require a smaller parking lot, make it so the tot-lot would not need to be moved, and be less expensive (Exhibit 6).

APPLICABLE CRITERIA

This proposed adoption of the Chapin Park Master Plan Redevelopment is reviewed below for compliance with pertinent State-wide Planning Goals and Comprehensive Plan Goals and Policies (Exhibit 4), Municipal Code Sections, and previously adopted City Plans.

Chapter 17.50 Administration and Procedure

17.50.060 Application requirements

Staff's finding: A permit application was filed on a form provided by the City on August 17, 2001, along with documentation sufficient to demonstrate compliance with all applicable criteria. Therefore, this proposed Chapin Park Master Plan Redevelopment complies with OCMC Chapter 17.50.060.

17.50.170 Legislative hearing process

Staff's finding: Two public hearings are scheduled for the Planning Commission. At the first public hearing on February 11, 2002, the Planning Commission will receive the Planning Division staff report and take public testimony and additional information. At the second public hearing, scheduled for March 11, 2002, the Planning Commission will receive a Planning Division memorandum to the staff report if necessary, take any additional public testimony or information, and if possible, prepare and vote on a recommendation to the City Commission.

The Department of Land Conservation and Development (DLCD) was notified as required by ORS 197.610-197.625. The planning manager's report was made available at least seven days prior to the hearing. All remaining requirements of the legislative hearing process will be followed. Therefore, this proposed Chapin Park Master Plan Redevelopment complies or can comply with OCMC Chapter 17.50.170.

Comprehensive Plan Citizen Participation Goal.

The public hearing for the proposed Chapin Park Master Plan Redevelopment was advertised and notice was provided as prescribed by law to be heard by the Planning Commission on February 11, 2002 and March 11, 2002 and by the City Commission on April 3, 2002 and April 17, 2002. The public hearings will provide an opportunity for comment and testimony from interested parties.

The study process included incremental steps to ensure that Oregon City residents had ample opportunity to voice opinions and suggest improvements to the plan. An interactive public process was conducted as part of the master plan planning process. Through stakeholder meetings and three public meetings, input was taken and discussed from the general public, user groups, neighbors, and the City.

The City received two letters concerning the Chapin Park Master Plan Redevelopment from Ms. Nerpel-Smith (Exhibit 5) and Ms. Robertson (Exhibit 6). Both letters requested that phase II be implemented without completing phase I, the tot-lot not be relocated, and that the parking lot would not to be as large if phase II was implemented without completing phase I. Staff has determined that 64 lots is an inadequate number of parking spaces for a Community Park of Chapin Parks size and uses. The proposed 115 on-site parking spaces is an appropriate number of spaces for the current and future proposed uses on the site.

Preliminary design schemes were presented to the public and the City for input. Cost estimates were developed to understand the cost implications of design alternatives and to determine construction-phasing strategies. Using public and City input, a final design alternative was prepared which drew upon the most successful concepts brought forth previously. A Planning Commission Work Session was conducted on January 16, 2002 to give interested neighborhood associations and Planning Commission members an opportunity to express their views.

Staff's finding: The proposed Chapin Park Master Plan Redevelopment complies with the Citizen Involvement Goals and Policies of the Comprehensive Plan.

Oregon City Comprehensive Plan Natural Resources and Natural Hazards Goals and Policies:

Goal 1 of the Oregon City Comprehensive Plan is “to preserve and maintain agricultural lands.” Within the City limits of Oregon City at the time of the Comprehensive Plan, only two parcels of agricultural land use remained, one being the Chapin Berry Farm, where Chapin Park is currently located. The Comprehensive Plan states that most of the 17.58 acres are being purchased by the City for park use, and this action will preserve the property as open space. The Chapin Park Master Plan Redevelopment calls for improvements to the open space areas of the park and expanding on the park uses that meet the “Community Park” designation that Chapin Park is identified as in the *1999 Parks and Recreation Master Plan Document*.

Chapin Park is located within a Water Quality Resource Area as identified on the Oregon City Water Quality and Flood Management Map and a High Water Table area as identified on the Geographic Hazards Map of Canby and Oregon City. The Natural Hazards Chapter of the Comprehensive Plan additionally calls on the City to restrict new development to uses that do not endanger life or property. The City of Oregon City, through use of the Water Resource Overlay Zone, is able to guide the development of projects within a designated water resource to mitigate flood damage and to lessen adverse impacts to the water resource.

Staff's finding: The proposed Chapin Park Master Plan Redevelopment complies with the Natural Resource Goals and Policies of the Comprehensive Plan.

Oregon City Comprehensive Plan Parks and Recreation Goals and Policies:

The Oregon City Comprehensive Plan identifies Chapin Park as the primary park facility in the Southwest section of the City that will undoubtedly be used by many other residents of the community. The Comprehensive Plan recommends that the City should develop the park as planned over a period of time, depending on financial resources.

In addition to neighborhood use, Chapin Park currently hosts many Citywide sporting events and is experiencing increased demand and use. The City of Oregon City's Parks and Recreation Department recognizes the need for improved recreational opportunities at Chapin Park to meet current and future user needs. The goal for the Master Plan was to develop facilities that are of high quality, meet the needs of both the neighborhoods and the community, and are affordable to construct and maintain.

The Oregon City Comprehensive Plan states “sometimes, and mistakenly, recreation is thought to include only active pursuits, with an emphasis on sports. Just as important are the passive pursuits, such as taking a walk to enjoy scenic resources and relaxing from built up tensions.” The Master Plan has proposed the expansion of the existing pedestrian path system to connect all use areas and to provide a variety of ADA routes through the park. Trees will be planted along the path to minimize conflicts between sports users and those on the path. The *Long Term Improvements* for the park include the redevelopment of ballfield 2 and soccer field B into a passive recreational area defined by additional tree and shrub plantings, an expanded walking path system, and the construction of additional picnic shelters.

The Chapin Park Master Plan Redevelopment proposes management goals, physical infrastructure improvements, and planning efforts to guide the next twenty years of park use and development.

Staff's finding: The proposed Chapin Park Master Plan Redevelopment complies with the Parks and Recreation Goals and Policies of the Comprehensive Plan.

Oregon City Comprehensive Plan Transportation Goals and Policies:

One of the objectives of the Chapin Park Master Plan Redevelopment is to improve the parking and vehicular access to the park from Warner Parrot Road. The plan proposes expanding and upgrading the existing on-site parking lot from 64 to 115 spaces to accommodate the Citywide events that occur at the park. This newer parking area will help reduce traffic congestion for those on Warner Parrott Road trying to enter and exit the park. Uncontrolled vehicular access into the park will be prohibited through the use of bollards, fencing, and the strategic placement of plant materials.

Staff's finding: The proposed Chapin Park Master Plan Redevelopment complies with the Transportation Goals and Policies of the Comprehensive Plan.

Oregon City Comprehensive Plan Neighborhood Plan Maps:

Chapin Park is identified as a "Park" land use on the Comprehensive Plan. The property is zoned R-10 Single Family, which allows publicly owned parks, playgrounds, playfields and community or neighborhood centers.

Staff's finding: The proposed Chapin Park Master Plan Redevelopment complies with the Neighborhood Plan Maps Goals and Policies of the Comprehensive Plan.

Oregon City Comprehensive Plan Community Facilities:

The Oregon City Comprehensive Plan for Community Facilities Goals and Policies states that facilities shall "serve the health, safety, education, welfare, and recreational needs of all Oregon City residents through the planning and provision of adequate community facilities." The master plan has developed in response to the recognition for the need to improve recreational opportunities at Chapin Park and to meet current and future needs of the community. The Chapin Park Master Plan Redevelopment proposed management goals, physical infrastructure improvements, and planning efforts to guide the next twenty years of park use and development.

Staff's finding: The proposed Chapin Park Master Plan Redevelopment complies with the Community Facilities Goals and Policies of the Comprehensive Plan.

Oregon City Comprehensive Plan Growth and Urbanization:

The Oregon City Comprehensive Plan for Growth and Urbanization states that the City shall "preserve and enhance the natural and developed character of Oregon City and its urban growth area." Chapin Park is identified in the *Natural Resources* section of the Comprehensive Plan as the main park in the southwest section of the City. The redevelopment of the park is necessary to meet the growing uses and demands of the community. The Master Plan redevelopment was based on an interactive public

involvement process that included input from the general public, user groups, neighbors, and the City.

Staff's finding: The proposed Chapin Park Master Plan Redevelopment complies with the Growth and Urbanization Goals and Policies of the Comprehensive Plan.

Oregon City Comprehensive Plan Maintenance and Update:

The Chapin Park Master Plan Redevelopment conforms to State planning goals and local goals and policies. Neighbors and the surrounding community are increasing the demand for, and uses occurring within the Chapin Park. The City of Oregon City's Parks and Recreation Department recognizes the need for improved recreational opportunities at Chapin Park to meet current and future user needs. The Chapin Park Master Plan Redevelopment is intended to be a living document. Given the desire of the community to continued involvement of the future of the park, planned physical modifications should be reviewed by the adjoining neighborhood associations, the sports groups, and the public prior to development. In addition, it was the desire of those participating in the Master Planning effort to examine the progress the City is making towards providing other ballfields in the City thereby lessening the demands on Chapin Park's sports fields. The plan should be revisited at a minimum of every five years in order to evaluate the success of park modifications, to assess current user needs, and to review progress the City is making in accommodating ballfield use in other parks.

Staff's finding: The proposed Chapin Park Master Plan Redevelopment complies with the Maintenance and Update goals and Policies of the Comprehensive Plan.

Goals and Policies in the Oregon City Parks and Recreation Master Plan.

The *1999 Oregon City Parks and Recreation Master Plan* (Exhibit 3) identifies and evaluates existing park and recreational areas, assesses the need for additional park and recreational facilities, establishes design standards for future park acquisition and development, and recommends an approach to funding park development and maintenance.

The Parks and Recreation Master Plan, which specifically identifies Chapin Park, states that most of the facilities are in good condition; however, there are some modifications and recommended improvements for this site. One of the most serious problems is the drainage pattern that floods the playground and portions of the playfields. Parking is also another serious problem. When the sport fields are in use, people park along all of the adjoining residential streets and occasionally in private driveways. In order to address the deficiencies in this park, it is recommended that a master plan be prepared for this site. Chapin Park is ranked in the *1999 Oregon City Parks and Recreation Master Plan* (Exhibit 3) as a high priority for the planning and upgrade of the site.

The Chapin Park Master Plan Redevelopment includes improvements to the drainage of the sports fields and improving on-site parking and access to Warner Parrot Road.

Staff's finding: The proposed Chapin Park Master Plan Redevelopment complies with the Parks and Recreation Master Plan

Oregon City Transportation System Plan.

Oregon City Transportation System Plan (TSP) was produced to adopt a transportation system that works as guide to manage and develop the City's transportation facilities over a 20-year period and incorporates the vision of the community into an integrated and efficient land use and transportation system that addresses the multi modal desires of the community (Exhibit 7).

The TSP identifies Warner Parrot Road as a Minor Arterial and specifically directs the City to maintain the corridor at an acceptable operating standard. The Chapin Park Master Plan Redevelopment proposes to increase the on-site parking, which will decrease vehicles parking on the street and in private drives. The proposed improvements to the on-site parking within the park shall address the circulation flow for traffic entering and exiting Warner Parrot Road.

Staff's finding: The proposed Chapin Park Master Plan Redevelopment complies with the Oregon City Transportation System Plan.

Statewide Planning Goals: Goal 1 (Citizen Involvement); Goal 5 (Open Spaces, Scenic and Historic Areas; and Natural Resources); Goal 6 (Air, Water and Land Resources Quality); Goal 8 (Recreational Needs); and Goal 12 (Transportation).

Staff's finding: The proposed Chapin Park Master Plan Redevelopment complies with Statewide Planning Goals through compliance with the State acknowledged Oregon City Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the Chapin Park Master Plan Redevelopment included as Exhibit 1, as an Ancillary Document to the 1999 Parks and Recreation Master Plan to the City Commission for its consideration at the April 3, 2002 and April 17, 2002 hearings.

EXHIBITS

1. Chapin Park Master Plan Redevelopment
2. Vicinity Map
3. Oregon City Parks and Recreation Master Plan (on file)
4. City of Oregon City Comprehensive Plan (on file)
5. November 12, 2001 letter from Mary C. Nerpel-Smith, Assistant Chair South End Neighborhood Association
6. November 17, 2001 letter from Kathy Robertson
7. Oregon City Transportation Systems Plan (on file)

WALKER · MACY

Landscape Architecture Urban Design Planning

July 19, 2001

Maggie Collins
Oregon City Planning Department
City of Oregon City
320 Warner Milne Road.
Oregon City, Oregon 97045-0304

Re: Chapin Park Master Plan

Dear Ms. Collins,

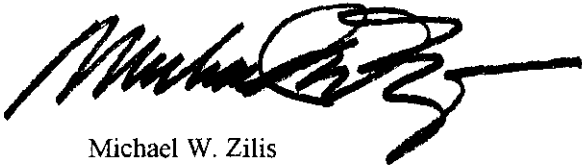
The site plans and summary narrative enclosed were prepared to complete the Chapin Park Master Plan application for legislative land use action ("L" File: L01-05). In pursuant to the OCMC Section 17.50.170, this application submits the Chapin Park Master Plan for adoption as an ancillary document to the 1999 Parks and Recreation Master Plan Document. The Parks and Recreation Master Plan Document was previously adopted as an ancillary document to the Oregon City Comprehensive Plan.

The master plan for Chapin Park was completed in compliance with the Parks and Recreation Master Plan Document which recommends that a specific master plan be developed for Chapin Park. Walker · Macy was hired by the Oregon City Parks and Recreation Department to lead the planning process and to complete a master plan for the park. An interactive public process was conducted which encouraged input from the general public, user groups, neighbors, and the City. Through this process, issues related to current use, opportunities for improvement, and future considerations were discussed. The attached narrative summarizes the plan.

We attended the pre-application conference on February 14, 2001 with Colin Cooper of the Oregon City Community Development Department and received written comments. The Oregon City Parks and Recreation Department requested Walker · Macy to prepare the master plan documents required for the "L" File land use application in order to move the proposed park improvements towards actualization.

Please contact us if you have any questions or need additional information to complete the application.

Regards,
WALKER · MACY



Michael W. Zilis
Partner

Enclosures: Master Plan Narrative Summary, 8 1/2" X 11" Color Site Plan of Phase One and the Master Plan,
11" X 17" Color Site Plan of Phase One and the Master Plan

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Lawrence L. Walker · J. Douglas Macy · Michael W. Zilis

111 SW Oak, Suite 200 Portland, OR 97204

Phone 503-226-3122 Fax 503-273-8878

EXHIBIT 1

Master Plan Narrative Summary

The following narrative and accompanying plan graphics summarize the Master Plan for Chapin Park.

Introduction

Chapin Park is a 17-acre park located southwest of the city center at 340 Warner Parrot Road. The park is bordered by the Tower Vista and South End neighborhoods. In addition to neighborhood use, Chapin Park hosts the many Citywide sporting events and is experiencing increased demand and use. The City of Oregon City's Parks and Recreation Department recognizes the need for improved recreational opportunities at Chapin Park to meet current and future user needs. The goal for the Master Plan was to develop facilities which are of high quality, that meet needs of both the neighborhood and the community and are affordable to construct and maintain.

Site Analysis

An analysis of the site's topography, soils, vegetation, and infrastructure was undertaken in order to understand the recreational value of existing facilities and determine the site's suitability to accommodate additional recreational amenities. City municipal codes were reviewed and the Citywide Recreation Master Plan was examined for programmatic definitions and goals for the site. The site analysis and considerations discussed with stakeholders and the public were used in determining the physical and regulatory opportunities and constraints of the park. A potential development program was then tested against the opportunities and constraints to determine the capability of the site to accommodate the facilities requested.

Program and Planning Process

The Oregon City 1999 Parks and Recreation Master Plan Document, identifies Chapin Park as a Community Park intended to provide: active and structured recreation, opportunities for organized sports, children's playground, picnic facilities, and parking. Program elements from the Citywide plan and those discussed at meetings with the public and stakeholders during the Chapin Park Master Plan effort were evaluated in the establishment of the program for the park.

The program elements evaluated include:

- Expansion and improvement of the path system
- Additional off-street parking
- A new basketball area
- A new horseshoe area
- Establishment of an area for seasonal concessions
- Additional seasonal restrooms
- Establishment of areas to host events and concerts
- Mitigation of passive and active user conflicts
- Relocation of the Park Host
- Modification of the site drainage pattern
- Renovation of the multi-use ballfields
- New BBQ facilities near the picnic shelter
- Provisions for storage facilities for sports groups
- Improve physical maintenance of park

Improved management requested:

- Improved physical maintenance of park
- Improved management of park facilities
- Address uncontrolled vehicular park access
- Provide better trash collection

An interactive public process was conducted as part of the master plan planning process. Through stakeholder meetings and three public meetings, input from the general public, user groups, neighbors, and the City was taken and discussed. The plan is a direct outgrowth of these discussions.

Based on an approved program and known site characteristics, multiple design schemes were developed which examined program item location, safety, constructability, and future level of maintenance. Preliminary design schemes were presented to the public and the City for input. Cost estimates were developed to understand the cost implications of design alternatives and to determine construction-phasing strategies. Using public and City input, a final design alternative was prepared which drew upon the most successful concepts brought forth previously. The master plan was devised, refined, and finalized to provide a viable framework for improvement over the next twenty years.

Master Plan

The Chapin Park Master Plan proposes management goals, physical infrastructure improvements, and planning efforts to guide the next twenty years of park use and development. The following outlines the components of each.

Improved Management Goals

- Improve city responsiveness to park problems
- Improve awareness and enforcement of park rules
- Resume City scheduling and increase management of ballfields
- Resume City responsibilities of maintaining turf playing fields
- Improve maintenance of park facilities

Infrastructure Improvements

Initial Improvements- Phase One

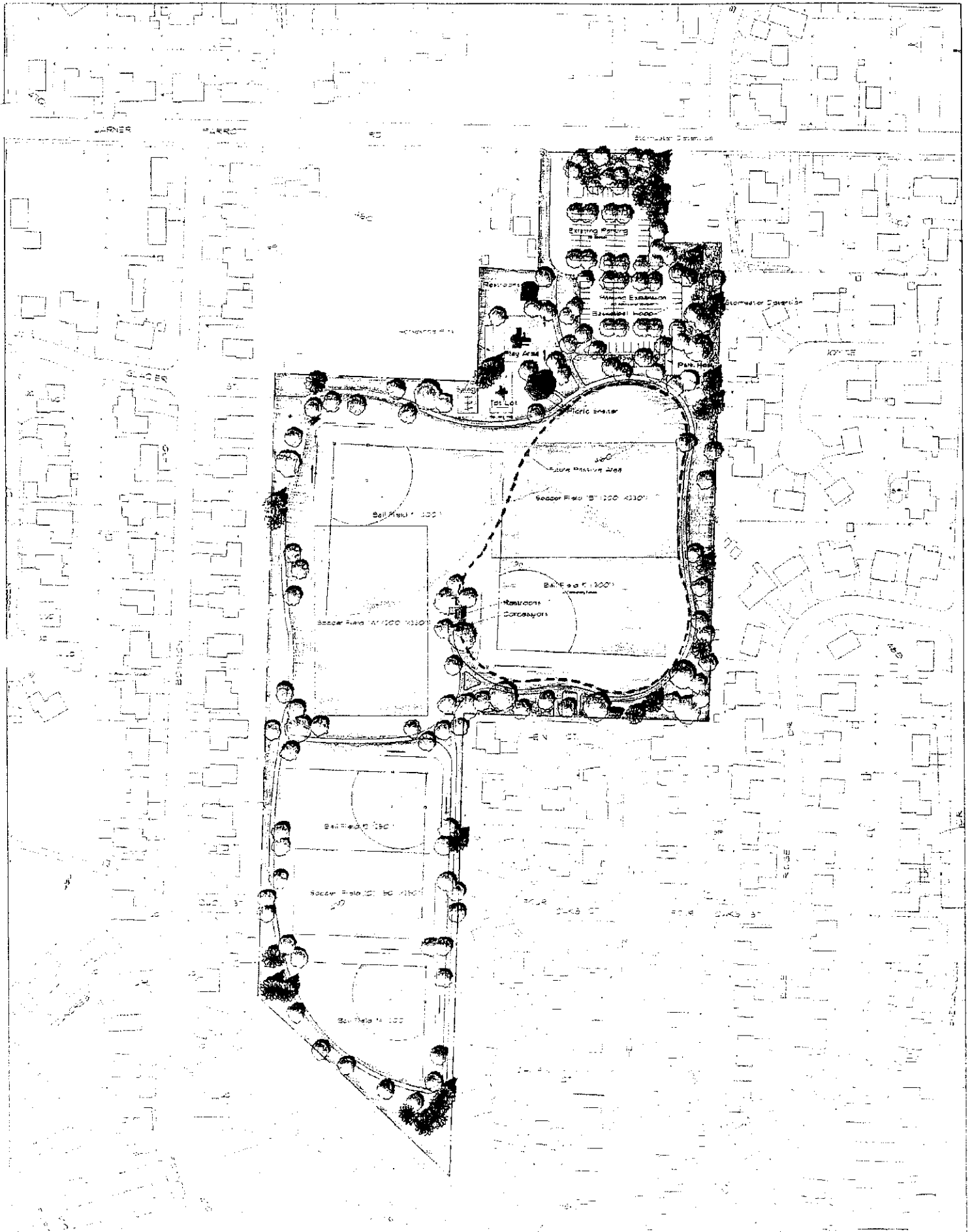
The master plan proposes maintaining vehicular access and parking off Warner Parrett Road and includes expansion and upgrade of the existing parking lot from 64 to 115 on-site parking spaces. Uncontrolled vehicular access into the park will be prohibited through the use of bollards, fencing and plant material. The Park Host and the parking area are to be screened from adjacent residences through shrub and tree planting. Water detention will be provided to accommodate the increased pavement area, as required by code. The existing path system will be expanded to connect all use areas and to provide a variety of ADA routes through the park. The existing exercise equipment along the path will be removed and trees will be planted along the path to minimize conflicts between sports users and those on the path. The tot lot play area will be relocated from its current location near the parking lot to a new location near the existing swing set. Horseshoe pits and a basketball hoop will be added. The temporary restroom and concessions will be located away from adjacent neighbors but in an easily accessible central location in the park. Soccer use in the southern portion of the park will be added along with irrigation of the area.

Long Term Improvements- Master Plan

Long Term, with the development of 5 new ballfields, two of which having 90' diamonds, within the Oregon City Parks system the need for all four ballfields at Chapin will lessen. When this occurs, Ballfield 2 and Soccer field B will be removed. The area will be redeveloped into a passive recreational area defined by additional tree and shrub plantings, an expanded path system, and the construction of an additional picnic shelter. Ball fields "1", "3", "4", and Soccer Fields "A" and "C" will remain in place.

Ongoing Planning Process

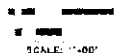
This park master plan is intended to be a living document. Given the desire of the community to continued involvement in the future of the park, planned physical modifications should be reviewed by the adjoining neighborhood associations, the sports groups and the public prior to development. In addition, it was the desire of those participating in the Master Planning effort to examine the progress the City is making towards providing other ballfields in the City thereby lessening the demands on Chapin Park's sports fields. The plan should be revisited at a minimum of every five years in order to evaluate the success of park modifications, to assess current user needs, and to review progress the City is making in accommodating ballfield use in other parks.



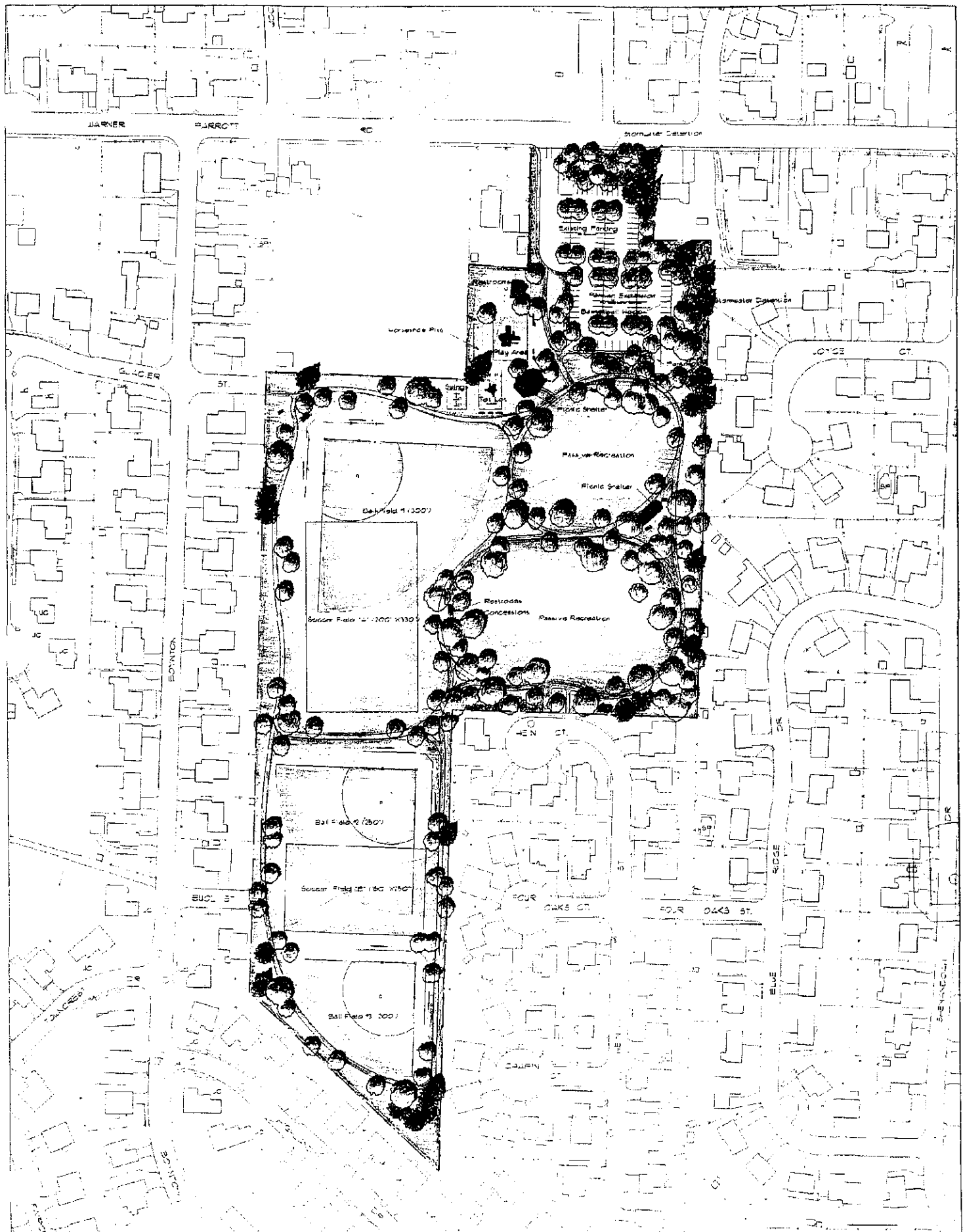
Chapin Park Oregon City

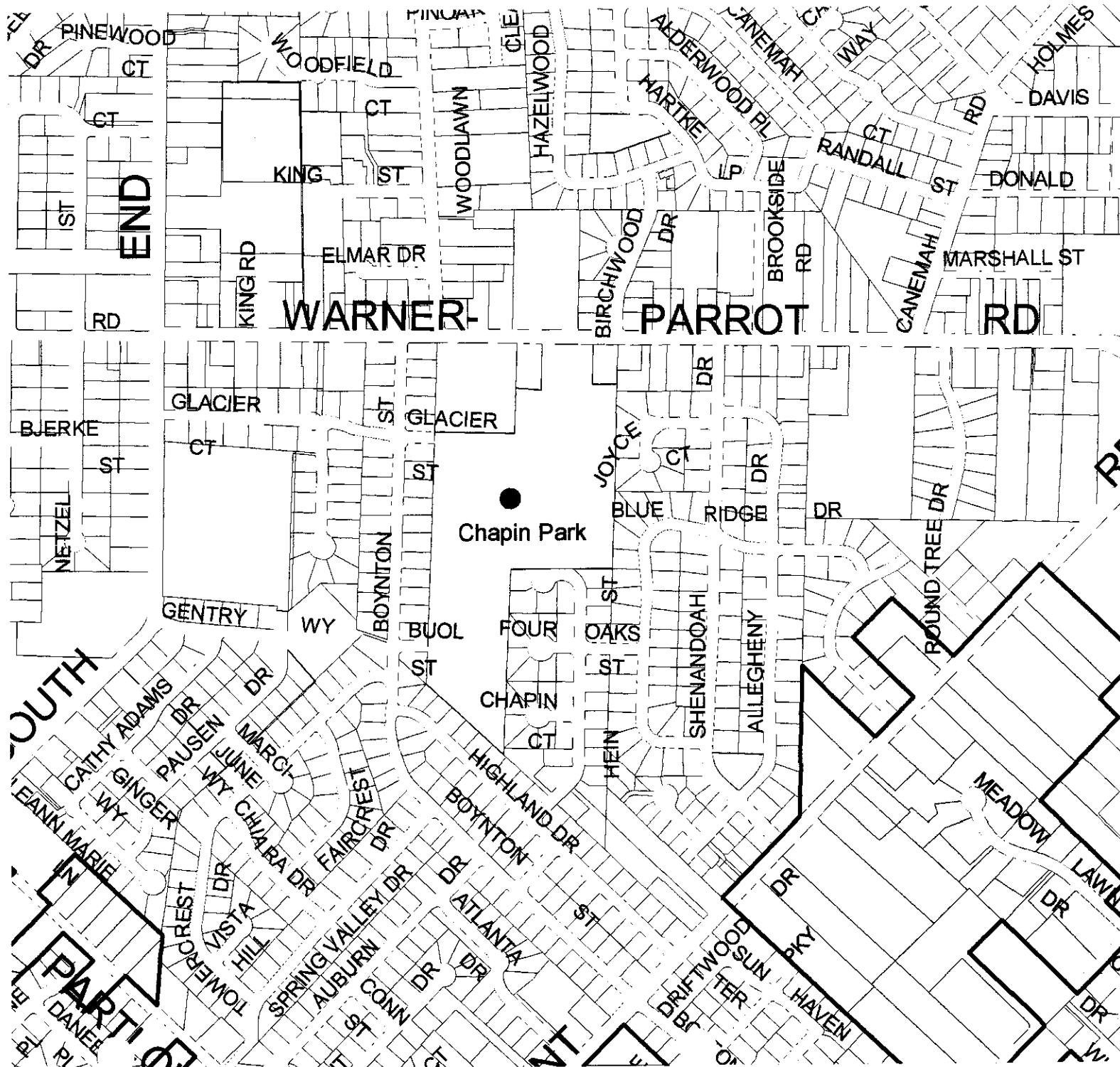
Phase One

July 2001



SCALE: 1"=60'



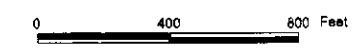


Chapin Park

L 01-05

EXHIBIT 2

Urban Growth Boundary
Parks



MAP FOR REFERENCE PURPOSES ONLY.
The information on this map is derived from Oregon City's digital database. However, there may be map errors or omissions. Please contact Oregon City directly to verify map information. Notification of any errors will be appreciated.



City of Oregon City
320 Warner Milne Road | Oregon City, Oregon 97045
503 | 1

Plot date: Feb 1, 2002; M:\GIS\Maps\axlot_query

Mary Smith
Assistant Chair South End Neighborhood Associations
191 Warner Parrott Rd.
Oregon City, OR 97045

November 12, 2001

Oregon City Parks Department
Oregon City Commissioners
Oregon City Planning Commission

Sirs:

The South End Neighborhood association discussed the upcoming master plan, for Chapin Park, at our October 18, 2001 steering committee meeting. South End has had a long-standing interest in the development of Chapin Park.

We support the adoption of a master plan for Chapin Park. There has been extensive work in developing this plan and we greatly appreciate the efforts of all involved.

We would ask for a condition to be placed with in the plan adoption. We would like to be able to proceed to phase II of the plan without accomplishing phase I. Since the development of this master plan, new information has come to light. There are other facilities in the works, ie. Jessie Court, which will enable the development to progress directly to phase II without completing phase I.

We ask for this stipulation because once other ball fields are established in the city and we are ready to proceed to phase II (the removal of the #2 ball diamond) there will be no need for the increased parking lot or the moving of the tot lot. By discontinuing phase I the city will save a great deal of money it does not have and will allow available dollars to be put to other uses.

Cordially,



Mary C Nerpel-Smith
Assistant Chair
South End Neighborhood Association.

City of Oregon City Planning Department
Tony Konkol, Assistant Planner
PO Box 3040
320 Warner Milne Rd
Oregon City, OR 97045-0304

Nov. 17, 2001

Dear Tony Konkol,

I am writing you with comments about the Chapin Park Master Plan, Planning File (L01-05). I went to as many Master Plan Meeting as possible and have submitted extensive comments on how I think the planned extended parking area could be smaller and constructed so the tot lot is not moved plus other comments. This time I would like to mention that since many of the area parks have been putting in baseball or softball diamonds, it seems that instead of implementing the first phase of the plan that the second phase could be implemented. This would require a smaller parking lot, make it so the tot lot would not need to be moved and be less expensive. (When I discuss the second phase I am referring to removing the baseball diamond and replacing it with open space.)

Sincerely,

Kathy Robertson
Kathy Robertson

EXHIBIT 6

City Of Oregon City

Planning Commission

Meeting Dates for 2002

Public Meetings

January 14, 2002
January 28, 2002

February 11, 2002
February 25, 2002

March 11, 2002
March 25, 2002

April 8, 2002
April 22, 2002

May 13, 2002
*May 27, 2002 (Memorial Day-canceled)

June 10, 2002
June 24, 2002

July 8, 2002
July 22, 2002

August 12, 2002
August 26, 2002

September 9, 2002
September 23, 2002

October 14, 2002
October 28, 2002

* November 11, 2002
November 25, 2002

December 16, 2002

Public Worksessions

January 16, 2002

February 13, 2002

March 13, 2002

April 10, 2002

May 8, 2002

June 12, 2002

July 10, 2002

August 14, 2002

September 11, 2002

October 9, 2002

November 13, 2002

December 11, 2002

Regularly scheduled Public Meetings occur every 2nd and 4th Monday
Public Worksessions are the Second Wednesday of the month

Updated Jan 25, 02

* Meeting scheduled on an observed holiday

H:\WRDFILES\STEPH\PLANNING\Projects\Meeting Date List.doc

OREGON CITY PLANNING COMMISSION
TALLY OF VOTES

PLANNING COMMISSION MEETING DATE 2/11/02

COMMISSIONERS ABSENT

STAFF PRESENT:

Bryan Cosgrave
Tony Kunkel
Sean Cook
Dee Craig

ITEM: ~~200102~~ Jan 14-2002 minutes

MEMBERS:	AYE	NAY	ABSTAIN	COMMENTS
Bob Bailey	<u>X</u>	_____	_____	_____
Linda Carter	<u>X</u>	_____	_____	_____
Duff Main	<u>X</u>	_____	_____	_____
Renate Mengelberg	<u>X</u>	_____	_____	_____
Linda Orzen	<u>X</u>	_____	<u>X</u>	_____
Laura Surratt	_____	_____	_____	_____

MOTION: Approval of minutes Approved 4-0-1

ITEM: Jan 16/2002 minutes

MEMBERS:	AYE	NAY	ABSTAIN	COMMENTS
Bob Bailey	<u>X</u>	_____	_____	_____
Linda Carter	<u>X</u>	_____	_____	_____
Duff Main	<u>X</u>	_____	_____	_____
Renate Mengelberg	X	_____	<u>X</u>	_____
Linda Orzen	_____	_____	<u>X</u>	_____
Laura Surratt	_____	_____	_____	_____

MOTION: Approval of minutes Approved 3-0-2

OREGON CITY PLANNING COMMISSION
TALLY OF VOTES

PLANNING COMMISSION MEETING DATE 2/11/02

COMMISSIONERS ABSENT

STAFF PRESENT:

ITEM: L 01-02 Jessie Gurt Master Plan.

MEMBERS:	AYE	NAY	ABSTAIN	COMMENTS
Bob Bailey	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Linda Carter	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Duff Main	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Renate Mengelberg	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Linda Orzen	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Laura Surratt	<u> </u>	<u> </u>	<u> </u>	<u> </u>

MOTION: Moved ~~to~~ by ^{main} ~~main~~ + seconded by ^{Bailey} ~~main~~ to recommend approval by C.C.

ITEM: L 01-05 Chapin Park Master Plan

MEMBERS:	AYE	NAY	ABSTAIN	COMMENTS
Bob Bailey	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Linda Carter	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Duff Main	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Renate Mengelberg	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Linda Orzen	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Laura Surratt	<u> </u>	<u> </u>	<u> </u>	<u> </u>

MOTION: Moved by Bailey Seconded by main to continue P. Hunt. March 11, 2002

CITY OF OREGON CITY

PLANNING COMMISSION LIST OF EXHIBITS

HEARING DATE: 2/11/02
CASE FILE #: L 01-05

EXHIBIT ID LABEL (alphabetic)	TYPE OF EXHIBIT	SUBMITTED BY:
A	3 letters, dated 10/03/00; 10/7/00; 10/11/02 2/11/02	Kathy Robertson
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		

EXHIBIT ID LABEL (alphabetic)	TYPE OF EXHIBIT	SUBMITTED BY:
M		
N		
O		
P		
Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		
AA		
BB		

City of Oregon City Planning Department
Tony Konkol, Assistant Planner
PO Box 3040
320 Warner Milne Rd
Oregon City, OR 97045-0304

2/11/02

Dear Tony Konkol,

I am writing you with comments about the Chapin Park Master Plan, Planning File (L01-05). I went to as many Master Plan Meeting as possible and have submitted extensive comments on how I think the planned extended parking area could be smaller and constructed so the tot lot is not moved plus other comments. This time I would like to mention that since many of the area parks have been putting in baseball or softball diamonds, it seems that instead of implementing the first phase of the plan that the second phase could be implemented. This would require a smaller parking lot, make it so the tot lot would not need to be moved and be less expensive. (When I discuss the second phase I am referring to removing the baseball diamond and replacing it with open space.)

Sincerely,

Kathy Robertson

Exhibit A

Parking lot too large
Expansion
wrong field.

Dee Craig, Oregon City Parks and Recreation
City Hall, 320 Warner Milne Rd.
Oregon City, OR 97045

Tuesday, October 03, 2000

Subject: Chapin Park Master Planning Process

Dear Dee Craig, Director Oregon City Parks and Recreation:

I received the Chapin Park Master Plan Mailing and was pleasantly surprised to see that you were listening to us at the last meeting. While I was at the meeting I felt that what I was saying did not matter, but I can see some of the changes that were requested on the plan. Since it looks like you care what the users and neighbors of the park think about the plan, I am taking the time to comment on it.

I will start with some small items. It is wonderful that the horseshoe pits were moved from behind the restrooms. They were mainly asked for by seniors so I do not think the current location, behind the play area is ideal. Many seniors, I know get confused when they are surrounded by a lot of noise, such as large groups of screaming kids. Some seniors wear hearing aids so would need to turn them down while tossing the horseshoes and could not hear their fellow players. I would suggest that they be moved. They could perhaps be moved to along the fence near the swings or near the park host area. I think they do need to stay near the restrooms, but not extremely close. It would be nice if benches could be provided in the area so people could sit and watch or rest between plays.

I also think other quiet areas should be provided for people who do not like a lot of noise. There could be tables with chessboards on them, and/or adult swings.

I still think the tot lot should remain where it is. It was placed away from the bigger kids' equipment so that the little kids would not be run over. The neighbors at Southend and Tower Vista Neighborhood Associations went through a yearlong process to put the equipment in. I have included a picture of all the neighbors working together to install the playground equipment. If I thought it was improving the park, I would have no problem with the move, but I do not see the advantage of all the equipment being put into one area.

I think 174 parking spaces seems excessive. Doubling the current parking and leaving the playground equipment alone seems like a better idea to me. I spoke with some of the people fighting putting parking at the water tower. It sounds like the problem they had was that the plans changed from the time the plans were presented to the neighborhoods, to the time they reached the council. It could be possible to revisit parking around the water tower if it had the buffer, kept the trees and was closed except for during games.

to improve
path

Over the summer, I observed that the playground equipment and the shelter experienced high usage. It is possible that another shelter and more equipment could be needed over the long run, so the master plan should include space for expansion of that area. A lot of new houses are going in on Southend Road so Chapin Park could double in usage over the life of the Master Plan.

The exercise equipment (par course) should not just be removed but replaced. The money does not even need to be budgeted in. The equipment was originally donated. New equipment could be added through donations or fundraisers. I have heard several people say they would like to see the equipment replaced. I would like to see the equipment on the master plan, so when the equipment is replaced it can be added to the park.

I have mentioned before that there should be a water play area at Chapin Park. During the summer that is usually one of the most used areas of a park during warm weather. The play area could just be an interactive squirt tube like the ones at the North Clackamas Aquatic Center, Tualatin, Blue Lake Park or Horse Shoe Bay, Canada or it could be a small fountain that kids could play in like the fountain at the Tualatin Lake or the Water Front Park in Portland. That way, there would be no need of a lifeguard. Every time the neighborhood has a summer get-together the kids always enjoy the dunk tank or the sprinkler a lot. There are several construction businesses in the neighborhood that would be willing to donate time to install the play area. The neighborhood could also raise money for the equipment. There just needs to be a space for the water play area in the plans.

There does not seem to be any place set aside for art in the park. I have included pictures of really nice mazes that kids could play on. We also have Clackamas Community College close by where students could make artwork for the park. Most of the better parks that I visit have very interesting art.

It seems to me ball field #2 is one of the two best fields in the park. Why not take out field #3 or #4 or both for a quiet passive area. I also think more seats should be placed around the fields we are keeping and perhaps a cover planned above the seats in case of rain.

Most of the houses being built around the park will be built nearer to the #3 and #4 fields. People entering from that side of the park probably will be walking. It is a long way from that entrance to the restrooms. I would like you to reconsider the temporary restrooms and consider permanent restrooms. If they were placed correctly they would be out of the view of the houses. Also I think a permanent concession stand should be placed in that area.

I think having the basket ball court in the parking lot is a good idea. I also like the plan for the park host. It seems less invasive while still retaining the host. I have seen a huge improvement in the park since the park host arrived. When we first moved into the neighborhood 9 years ago there was a terrible drug problem in the park and now that the

park host has been there, it seems like vandalism and drugs have diminished. I also like the extended path and the trees. The irrigation is well needed and the fencing might help people walking on the path stay safe, although it usually does not look good.

I sent you an e-mail stating that I think the end of the comment period should be changed until after the Neighborhood Association meets Nov. 16. Many people interested in the park expect the Master Plan to be shown at the Neighborhood Meeting before being finalized. I understand that it would change your timetable, but since the plan should last for 20 years or so, it seems like it would be better to make sure the plan fits the people using the park.

Thank you for taking the time to read my comments. I am hoping for a wonderful Master Plan for Chapin Park.

Sincerely,

Kathy Robertson
210 Elmar Dr.
Oregon City, OR 97045

Dee Craig, Oregon City Parks and Recreation
City Hall, 320 Warner Milne Rd.
Oregon City, OR 97045

Saturday, October 07, 2000

Subject: Chapin Park Master Planning Process

Dear Dee Craig, Director Oregon City Parks and Recreation:

When I received your letter thanking me for my comments on Chapin Park, I realized that I had forgotten to add a few things. I wanted to add these 8 Questionnaires from Oct. 21, 1997. I found that I somehow did not pass them on to Joyce when she became the Southend NA Parks Committee Chair. I highlighted a few of the people's comments that have not been implemented in the park.

I am also including the original Chapin Park Master Plan that people in the neighborhood spent many days working on. I realize that it would be impossible to revert back to this plan, but I thought it would show how the park was never meant to be just a sports park.

I included a paper from WaterPlay. I am still not sure you realize how small an area is actually needed in order to have a wonderful play area or fountain. It is also low maintenance. I would very much like to see it included in the plan.

The last thing I am adding is an article, from the Oregon City News that talks about all the hard work that was done by people in the neighborhood. I included this article to show that even if people in the neighborhood do not show up for meetings on Chapin Park they still care very much what happens to the park and are willing to help out when asked.

I appreciate you adding these comments to my letter from October 03. It would be nice if all the interested parties could sit down and discuss what would be best for the park without it immediately going into a plan. When I was SENA Park Chairman it took over a year of many meetings to have playground equipment installed in the park. I feel like the current Chapin Park Master Plan process is going too fast for this area. I have not heard any people that are happy with the current plan and think some adjustments may be called for. I was around during the planning process for the Tualatin lake project. The kids in school were all involved in the project drawing pictures of what they envisioned for the lake; many of these kids came up with good ideas. I have seen surveys sent out that people were happy to have contribution in. I very much would like the Master Plan to go through the Plan Review Process and City Council with no problems and I think taking extra time to review the plan and gather extra input would really help to do that.

Sincerely,

Kathy Robertson

PC Mailing List for PC Meeting Date: 2/11/02

DATE: 2/4/02

#	Recipients	Sent
10	Copies for Front Table	✓
1	Maggie	—
1	Sean	✓
1	Christina	✓
1	Tony	✓
1	Brian Nakamura	✓
1	Brian Cosgrove	✓
1	Front Counter	✓
1	Bob Cullison	✓
1	Jay Tolt	—
1	Dean Norlan	—
1	Nancy K.	✓
1	Fire Department	✓
1	Public Works	✓
1	Applicant DEE CRAIG	✓
1	Applicant	—
1	Daily Journal of Commerce-Kurt	✓
1	Sarah H.- Oregonian-	✓
1	Transcription	✓
5	City Commission	5✓
29	Total	

+ 36
65

* Plus 30 names on previous page

CICC Chairman

Mary Smith
191 Warner Parrott Road
Oregon City, OR 97045

Canemah Nbrhd Assoc.

Howard Post, Chairman
302 Blanchard Street
Oregon City, OR 97045

Caufield Nbrhd Assoc.

Mike Mermelstein
20114 Kimberly Rose Drive
Oregon City, OR 97045

Hazel Grove / Westling Farm N/A

Bill Vickers, Chairman
19384 Hazel Grove Drive
Oregon City, OR 97045

Hillendale Nbrhd. Assoc.

Julie Hollister, Land Use
13304 Clairmont Way
Oregon City, OR 97045

McLoughlin Nbrhd Assoc.

Denyse McGriff, Land Use
815 Washington Street
Oregon City, OR 97045

Park Place Nbrhd. Assoc.

Ralph and Lois Kiefer
15119 Oyer Drive
Oregon City, OR 97045

South End Nbrhd. Assoc.

Katie Weber, Chairman
P.O. Box 515
Oregon City, OR 97045

Planning Commission

Robert Bailey
310 South High St
Oregon City, Or 97045

Planning Commission

Linda Carter
1145 Molalla Avenue
Oregon City, Or 97045

Barclay Hills Nbrhd Assoc.

Larry Jacobson, Chairman
17893 Peter Skene Way
Oregon City, OR 97045

Caufield Nbrhd Assoc.

Cathi VanDamm
15092 S. Persimmon Way
Oregon City, OR 97045

Gaffney Lane Nbrhd Assoc.

Janet Brand
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Oregon City, OR 97045

Hazel Grove / Westling Farm N/A

Kathy Hogan
19721 S. Central Point Road
Oregon City, Oregon 97045

McLoughlin Nbrhd Assoc.

Tim Powell, Co-Chairman
819 6th Street
Oregon City, OR 97045

Mt. Pleasant Nbrhd Assoc.

Andy and Nancy Busch,
508 Division Street
Oregon City, OR 97045

Rivercrest Nbrhd. Assoc.

Diane McKnight, Chairman
161 Barclay Avenue
Oregon City, OR 97045

South End Nbrhd. Assoc.

Lionel Martinez
280 Amanda Ct.
Oregon City, OR 97045

Planning Commission

Duff Main
15868 South Lora Ct
Oregon City, Or 97045

Planning Commission

Lynda Orzen
14943 Quinalt Ct.
Oregon City, Or 97045

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Elizabeth Klein, Land Use
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Oregon City, OR 97045

Caufield Nbrhd Assoc.

Robert Pouriea, Co-Chairman
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Oregon City, OR 97045

Gaffney Lane Nbrhd Assoc.

Shelly Alway, Land Use
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Oregon City, OR 97045

Hillendale Nbrhd. Assoc.

Debbie Watkins, Chairman
13290 Clairmont Way
Oregon City, OR 97045

McLoughlin Nbrhd Assoc.

Rick Winterhalter, Co-Chairman
1215 8th Street
Oregon City, OR 97045

Park Place Nbrhd. Assoc.

Julie Puderbaugh, Chairman
15937 Swan Ave.
Oregon City, OR 97045

Rivercrest Nbrhd. Assoc.

Patti Brown, Land Use
P.O. Box 1222
Oregon City, OR 97045

Preston Gates & Ellis

Bill Kabeiseman
222 SW Columbia St, Suite 1400
Portland, Oregon 97201-6632

~~Planning Commission~~

~~Laura Surratt
1354 S. Leland Road
Oregon City, Or 97045~~

Planning Commission

Renate Mengelberg
2263 South Gilman
Oregon City, Or 97045

Transcription
Pat Johnson
10214 SW 36th Court
Portland, OR 97219

Oregonian Metro South – News
365 Warner Milne Road
Oregon City, Oregon 97045
Sarah Hunsberger

DJC
Jurt Shirley
PO Box 10127
Portland, OR 97296

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DLCD