

minutes

City of Molalla **Planning Department**
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Call to order

City Manager John Atkins called the meeting to order of the joint session between the Planning Commission and the City Council at 6:15 p.m. on Wednesday, April 30, 2008 at the Molalla Adult Center.

Roll call

Commissioner Joe Greenman, Commissioner Harry Ruth, Commissioner Bob Trexler, Commissioner Dick Miller, Mayor Tom Foster, Councilor Danna Jacober, Council President Mary Jo Mackie, Councilor Jim Needham, Councilor Glen Boreth, Councilor Steve Clark, and Councilor Deb Leighton were present.

Molalla City Manager John Atkins, Molalla Planning Director Shane Potter and Molalla Assistant City Planner Zach Pelz were present.

Approval of prior minutes

The joint committee acts as an informal work session between the Planning Commission, City Council and the Public and is not a formally established government entity. Because of this it is not necessary to approve the minutes from prior meetings.

Staff Presentation of Draft Parks and Recreation Master Plan

City Manager Atkins welcomed members of the public and thanked them for their attendance at tonight's meeting. He began with an outline of the evening's events. He stated that the objective for tonight's meeting as well as subsequent meetings is to quantify the need for playing fields and the City's options for supplying and maintaining them..

CM Atkins stated that tonight's meeting would not be a forum for debate over the previously proposed Bohlander Field concept but would serve rather as a discussion over the need for playing fields in Molalla and providing solutions as to how that need would best be satisfied.

CM gave an update of the Bohlander Field project regarding the work to be performed by the Oregon National Guard; he stated that the Oregon National Guard was ready to come in and help with the ground preparation for improvements to Bohlander Field; however, by the time December arrived, the City was unable to provide plans to the Guard, nor had the City developed a budget for the project or solicited sufficient public input due to a number of other projects taking place simultaneously.

The Oregon National Guard has explained to the City that they may be able to be put a community project on to the 2010 work schedule if the City can provide a plan by December of 2008; and therefore, the Bohlander Field idea continues to be an option for the future.

CM Atkins noted that improvements to Bohlander Field were proposed during the creation of the draft Parks and Recreation Master Plan.

CM Atkins encouraged members of the audience to feel free to ask questions of speakers at any time. Additionally, he explained that because he was certain that a number of individuals came prepared with specific testimony regarding tonight's topic, there would be a separate public testimony period at the end of the night's meeting for those wishing to present this information.

He then laid out a brief outline of the evening's agenda, which was to include; a review of City and School-district owned parks, an inventory of area playing fields, a discussion on the locational distribution of playing fields in the City and the School-district, and a discussion of the community's stated desire for playing fields. He concluded his introduction by asking the audience whether a consolidated sports complex or a scattering of playing fields was able to more readily address the playing fields issue.

City of Molalla Planning Director Shane Potter continued staff's presentation with a discussion of the materials and handouts provided for members of the public at the meeting. Documents included a comprehensive summary of playing fields related issues taken from the Draft Parks and Recreation Master Plan and a summary of the North Clackamas Park sports complex construction budget.

PD Potter next outlined the groups and individuals involved in the development of the Draft Parks and Recreation Master Plan: community members, Molalla Youth Sports, representatives from the City's Planning Commission, as well as representatives from the City Council.

PD Potter next discussed the desire of the community expressed during the formulation of the Draft Parks and Recreation Master Plan—which was to make Molalla a recreation destination. To achieve this, members of the community, along with the Parks Advisory Committee (PAC), recommended that Molalla exceed National Parks and Recreation Association (NPRA) guidelines. The amount of proposed park space in the Draft Parks and Recreation Master Plan reflects this desire with park acreage per resident often exceeding NPRA guidelines.

PD Potter discussed the changing demographic situation in the City; along with outright population growth, 30 percent of the current population is under the age of 17 while 11 percent are over the age of 65. Mr. Potter added that not only do these figures illustrate the community's need for playing field facilities, but also the community's need for sports and recreation facilities and programs to serve all age groups and abilities.

PD Potter explained to members in the audience that two specific goals in the Draft Parks and Recreation Master Plan were relevant to tonight's discussion on playing field facilities;

1. The PAC recommended providing sports and recreation facilities for all ages. To achieve this, the PAC recommended increasing the number of sports fields of all types and completing proposed improvements to Bohlander Field.
2. Goal 2 was the creation of community parks that would serve all Molalla residents. This goal could be achieved though the location of parks facilities no further than 1-1.5 miles from all Molalla households.

PD Potter also explained that the Draft Parks and Recreation Master Plan identifies working with the North Clackamas Parks and Recreation District as a potential implementation strategy for making recommended improvements.

PD. Potter then explained the map provided by Staff for tonight's meeting. The map illustrates the size and location as well as the development potential for City and School-district owned properties within the city of Molalla. Mr. Potter explained that properties with a red X through them had no further playing field development potential. There were some questions from the audience related to the definition of "improved parks." Mr. Potter explained that fully improved parks had no remaining potential for development of needed playing fields.

CM Atkins then spent some time discussing the particular City and School-district owned properties and why certain property was either classified as developed or developable.

Another member of the audience asked what the Proposed Urban Reserve Area and Urban Renewal District will do to improve the parks situation in Molalla.

PD Potter stated that the URA will do nothing to directly improve the parks situation, however, as new development occurs; it will help to pay for the development of new parks as well as the maintenance and improvement of existing parks. CM stated that the URA does account for the future need for parks, schools, residential land, etc. In reply to a question, the stated that urban renewal is totally different; urban renewal dollars can be used to upgrade infrastructure and to make the City more attractive to future development.

A member of the audience asked if maps were available on the web site. CM replied that they were. He went on to say that another reason the proposed annexation into the North Clackamas Parks and Recreation District is such a big issue is that City parks are not only used by residents of the City, but by citizens who reside outside the City as well.

PD Potter presented the City's existing playing field deficits taken from the Draft Parks and Recreation Master Plan;

Existing Deficits:

1. 3.3 softball/baseball fields
2. 5.2 soccer fields
3. 1.8 football/soccer/rugby/lacrosse fields
4. 13.4 basketball courts
5. 3.6 tennis courts

He next explained to the audience that what Staff is trying to determine at this point is the City's overall impact to City sports facilities compared with the School-district's impact to these facilities. Once the City has this information, it will be better equipped to answer the question of what it should be reasonably responsible to provide.

CM Atkins noted that this preliminary investigation does not take into account the playing field capacity of fields at Rural Dell, Clarks, Dickey Prairie or Maple Grove, and added that these facilities could change the outlook.

A member of the audience asked if System Development Charges were available for new parks only. Mr. Atkins replied that SDC fees could only be used to cover costs for capital outlay and were not available for the operation and maintenance of parks.

Another member of the audience stated that whether or not existing fields are improved, there is still a need for new fields.

One member of the audience questioned how new fields could be maintained, noting that maintenance of existing fields is inadequate. CM Atkins acknowledged that anything that is built will need to be maintained, and emphasized the importance of the maintenance issue when figuring overall project cost and feasibility.

One member of the audience asked if the playing field deficit was the City's deficit or the County's deficit or both, or the School-district's? Mr. Potter stated that the deficits are the City's deficit only.

A member of the audience questioned the need to provide fields for lacrosse and rugby. Mr. Potter explained that these two sports are becoming very popular.

Someone asked if the deficits were based on today's population or the population 25 years from now. Mr. Potter said the estimates are based on today's population. That same audience member asked if the numbers in the Draft Parks and Recreation Master Plan were for today or for 25 years from today. Mr. Potter explained that the Draft Parks and Recreation Master Plan addressed need both now and in the future.

A member of the audience asked if the facility was planned to be used primarily for adults. CM Atkins explained that any playing field facilities were intended for the use of the community as a whole. That same audience member stated that not all Molalla youth would be using these facilities.

CM Atkins stated that while not all youth in Molalla would likely use these facilities, there was also a large area outside the City that would undoubtedly use them, including use by Molalla Youth Sports who currently use facilities owned by the City, the Molalla River School District, school districts outside the City as well as Clackamas County.

CM. Atkins explained that Molalla Youth Sports is the sanctioning body for all sports in the Molalla River School District Area.

A member of the audience asked if the City spends \$200,000 per year to maintain the Aquatic Center. Mr. Atkins replied that it takes approximately \$300,000 per year to operate the Aquatic Center. There was some additional discussion on funding for the Aquatic Center and how annexation into the North Clackamas Parks and Recreation District would affect Aquatic Center funding.

One member of the audience asked about the tax increase if annexation into the North Clackamas Parks and Recreation District is approved. Mr. Atkins stated that it would be a fixed rate tax that would increase only from the increase in assessed value of properties in Clackamas County. Due to Measure 50, this increase can be no greater than 3 percent per year.

A member of the audience asked City Staff to explain how closely interagency partnerships have been explored as per recommendations from the Draft Parks and Recreation Master Plan. Mr. Potter responded by stating that one of the biggest partnerships was between the City and the County and the State to plan the linked system of trails. Mr. Atkins continued by highlighting the partnership with the North Clackamas Parks and Recreation District as a major cooperative effort.

Kristi Wheeler mentioned that she had heard that the Country Christian School was considering developing a 188 acre site for a sports complex.

Mr. Shannon Horn asked Staff if it was correct to say that the City currently has agreements with the Molalla River School District. Mr. Atkins replied that while indeed these two organizations had a number of agreements, they were highly informal and were often sealed with a handshake.

Ms. Christina Cox stated that if the City is required to purchase additional land it will simply end up costing the tax payers. Mr. Atkins responded to Ms. Cox by summarizing the approximate developable land on a number of City-owned parcels; approximately 17 acres at Bohlander Field, approximately 3 acres at Clark Park and approximately 2 acres available at the Aquatic Center.

A member of the audience asked Staff, if all of the playing fields are concentrated into a single area, will that meet the City's need for parks? Mr. Potter responded to the question by stating that the

Plan deals with a 20 year time horizon, the sports complex is one item identified as a need in this 20 year plan.

Mayor Foster asked if we want to inventory the property for the school and the City or just the City? Mr. Potter explained that we put all the properties on the map in order to show what options are available.

An individual in the audience asked why most of the sites were in red. Mr. Potter stated that those are currently developed and would not have the potential of further development. The individual stated that it does not appear that there are any other options available for the City then.

Councilor Boreth stated that there would also be a plan for the N. Clackamas expansion if it is approved that deals with the School district as a whole.

Mr. Atkins stated that the City Council passed a resolution that we would provide up to \$300,000 in future park SDCs for an all-weather turf field if this annexation occurs. The School and N. Clackamas Parks District would pick up the remaining balance which is close to \$900,000.

Councilor Leighton stated that the school would also fix the track if this annexation was approved. Councilor Leighton went on to ask what the school district would do with the money they save from the benefits of the parks and recreation district. Mr. Atkins stated that any money that they don't have to put into their fields would be able to be put back into other school programs.

Councilor Leighton stated that there is a potential that they could save money to build a new middle school based on passage of the parks and recreation district. Mr. Atkins stated that this is something that they would need to answer but we would not be able to answer those questions presumably it could be used for that. Councilor Leighton also asked whether the school would also be going out for a bond measure in November. Mr. Atkins stated that he was not sure whether or not they would be going out for a bond but thought it was a possibility.

An individual in the audience asked whether we would still need to maintain our own parks if this goes through. Mr. Atkins stated that our agreement now says that but it does have NCPRD taking over the swimming pool, which releases \$300,000 a year in city funds. A parks SDC will be redone as a result of the parks plan and should better reflect our true needs.

Councilor Clark stated that sports complexes tend to allow for tournaments which generates revenue but does not give the groups such as MYS much of a chance to use the facilities. Wallace Marine Park in Salem begins at 5am and goes until midnight. Tournament play would not give us much of our needs. Mr. Atkins stated that we need to capture that thought as a decision from these meetings. If we do decide that a sports complex is a good idea then we need to be smart to make sure that the fields are available for community use. We have some models from N Clackamas to look at and we will bring back.

Ms. Christina Cox stated the City cannot currently cannot host these types of tournaments. The cost is over \$300 for the team and we would have the ability to generate revenue from tournaments if we had the facilities.

Ed Stafford stated that we hold those tournaments now if we would just improve the fields that we have.

Mayor Foster stated that we could also help our economy such as restaurants and stores if we had the ability to bring in these types of tournaments.

CM Atkins wondered if there were tournaments in the past and if so were they successful? Ed Stafford stated that they did and they were successful and it forced people to move throughout the town.

An individual stated that we currently show 37 ½ acres of open space and undeveloped property. Why can't we use these areas if they are available. Mr. Potter explained that the open space included wetlands and Bohlander Field which made up most of the available area.

PD Potter explained that Ivor Davies Park was a major wetland and the City and State have used it as a wetland bank. There was a question of whether or not Ivor Davies could be developed. Mr. Potter doubted that it could be developed but agreed to check on it.

PD Potter explained that the only remaining City-owned property available for development is a small percentage of Fox Park, a small percentage of Clark Park, and the Bohlander property. This is up for discussion if people feel we missed some property we would be happy to talk about those.

An individual asked how much property does it take for a ball field? Mr. Potter explained that it would depend on the type of field and the location factor. CM Atkins asked roughly what would that area be. Mr. Potter went on to explain that he feels we used a pretty accurate amount in the Bohlander proposal. There is just over 14 acres and it included three softball fields, 1 football field, 1 soccer field, and nearly 350 parking spots. Mr. Atkins stated that this would be hard-surface parking, not the total parking capacity, which could include the playing fields during the Buckeroo. Mr. Dennis Wise asked if there were other cities that allowed parking on playing fields.. Mr. Atkins stated that during the Old Time Fair in West Linn vehicles and carnival equipment park on a softball field without damage.

PD. Potter invited participants to make statements if they choose. Dennis Wise suggested utilizing the resources of the FFA to provide better field maintenance.

Councilor Needham stated that he had heard a good portion of Ivor Davies is not wetlands. So when you have wetlands can you do anything with them. Mr. Atkins stated that there are mitigation possibilities. Councilor Needham asked whether we could develop some lands behind the Buckeroo and mitigate them at Ivor Davies. Christina Cox asked what the mitigation costs to the City would be. CM Atkins said this would have to be explored.

Councilor Clark asked where did we get the figures that we provided for the cost analysis of the Bohlander Field improvements? Mr. Potter explained that the costs were derived from plans from the N Clackamas Park off of Rusk road and the figures are from late 2005 which are fairly accurate numbers.

Kristi Wheeler asked whether there were other needs for parks and recreations such as walking trails. Mr. Potter explained that there is and identified the Bear Creek Trail and Railroad Right of Way.

An individual asked if we could develop the Railroad Right of Way? Mr. Potter explained that we could but we would have to purchase the property. An individual stated that they pulled the rails up. Mr. Potter stated that they did. The same individual stated that they were out of business then and we should be able to use it for a trail. Mr. Potter explained unfortunately it does not work that way we would still have to purchase it for fair market value.

Shannon Horn asked when will the parks and recreation master plan get approved and who approves it? Mr. Potter explained that we are currently reviewing the document and it would be going to

hearing soon. It will be presented it before the Planning Commission and then t the City Council. The City Council makes the final decision on the plan and then it would be forwarded to LCDC. CM. Atkins added that the plans are done but they need to be appendices to the comprehensive plan so we need to adopt them with the comprehensive plan. This meeting may alter what we concluded with the parks and recreation plan. Neither the Planning Commission nor the City Council has made a decision on these plans.

An individual stated that we should wait for the vote on the annexation before we adopt the parks and recreation plan. Mr. Atkins stated that the vote for parks and recreation May 20 does not have anything to do with our parks and recreation plan.

PD Potter explained when the parks and recreation plan was adopted and why we waited to approve it. Adopting it prior to the comprehensive plan would still not support the plan so there was no reason to go forward with that until we get the parent document approved.

CM Atkins stated that we will be developing a parks capital improvements plan. We are currently working on this and it is not quite complete at this time.

Councilor Needham asked how many acres there is with Bohlander and whether there is actually enough for a sports complex. Mr. Potter explained that there is 14 acres and there is an adequate amount of space for a complex along with a substantial amount of parking.

Councilor Needham asked if the school district could provide this acreage could the National Guard do the project there instead. Mr. Potter explained that they might however the current grant we have with them is based on the Bohlander property and we would have to re-apply which puts us out until 2011. CMAtkins stated that we need to get something back to them by the end of the year in order to give us the amount of time necessary to provide them what they are after.

An individual stated that the figures for the cost are missing a \$100,000 itemt. Mr. Potter explained that we will fix this and present these new figures at the next meeting.

An individual asked if we would try to get scoreboards for this development through sponsorships. CM Atkins stated that was likely.

Councilor Leighton asked if the National Guard was sent the application. Mr. Atkins stated that they were but we were not ready for the project so we requested to move it back. Councilor Leighton asked whether we actually submitted the grant request with them yet. Mr. Atkins stated that we did but we needed to do more work before moving forward.

An individual stated that we need a draft and a layout before they will start. Mr. Atkins stated that this is true.

Councilor Leighton asked who drew up the plans for Bohlander. Mr. Atkins stated that staff drew up approximately six sets of plans for this development. An individual asked by saying staff who exactly did the work? Mr. Atkins stated that they were done by Zach Pelz, Assistant Planner. An individual asked if these drawings were done under Mr. Atkins. Mr. Atkins stated that the drawings were but the grant was applied before he arrived at the City. Councilor Leighton asked if Clackamas County approved the drawings. Mr. Atkins stated that the County would not have any approval in this project. Mr. Potter clarified that the County is the one who requested some drawings of possibilities on this site since they knew there was a grant for it.

Councilor Clark stated that the only approval for Bohlander went before the National Guard. Mr. Atkins stated that this is true. Councilor Leighton stated that we just said that we have not submitted a proposal to them yet. Mr. Atkins stated that we have applied for a grant but we will need to send them a letter to extend the project if we want to move forward with it. Ron Higgenbotham stated that we would have to start that 18 month window all over again if we do resubmit. Mr. Atkins stated since we already have done a considerable amount of work for Bohlander it would be easier to get the requirements by the end of this year. Mr. Potter stated that if we submit for a new project then we will be out until at least 2011.

An individual asked who made the decision to focus on Bohlander. Mr. Atkins stated that Bohlander came up from the parks and recreation master plan which is listed as one of the top priorities. The same individual asked if any thought was given to its current use. Kristi Wheeler stated that her understanding was there was only 3 fields being proposed. Mr. Atkins stated that the recommendations actually show more than what we proposed on the plans.

An individual asked if there was any consideration given to the intent of the donors wants. Mr. Atkins stated that the donation was for a park or public use.. In fact the only data we have states that the donation says recreation purposes. The same individual stated that he is not focused on what the deeds say, he is focused on what the Bohlanders wanted. Mr. Atkins stated that it was donated to be used for recreation purposes. The same individual stated that he said it was to be used for parking. Mr. Atkins stated that he recalled Mr. Bohlanders son stating that it was set aside for parking and recreation. The same individual stated that he did recall him saying recreation as well. Mr. Atkins stated that there is no agenda to take the parking away from the Buckeroo. From his point of view we should continue to make that playing field available for parking during the Buckeroo.

Kristi Wheeler stated that she is not disappointed about that if you can design it that way then great. But economically that complex would bring in so much money to the City. The tourism piece of it is big. If we can get both of them together that would be a much better option. Putting it elsewhere should be what we discuss. I don't think they should be able to park on the fields. Mr. Atkins stated that we are not ruling out anything tonight.

Beth Faulhauber asked if the grant request needed to go through City Council. Mr. Atkins stated that it would.

Councilor Needham stated that he just heard there is an 18 month window. Mr. Atkins stated that this is the waiting period. Councilor Needham stated that this grant was approved 18 months ago then. Mr. Atkins stated that he was unsure of the time frame. Mr. Potter replied that we received this proposal from a citizen who went to the Mayor who asked Mr. Potter to apply for the grant.

Councilor Leighton asked if Mr. Potter applied for it or who applied for it? Mr. Potter explained that he did at the request of the Mayor. Councilor Leighton asked who requested that we apply for the grant? Mr. Potter stated that it was Mike Clarke, then mayor, and followed up by the then-City Manager Gene Green. Councilor Leighton asked if it came before City Council. Mr. Potter stated it did not, as far as he was aware.

Christina Cox stated that since this is such a controversial issue why can't we have the voters look at this and decide upon the fate of Bohlander? Mr. Atkins stated that he has had two members of the City Council request this. Councilor Leighton stated that she thinks this would be a great idea.

Ed Stafford stated that the donation occurred at 2 different times. There are some issues with the family about ensuring it is used for recreation purposes. The first time the family tried to give it to

the Buckeroo but due to tax reasons were unable to therefore they gave it to the City. This was to ensure that parking was maintained.

An individual asked if the ball fields are parked on and there is damage who is responsible for the damage? Mr. Atkins stated that the city is responsible unless we can find purposeful damage was done.

Shannon Horn requested that Bohlander Field be removed from the parks since there is no agreement as to its future development. Mr. Atkins that this could be considered during the public hearings process on the Parks and Recreation Master Plan.

An individual stated that a donor gave us Ivor Davies to be left as natural area and we are doing that. Mr. Potter replied this property was provided to the City from Clackamas County Parks and was donated this way. It actually was donated to us with the pond and all the wetlands on it.

An individual asked if N Clackamas Parks make their own master plan. Mr. Atkins stated that they will make it but it is separate from our needs as shown in our plans. Mr. Potter explained that there would still be an impact problem from the county even if we build these facilities based on the use from out-of-City residents. Kristi Wheeler said that this is the county's problem as well.

There were no more questions or comments and the meeting was concluded. The next meeting was set for June 4, 2008 (first Wednesday of the month). Participants were invited to contact the planning director with any questions they may have. Next meeting we will examining our options for playing fields and financial implications associated with those options.

Adjournment

The meeting was concluded at 7:40 p.m.