



Oak Grove Community Council

August 28th , 2013 OGCC Monthly Meeting

Started at 7:05

Chair: Jim Martin Recorder: Eleanore Hunter

Jim introduced Chaunda – who gave the Treasurer's report – see attached

Minutes from July passed unanimously – Eleanore made motion, Edrid seconded

Jim provided an Action Plan update – described how the board has meet for three meetings, the work is moving ahead, and will be presented to the membership of the OGCC soon.

Claudia Steinberg provided a Tri-Met update:

- the McLoughlin closing is behind us.
- in October there will be more girders going up over Bluebird and,
- on the 22nd, there will be flaggers, etc.
- Upgrades to Park and Oatfield will be happening soon.

On the PMLR parking garage, Claudia said that the buildings are coming down, contractor coming in on Sept 1st but real activity will begin after January 1, 2014. Great open house at the Elks, close to 80 people; the presentation is on the TriMet website.

Jim reviewed the need for regularly attending and noted that emails or calls will be made to those members who are in peril of losing their voting privileges.

Jennifer Hughes, Senior Planner with Clackamas County, gave a presentation on the Planning commission, providing basic information on how the Planning Commission works.

The Planning Commission needs to have diversity of location and profession – can't have more than 2 people in the same profession, or more than 2 people in the Real estate profession. The Commission can have members from both unincorporated county and from cities.
Q – what % of applications go to Planning Commission and Hearing Officer?



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A - we don't really track - most are automatic and straightforward, meet the criteria. If there is something special, 3 options - 1 - 90% are staff decisions. 2 - If a conditional Use permit, then automatically go to Hearings officer, less than 10% of applications. 3 - Planning Commission - gets only a few a year. Code Amendments get maybe 3 a year.

Q - What about the ordinances for signs and property maintenance?

A - Ordinances are established by the BCC - they are the legal agents. There might be either a lack of ordinances or a lack of enforcement of the existing ordinances.

Q - Is there a vacancy on the Planning Commission?

A - Not a current vacancy. Terms are staggered with different starting dates, got really confusing. Now all terms expire on April 30, with the 4 year terms staggered. BCC makes the appointments, members are often re-appointed term after term. 1 person was not re-appointed and 1 person resigned. A new applicant was appointed from the resignation spot and the person who was not re-appointed has been re-appointed. There is no legal process, no requirements, an application process, review applications, recommendations to the BCC, who makes the appointment. Important considerations are diversity, geographic, background, professions, experience.

Q - How can people testify?

A - Attend a land use hearing or send in a letter following a hearing - the file is left open for additional time to respond.

Q - How will Park Ave garage be handled?

A - Garage is a design/build - can be handled by Planning Dept or Design Review Committee, which is different from the Planning Commission. Will be open to public testimony.

LUART - Jim reviewed complaints regarding AAA auto detailing. Located in the light industrial zone. The shed used for cleaning cars comes right to the Trolley Trail; pressure spraying autos, splashes on to the trail. Where does the water drain to? But, the Land Use Application is not about this particular business, it's about whether the type of business (i.e., "use") is allowable in a I2 (light industrial) zone. This is a question of is this a compatible business type for an I2 zone, not about how they do their business.

Lynn Fisher provided further information and context. There are ten other businesses doing similar things. AAA is not in compliance, but



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are they compatible? The County needs to investigate, this is complicated by 8 years of applications, and withdrawals of applications. The County needs to interpret. Citizens can file a complaint, and as of the beginning of this year, the County has instructed all complaints to be attended to.

Jennifer Hughes provided additional info on the changes that have been taking place for the ZDO amendments and how this timing has effected and delayed the County taking action on this case.

Q - what is the next step?

A - Comment period is open - so do this now. Planning Director will decide if compatible or not. This is a subjective decision.

LUART does not want to take a position on AAA Auto detailing if is a compatible use.

Fred Sawyer makes the motion to approve LUART's decision, Leonard Waldemar seconded. 18 Ayes, 1 Nay, the rest abstaining - at this point there were 28 voting members -Eugene Schoenheit had just walked in - so 9 abstaining although not everyone raised their hand to abstain)

MAP-IT - William Wild, Nathan Burton and Eleanore Hunter presented an update on MAP-IT. When William asked how many people in the room participated in the open houses or surveys that created MAP - almost every hand in the room went up. William outlined the need for committee members and passed out sign-in sheets to all the members. Nathan provided information on the Design Committee that he chairs and how this work pertains to the entire area, not just McLoughlin Blvd. Eleanore passed out a handout listing all the current programs and projects, their current committee designation and a quick review of MAP Phase I, II and the current Phase III. Leah Robbins, from Jennings Lodge, who is the Chair of the Infrastructure Committee, presented information on a Health Impact Assessment grant that she is seeking support for. There was one question on the HIA - is mental health included?

Fred Sawyer provided an update on sidewalk projects in the area, and especially along McLoughlin.

Eleanore presented on the designation of neighborhoods by area residents, citing it as one of the goals and purposes of the OGCC as well as being one of the programs of MAP. Jim passed out a map of



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the CPO and each members was asked to show where they would designate their neighborhood. There was discussion on the variety of ways in which neighborhoods can be determined, and questions were asked regarding historical names, geographic qualities, elementary school boundaries, etc. It was decided that having layers of information on 1) initial land grants, 2) original Trolley Trail stops, 3) school boundaries, and 4) voting precincts would be helpful to further the conversation.

MEMBER UPDATES

Bob Bohannon provided an update on NCUWC, noting they are looking to have some WES grants approved and will know more about their coming year when the funding is determined. He spoke about seeing a beaver in The Stringfield Family Park and the excitement that brings to fellow NCUWC members.

Tom Foeller spoke about the Willamette Falls project in Oregon City and the opportunity for citizens to offer their opinion on what the master plan should include. <http://www.rediscoverthefalls.com/>

HDOG (Historic Downtown Oak Grove Neighborhood Association) is holding an annual community meeting on Sept 10th at 6pm at new Urban High School to rally more visibility for the area.

Edrid noted that this Sat, starting at 7 pm at the Spring Creek Coffeehouse will be the Oak Grove Commons Open Mike night.

Thelma gave an update on the next CIA meeting.