

OAK LODGE Community Council Meeting

CHAIR: Eleanore Hunter

DATE: March 9, 2011

RECORDER: Jim Martin

LOCATION: Rose Villa Fellowship Hall

MEMBERS PRESENT: Jane Civiletti, George Dietz, Lynn Fisher, Gerald Foy, Eleanore Hunter, Richard Jones, Pat Kennedy, Jim Martin, Fred Sawyer, Baldwin van der Bijl, Leonard Waldemar, Chaunda Wild, William Wild

GUESTS: Cassie Cuzzo

KEY: LUART = Land Use Application Review Team; OLCC = Oak Lodge Community Council; PD = Planning Department; F/U = follow up; Re = regarding; MAP = McLoughlin Area Project; LU = land use; .McL = McLoughlin Blvd; CCty = Clackamas County; OG = Oak Grove; ped = pedestrian; EIS environmental impact statement; RFP = request for proposals; NCP & R = North Clackamas Parks and Recreation.

Agenda Item

Discussion/Action

LUART Report

Jim Martin, Co-Chair of the LUART, reported on the Team’s discussions concerning 3 land use applications:

Z0041-11 Z0041-11 - Partition Plat, 14501 SE Laurie Ave.

This application is a reapplication of a previously expired approval to partition the property, which is zoned R-10, into 2 parcels, a 26,897 square foot (sf) parcel with existing home and an 8,000 sf parcel for a new home, each with individual driveway off SE Laurie Ave.

The LUART reported that the application appeared to meet all ZDO requirements. Although there is concern that an application may be made in the future to further partition the larger parcel into 2 parcels, there is nothing to be done about that possibility now.

The LUART plans to ask 2 questions concerning the property (neither effects this application):

1. Is the 8-foot fence around much of the property in accordance with the ZDOs?
2. Is there a home occupancy permit associated with the property which would explain the vehicles parked on the property?

**Resolution 20110309-01: Recommend approval of Z0041-11. (Moved - William Wild, Seconded - Leonard Waldemar)**

The discussion established that the 8,000 sf parcel is acceptable in an R-10 zone if the average parcel size in the partition plat is equal to or greater than 10,000 sf. (The minimum size of a parcel in such a situation is 80% of the zone size (R-10 => 10,000 sf, R-7 => 7,000 sf, etc.)

**Resolution 20110309-01 approved: Aye – 9, No – 2, Abstain – 1**

Aye: Lynn Fisher, Gerald Foy, Richard Jones, Pat Kennedy, Jim Martin, Fred Sawyer, Leonard Waldemar, Chaunda Wild, William Wild

No: Jane Civiletti, Baldwin van der Bijl

Abstain: George Dietz, Eleanore Hunter

Z0052-11 Z0052-11 – Partition Plat for 15115 SE East Avenue

This application would divide the property, which is zoned R-7, into two parcels of approximately 12,000 sf each, one with an existing home and one for a new home site.

The LUART reported that the application appeared to meet all ZDO requirements. The property is located where Silverleaf intersects East Avenue and is a flag lot off East to the west.

**Resolution 20110309-02: Recommend approval of Z0052-11. (Moved - Lynn Fisher, Seconded - William Wild)**

**Resolution 20110309-02 approved: Aye – 12, No – 0, Abstain – 1**

Aye: Jane Civiletti, George Dietz, Lynn Fisher, Gerald Foy, Richard Jones, Pat Kennedy, Jim Martin, Fred Sawyer, Baldwin van der Bijl, Leonard Waldemar, Chaunda Wild, William Wild

No: None

Abstain: Eleanore Hunter

Z0059-11 Z0059-11 Greenway/Principal River Cons. – Joint dock at 15255 & 15311 SE River Forest Drive  
This application proposes a shared dock of total size 696 sf, or 348 sf for each property owner. The maximum size for each dock section (i.e., for each property owner) is 400 sf.

The LUART reported that the application appears to meet all applicable ZDOs.

Discussion raised the following concerns:

- Is it really a shared dock or will one owner actually use it?
- Over time, will the dock remain shared?

**Resolution 20110309-03: Recommend approval of Z0059-11. (Moved – Leonard Waldemar, Seconded – Lynn Fisher)**

**Resolution 20110309-03 approved: Aye – 6, No – 5, Abstain – 2**

Aye: Lynn Fisher, Eleanore Hunter, Pat Kennedy, Jim Martin, Fred Sawyer, Leonard Waldemar

No: George Dietz, Gerald Foy, Richard Jones, Chaunda Wild, William Wild

Abstain: Jane Civiletti, Baldwin van der Bijl

Good of the Order

Cassie Cuzzo, a resident of Oak Grove, who lives on Rimrock, discussed her concern about the impending school district budget cuts and school closures and the impact on her family and on the community.