

**CHAIR:** ELEANORE HUNTER  
**RECORDER:** CATHERINE BLOSSER

**DATE:** 1/27/2010  
**LOCATION:** ROSE VILLA

**DRAFT**

**VOTING MEMBERS PRESENT:** CATHERINE BLOSSER, VALEIRE CHAPMAN, SUE CONACHAN, EDITH COULTER, GEORGE DIETZ, TERRY DOLAN, LYNN FISHER, TOM FOELLER, JERRY FOY, THELMA HAGGENMILLER, ELEANORE HUNTER, JIM MARTIN, CHIPS JANGER, GWION MARK MILLER, ED RIDDLE, PAUL SAVAS, GEORGE SCHNEIDER, SUSAN SHAWN, CHARLIE STEPHENS, LEONARD WALDEMAR EVERETT WILD, WILLIAM WILD,

**GUESTS:** ANNETTE GUARRIELLO, CHRIS HAMILTON, BARBARA CARTMILL, BERNHARD MASTERSON, CHAUNDA WILD, KAROL MILLER, J. MICHAEL READ, DAVID RUELAS, CARLOTTA COLLETTE, KATHRYN MCGOVERN, ASA BERGMAN, SPEAKER FROM US CENSUS.

**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; NIN = Nature in the Neighborhoods.

ITEM	DISCUSSION	ACTION PLAN	DUE DATE	PERSON RESPONSIBLE
		Meeting called to order at 7:02 PM		
<b>Treasurer's Report</b> (Sue Conachan)	<p>Previous balance checking: \$651.52  December collection: \$22  Expenses: \$49  December donations to charities (Annie Ross House, Clackamas Women's Svcs; Operation Santa Claus: \$150</p> <p>New balance checking: \$474.52  Savings: \$5  TOTAL: \$479.52</p>			
<b>Old Minutes</b>	Correction (Jerry Foy): 7,000 SF for auxiliary building not 17,000 SF for the Fred Meyer Fuel Station proposal	Motion to approve with correction: unanimous		
<b>Oak Lodge Sanitary District Report</b> (Michael Read)	<p>Thanked OLCC for their support and part in the community effort to pass the bond measure.  Surface Water program being put together; more definition via Strategic Master Plan, which will also influence direction of OLSD.  Q: how much involved with planning for light rail station?  A. Involved with our drainage system, and we were involved with the NIN grant, which would come to the OLSD to help plan for water issues in the area of the Park Ave. Station. We're also involved with the drainage system for the Trolley Trail</p>			
<b>Census</b>	Goal is to count everyone; asked OLCC to talk			

<p>Census Bureau for our area</p>	<p>libraries and cities are “partners”—they will serve as service centers for people who need help. Extra effort will be made at rental units, those with language barriers. Looking for thousands of short-term employees, so if you need a job, apply on their website <a href="http://2010censusjobs.gov">2010censusjobs.gov</a>.</p>			
<p><b>Light Rail Update</b> (Barbara Cartmill)</p>	<p>BCC needed to get federal document executed that says C Cty. will provide \$25M to the Light Rail project. BCC discussion was that they believed urban renewal would be the most viable method to finance the Park Ave. Station. She is letting other CPOs know. No action being taken now, except to execute the application to the Federal government, in 2012. It does not impact the MAP project, no boundaries will be changing, no jurisdictional changes will be wrapped into the project. Urban Renewal District hasn’t been looked at yet.  Q: Charlie Stephens: There is also a DOT effort going on.  B. Cartmill: It is a planning effort and will be done prior to the completion of the Light Rail project  Paul Savas: There may be a circumventing—MAP is allowed to set boundaries; BCC has said that the MAP process would determine if Urban Renewal was the way to go.  Thelma Haggemiller: I am an opponent to use of Urban Renewal. It is our credit cards that are being used; the \$25M is going to put the Light Rail in, not to do urban renewal projects in the area. Urban Renewal will be topic for upcoming CIA mtg.</p>			
<p><b>Guest Speaker</b> (Carlotta Collette, METRO)</p>	<p>Exciting things going on around here (mentioned the NIN application for the Park Ave. Station grant). Carlotta inherited the Integrated Habitat program of METRO’s. How do we bring back the wildlife; are there</p>			

nature rather than fighting against nature.

Described the competition for the Integrating Habitat that went on in 2008 (design buildings to fit different environmental challenges).

METRO, PSU, OLSD, Urban Green, CPO partnering in the challenge of designing McLoughlin to be an “integrating habitat.”

How can we vitalize Oak Grove to have a small town feeling again? As an illustration, showed Big Box design by reclaiming parking and putting it back into natural area

Comment Paul Savas: Property acquisition will be an issue; tug of war may occur as an effort is made to get every bit out of an acquisition.

A: Work with developers to think more about the environment when designing—community needs to set some conditions and provide incentives.

Q. Eleanore Hunter: How can we go about setting these incentives for our area?

A. Best way is to incorporate as a city, as you would establish your own design plans and codes. If you don’t incorporate, METRO would help have a voice. CPO through MAP in a good position to influence. Portland putting in some flexible building codes to do more innovative design plans. Flexibility encourages small businesses, so they aren’t having to build their own infrastructure (e.g. sidewalks).

Comment: Lynn Fisher: can you talk quickly about density and the “reserve process.”

A: 75-80% want a hard urban/rural growth boundary. If we’re asking communities to increase their density how do get them to do this. One way is to get designs so that transit corridors and density go hand-in-hand. 2040 growth strategy does not touch neighborhoods and does not require that density be put there. Putting the density on McLoughlin but putting

	<p>and desirability of living there.</p> <p>Q: George Schneider: but the traffic is horrendous; we don't need any more traffic caused by increasing density.</p> <p>A. Yes, traffic is a problem, especially if people think they have to each have a car. If public transit is available, that will affect traffic.</p>			
<b>OLCC Committee Applications</b>	<p><b><i>Outreach/Membership, Jim Martin:</i></b> Goal is to let community know OLCC exists, and what we do, and inform people. This will be done via meeting with other groups, door-to-door pamphlets. Needs: volunteers to be on the committee, chaired temporarily by Jim Martin,</p>	<p>Motion to formally create this committee:  1st: Lynn  2<sup>nd</sup>: Susan Shawn  Vote: 19 – 0 - 1  <b>Motion passed; Jim Martin will coordinate first meeting</b></p>		
	<p><b><i>Sustainability Initiative Committee, Ed Riddle:</i></b>  Background: CCTy has a Sustainability Resolution and Action Plan to move County towards more sustainable way of doing business that doesn't make it worse for the future (environment, socially, economically). Goal of OLCC Committee: be able to look at a land use issue and speak in favor of an attribute to move in direction of improving sustainability. Need to educate ourselves, fold into decision-making when looking at land use decisions. Would take our message to the Cty. when appropriate. This will help give us reasons to "say no," or quantify what OLCC wants to see in a certain land use issue. Write up scope of sustainability that we can do here; monitor land use decision making; report findings to OLCC as to findings; use material provided by County, but it wouldn't necessarily limit our understanding of sustainability. Educate community using what we learn.  Q: Paul Savas: economic leg is important—will it have an equal place when considering sustainability?</p>	<p>Motion to formally create this committee:  1<sup>st</sup>: Susan Shawn  2<sup>nd</sup>: Chips Janger  Vote: 20 – 0 – 1 (Geo. Dietz abstained). (Leonard Waldemar arrived late; he voted on this motion)  <b>Motion passed. Ed Riddle will coordinate first meeting</b></p>		

Comment: George Schneider: bring back service district reports. Comment: Terry Dolan: in future, all land use issues will come through OLCC, so more we can educate ourselves regarding how a design can be made more sustainably, we will be contributing more and more. Most of what we have seen with land use issues have been fairly small, but there is a great deal coming.

Comment: Jerry Foy: it would be nice to have some expert on sustainability on this committee

Charlie Stephens: is a sustainability expert  
Annette Guarriello: but, don't overlook our own expertise

Q: Lynn Fisher: have we heard anything about getting Natural Step training?  
A.Eleanore Hunter: Yes. She has been talking with County to get some education regarding "sustainability" and see if we could get the Natural Step training. Also, proposed to Joining Forces to get the training for all the Chairs of the CPOs. Needs: volunteers for this committee

Chair: Ed Riddle.

***OLCC Planning & Zoning, Wm. Wild.***  
Description: We have a history of noting aspects of land use issues that we've taken exception to. In the past we've written our comments and letters to the Planning Dept. We'd like to align our vision better with the desires of the committee.

Q: Land Use Committee just looks at whether or not an issue is in compliance with current ZDOs.  
A: Eleanore Hunter. This committee will gather together what people would rather have for the area—i. e. change a ZDO, put in an overlay district.

Comment: Jerry Foy: but, we have the MAP, and can make comments during land use

Motion to approve committee with name change:  
1<sup>st</sup>: Paul  
2<sup>nd</sup> J. Martin  
Vote: 19 - 0 - 2 (Geo. Dietz, Jerry Foy abstained)  
**Motion passed: William Wild will coordinate first meeting**

committee?

Comment: Chips Janger: i.e. snout house design on Rupert. We wrote a letter, but we didn't have anything to stand on to ever express this kind of development. It did adhere to all the current ZDOs.

Comment: Paul Savas: land use applications often will follow the letter of the ZDO, but this Committee could be pro-active in implementing the changes we need to serve this desire. We waste a lot of time and emotion around what we want and don't have.

Comment: Everett Wild: Another example: Fred Meyer Fuel Station: can't really have a say about not having this put in, as it is OK in the ZDOs.

Comment: Ed Riddle: met with Commissioner Bob Austin about how to change ZDO—only looked at when an issue arises within the community. This Committee would pull issues together, research them, look at applicable ZDOs and make recommendations to change them

Terry Dolan: LUART: through that process, felt need to respect property rights, developers, laws of the land as they exist---sets a predictable environment. That is a mechanical process, but we've been preserving what we've learned from this experience. Has made a spreadsheet on every land use issue that has come before us going several years past. Need to know how to kick certain issues "upstairs" for further action; this committee would serve that purpose.

Tom Foeller: how is the LUART different from this committee?

A.E. Hunter: lets more people work on this issue; focuses on making recommendations to Cty. to actually change ZDOs.

**Comment:** Thelma Haggemiller: make sure the name distinguishes the two committees

	<p>deal directly with the BCC. Ed Riddle asked Barbara Cartmill about whether this committee could work? She agreed in the value of this committee—allows more written record, track it through, Cty. really does collect “squeaky wheel” comments. During budget time, funds would be allocated to changing the ZDOs.</p> <p>Terry Dolan: will make a similar committee application for the LUART.</p>			
<p><b>Land Use Application Review Team</b> (Terry Dolan)</p>	<p><b><i>Z0705-09: Sprint wireless proposes to mount two antennas on a building at Oatfield Estates of 12/29/09.</i></b> Public Hearing Feb. LUART: finds no issue</p>	<p>Motion to approve: 1<sup>st</sup>: Paul Savas 2<sup>nd</sup>: William Wild Vote: 19 – 0 - 2 (Everett Wild and Susan Shawn abstained)</p>		
	<p><b><i>Proposed amendments to ZDO 806- Home Occupation to Host Events:</i></b> To allow tents for 24 hours for events, one event at a time. Applies in ag/farm/timber districts; issue may be traffic flow</p> <p>Annette: it may relate to us--for closing off streets for festivals, etc.</p> <p>T. Dolan: Is there another ZDO that applies to unincorporated areas?</p> <p>Paul Savas: Proposes OLCC bows out of commenting on ZDO 806</p> <p>Leonard Waldemar: this just brings the language up to par with other ZDOs.</p> <p><b><i>ZDO 822 – Home Occupations.</i></b> Minor and major home occupation. Incidental use of building where resident is only “employee.” Major assumes large number of “employees.” This ZDO change is to protect rural area to (2 and 5 acre minimums affected) include noise, fumes, storage, traffic, compatible use, mitigate impacts PC Fe. 8<sup>th</sup>, 6:30 PM Hearing</p> <p>Paul Savas: E.g. man wholesaling cars on his property with no employees in OL area. Does this deal with that?</p> <p>Jerry Foy: yes, but goes back to enforcement. Was in violation, but tough to enforce.</p>			

	<p>cars is not a home occupation. Enforcement still in question.</p> <p>Thelma Haggenmiller: when does this change, when approved, go into effect? Will people be notified when ZDO changes? Vetted by holders of current permits?</p> <p>T. Dolan: don't know. Thelma wants the answer---refers people to Cty. website</p>			
	<p><b><i>Cutting of 14 conifers at 6115 SE Harmony Rd.</i></b></p> <p>Planning Dept. visited site and noted that a stream buffering plan needed to be filed before any further activity could occur. We asked for copy of “plan” and to learn how Cty. works through this sort of issue. There is no development/land use plan for this area. Example of the tree cutting loophole; tree ordinance is hoping to close loophole.</p> <p>Paul Savas: need to mandate creating buffer between residential and commercial areas.</p>			
	<p><b><i>City of Milwaukie application for “time extension” for development of mini-storage units at 5945 &amp; 5965 SE Harmony Rd.</i></b> Is one property over from above. Storage unit already approved for this property by City of Milwaukie, but 2 year limit ran out. Milwaukie wants variance for time. No neighborhood association in this area, and they asked OLCC comment. City pleased with stream buffering plan of developer; this will help us learn how Milwaukie deals with this.</p> <p>Chips Janger: have plans already been approved? How many trees are to be cut down? Setbacks standard or asking for variance to these?</p> <p>T. Dolan: looked like not a lot of trees to be cut. Developer has asked for nothing extra.</p> <p>Jerry Foy: we could say 50 ft. setback from stream not enough—ask for 150 ft.</p> <p>Chips Janger: can we say “yes” with these conditions (150 setback; limit tree cutting)</p>	<p>Motion to approve time extension 1<sup>st</sup> Lynn Fisher 2<sup>nd</sup> Jerry Foy</p> <p>Proposal to amend above via sending a letter from William Wild to request a wider buffer (go from 50 ft. to 150 ft).</p> <p>1<sup>st</sup> Jerry Foy to amend regarding Wm Wild's committee 2<sup>nd</sup> Susan Shawn Vote: 15 for 4 against (V. Chapman, C. Stephens, E. Wild, Wm Wild) 4 abstained (Edith Coulter, Thelma Haggenmiller, Paul Savas, Terry Dolan)</p> <p><b>Motion passed: Wm. Wild's committee will write letter</b></p>		

	<p>watershed---wider the better.</p> <p>Charlie Stephens: Approved prior to NIN 2008, so we could comment about waiting for new set of rules.</p>			
	<p><b>Review appeal of County's decision to accept fee-in-lieu of sidewalk construction for partition on Kellogg Ave (Zo443-09):</b> Paul well prepared at Hearing. Hearings Officer will take more time for input to decide, especially on ZDO 1007. Probable outcome known in about 5 weeks.</p>			
<b>Public Comment</b>	<p><b>Park Ave. Max Station Citizens Advisory Committee: Valerie Chapman:</b> terminus for Park Ave. Sta. needs more land to accommodate ingress and egress---number of parking spaces has to be decreased to do this. Matter of where people will park for overflow--probably will spill over in residential neighborhood.</p> <p>Paul Savas: has ADA been addressed, given the grades involved in that station?</p> <p>Valerie: yes, being taken into consideration</p> <p><b>Milwaukie Elks: George Schneider.</b> We are a resource for the community: 630 families served with meals over Christmas; children going to school hungry, and Elks are feeding some for breakfast. Need more members.</p>	<p>Claudia will be coming to next OLCC meeting to discuss this further</p>		
<b>General Announcements</b>	<p><b>Park clean-ups:</b> Feb 11<sup>th</sup> Stringfield Park 9-1 PM; Feb. 23<sup>rd</sup> Risley Park 9-1</p> <p><b>CIA:</b> Feb 10<sup>th</sup> at Rose Villa No. Clack Parks plans for Trolley Trail will be featured</p> <p><b>Tree Ordinance before Planning Commission:</b> March 22 6:30 PM Public Hearing</p> <p><b>Open Mike:</b> Jan. 30th</p> <p>Paul Savas: <b>seat on C4</b>, bylaws approved; BCC will select 2 people (one is an alternate). Three applicants.</p>			
	<p>Next OLCC meeting: Feb. 24, 2010</p>	<p>Meeting adjourned 9: 05 PM</p>		

