

DRAFT – Meeting Minutes – DRAFT

General Business Meeting
Oak Grove Community Council - July 25, 2018
Performing Arts Center at Rose Villa
13505 SE River Rd., Oak Grove

VOTING OGCC MEMBERS PRESENT: 38

Tom Andrews, Mary Bailey, Bob Bohannon, Carol Bosworth, Patt Callender, Renae Campbell, Ron Campbell, Susan Cassuto, Kathleen Chapman, Diane Chown, Jane Civiletti, Trisha Claxton, Sue Conachan, Dave Dobak, Jan Dobak, Josphe Edge, Gene Fifield, Lynn Fisher, Dave Gray, Annette Guarriello, Thelma Haggemiller, Joan Hamilton, Fallon Kraxberger, Leta Kriens, Ron Kriens, Jan Lindstrom Valerio, Jim Meyer, Paul Savas, Fred Sawyer, Casey Snoeberger, Sharon Sullivan, Fred Swingle, Mina Swingle, Baldwin van der Bijl, Marilyn Wall, Greg Wenneson, Chaunda Wild, Bob Zimmer

NON-VOTING OGCC MEMBERS PRESENT: 15

Pixie Adams, Jeannine Defeyler, Bridget Downey, Donna Dreis, Ginger Fink, Andy Gerzel, Louella Gordian, Anna Hoesly, Troy Kerth, Melvin Landis, Sandra Landis, Laurel Lee, Leander McCormick (? name?), Jason Schreppel, P. Ramirez (can't read name)

VISITORS & GUESTS: 3

Kathryn Krygier, Bob Judd, Scott Archer

7:00 **Welcome, Introductions and Officer Reports**

- Treasure's Report - Chaunda Wild reported a Checking Balance of \$2,870.
- Secretary's Report - Joan Hamilton asked if there were any additions or corrections to the June Meeting Minutes. As none were noted, the minutes were so approved.

7:15 Topics:

- **Local Business Owner: Portland Music Company Andy Gerzel**, General Manager provided a brief overview of the history of Portland Music Company. The first store opened in Portland in 1927. He related a company phrase, "Even the richest kid is poor without music!".
 - o The new store is located at 16610 SE McLoughlin Blvd. store having recently moved from SE Martin Luther King Blvd. There are a total of 4 Portland Music Co. locations.
 - The store sells sheet music and rents, sells, and buys musical instruments.
 - Portland Music Company will have a booth at the Oak Grove Trolley Trail Fest.

- Gerzel announced the McLoughlin **GRAND OPENING Sat. July 28th 10am - 6pm**. There will be games, prizes, in-store product demos, and a secure a ticket for great prizes!
- **Rose Villa construction: Bob Judd**, Dir. of Campus Development presented slides describing the development phases. Phase 1 is now complete. Judd described the current Phase 2 work/plans and Phase 3 future.
 - o Phase 2 is currently in progress has 4 new neighborhoods. Will be complete in spring of 2019
 - North Pocket neighborhood - 18 new homes with sizes from 1,050-1,685 sq ft
 - Garden Grove - 10 new homes adjacent to the community garden
 - The Oaks - Net Zero Neighborhood - 12 homes solar powered - architecture that creates as much energy as they use.
 - Creative Arts Bldg - Art space for residents - 2 residential lofts on the upper floor
 - o Phase 3 - Rebuild of Health Center
 - o Q&A - During Phase 2, River Road sidewalks will extend from Southern most part of the project to Wild Rose Drive. At the completion of Phase 3, there will be sidewalks the entire length of the Rose Villa property on River Road
- **North Clackamas Parks and Recreation District: Scott Archer**, Director of NCPRD provided an overview of the history of the Concord property and Oak Lodge Library Task Force whose purpose is to determine uses of the Concord property and make recommendations to the BCC.
 - o Task Force for the Concord property and Oak Lodge Library - Will be composed of 15 members: 9 from North Clackamas Parks and Recreation, 5 from Oak Lodge Library, 1 from Gladstone Library
 - Archer reported they are seeking applicants with expertise and/or professional experience in architecture, park planning, historic preservation, early childhood education, arts and more APPLY NOW at <https://clackamas.us/community>
 - County Commissioners will appoint the task force members
 - o Hire project manager - Archer noted a project manager will be hired to guide the project all the way to completion. There is a lead candidate currently in the interview process.
 - o Potential Partnership with NCPRD and School Districts are exploring the possibility of adding PARKS to our park-deficient neighborhood. NCPRD and School District are looking into collaboration on improving park space in the following areas:
 - North Clackamas School District / New Urban High School
 - Oregon City School District / Jennings Lodge Elementary School -

- Boardman Wetland Area - Archer provided update on the good progress made here.
- **LUART: Joseph Edge** provided an update on the current Land Use applications. See the [LUART Review 7-25-2018.pptx](#) to see the presented slides.

- **ZOO67-18 ZOO68-18** 4421 SE Pinehurst Ave

17 Lot Planned Unit Development (4.5 acres)

OGCC: Meets Criteria (Edge noted that the developed surpassed the criteria)

Status: Approved 7/24

- **ZO243-18** 4421 SE McLoughlin Blvd @ Vineyard Rd

Addition to U-store Self Storage

OGCC:

Status: Still Pending

- **ZO285-18** 15870 SE McLoughlin Blvd

Remodel - McDonald's

OGCC:

Status: Still Pending

NEWEST LAND USE APPLICATIONS

- **ZO325-18** 14885 SE Laurie Ave

Home Occupation - Hair Salon renewal

OGCC: Under Review

Status: Pending

- **ZO349-18** 14601 SE Rupert Dr

Variance - Duplex

OGCC: Under Review

Status: Pending

• **ZO329-18, ZO330-18, ZO331-18,** 6364 SE McNary Rd

Zone Change, Subdivision and Conditional use (4.25 acres) Developer proposing 4 alternative plans.

OGCC: Under Review

Status: Pending

Response due: 8/22

Hearing date: 8/30

- **Update on OGCC web site: Jan Lindstrom Valerio** demonstrated the new and improved OGCC website. Lindstrom noted improvements and fixes are in progress, specifically the correction of access to the website through handheld devices.
 - A member asked that School District information be added to the website and Lindstrom agreed to do so
- **Update on Evangelical Retreat Center & Lennar Development: Baldwin van der Bijl** - reported there are funds (\$200,000) to move and upgrade the chapel but apparently this is not enough to properly accomplish the task and maintain the chapel. If no entity steps in to adequately fund the project, the chapel will be demolished.

8:35 New Business & Public Comment

- **Paul Savas reported on HB 2017 bill for tolling** - State referendum expected on ballot in November - noting that there is currently no funding for an added lane on I-205
- **CERT - Greg Wenneson** reported the Fire District is moving forward with plans to make CERT another branch of the Volunteer Corps.
- **Fred Sawyer announced progress on Safe Routes to School** - Funding approved at \$80,000 - \$100,000 for sidewalk improvements
- **Fallon Kraxberger** reminded us of the **Oak Grove Trolley Trail Fest August 18th!!**

8:45 Meeting Adjourned

Future OGCC Meetings – 7 p.m. at Rose Villa Performing Arts Center:
Aug. 22, Sept. 26, Oct. 24

Future OGCC Board Meetings - 6:45 p.m. at Oak Lodge Fire Station
Aug. 2, Sept. 6, Oct. 4