

OGCC General Meeting Minutes

MODERATOR: Fallon Kraxberger

DATE: Sept. 27, 2017

RECORDER: Joan Hamilton

LOCATION: Performing Arts Center, Rose Villa

VOTING OGCC MEMBERS PRESENT: 48

Mary Bailey, Gary Blair, Cathie Blosser, Bob Bohannon, Carol Bosworth, Patt Callender, Ron Campbell, Kathleen Chapman, Valerie Chapman, Jane Civiletti, Tom Civiletti, Sue Conachan, Dave Dobak, Jan Dobak, Terry Dolan, Joseph Edge, Sue Gary, Dave Gray, Janice Green, Annette Guarriello, Thelma Haggemiller, Joan Hamilton, Tom Hogan, Eleanore Hunter, Chips Janger, Pat Kennedy, Fallon Kraxberger, Leta Kriens, Ron Kriens, Jim Martin, Jim Meyer, Brenna Monahan, Linda O'Malia, Carol Powers, Paul Savas, Fred Sawyer, Mike Schmeer, Al Scott, Sharon Sullivan, Fred Swingle, Mina Swingle, Karen Tandy, Will Vinton, Baldwin van der Bijl, Deborah Wheeler, Nancy Whitley, Chaunda Wild, Bob Zimmer

NON-VOTING OGCC MEMBERS PRESENT: 14

Tom Andrews, Susan Cassuto, Jason Ellerby, Julie Harguth, Judith Harlan, Robert Krause, Jan Lindstrom, John Little, Toni Mikel, Linda Seals, Mike Shawhan, Steve Tandy, Peter Winter, Bruce Wilson

VISITORS & GUESTS: 9

Bob Dilallo, Will Farley, Connie Krause, Lee Laurel, Rep. Karin Power, Barry Shapiro, Barbara Siddall, Don Siddall, Carol Williams,

Welcome & Officer Reports:

Welcome - Fallon Kraxberger, newly elected Vice Chair of OGCC, began the meeting at 7:05 pm.

Treasure Report - Chaunda Wild reported the Previous Month Checking Account Balance was \$2,475.96 and after donations, the ending balance was \$2,509.96.

The box for member contributions was then circulated.

Secretary Report - Joan Hamilton verbally amended the Aug. 23rd OGCC General meeting minutes by adding the beginning and ending balance of Treasure Report. This addition will be made to the written minutes. No further corrections were made to the minutes so the Aug. 23, 2017 were accepted as written.

Topics:

1. **Update From Salem: Representative Karin Power (Dist. 41)** Rep. Power spoke enthusiastically about her first term and noted that the majority of legislative efforts this year had been bipartisan with both parties generally working for the better interests of all Oregonians. As an attorney specializing in environmental issues, she said she had been assigned to the environmentally focused committees.

Rep. Power provided details on legislation work on Health Care, Education, the Oregon Budget and she discussed the current challenges in paying for important education programs such as Outdoor School and Techni-

cal Schools. She explained her interest in implementing a Cap & Trade program with California and Washington to figure out a way to use the proceeds in that program to help fund necessary programs.

For additional information on the 2017 bills, visit <http://www.oregonlegislature.gov/power> or email her directly Rep.KarinPower@oregonlegislature.gov

- 2. How to make long term positive changes for Oak Grove (e.g size, shape and location of 3 story 1 acre footprint Self-Storage Facility):** Baldwin van der Bijl introduced this topic by noting the Sept 20th Clackamas Review Opinion Letter penned by OGCC voting member, Gary Blair <http://pamplinmedia.com/cr/28-opinion/372541-255138-letters-for-sept-20>. Blair's letter reflects the community's frustration of having a 3 story ,1 acre footprint storage building planned to be built on Oak Grove Blvd property across from Fred Meyer.

Baldwin suggested we break into groups to discuss how to improve our sense of community control over the zoning and development decisions taking place in Oak Grove. After 15 mins of discussion, each group reported on their top suggestions noted here:

Public Input by Table listed here:

Table 1

- Abandoned houses
- Property use regulations
- Safety for kids walking to school
- Greater variety of businesses
- Livable space w/ low rent
- Community gardens
- Large should have county map available

Table 2

- Implement the 5 components of the McLoughlin Plan i.e. Take the guiding principles of the Plan and use them as policy in making any ZDO's
- Squelch development
- Public transportation / also, no public transportation expansion
- Address growth in the area, county, state

Table 3

Conform to MAP I, II, It & Vision – Values
Incorporate!

Table 4

Fine/tax on empty buildings after 2 years
Limit or restrict future car lots
Maintain current density limits on acreage
1 off street parking space / resident with new construction
More money for human services
Tree ordinance

Table 5

ADU's

- Reduce limits on size
- Waive SDCs for 1 bedroom ADU

Habitat

Wildlife corridors
Riparian buffers (WQRA)
Habitat conservation area (HCA)
& Stronger protections

Lot dimensions & yard setbacks too small

McLoughlin Area Plan & Adopt!

Historic Resources & Stronger protections

Tree Ordinance

Save trees
Add new trees / expand canopy
Tree fund

Public access to river!

& New parks
& River path or trail

Table 6

Flex lots – need to keep neighborhood integrity
HGT. restrictions in area -> institutionalize MAP in ZDOs
Look at ZDO encouraging density within ½ mile of transit +
“shopping” (Shopping does not mean car lots rather than business-
es supporting living) -> put density along McLoughlin Blvd
Look at every ZDO where there is language “at planning depts discretion”
and “if not feasible” (e.g. solar, tree saving)
Zoning on McLoughlin away from strictly commercial to accommodate
housing + other uses that reflect Comp Plan.

Write ZDOs to reflect Comp Plan

Table 7

Mixed use commercial housing above density

Less industrial

What happened to visioning? -> Guiding principles / mission statement

Focus on McLoughlin corridor vitality

Stronger code enforcement - implementation

More pedestrian friendly / safety

Better buffers / transitions between high – density & lower density zones

More tree planting requirements

More traffic impact studies

Footprint ratios for new apartment complexes & parking lots to preserve green space

Friendlier to ADU development on large properties

Possible design review committee

More constituent say in decisions

Table 8

Adequate parking provided for residential units

Tree ordinance overlay (preservation of tree canopy)

Table 9

McLoughlin Area Plan implemented / or overlay

Overlay / special zoning for Park Ave Max Station. Something to promote businesses & housing & jobs. Include for any future max / transit stations south of Park Ave.

Reduction of used car lots

Regulations should allow Co. Commissioners to overrule ZDOs when public sentiment is strong.

Include rules similar to cities for trees, housing density, nuisance property, etc.

Table 10

Safety. Better pedestrian walkways

Ex. Risley, Boardman, Oatfield

Big trees

Protect & preserve big trees

Zoning & city

- Better planning of businesses
- Business built right next to sidewalks should have aesthetic standards, requisites, landscaping, etc.
- Less industrial on McLoughlin

3. **Trolley Trail Association Halloween Fest.** Oct 28th Fallon
Kraxberger announced this family event.

Date: Saturday, Oct. 28, 2017

Time: 4:00 - 6:00 pm

Place: Oak Grove United Methodist Church - 147 SE Rupert Dr

Features: Indoor Trick-or-Treating, Pumpkin Art Display, Messy Crafts, \$5 Hotdog dinner, Non-perishable Food Drive, Memorial Ancestors Candle Lighting

LUART: The slides Mike used to present the LUART segment are attached.

1. Z0235-17-D 3260 Oak Grove Blvd - Oak Grove Storage

Type: Design Review

OGCC appealed the development at the hearing on Aug. 10th.

Status: Hearings Officer APPROVED with conditions

Discussion - There was considerable discussion about the negative impact this facility might have on the Oak Grove community but it appears the existing zoning allows such a structure.

Motion - Annette Guarriello proposed, seconded by Will Vinton, a motion which after discussion states: **OGCC to appeal the Hearings Officer's decision of approval, with conditions, of application Z0235-17-D, the proposed mini-storage warehouse at Oak Grove Blvd and Kellogg Avenue, upon the advice of a professional attorney or law student that the appeal may be warranted.**

Motion was approved by the voting members of OGCC:
45 -Yes, 3 - No 0 - abstain

2. ZO361-17 - 14928 SE Oatfield Rd,
Type: Demolition of Historic Philip Oatfield House
OGCC: None
Status: Demolition Approved
3. ZO426-17 15314 SE Rupert Dr
Type: 4-10 Lot Subdivision "Berry Meadows"
OGCC: Recommended conditions
Status: Under review

4. ZO449-17 6420 SE Mabel Ave -
Type: Steep slope review, SFH in HCA.
OGCC: Response submitted for 9/6 review.
Status: Approved, with conditions included to ensure that stormwater runoff during and after construction are adequately managed onsite. Applicant was required to demonstrate that subject site is considered "buildable" due to the steep slope, and the approval criteria was satisfied.

5. PD 2017-001 (Milwaukie) Turning Point Church property
Type: 13333 SE Rusk Road, 92 dwelling planned development.
OGCC: expressed concerns
Note: Applicant cut the design from 92 to 78 dwellings and redesigned plans such that 23 houses were no longer under HCA Review.
Status: Approved by Planning Commission. Another **City council hearing is Sept 26, 6:0 pm**

New Business & Public Comment:

Neighborhood Livability Project Meeting: Gary Blair announced the next meeting: **Oct. 10th 6:30pm at the Firehouse** on Oak Grove Blvd.

Toni Mikel Property on Trolley Trail: Toni Mikel announced that with the aid of an attorney, the Clackamas County/NCPRD has agreed to allow vehicle access across the Trolley Trail into her property until the lawsuit is sorted out.

Adjourned - 9:05a pm

Next Meetings:

Future OGCC Meetings 7:00 PM - Performing Arts Center Rose Villa
Oct 25 Dec 6

Future OGCC board meetings 6:45 PM - Oak Lodge Fire Station
Oct 5 Dec 14

Corrections and Additions:

If you have corrections or additions to these minutes, please send to Joan Hamilton
email: jhamilton@oakgrovecpo.org cell 503 360-4711