



# Oak Grove Community Council

## Regular Council Business Meeting January 27, 2021 Minutes

**What:** Regular Council Business Meeting  
**When:** Wednesday, January 27, 2021 - 7:00 p.m. to 8:15 p.m.  
Social time - After conclusion of business meeting  
**Where:** Zoom / phone in

### **VOTING MEMBERS IN ATTENDANCE: 28**

Bob Bohannon, Susan Cassuto, Valerie Chapman, Jane Civiletti, Tom Civiletti, Sue Conachan, Jeanine Defyler, Dave Dobak, Jan Dobak, Joseph Edge, Gene Fifield, Thelma Haggemiller, Tom Hogan, Pam Horan, Eleanore Hunter, James Troy Kerth, Mark Knudson, Jan Lindstrom, Jim Meyer, Gwion Miller, Rich Nepon, Linda Newbloom, Karen Olberding, Fred Sawyer, Al Scott, Casey Snoeberger, Baldwin van der Bijl, Greg Wenneson

### **NON-VOTING MEMBERS IN ATTENDANCE: 3**

Mark Elliott, John McCormick, Kathy Najdek

### **VISITORS / GUESTS IN ATTENDANCE: 5**

Elvis Clark, Martha Fritzie, Jennifer Hughes, Rose Ojeda, Ellen Rogalin

### **BOARD MEMBERS IN ATTENDANCE:**

Joseph Edge, Valerie Chapman, Jane Civiletti, Jan Lindstrom, Jim Meyer, Rich Nepon, Greg Wenneson

6:50 - 7:00 Connect to Zoom

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

- December 2nd Meeting minutes + membership update  
Secretary Jan Lindstrom announced that she has posted one year of OGCC general meeting minutes to the website ([www.oakgrovecpo.org](http://www.oakgrovecpo.org)). Additional board meeting minutes to come.
- Treasurer's update  
Treasurer Jane Civiletti announced that we donated \$500 in December to the Milwaukie Lyon's Club for their holiday food drive. There have been no contributions to the OGCC bank account since September. Anyone who may be interested in donating to the Council may do so by depositing it into our OnPoint Credit Union account by asking any teller. The balance is now \$1,712.38.

- Announcement of candidates for February OGCC board election  
Chair Joseph Edge announced that nominations have been received for the February OGCC Board of Directors election. Nominations are:
  - **Joseph Edge** for Chair
  - **Valerie Chapman** for Vice Chair
  - **Jane Civiletti** for Treasurer
  - **Secretary:** **Position open for nominations**
  - **Mark Elliott** for Director at Large
  - **Jan Lindstrom** for Director at Large
  - **Rich Nepon** for Director at Large

**Program:**

- **Clackamas County Housing Strategies Phase 1**

*Martha Fritzie, Principal Planner*

Martha gave a 30-minute presentation on the causes of the current housing crisis and why housing has become less affordable. A limited supply is exacerbating the issue. To better understand the issues, the BCC contracted with a consulting firm to undertake a housing study. There are recommendations for potential zoning changes in commercial areas that could support development of more housing, more variety of housing and more affordable housing.

In 2019, the Oregon legislature passed HB2001; it has to do with middle housing and different housing types. Related to that, the county has developed a three-phase strategy that looks at factors affecting the development of multi-family housing, including parking requirements, density and zoning. There's a short supply of residential land, but plenty of commercial land that does not have the same density and height restrictions.

The BCC has approved the strategy and it is in phase one. They have put together a working group of 16 members with staff support. The group includes architects, developers of affordable housing and senior housing, housing advocates, and other experts.

There is general support to increase density, but not to completely remove it. There are implications for land prices. The BCC is considering increasing density, but hasn't landed on a specific number. Currently, multi-family developments require 1-1/4 to 1-3/4 parking spaces per unit. There's no parking ratio in the code for studio apartments. Household income is strongly tied to vehicle ownership and proximity to the light rail station reduces the need for parking. The consideration for changing the parking ratio can be tied directly to affordability or the location of the development.

There are also concerns about where people would park in neighborhoods if parking requirements are reduced. For more information, visit

<https://www.clackamas.us/planning/hb2001>

- **McLoughlin Blvd. Safety Corridor Project**

*Fred Sawyer, OGCC rep to MAP-IT*

Fred Sawyer, a former ODOT engineer, has been working on and is proposing the membership support the McLoughlin / OR99E Safety Corridor Project. The recommendations are to:

- Install a new pedestrian island / RRFB (rectangular rapid flashing beacon) at the Fred Meyer gas station bus stop
- Close the Silver Springs bus stop
- Relocate the southbound bus stop at Holly to the far side of Courtney
- Combine bus stops at Maple and Walnut mid-block with a pedestrian island / RRFB
- Combine bus stops at Silverleaf and Risley mid-block with a pedestrian island / RRFB
- Infill remaining gaps in sidewalks

**MOTION:** **Eleanore Hunter** made a motion that the OGCC support Fred's solution for the McLoughlin Safety Corridor Project as proposed. **Valerie Chapman** seconded. The **MOTION passed** with 0 NOs, 2 abstentions and the remainder voting YES.

**MOTION:** Fred Sawyer moved that the OGCC support the Clackamas County Commissioners' unanimous vote asking Commissioner Mark Schull to resign. Jim Meyer seconded. The **MOTION passed** with 2 NOs and the remainder voting YES.

**Committee updates:**

- **Concord School/Library** – Jan Lindstrom

The BCC approved the Concord School / Oak Lodge Library plan as submitted to them on Jan. 14, which is option 2, the option favored by the task force and the majority of those who took the community survey. Task force meetings will resume sometime in March. We will announce the date as soon as we have it.

- **McLoughlin Area Plan Implementation Team (MAP-IT)** – Joseph Edge

MAP-IT officer elections take place at the next meeting. Ed Gronke is the nominee for Chair and Fred Sawyer is the nominee for Vice Chair.

- **Park Avenue Community Project** – Valerie Chapman

The committee gave their presentation to the Planning Commission on Jan. 11. The BCC is planning to meet with business and property owners on Feb. 17 to address their concerns. The next phase will be public comment.

**Schedule review:**

- Future OGCC Meetings - 7 pm at Zoom:  
Feb 24, Mar 24, Apr 28
- Future OGCC Board Meetings - 6:45 pm at Zoom:  
Feb 1, Mar 1, Apr 5

8:37 **Adjourn**