

---

# Oak Grove Community Council

## Regular Council Business Meeting

### DRAFT Meeting Minutes

September 22, 2021 7:00-9:00pm; Zoom Virtual Meeting

---

**Board Members in Attendance:** Valerie Chapman, Mark Elliott, Jane Civiletti, Rich Nepon, Joseph Edge

**Apologies:**

**Other:** Danielle Lohmann (acting secretary)

**Attendees**

**Voting Members:** Blackmarr, Anatta; Bohannon, Robert; Callender, Pat; Conachan, Sue; Dobak, Dave; Fifield, Gene; Knudson, Mark; Miller, Gwion; Savas, Paul; Snoeberger, Casey; Van der Bijl, Baldwin; Elliott, Mark; Hogan, Tom; Newbloom, Linda

**Non-Voting Members:** Civiletti, Tom; Wolf, Suzanne; Simons, Chris; Smith, Jenna; Simons, Tori; Jeleniewski, Mark

**Guests:** Schulman, Neil

Agenda Item	Action
<b>Welcome, Introductions, Officer reports</b>	Acting Secretary's Update: August meeting minutes will be shared in the newsletter; you can send necessary corrections back via e-mail. Treasurer's Update: No changes from last month Total in account: \$1638.38

**North  
Clackamas  
Watersheds  
Council**

Presented by: Neil Schulman

- Joseph Edge, Bob Bohannon are board members also in attendance
- Goal: restore our wildlife in and along waterways
- Non-regulatory authority with no property ownership. Non-profit focused on the ground restoration, science, policy & planning, community engagement, Kellogg Dam removal advocacy.
- How you can help:
  - Join email list (<http://eepurl.com/bU0Yir>)
  - Volunteer (projects, task forces, committees)
  - Donate ([ncwatersheds.org](http://ncwatersheds.org))
  - Native Plant Sale: October 15-16 ([sign up](#) to volunteer)
- After the presentation, attendees asked questions regarding
  - How to volunteer or get involved (links shared above)
  - Impacts from new development and increased density: It's possible to do both through things like pervious pavement, bioswales, and other green infrastructure (pervious pavement is in place at Milwaukie Bay Park, for example). Retrofitting gray infrastructure is also important.
  - Is building in ways that support aquatic wildlife restoration more costly? It's more a new way of thinking, upfront cost can be a little higher, but savings is seen due to the reduced need for stormwater treatment.

<p><b>Land Use Application Review Team</b></p>	<p><b>Presented by:</b> Joseph Edge Whipple Subdivision - Z0334-21-SL - 16305 SE OATFIELD RD</p> <p><b>Recommendations:</b></p> <ul style="list-style-type: none"> <li>• Revise plan to preserve trees</li> <li>• Whipple/Gordon intersection design needs a clear line of sight and should address pedestrian traffic.</li> <li>• Geotechnical report uses 6-10 units, however 12 units are proposed. Recommendation is to update report or amend proposed units. Important as this is a historical landslide risk area.</li> <li>• Slope stability evaluation in the geotechnical report indicates serious earth movement risk. Recommend strict compliance with recommendations in the report. Reduce forest loss to help manage/mitigate landslide risk.</li> <li>• Neighbor reports indicate seasonal streams and wetland area. Recommend a wetland/watercourse survey during rainy season to determine if a WQRA permit is needed.</li> </ul> <p>Questions were taken:</p> <ul style="list-style-type: none"> <li>• Valerie: is it possible to recommend “no build” with the condition that it would be considered if the recommendations were adhered to? Joseph does not believe that it is possible to do this under current code.</li> <li>• Mark Jelieniewski stated that he would like to see a total clearcutting of the trees avoided if possible given that people in surrounding area have existing water issues in their homes. Is it possible to reduce to 10 lots? Joseph: the code requirement for re-zoning is 11 lots without a variance.</li> <li>• Casey Snoeberger proposed leveraging NCPRD, federal, state funds to see if it was possible to develop park on some of the land to preserve some green space. Believes county government could be more proactive here. Additionally, could the group get ahead of things like this by evaluating properties going on the market / new to the market as “subdividable”? It might be possible to compel sellers to put restrictions on the sale that would preserve trees. Might work since people selling land often have links to the communities.</li> <li>• Jenna Smith asked to clarify that this was not a governance action but was a summary of recommendations (confirmed)</li> <li>• Robert Bohannan: the trees here are old and absorb a lot of water, which means the geotechnical report needs to be updated to reflect the impacts from that action.</li> <li>• Paul Savas: discussed permitting department’s role at the county level. There’s an established process that is followed. Cannot veer</li> </ul>
--	---

**Committee Updates**

**Oak Lodge Water Services** (Mark Knudson): has made progress to migrate from a district to an authority. This is a long process; BCC has authority to pass or refer to voters. Plans to present in detail at the Dec 1 meeting

**CERT** (Rich Nepon via Greg Wenneson): 2021 has been mostly Covid test/vax support. Over 1800 hours supporting this effort. Public training has been limited due to distancing. Did some CPR/AED and First Aid certification training before shutting down again. Five members were added through FEMA approved training through Univ of Utah.

Training and exercises have been focused on communications: Obtained 20 GMRS personal radios through UASI/FEMA grant provided through Clackamas Fire District #1. A \$1200 grant for GRS repeater from Halloran Foundation is likely. This allows teams to communicate from North Oak Grove to Gladstone. Rose Villa will host this repeater. CERT expressed thanks to Rose Villa and the Halloran Foundation. The FEMA grant is a one-time event as is the Halloran grant. CERT is self-funded, so any financial contributions are welcome.

E-mails to inquire about donations: [gregwenn@sonic.net](mailto:gregwenn@sonic.net) , or through Gregg [Ramiraz@clackamasfire.com](mailto:Ramiraz@clackamasfire.com)

**Concord School Update** (Mark Elliott)

Mark shared key points in a presentation that he received earlier this month. There is a \$10.3M funding gap for the Community Center while the County library has a gap of \$0.1M. As a result, the project has been placed on a brief hold so that NCPRD can determine strategies to align budget with funding.

Options include: re-engineer to save money (value engineering), scope reduction, delivering the project in phases, pursue additional funding sources.

Next steps: General contractor has been hired to provide oversight and recommend additional cost savings opportunities and evaluate strategies.

Options to be presented to BCC & NCPRD Board by mid-November.

**Economic Development Commission** (Valerie Chapman): 72% of jobs recovered. Still finding it hard to find people to hire. Wages compared to cost of living are a challenge. Also, people are restricted because they can't find adequate childcare.

**North Clackamas Parks & Recreation District Advisory Committee**

(Annatta Blackmarr): looking to ramp up public involvement with NCPRD. Hoping to set a parks board set up in each sub-area. Milwaukie has their own parks board, so Annatta started (today) attending these meetings learn about how they operate.

<b>Announcements</b>	Current recruitments: Tourism Development Council is due 9/23, remainder of opportunities will be sent in the follow-up e-mail.  County Parks Dept still has an opening on their advisory board. An announcement will be going out soon on the ClackCo website.
	<b>Upcoming meetings:</b> Oct 27 (Oak Lodge Governance Project), Dec 1 (combined Nov/Dec meeting) Oak Lodge Water Board, Jan 26, 2022 Next Board Meeting is Oct 4