

## OAK LODGE COMMUNITY COUNCIL MEETING

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

**DATE:** 7/28/2010  
**LOCATION:** ROSE VILLA

**DRAFT**

**VOTING MEMBERS PRESENT:** CATHIE BLOSSER, JANE CIVILETTI, SUSAN CONACHAN, EDITH COULTER, GEORGE DIETZ, TERRY DOLAN, LYNN FISHER, JERRY FOY, ANNETTE GUARRIELLO, THELMA HAGGENMILLER, ELEANORE HUNTER, JIM MARTIN, GEORGE SCHNEIDER, EUGENE SCHOENHEIT, BALDWIN VAN DER BIJL, LEONARD WALDEMAR, CHAUNDA, WILD EVERETT WILD, WILLIAM WILD.

**GUESTS:** BARBARA CARTMILL, RICK DYER, MIKE MCALLISTER, FRED NELLIGAN, CAROL POWERS, PAT RUSSELL

**KEY:** LUARC = Land Use Application Review Committee; OLCC = Oak Lodge Community Council; PD = Planning Department; F/U = follow up; Re = regarding; MAP =

McLoughlin Area Project; LU = land use; .McL = McLoughlin Blvd; CCty = Clackamas County; OG = Oak Grove; ped = pedestrian; EIS environmental impact statement;

RFP = request for proposals; NCP & R = North Clackamas Parks and Recreation.

ITEM	DISCUSSION	ACTION PLAN	DUE DATE	PERSON RESPONSIBLE
		Meeting called to order by Eleanore Hunter at 7:12 PM		
<b>Treasurer's Report (Sue Conachan)</b>	Previous checking: \$579.58 June deposits \$16.00 <i>Sub-total</i> \$595.58 Savings: 5.00 <b>Total: \$600.58</b>			
<b>Old Minutes</b>		Approved unanimously		
<b>Community Design Plans and Overlay Zoning Districts</b> (Mike McCallister, Land Use and Zoning Manager, Clackamas County)	Mike McAllister (MM): Reviewed organizational chart and discussed the reorganization that recently took place at the County, from which the Development Services Division was created: includes engineering, surveys, building codes/grading, land use and zoning, (which Mike manages); Strategic Planning and Sustainability Division also created. Design Plans currently include Kruse Way; Sunnyside Village; Clackamas Industrial Area[mostly commercial]; Clackamas Regional Center [mixed uses]; Sunnyside Corridor [92 <sup>nd</sup> to 132 <sup>nd</sup> transportation/development]; McLoughlin Corridor [mostly	MM left maps and will make powerpoint of his talk available to us to post on the OLCC website		

commercial, some residential]; and Mt. Hood [architectural theme oriented for new development). Designs can be corridors, etc, but they all are defined around some uniqueness. Designs can also come about because of a mandate or county policy (e.g., something METRO determines).

**What is looked at:** public involvement, existing conditions, vision.

**Elements of a Design Plan:** geographic area, land use types, mixes, density, streets and connectivity, peds/trials/bikes, open space, architectural character, public facilities, urban design standards. Mike used example of Clackamas Regional Center Area Design Plan, Sunnyside Village Plan Park Locations and Sizes, McLoughlin Corridor Design Plan Street Cross Sections.

**Overlay Zoning Districts:** (ZDO 700 section): 12 overlay districts now in CCty and cover open spaces, flood plains, Willamette River (Greenway), Habitat Conservation Areas (HCA), Water Quality Resource Areas (on a case by case basis). All of these are inventoried and mapped (a requirement)—to protect natural resource but balance private property rights.

**How do you create a design/overlay plan?** A legislative process; public notices/hearings; staff evaluation/recommendations/ BCC review of all information, compliance with LCDC/State goals

**Effective testimony for the public process:** Be prepared (know who you are talking to; review staff reports); be persuasive (logical, factual, stick to the time, connect with audience).

**Q & A:**

Baldwin: where can we find out where Overlay Districts are?  
MM: on website for a list (GIS); they are a compilation of a lot of resource maps so aren't just in one place, though. A couple Overlay zones are on property line maps (e.g., HCA, floodplain); CCty. not necessarily going to combine all the Overlay maps with the residential for a quick reference.

Pat Russell: Title 3 authority for CCSD 1 moved to Planning Division; so all Title 3 now best addressed to you?

MM: Yes; Title 3 administered by WES which are wetlands, resources around county. They aren't mapped but are a case-case review process. We are coordinating Title 3 oversight

	<p>better with WES.</p> <p>Rick Dyer: who is responsible for community plans, assuming that OLCC can sponsor a design plan/overlay zone process—how can OLCC be involved?</p> <p>MM: We administer that; CPO can't do it directly but must request the County to do that---e.g., Planning Dir., Planning Commission, or BCC. To get it initiated, you make a request to one of the above. I'm now working on a process plan that would streamline/track initiatives submitted to us (potentially would include public hearing in this process).</p> <p>Rick Dyer: if there is a ground swell for a certain overlay project, that should be important to know</p> <p>Lynn Fisher: How do you see the output from the MAP committee influencing the McL Corridor Plan?</p> <p>Barb Cartmill: MAP itself does not make a decision; only can make recommendations (and if it has groundswell of support behind it, it will be more influential); could modify McL Corridor Design Plan as it currently is, could just involve ZDO changes.....an array of possibilities.</p> <p>Annette Guarriello: As pertains to plans for parks/recreation revisions: she gave a concrete example (e.g., boat ramp down Oak Grove Blvd. becoming a park, which is public) :</p> <p>MM: could be included in a design plan</p> <p>Terry Dolan: Is Sunnyside Village (145 acres) regarded as being a success?</p> <p>MM: Depends upon who you talk to. At time of inception, not many roads, development, services. Intended to be pedestrian friendly and was in the forefront of thought in the 90's. But, design standards fell short and compromises were made. Today, mixed opinions.</p> <p>TD: as we need to keep densifying, would this be a model?</p> <p>MM: not that large a piece of property for development now. I suppose something like it could be adopted in established neighborhoods (pedestrian-friendly design)</p> <p>Jerry Foy: a boat dock is a good example of how owners and different jurisdictions get involved in an overlay or zoning district (marine boards, federal offices, etc.).</p> <p>Eugene Schoenheit: Sunnyside Village biggest complaint was about the narrow streets.</p> <p>Leonard Waldemar: OLCC has talked a lot about an overlay for</p>			
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	<p>area. Would there be somebody that could be a liaison for us?  MM: Yes, but don't know who it would be: contact me  Jane Civiletti: asked about differences in the McLoughlin Corridor Plan drawings.  MM: has to do with road characteristics  Wm Wild: Asked about the Urban-Rural Reserves process and issues in Washington Cty.---designs were good that came out of planning processes that envisioned trails, parks, open spaces.  George Dietz: helpful to get full funding for Light Rail.  Pat Russell: Big difference between City and County planning efforts to further visions for downtown districts, there is a real commitment in cities. That is a challenge for us if we form a New City---to write a design, promote it, and have it supported outside of planning department business.  Jerry Foy: some of the Washington County success depending upon private money.</p>			
<p>LUART  (Jim Martin)</p>	<p>No land use issues. There will be a presentation on the County ZDO changes to fit sustainability goals—who can go has not been determined</p>			
<p>Member Reports</p>	<p><b>Light Rail (CAC)</b>, Fred Nelligan (FN): main activity was awaiting opinion from fisheries so that final EIS could be issued, which occurred. On track now for permits to start Willamette crossing next July. Federal funding decision wasn't to support the 60-40 funding but to go with 50-50. TriMet now developing process to meet with jurisdictional partners to review the process for a downsized budget. There may be other avenues our local/State reps will be pursuing. Consequences of 50-50, could probably be that whole project would be stretched out longer so that opening would not occur in Fall 2015 (other issues: more borrowing, potential cuts to building out).  George Dietz: suggests writing letters to Senators and Congressmen.  FN: Yes, this will be something CAC looking into and gathering support.  Eleanore: everybody concerned is meeting; no answers; everything being looked at.  FN: Cty Milw, CCTy., PDX, TriMet together funding \$100 M; rest are bonds, lottery earnings to \$618M.  Annette Gurriello: does this impact the Trolley Trail since design of that portion of the TT was on hold due to building of</p>			

	<p>Park Ave. Sta.  Thelma Haggemiller: TT will go forward with the rest of it.  Pat Russell: if desire to implement project, needs to be in context of EIS.  Thelma: addressing question to Barb Cartmill: what effect will this have on the TGM project?  Barb Cartmill: Still shaking out consultants; we will be watching to see what happens.</p>			
	<p><b>MAP Phase II</b> update, Lynn Fisher, Eleanore Hunter, Everett Wild, Jerry Foy, Annette Guarriello are on the MAP committee from OLCC.</p>			
Public Comments/updates	<p><b>New Seasons</b>, Rick Dyer: working to solicit them coming into McLoughlin corridor. OLCC Board approved concept to consider Oak Lodge Elks site or other in area.</p> <p>MOTION made: <b>Discussion</b>  Annette Guarriello: need to remain neutral, so we don't discourage others from coming into area.  Jerry Foy: no risk of illegality or bad name for OLCC to target New Seasons and endorse concept letter Rick has written. We don't need to divorce our letter from that of Rick's. We are saying that we want New Seasons here and that we don't rep. all the residents in area. Letter has no legality.  Wm Wild: they have just completed a study of demographics in area and where to build stores. New Seasons is planning to open new stories.  Thelma Haggemiller: Before we take a vote: who is going to write the letter, copy of letter must be posted or available.  Rick Dyer: current letter has been written by him on OLCC letterhead, limited to Board members signing it.  Annette Guarriello: recommend Broker's packet as presented and in same letter to consider other sites if they don't want the Elks Lodge site.  Jim Martin: can you mention other sites?  Rick: can put in "we are aware of other sites in area."  Jerry Foy: we can't say we "know" there are other sites, when we don't know for sure. Broker representing New Seasons has no problem with our current approach—both parties appreciate support of New Seasons at the Elks Lodge site.  Leonard: vote against 2<sup>nd</sup> amendment because negotiations</p>	<p>Wm Wild: Motion to send letter from OLCC Board to invite New Seasons to look at McLoughlin Corridor as setting for new store. Keep it separate from Rick's Broker's packet. Approve Rick's concept letter of interest that discusses availability of parcel and look at moving to area. He later amended motion to send letter as part of Rick's Broker's packet.  2<sup>nd</sup> Leonard Waldemar Clarification: Motion authorizes Board to send letter of interest to New Seasons about opening store in our community and attach it to the Broker's packet.  Amended to add: to the brokers packet, that there "may be" other sites in area amenable to consideration.  2<sup>nd</sup> Amendment: Eugene</p>		

	<p>already have gone on that gets agreement of all the brokers involved. We could ruffle the waters between the brokers if we go back with more changes (other sites).</p> <p>Fred: keep it simple</p> <p>Eugene Schoenheit: we have to rep. whole community; to limit it to one site may not do that.</p> <p>Thelmas Haggemiller: letter to broker would basically say that OLCC here are receptive of idea to new business in our area, and hope they will proceed with their process.</p> <p>Rick Dyer: read letter</p> <p>Annette Guarriello: better to amend letter to take out the dates of starting Light Rail</p> <p>Thelma Haggemiller: Suggests Board takes information heard tonight (Light Rail station) and re-look at letter and how to word it.</p>	<p>Schoenheit Motion to withdraw original motion by Wm Wild after further discussion.</p> <p>Wm Wild: withdraws motion after discussion</p> <p>New Motion: Jerry Foy: Moves previous question to endorse letter as written by Rick Dyer and accompany Broker's packet 2<sup>nd</sup> Leonard Waldemar</p> <p>Vote: FOR - 7 Cathie Blosser George Dietz Lynn Fisher Gerald Foy Jim Martin Leonard Waldemar Everett Wild</p> <p>AGAINST - 6 Jane Civiletti Annette Guarriello Thelma Haggemiller Eugene Schoenheit Baldwin van der Bilj William Wild</p> <p>ABSTAIN - 4 Sue Conachan Edith Coulter Terry Dolan Chaunda Wild</p> <p><b>Motion passes</b></p>		
		<p>Next OLCC meeting 8/25/2010</p>		

		Meeting adjourned at 9: 13 PM		
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