



Oak Grove Community Council

Regular Council Business Meeting

January 22, 2020

DRAFT -- Minutes -- DRAFT

What: Regular Council Business Meeting - Oak Grove Community Council

When: Wednesday, January 22, 2020 - 7:00 p.m. to 8:50 p.m.

Where: Performing Arts Center at Rose Villa - 13505 SE River Road, Oak Grove

VOTING MEMBERS IN ATTENDANCE: 25

Annette Adams, Tom Andrews, Patt Callender, Susan Cassuto, Diane Chown, Jane Civiletti, Sue Conachan, Jeannine Defeyler, Dave Dobak, Jan Dobak, Joseph Edge, Thelma Haggemiller, Tom Hogan, Troy Kerth, Jan Lindstrom, Jim Meyer, Carol Powers, Fred Sawyer, Jason Schreppel, Casey Snoeberger, Fred Swingle, Baldwin van der Bijl, Marilyn Wall, Greg Wenneson, Robert Zimmer

NON-VOTING MEMBERS IN ATTENDANCE: 10

Anatta Blackmarr, Sarah Jo Chapen, Jean Clinton, Keith Clinton, Mark Knudson, Mayo Marsh, Rich Nepon, Linda Newbloom, Nate Orton, Joe Shacter

VISITORS IN ATTENDANCE: 2

Markus Mead, Jason Rice

7:00 pm Welcome, Introductions, and Officer reports
Chair Joseph Edge invited audience members and board members to introduce themselves. Treasurer Jane Civiletti reported that the December OGCC checking account balance was \$2438.88. We purchased 10 new meeting signs from Bear Printing at a cot of \$200 and received cash donations at the meeting of \$50. The new balance is \$2288.88. Secretary Jan Lindstrom asked if there were any changes or additions to the Dec. 4 meeting minutes. There being none, the minutes were approved as distributed.

7:10 pm Program:

- **Clackamas Fire District Update** (unable to attend; will re-schedule)

- **Oak Lodge Water Services District** - Stormwater Management --
Jason Rice, District Engineer; Markus Mead, Development Review Specialist

Jason Rice gave an overview of the OLWSD Stormwater Management Dept. In addition to stormwater management, they are responsible for and manage permitting; Markus Mead is the development review specialist. Their main focus is on permitting. Back in the '90s, the EPA permitting process required the DEQ to issue what are called M4 permits to local agencies with stormwater basins, which are catch basins and pipes that connect to rivers. An alternate way of treating stormwater was collecting it into the sewer system. Oak Lodge has a separate system – a sewer system and a stormwater system. Unique to Clackamas County, OLWSD is part of the co-permittees group, so they issue the phase one permits.

OLWSD Stormwater Management is responsible for the creation, coordination and enforcement of standards. In the '90s, they started to think about treating stormwater. Catch basins can help them do that. The space underneath the pipe that connects to the river fills with soil, debris, brake dust, etc. DEQ recognized that OLWSD was focused solely on sanitary and sewage. The district took on the responsibility of monitoring and improving the water quality for this area.

It's tricky, when you think about trying to keep water clean before it enters the river, most of it is coming from roadways and people's driveways. Road and property development departments are in charge of those, so there are unique relationships in this partnership.

As early as the '90s, they began to document the difference between Oak Lodge and the Clackamas County Road Dept. They drafted a Memorandum of Understanding wherein OLWSD agreed to make sure catch basins are kept clean; in the interest of water quality, they are cleaned out regularly, roads are swept (the first line of defense), keeping quite a bit of brake dust and garbage out of the catch basins.

OLWSD works in five zones and clean one zone every year. Every five years, they circle back. In turn, the county agrees to sweep the streets in those zones. You see that sweeper on Oak Grove Blvd. almost weekly. Both agencies are doing their best to meet the agreement. There are complications, however. Stormwater or flooding, for example. A recent example is flooding on Jennings Ave. east of McLoughlin. Residents will say, "Hey, the catch basin must be full." We'll check it out, clean it as best we can, but there are issues with infrastructure that also cause flooding. There might be beaver dams; the agreement doesn't go into a lot of detail about these things.

There's a meeting next week to approve this agreement. Clackamas County has admitted there is room for improving the system, clarifying what OLWSD vs. the county roads dept. should do. They know OLWSD is out there cleaning their system. There's a question mark about what happens if there aren't enough catch basins. Should it be OLWSD or the county that installs a new one? They'll be working through that in the near future. They provide a report annually on how much sediment was removed, how many permits were issued, etc.

As related to development review, the MS4 permit requires that we have a stormwater management plan. The services we commit to providing are development review and education, along with other areas about best management practices and advancing codes as things change.

Markus Mead said he performs all of the development review and permitting for Oak Lodge. He wants us to know three things:

1. That Oak Lodge has local development review
2. That Oak Lodge has a great relationship with the county
3. That nothing is slipping through the cracks

If the OGCC or individual members have questions, comments or concerns, Oak Lodge welcomes them. Feel free to send them in. If you have code questions, you may also email, call or stop by the office and come to the counter. Email Jason at jason@olwsg.org; email Markus at markus@olwsg.org. They update the code very year. The next update will be in March. They'll be a full public review. We'll actively send that to previous applicants and both community councils/

OLWSD is part of a consortium of partners with similar standards, so if the City of Portland requires it, OLWSD requires it. OLWSD's standards are progressive and up to date.

The stormwater rule of thumb is: stormwater that leaves a site should not be greater in volume or velocity or increase in pollutants. Water should not be coming in faster or in a different location or with more water leaving the site than before it was developed.

OLWSD inspects the sites. They're reviewed within one year and one year later to make sure all is functioning well and doing what they said they were going to do. It's rare when they have to make changes. It might happen when swales are installed and the plants end up dying and can't handle water, nutrient or pollutant uptake. They make sure it gets re-planted and survives.

They recommend when we receive a land use application from the county, that we as individuals or as a council send comments to the county planner as well as OLWSD. Comments sent to the county become part of the record and can be used for other types of permits or appeals.

Those comments need to relate to what's received with the engineering permit. We don't have to wait until after a decision to comment. The earlier they receive comments, the earlier than can pass them along to the designer and get those elements incorporated into the design.

There are pre-application conferences. When OLWSD receives notices of those, they put them into the monthly development tracker report and send it to the OGCC, Jennings Lodge CPO and MAP-IT.

In response to a question about ownership within Stringfield Park, Jason explained that water within a creek doesn't belong to the property owner, but the land the creek runs over does; since Boardman Creek runs through the park, the responsibility for maintenance of the creek and the task of alleviating flooding belongs to Clackamas County. OLWSD is charged with keeping it clean for the county.

Regarding a question about the charge for stormwater on our OLWSD bill, he said there's a water usage fee, a sanitary usage fee and a watershed protection fee. That helps pay the district to do these reviews. It's about \$9.56 a month, much lower than, say, Milwaukie, which is about \$30 a month.

There's a stormwater committee that has been able to budget for a stormwater master plan. It's unique, since it's a system OLWSD does not own, but because of the public asking for services, they're looking at taking over parts of the system they currently don't manage. It's an aged system that needs work, repair, additions. What would that mean to us as rate payers?

Quite a few people contact OLWSD to ask them to take care of flooding concerns. They unfortunately don't have the resources or the authority. The road dept. is responsible for roads that aren't angled correctly.

Right now, without any changes, the way OLWSD's budget is built, what's leftover is about \$250,000. They shift that into a capital fund that pays for projects, like putting swales in front of Rose Villa. They're exploring what it might mean to take on more responsibilities. They sent out a survey last year asking for input. There's an interest in

expanding services. There's a good list of things they could fix; a committee is trying to figure out what else the district could be taking on, trying to balance providing great service, but keeping rates low.

Arista and Boardman right on the Trolley Trail needs to be cleaned out every month. They would like to do the clean-outs as needed rather than clean them on a mandated schedule that might not work with demand. Some don't even need to be cleaned; if you see one that needs cleaning, let someone know.

Regarding new development around Park Ave. and the possibility of more sidewalks, OLWSD will be discussing those topics at a meeting next week. They review any new impervious surface that needs to be treated, that doesn't allow water to pass through. Even gravel areas are considered impervious. The county will be doing ADA sidewalk ramp upgrades soon. Sometimes the surface area where stormwater is treated might not be near where the surface water runs off, because there are better locations a little further away to situate them.

Related to flooding concerns around New Urban High School, the re-design will mean all impervious surfaces and any widening improvements to Oak Grove or Maple will need to be treated to OLWSD's standards. The most interesting aspect is that they proposed to detain that water in the event of a 100-year storm event; only new areas, not the entire site, would not be calculated in. Most of the new areas are for vehicle maneuvering with buses, which are the most polluting services. Roof areas are relatively clean. Tire debris, heavy metals, nasty stuff – that's what OLWSD focuses on.

- **Land Use Application Review Team (LUART):**
 - a. Old business
 - i. Z0448-19 15603 SE Ruby Drive -- 3-lot partition, R10 zone. OGCC reviewed it a few months ago and submitted comments; those were largely incorporated into the conditions of approval. They won't be putting the driveway on the north side because there's not enough room. The trees near the flag pole are coming down.
 - ii. Z0483-19 14675 SE Lee Ave -- Alteration of Nonconforming Use (New Urban High School) – approved. Major reconstruction; previously existing non-confirming use; legally can only apply certain regulations and conditions of approval; didn't submit comments because our hands were tied. Not technically intensifying the site use.

iii. Z0505-19 4828 SE View Acres Rd - Alteration of Nonconforming Use (View Acres Elementary School) – They are adding on two classrooms; we didn't see anything that suggested we needed to submit comments. There will be improvement to the bus driveway, an addition for two new classrooms and a trail improvement out in the field.

b. New business

i. Z0515-19 / Z0516-19 13340 SE Rusk Rd. - 3-lot Partition/Conditional Use. Application pending but not yet received.

c. Ongoing business

i. Long Range Planning 2019-21

- The county is considering a lot of housing strategies related to the Metro Housing bond. Valerie Chapman is on the committee. We'll be coming back to the membership to make sure everyone's aware of what the county's doing and how we can be involved.
- Next week, Jan. 30th, will be the first reading of Clackamas County's proposed short-term rentals ordinance. There's been a lot of concern about zombie houses (properties without on-site owners) and their impact on the housing crisis. The county will have a draft ordinance ready to go for the Jan. 30 meeting at 6 p.m. in the BCC hearing room; two weeks later at 10 a.m., there will be another reading at the same location. We will send out a follow-up email with info about how you can submit comments or show up.
- Bakeries and Brewpubs – the new zoning will apply to the McLoughlin corridor as well as the C2 commercial area on Oak Grove Blvd. It will allow the same small-scale food and beverage production and distribution that these kinds of businesses need to sustain their operations. Public hearings are coming up -- possibly this spring.

8:20 pm Committee updates:

- **Map Implementation Team**

MAP-IT will review the Economic Development Commission's 2019 report at its upcoming meeting on February 18th from 6:00-8:00 p.m. in the OLWDS technical services building.

- **T2020 update -- Fred Sawyer**

Funding has been allocated for in the proposed T2020 plan for sidewalks on major arterial streets. The committee also approved funding for adding two floors to the Park Ave. light rail station park-and-ride lot and construction of a new Trolley Trail Bridge in Gladstone over the Clackamas River.

- **Park Avenue Community Advisory Committee – Joseph Edge**
Valerie Chapman, who couldn't attend tonight's meeting, is serving as PACAC chair. The next meeting is scheduled for February 12 from 6:00-8:00 p.m. at Rose Villa in the Training Room.
- **North Clackamas Watersheds Council upcoming events:**
 - **Jan. 25th -- Spring Park and Elk Rock Island**
They'll be taking recycled Christmas trees and placing them in the river to create fish habitats. All are welcome to join in.
 - **Feb. 8th – Planting at Mt. Scott Headwaters**
Planting Christmas trees at the Mt. Scott Headwaters from 8:45 a.m.-1:00 p.m. A partnership between Friends of Trees, Mosaic Ecology, Happy Valley Heights HOA, and Clackamas Water Environment Services.
- **Concord Property & Library Task Force – Jan Lindstrom**
Progress is being made on planning for the new Oak Lodge and Gladstone libraries. OPSIS, the architecture firm selected, is gathering information from the task force about community needs for the library, park and community center in the Concord Property or on the grounds. JLA Public Involvement is reaching out to underserved populations within our community. The next task force meeting will be Wed., Feb. 5th from 6:30-8:30 p.m. at the Concord Property on Courtney east of McLoughlin.
- **Friends of the Oak Lodge Public Library (FOLPL) – Jan Lindstrom**
FOLPL's second-annual **Donuts for Donations** event will take place Sunday, Feb. 2nd from 1:30-3:30 p.m. in the community room at the Oak Lodge Library. Supporters are invited to bring hardcover books, paperback books, children's books, DVDs and audio books in re-saleable condition to the library and receive a complimentary classic donut from sponsor Voodoo Doughnut – coming soon to Oak Grove! Donated items will be sold in the bookstore to raise funds for library programs and services. Questions? Email oaklodgepublilclibraryfriends@gmail.com.
- **Friends of the Trolley Trail (FOTT) – Thelma Haggemiller**
Friends of the Trolley Trail hosted six nights of caroling on six different sections of the Trolley Trail prior to Christmas. The group used the event to assess the state of lighting on the trail. "Our assessment – it's damn dark out there!" FOTT is coming up with some plans to go forward. It's probably a five-year project. Next, they will attend Metro's quarterly regional trails meeting and give them a report. Thelma brought copies of NCPRD's annual trail count for the Trolley Trail. Counters on the trail record bicyclist and pedestrian traffic 24 hours a day near Park Ave. and Stringfield Park. The information will be used to bolster the idea that the trail has significant use in the dark hours of the morning and evening, with significant improvements in safety possible with solar, bollard lighting.

- **Oak Grove Grade School (New Urban High School) Gathering**
Thelma also announced that a citizen contacted her about putting together a gathering to commemorate the take-down of the former Oak Grove Grade School (New Urban H.S.). A meeting is scheduled for Wed., Feb. 12 at 7 p.m. in the Rose Villa Performing Arts Center for those who attended the school, or are interested in learning more about the history and possibly visiting the school prior to the pre-construction take down. Organizer Pam Martin is looking for old class photos and memorabilia from Oak Grove Grade School. Email Pam at martinp@q.com.
- **Citizens Informed & Aware Newsletter** -- Thelma also invited new people in the audience to sign up for her Citizens Informed & Aware Newsletter, which provides a comprehensive listing of local events. Email Thelma at thelma.happenmiller@gmail.com if you want to sign up. It's an opt-in email newsletter. You can also find the newsletter on the OGCC website – www.oakgrovecpo.org under "Bulletin Board / Citizens Informed & Aware Newsletter).
- The next **OGLO Bridge Policy Advisory Committee** meeting will be Tuesday, Jan. 28 from 6:00-8:00 p.m. in the county's Development Services Building, 150 Beaver Creek Rd., Oregon City, room 115.

8:40 pm

Announcements:

- **Clackamas County Advisory Boards and Commissions (ABCs) - Open Recruitments.** For more information on each open position, visit <https://web3.clackamas.us/abc/abc.jsp>
 - **Aging Services Advisory Council**
This council has two openings which carries a three-year term. The deadline for applications is January 30. For more information, please contact Valerie Skinner at valerieski@clackamas.us or 503-650-5643.
 - **Committee for Community Involvement**
This committee has one opening, which carries a three-year term. The deadline for applications is January 30. For more information, contact Katie Wilson at kwilson2@clackamas.us or 503-655-8552.
 - **Community Health Council**
The Council currently has openings for 15 additional members. The deadline for applications is January 31. For more information, contact Ryan Spiker at Rspiker@clackamas.us or 503-722-6731.
 - **Compensation Board for Elected Officials**
This board has one opening which carries a four-year term. The deadline for applications is January 23. For more information contact Heather Pedersen at heatherped@clackamas.us or 503-742-5484.

- **Design Review Committee**
This committee has three openings, each of which carries a four-year term. The application deadline is March 15. For more information, contact Darcy Renhard at drenhard@clackamas.us, or 503-742-4545.
- **Economic Development Commission**
This commission has 7 vacancies, each of which carries a three-year term. The deadline for applications is January 31. For more information contact Corina Copeland at ccopeland@clackamas.us or 503-742-4329.
- **Historic Review Board**
This board currently has three openings. The application deadline is February 9. For more information, contact Darcy Renhard at drenhard@clackamas.us or 503-742-4545.
- **Hospital Facility Authority of Clackamas County Board**
This board has three community volunteer openings. Applications must be submitted by February 27. For more information please contact Marc Gonzales in Clackamas County Department of Finance, at mgonzales@clackamas.us, or 503-742-5424.
- **Planning Commission**
This commission currently has three openings, each of which carries a four-year term beginning in Spring 2020. The deadline for applications is March 15. For more information, contact Darcy Renhard at drenhard@clackamas.us or 503-742-4545.

8:45 pm Schedule review:

- Future OGCC Meetings - 7 pm at Rose Villa - Performing Arts Center:
Feb 26, Mar 27, Apr 22
- Future OGCC Board Meetings - 6:45 pm at Oak Lodge Fire Station:
Feb 6, Mar 7, Apr 2

8:50 pm Adjourn