

OGCC Board Minutes

6:45 p.m. March 7, 2019 Oak Lodge Fire Station

Board Members attending: Joseph Edge, Valerie Chapman, Jan Lindstrom, Jane Civiletti, Jason Schreppel, Greg Wenneson

Visitors: Michael Schmeer, Thelma Haggemiller

6:45 Introductions and a call for item's not on today's agenda. Jane mentioned adding a discussion item about the CPO bank account. Joseph agreed.

6:50 Old business:

Transitioning from the outgoing to the incoming board. The website has been updated with the new board members. Joseph will work with Katie Wilson, our contact at the county, to update her with the new board information. We need new nametags for meetings and business cards. We also need each board member to have a unique CPO email address. Jan will follow up with Baldwin re these items.

The Fire Station is currently reserved through June for our meetings. We need to reserve it for the remainder of the year (if available). Joseph will follow up on this.

7:00 New business;

Review Feb. 27th OGCC meeting:

Jason suggested we look for more variety in topics for presentations, as they sometimes become repetitive for those who attend other meetings around the county (such as NCPRD/Happy Valley Parks situation and Voter Registration Fee issue).

Valerie noted we could encourage people getting to know one another by doing more than just a simple stating of their name and street location at the beginning of meetings. We could break into smaller groups, throw out a question for discussion or ask people to share knowledge of the community or their neighborhood.

Joseph agreed breakout exercise or activities would give people a chance to talk and share ideas. He will talk to Katie Wilson at the county and suggest coordination of speakers and topics throughout the county to avoid information becoming repetitive.

Thelma mentioned that when the CPO first started up (back when it was the Oak Lodge CPO, before Jennings Lodge broke away to form its own) they invited the service districts to make regular presentations.

7:15 **CPO bank account:**

Jane reported that Baldwin and Eleanore are likely the current signers on the OGCC credit union account and we need to decide who should be signers now; Joseph said the chair and vice chair are typically the co-signers, so we can keep that same process. Joseph and Valerie will coordinate making a trip to the credit union with Baldwin to change the signers on the account.

Committee updates:

MAP-IT: Joseph said the main focus has been the Park Ave. project. Valerie has been the representative from the OGCC and reported that people learning about the Park Ave. project plans get the idea that whatever is planned for that section of McLoughlin Blvd. will be replicated all the way down the boulevard, but that is not the plan. The process, but not

the design or plan, will be replicated. Each section has its own opportunities and challenges for zoning and development.

Jason expressed his desire to encourage more restaurants to come in, especially some with healthier food options. Jason wondered whether the idea was to turn our area into the next Sellwood.

Jan noted that the type of development in Sellwood is challenging on McLoughlin Blvd. because cars travel at higher speed on Highway 99E and it is managed by ODOT. Also, the retail environment is challenging, especially for large parcels like the empty Safeway store, when even established businesses are struggling to compete against amazon. Maybe we need to get the property/business owners together and suggest they break these large empty buildings into smaller spaces that are more affordable for start-up businesses.

LUART – Guest Mike Schmeer updated the board on the status of application ZZ0561-18, the property located at 2323 S.E. Creighton Ave. The property owner had requested a major modification to an historic home, the installation of solar panels on the roof. The OGCC board recommended denial. LUART photos used to show that the homeowner put up the panels before the application was approved. The Oak Lodge History Detectives wrote a letter recommending denial. The Historic Review Board met and recommended the variance be denied as well.

The county had decided against his application, but he appealed, saying that someone at the county, likely Linda Price, who has since retired, told him it “shouldn’t be a problem.” So, he went ahead and put up the solar panels without receiving a permit. He has since taken them down and is appealing that decision.

Valerie mentioned we should recommend allowing the solar panels because it is costly to keep up an older home and pay high fuel costs when they are not efficient. It could discourage people from buying these homes and then they’ll be sold and fall to developers.

Michael reported that Greg Hemer of the Milwaukie Planning Commission worries denying these types of modifications could lead homeowners to de-listing historic homes or making them harder to sell as solar and other green technologies progress. Mike said the county considered it a major modification and until they change the ordinance to allow modifications, which could set a dangerous precedent, solar panels will not be allowed on the front of an historic register home like this configuration. Unfortunately, there’s not enough light from the back of the house to position them there. Mike will attend the appeals hearing on behalf of OLHD and send in written testimony as well.

Valerie said she would side with Mr. Hemer; she does not want to see the stock of historic homes diminished because we don’t want to change with the times; solar panels are appropriate in our day and age.

Joseph noted that the final authority for land use decisions is the state; it’s county code, but the state makes sure the county is enforcing it correctly; if not, it can get bounced back for being inconsistent with state law. You must be able to justify approving an exception.

He also said there’s a balancing act. We want landmarks to be preserved; but we need to acknowledge that old houses are costly to heat and cool and so to mitigate that with solar panels just makes sense.

It may have been a proper code decision, Valerie noted, but we could still request the code be updated to reflect the times.

Joseph said there has been a request that the county look at the code to provide some flexibility.

Valerie moved that we send a letter to the historic review board stating that we recommend reviewing the code to be more sensitive to the needs for technology like solar panels that can save homeowners money and positively impact the environment.

Joseph seconded the motion.

It passed unanimously.

Long-Range CPO projects:

More projects than staff time

First planning commission meeting in April will be public meeting where they review these in public forum April 8 at 6:30 p.m. Oregon City, dev. Services Bldg. auditorium.

Annual pilgrimage for Joseph; talk about diff projects that we've requested or MAP-IT has requested; we can delegate me to go on our behalf or we can have someone else go; lot of good suggestions; could go and testify or send letter, a little disappointed they saw our 1% for art request; cities do 1% surcharge on developments for community art; county planning staff commented-not sure how this would fit in with long-range planning program; zdo145 commercial multifamily developments; no ordinance to enforce the mural on the storage facility, but it's not consistent with the code; don't know how we get that enforced; this was the impetus for the ask; want a county code for public art so that when something like this happens, we can have public art attached; see that as something we could script out or have someone go testify to that fact;

Every year, they ask CPOs for suggestions on what to put on long-range plan, such as Park Ave. project with MAP-IT; residential zoning protection, different things like that; we had 10 requests; 5 of them McLoughlin Area Plan projects; amending ZDO to require applicant narrative; one of things we suggested; code amendment; doesn't require a lot of time, but still planning work that needs to happen; 1% for art same thing; put it in the code.

Thelma suggested Arts Alliance take the lead on the 1% for art.\

Jason explain what that means – land use app submitted, have to estimate cost of project; in cities, 1% spent on public art installation as part of development, or put it into a fund; determine how do you do that in unincorporated Clackamas County? A request for them to look at it; public process for the mural on the storage facility; technically it's a violation of code to have big blank wall facing a public street, so Joseph came up with suggestion for mural; regional arts and culture council approved public process; Clackamas county arts alliance suggested asking about 1% for art;

Joseph should we send clarifying letter or do we wait and have Joseph or one of us testify?

Valerie made motion to write a letter and have Joseph testify

Jane seconded. Passed unanimously.

Substantial overlap between us, Jennings lodge, other areas, natural habitats and parks.

Joseph MAP-IT updates; MAP-IT doing committees now; meeting March 19th – what elements from Map-it committees could be part of our monthly ogcc meeting? Which committee meetings upcoming and what they're doing, more interesting to present to OGCC gen. mtg.

Walkability, useful services on McLoughlin; survey of 400 people; bridge consultants; specific to park ave. project. Could give quick update at general meeting; phase one concluding probably in May; how do we get to move on to phase II.

Valerie interested in attending but cannot go March 19

Jan volunteered to be alternate because attending anyway on behalf of MABA

Joseph suggested we make that official at OGCC meeting

Joseph Phase II there will be big public process

Jason Project team working with developers, are they promoting things we recommending?
Attract more businesses; brewpubs and bakeries;

Valerie area around park avenue very different, but plan themselves will be different for different areas down McLoughlin; people coming to meetings assuming whatever happens in Park Ave. area will happen all the way down McLoughlin; process is reproducible; but plans will be unique; people in immediate area should have largest voice;

Jason sounds like they want to do what doing in Sellwood with businesses on first level and residential on upper; will people be displaced?
If we do nothing, people will be displaced; make sure fewest people get displaced;
Urban renewal can just blow up a community.

Valerie Storage unit main focus when driving up Oak Grove Blvd. At first people thought it was housing; upset about all the people coming in, when found out it was storage unit, changed their tune and would have been happier to have housing;

Joseph Think about any other committees we want to have regular updates from at our meetings

Joseph planning for March 27 meeting
Local businesses – comic book store – might prefer April
Another lead from Eleanore – Rose Villa Arts & Cultural programs – could be for March
Rolls and Bowls new restaurant
Rose Villa Green Team doing something special for Earth Day; joseph coordinating with them; 15 minutes

Jason suggested having visit before Earth Day from a Master Recycler or have collections event; group comes out, can bring non-recyclable hazardous waste; church possible location site; Laura Brokaw fac. Supervisor at metro hazardous waste; different people from county come and talk about whatever -- recycling

Valerie great to have recycling day – have to go so far for hazardous waste recycling

Greg April 13 doing public emergency water distribution at Concord School; requesting 10 minutes to discuss at March 27 meeting

CERT Cascadia event, what are county, state plans; why we should be 14 days prepared;

Joseph Katie, VRF could be part of March 27 meeting

Thelma May special district elections; fire water schools parks; having C

Joseph Long-range plan public meeting; testify on behalf of our projects;

Thelma Exceed Industries – finding work for people with disabilities; Patty Risley's mother founded it; Gary Risley still around;

Valerie proposed project for Mustang property – anyone hear of giant building being proposed?

Jan could be the realtor creating a drawing of what could be

Jason Beer Store in Milwaukie – have burgers, great beer and cider selection; not a brewerie, almost like a bottle shop; we have such a need for new restaurants;

Joseph Need help with chair duties; please look at Baldwin's list of chair duties and see what you would be interested in helping out with; respond by email or bring it up at next board meetings;

Jim meyer will take on responsibility of securing fire dept room for future meeting

Park Ave update: MAP-IT meets in January, will report afterwards. OGCC to request project consultant or manager to talk about progress, neighborhood priorities.

Project Manager to update OGCC on the Concord-Library Task Force, or maybe Laura Zentner.

OGCC elections and nominations ongoing.

New laptop needed, strong discussions over Mac vs PC. Suggestion to appoint Joseph to purchase. Could county purchasing get a better deal? Require ability to copy thumb drives to meeting minutes, ability to interface with website. Approx. \$600 to \$1500, will need council approval.

OGCC checking account at On Point, signers should be Chair and vice-chair. Is Eleanore withdrawing?

Donations to Terry & Nancy Gibson can be made at On Point.

Chairperson Duties list from Baldwin: work load needs delegation, large items to be kept by chair, update list of who has yard signs and change Oak Lodge to Oak Grove.

Should OGCC cosponsor 350 Clackamas & Forestry-Climate Change?

No answer to connection question, what the final agenda is, or where OGCC draws the line on future requests. We sponsored Concord Partnership, but that was very local. Decision to announce via mail chimp, but not sponsor.

Future OGCC Meetings

7pm at Performing Arts Center Rose Villa:

Dec 5

In 2019: Jan 23, Feb 27, Mar 27

Future OGCC Board Meetings

6:45pm at Oak Lodge Fire Station:

Dec 13

In 2019: Feb 7, Mar 7, Apr 4, May 2

8:30 Adjourn