

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Policy Session Worksheet

**Presentation Date:** 1/10/17 **Approx. Start Time:** 11:00 a.m. **Approx. Length:** 30 minutes  
**Presentation Title:** Rhododendron CPO Boundary Change Request  
**Department:** Public and Government Affairs  
**Presenters:** Gary Schmidt and Amy Kyle  
**Other Invitees:**

### WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Staff is seeking Board of County Commissioner approval to move forward with the first step of the boundary modification process requested by the Rhododendron CPO.

### EXECUTIVE SUMMARY:

Community Planning Organizations (CPOs) are part of the Clackamas County Citizen Involvement Program. CPOs are advisory to the Board of Commissioners on land use matters affecting their communities. CPOs are notified of proposed land use actions and legislative changes within their boundaries and often provide feedback or make recommendations to the Board of County Commissioners about these actions. Public and Government Affairs (PGA) acts in a liaison role between CPO members, the Board and county staff.

Since 2006, the Rhododendron CPO has been researching the possibility and significance of a boundary change to better represent the planning related needs of the community. This research has been put on hold numerous times because of other community priorities or obstacles. With renewed community planning efforts underway and following the dissolution of the Villages of Mt. Hood and the inactivity of the Mt. Hood CPO, there is a need to enhance opportunities for the Mt. Hood area residents to get involved in projects and issues impacting their community.

The Rhododendron CPO and Public and Government Affairs is seeking Board approval to expand the CPO boundary to include the Mt. Hood National Forest Service cabins (currently within the Government Camp CPO), and all of Woodlands and Faubion Loop neighborhoods (located within the boundary of the currently inactive Mt. Hood CPO). This consolidation would address the following goals for the CPO:

- Consolidate all properties served by Lady Creek Water System and Rhododendron Water Association into one boundary area.
- Inclusion and greater representation of residents, thus creating a more representative boundary that will support planning efforts in entire Rhododendron community.
- Resolve issues caused by physical gaps between the Government Camp CPO and the Forest Service cabins as well as those with Rhododendron zip codes that are not currently included in the Rhododendron CPO.
- Formalize the historical perspective that the entire Rhododendron community is the center for planning and development in the community and all those impacted should be included.

The Rhododendron CPO will host a community meeting on January 21, 2017 to discuss and solicit feedback from the community about the boundary change proposal. In addition to the media and community outreach initiated by the Rhododendron CPO, PGA is supporting this effort by direct mail notification to all potentially impacted property owners.

Following this meeting, PGA staff will follow-up with the Board to seek direction to formalize the boundary change.

**FINANCIAL IMPLICATIONS (current year and ongoing):**

This effort is supported by the PGA budget of which approximately \$300 was spent on postcards mailed to the potentially impacted properties.

**STRATEGIC PLAN ALIGNMENT:**

- This item aligns with the Public and Government Affairs Strategic Business Plan goals to provide strategic outreach, engagement and consultation services to county elected officials, departments and community organizations, so they can build public trust and awareness, and achieve their strategic and operational results and Clackamas County residents will be aware of and engaged with county government
- This item aligns with the County's Performance Clackamas goals by building public trust through good government

**LEGAL/POLICY REQUIREMENTS:**

Each CPO follows requirements set forth in state statute, BCC ordinance or CPO bylaws.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

PGA acts as a liaison between the CPO's, the Board and county departments. PGA will support the Rhododendron CPO in adhering to an inclusive public process including; outreach to impacted residents, formal approval from impacted CPOs, a public meeting to solicit feedback and request for formal BCC approval.

**OPTIONS:**

1. Direct staff to move forward with Rhododendron CPO boundary change public outreach.
2. Do not approve staff moving forward with Rhododendron CPO boundary change public outreach.

**RECOMMENDATION:**

Staff recommends: Option 1. Direct staff to move forward with Rhododendron CPO boundary change public outreach.

**ATTACHMENTS:**

Rhododendron CPO Bylaws

Rhododendron CPO Boundary map (current)

Rhododendron CPO Boundary (proposed)

Postcard notification

Letter from CPO requesting boundary change and supporting documents

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval s/Gary Schmidt

County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact Gary Schmidt @ 503.742.5908
--

# **RHODODENDRON COMMUNITY PLANNING ORGANIZATION BYLAWS**

Adopted September 17, 2016

## **ARTICLE I**

### **Section 1. NAME**

The **official** name of the organization shall be **RHODODENDRON COMMUNITY PLANNING ORGANIZATION**. At times, when called for, the name may be shortened and referred to herein as **Rhododendron CPO**, **Rhody CPO** or **RCPO**.

## **ARTICLE II**

### **Section 1. BOUNDARIES**

The **RHODODENDRON COMMUNITY PLANNING ORGANIZATION** is located in the community of Rhododendron Oregon, an unincorporated community within the jurisdiction of Clackamas County Oregon and the boundaries of the RCPO shall be the same as those established by Clackamas County. A map defining those boundaries is attached as Exhibit "A" and incorporated into these bylaws by this reference. These boundaries take into account natural boundaries, commercial patterns, community organizations, and historic factors.

## **ARTICLE III**

### **Section 1. PURPOSE**

The purpose of the **Rhododendron CPO** is to serve the residents within the boundaries of the **Rhododendron CPO** in matters concerning community development, land use and community issues in general.

### **Section 2. GOALS**

The goals of the Rhododendron CPO are to: Enhance livability and preserve the unique forest character of Rhododendron's core area and its nearby recreation areas and historical sites of interest; to create a main street that is safe and economically

vibrant; and to increase public awareness of these attributes by the following means:

1. Involve area residents in the land use and community planning processes. To bring together Rhododendron citizens and businesses who share common concern for the Goals.
2. Provide a line of communication between area residents and the Board of County Commissioners, the Planning Commission and other public bodies. To establish working relationships with governing agencies that affects the Goals.
3. Act as an advisory board to the Board of County Commissioners, the Planning Commission, and the Planning Division on matters affecting areas within the boundaries of the **Rhododendron CPO**.
4. Assist County with fulfilling the citizen involvement goals provided for in the Clackamas County Comprehensive Plan.
5. Develop planning proposals with respect to land use, zoning, parks, water resources, open space and recreation, annexation, housing, community facilities, transportation and traffic, community services and other factors affecting the livability of the area within the boundaries of the **Rhododendron CPO**.
6. Protect the character of the area by maintaining a vigilant posture to sustain a safe, healthful, and pleasant quality of life.
7. Take such action as necessary by speaking out as a non-partisan group in support of the **Rhododendron CPO's** objectives.
8. Be fully responsive to the comprehensive needs of the area and to take action as may be necessary in support its objectives.

In particular:

- A. To learn existing main-street and core-area land use (with governing agencies) that includes but is not limited to (a) capacity, such as for land, roads, water, sewer, electrical, cable, and the like, and (b) zoning.
- B. To learn existing policies and procedures, and/or aid establishment of same (with applicable governing agencies) for main-street and core-area land use, that include but are not limited to accommodating growth and/or change that maintain forest character.

- C. To review and assess proposed land-use development and/or change (with applicable governing agencies) that affect the main street and core area, assure adherence to the guidelines contained herein, and provide for citizen and business input.
- D. To increase public awareness of Rhododendron businesses, nearby recreation, and sites of interest.
- E. To encourage and accommodate new businesses, within the guidelines contained herein.
- F. To encourage and work with all trail-planning organizations affecting the community.
- G. To work with applicable governing agencies to provide safety for tourists, travelers, day visitors, and citizenry.
- H. To establish a Long Term Plan, with applicable government agencies, for a main street revitalization that would accommodate the future increase in tourists, travelers, day visitors, and local citizens, via accessibility and pedestrian safety, and enrich the Mt. Hood experience, via the creation of a strong forest character.
- I. To achieve an Interim Goal that aligns with the Long Term Plan, with applicable government agencies, to meet pedestrian safety needs and minor main-street upgrades.
- J. To work with applicable governing agencies to achieve funding by various means, voluntary or otherwise (such as grants), to meet these goals.

## **ARTICLE IV**

### **Section 1. MEMBERSHIP**

Membership in the Rhododendron CPO shall be open to anyone 18 years of age or older who is a resident of the recognized area, a property owner within the recognized area, or a designated representative of a business, corporation, or trust within the recognized CPO area. Membership shall not be limited by race, creed, color, sex, gender, age, heritage, national origin, or income. Membership will be granted upon signing the official membership register, if applicable and by attending or participating in membership meetings. All new members signing up will be required to show proof of eligibility, if requested. Participation is by individual initiative rather than by governmental invitation. The Rhododendron CPO is participatory rather than appointive.

## **Section 2. VOTING**

To vote in any election or on any item, a member must:

1. Comply with the membership qualifications;
2. Be of legal voting age;
3. Have registered at one previous meeting during the past 12 months.
4. Action by the Rhododendron CPO shall be by a majority vote of the qualified membership present at any regular or special meeting for which proper public notice is given and at which a quorum is present. The Chairperson shall verify the vote. The results of the voting shall be reported as required by ORS 192.650(1)(c) and made part of them meeting minutes as follows:
  - a. If the number of members exceeds 25 then the vote of the members shall be reported numerically.
  - b. If the number of members is 25 or less then the vote of each member shall be reported by name. Proxy votes shall not be allowed.

In cases where response deadlines preclude action at a regular or special meeting, the CPO delegates responsibility for taking action to the Board. Actions taken by the Board shall be ratified at the next public meeting with proper notice.

## **ARTICLE V**

### **Section 1. BOARD OF DIRECTORS (OFFICERS)**

The Board of Directors (Officers) shall consist of five members: at least three elected officers and no more than two elected representatives, all of whom must be members of the organization. The officers of the Rhododendron CPO shall include the following:

1. President: Presides at all meetings. May represent the community at all conferences or activities involving organizational planning and coordinating.
2. Vice President: Presides over meetings during the absence of the President. Is a member of the organization and works with the President and other members of the organization on inter-organizational planning and coordinating. Shall direct the activities of all committees and see to it that the organization actions are carried out.

3. Secretary: Keeps minutes and attendance records of all membership and committee meetings. Keeps a file of all correspondence and records available for public inspection and review in compliance with state statutes regarding public access.
4. Treasurer: Any officer may serve as treasurer, as needed, by recording funds, if any, and reporting same to the organization. The CPO may choose to elect a separate individual to serve as treasurer or the CPO may choose to add the responsibility to another officer position.
5. Area Representative(s): elected member(s) who shall reside within the boundaries of the organization.

The Rhododendron CPO shall provide Public and Government Affairs with a current list of officers.

## **Section 2. SELECTING BOARD OF DIRECTORS (OFFICERS)**

The first election shall be held at the first organizational meeting of the Rhododendron CPO. After the first election, the election of officers of the Rhododendron CPO shall be held in conjunction with the annual meeting, which shall be held in a selected month of each year thereafter. Officers shall assume their duties immediately upon election to office. All members are eligible for election to officer positions. The Chairperson shall not vote for an officer except in the event of a tie when the Chairperson shall cast the deciding vote. Proxy votes shall not be allowed.

## **Section 3. TERM OF OFFICE**

The term of office for all officers shall be one year, however, the officer shall continue to serve until a successor is elected or appointed to that office.

## **Section 4. VACANCIES**

A vacancy occurs when an officer dies, resigns, is removed, or has more than two unexcused absences from meetings. The Chairperson shall fill a vacancy through appointment and ratification by the general membership. The person appointed to fill the vacancy shall serve the remainder of the unexpired term

## **Section 5. NOMINATING COMMITTEE**

The Chairperson has the discretion to appoint a Nominating Committee. The Chairperson shall appoint a Nominating Committee at least 90 days prior to the annual meeting. If a Nominating Committee is appointed, the committee shall present its recommended list of candidates at the meeting before the annual meeting. Nominations may also be made from the floor at the annual meeting. No person may be confirmed as a nominee without the permission of the nominated person. In lieu of a Nominating Committee, the Chairperson must open the floor for nominations at the meeting before the annual meeting.

If more than five members are nominated, a vote by the general membership shall take place at the annual meeting. The five people with the highest number of votes shall serve as the Board of Directors. A separate vote by the membership for Officers shall immediately follow the election of the five-member board.

## **Section 6. OFFICER DUTIES**

The duty(s) of each officer is as follows:

1. **Chairperson/President:** Shall preside over all meetings of the Rhododendron CPO and shall co-sign for all authorized expenditures, appoint committee heads and have the responsibility of the performance of such duties as prescribed in these bylaws. May represent the community in all conferences or activities involving inter-organizational planning and coordinating. Shall act as an ex-officio member of all committees.
2. **Vice Chairperson/Vice-President:** Shall aid the Chairperson/President and perform their duties in the event of their absence or disability. May also co-sign for authorized expenditures in the event the Chairperson/President or Treasurer is absent. Works with the Chairperson/President and other members of the organization on inter-organizational planning and coordinating. Shall direct the activities of all committees and see to it that the organization actions are carried out.
3. **Secretary:** Shall keep accurate minutes and attendance records of all meetings of the Rhododendron CPO. Shall handle all correspondence of the Rhododendron CPO. Shall be responsible to maintain the membership registry required by these bylaws. As required by the Oregon Public Records and Meetings Law, all records shall be made available for public inspection and review.



4. **Treasurer:** Shall maintain an accurate record of all income and expenses of the Rhododendron CPO and co-sign authorized expenditures. May maintain a bank account, if applicable, and present a statement of account at every meeting. Financial records shall be made available to any member or the public as required by the Oregon Public Records Law.
5. **Area Representative(s):** One or more elected members who shall reside within the boundaries of the organization and represent the general membership within the boundaries of the organization

## **ARTICLE VI**

### **Section 1. MEETINGS**

Meetings of the Rhododendron CPO shall be held in accordance with Oregon Public Meetings Laws. Meetings will be conducted in a businesslike manner and according to recognized parliamentary procedures (Roberts' Rules of Order). Meetings shall be held no less than twice per year, and at any regular interval as voted upon by the membership. The annual meeting shall be held once per year for the sole purpose of electing officers and conducting such other business as deemed necessary. The date of the annual meeting shall be determined by vote of the membership.

The Chairperson/President may call special meetings at any time, or upon the request of two (2) of the officers, or any five (5) members of the Rhododendron CPO. The date, time, and location shall be determined by a vote of the Rhododendron CPO membership.

Notice of all meetings shall be provided as required by ORS 192.640 of the Oregon Public Meetings Law. CPO will notify the local newspaper or give other appropriate notice in advance of all meetings. Minutes of all meetings shall be kept and made available for public inspection as required by ORS 192.650 of the Oregon Public Meetings Law. A copy of all meeting minutes shall be provided to the PGA Department.

### **Section 2. QUORUM**

A quorum consists of five voting members of the Rhododendron CPO, of which at least two are officers. A quorum shall be present at a meeting in order for the Rhododendron CPO to transact business.

### **Section 3. RECORDS**

All records of the Rhododendron CPO shall be subject to disclosure except as allowed by exemptions of the Oregon Public Records Law.

## **ARTICLE VII**

### **Section 1. HEARING PROCESS AND PROCEDURE**

The principles of parliamentary rules of procedures such as Robert's Rules of Order shall govern proceedings at any meeting of the Rhododendron CPO. The Chair shall be guided by these principles in deciding any procedural questions. The Chair's decision on procedural matters may be overruled by a majority of the members voting on the question. The Rhododendron CPO may establish a more detailed hearing procedure to provide for an orderly process for holding a public hearing. All meetings shall comply with the Oregon Public Meetings Law.

## **ARTICLE VIII**

### **Section 1. COMMITTEES**

The Rhododendron CPO may create committees as required to promote the purposes and objectives of the Rhododendron CPO. The Rhododendron CPO Chairperson shall select a chairperson for each committee.

## **ARTICLE IX**

### **Section 1. DISSOLUTION**

The Rhododendron CPO shall be considered inactive if it fails to meet the requirements of these bylaws. An inactive CPO shall be dissolved and will no longer be recognized by the Board of County Commissioners. Should the Rhododendron CPO be dissolved, disbursement of the Rhododendron CPO funds, if any, shall be to a non-profit organization, preferably within the Rhododendron CPO area. This organization shall be selected by the Rhododendron CPO membership in attendance at the final meeting. Funds provided to the Rhododendron CPO by the county shall be returned to the county upon dissolution of the **Rhododendron CPO**.

## **ARTICLE X**

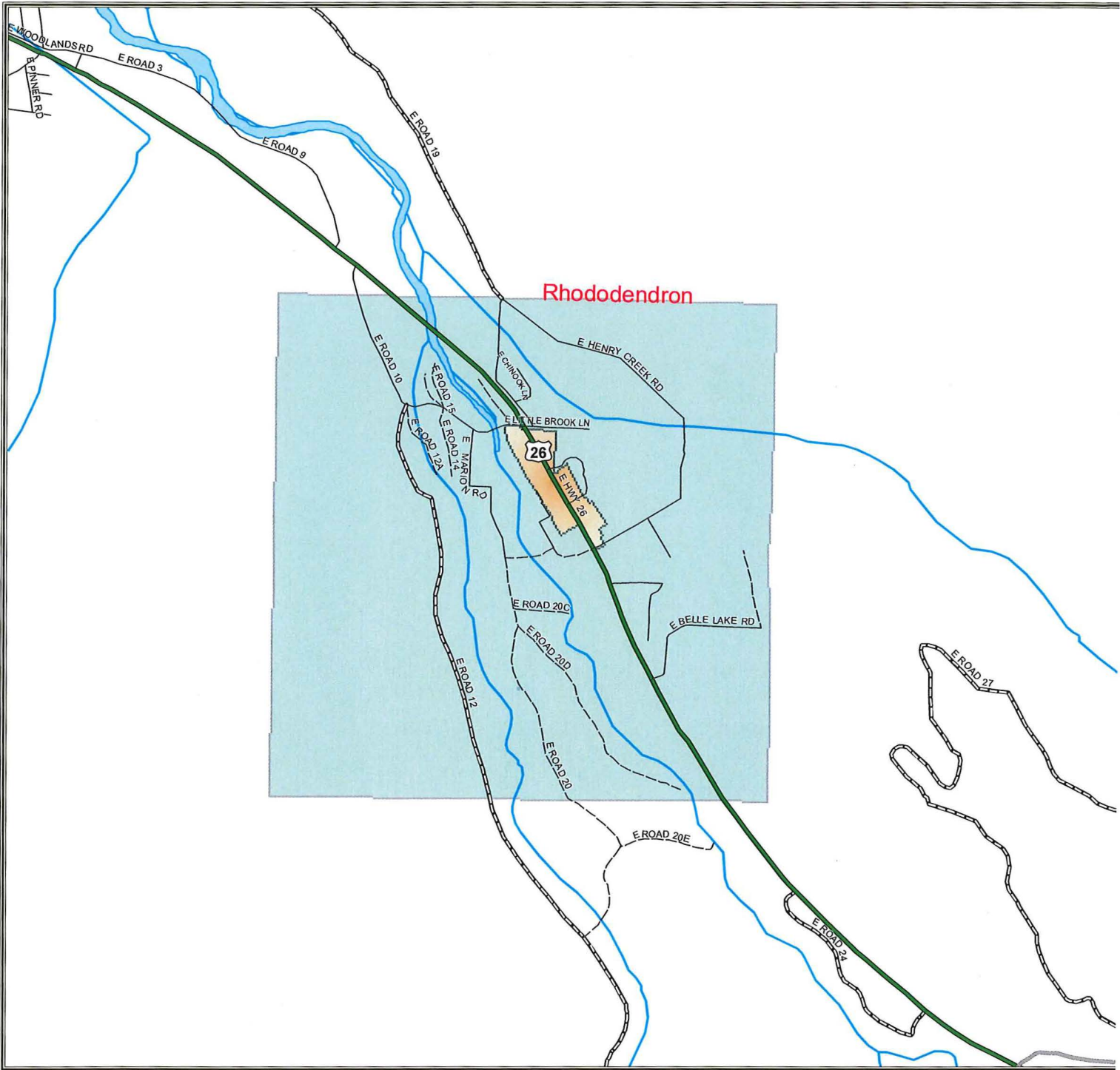
### **Section 1. AMENDMENTS**

These bylaws may be amended. Proposed amendments shall be submitted to the County Counsel and the Board of County Commissioners for approval. Upon approval by the County, proposed amendments shall be approved by a two-thirds vote of the membership at a regular meeting of the **Rhododendron CPO** at which a quorum is present, provided:

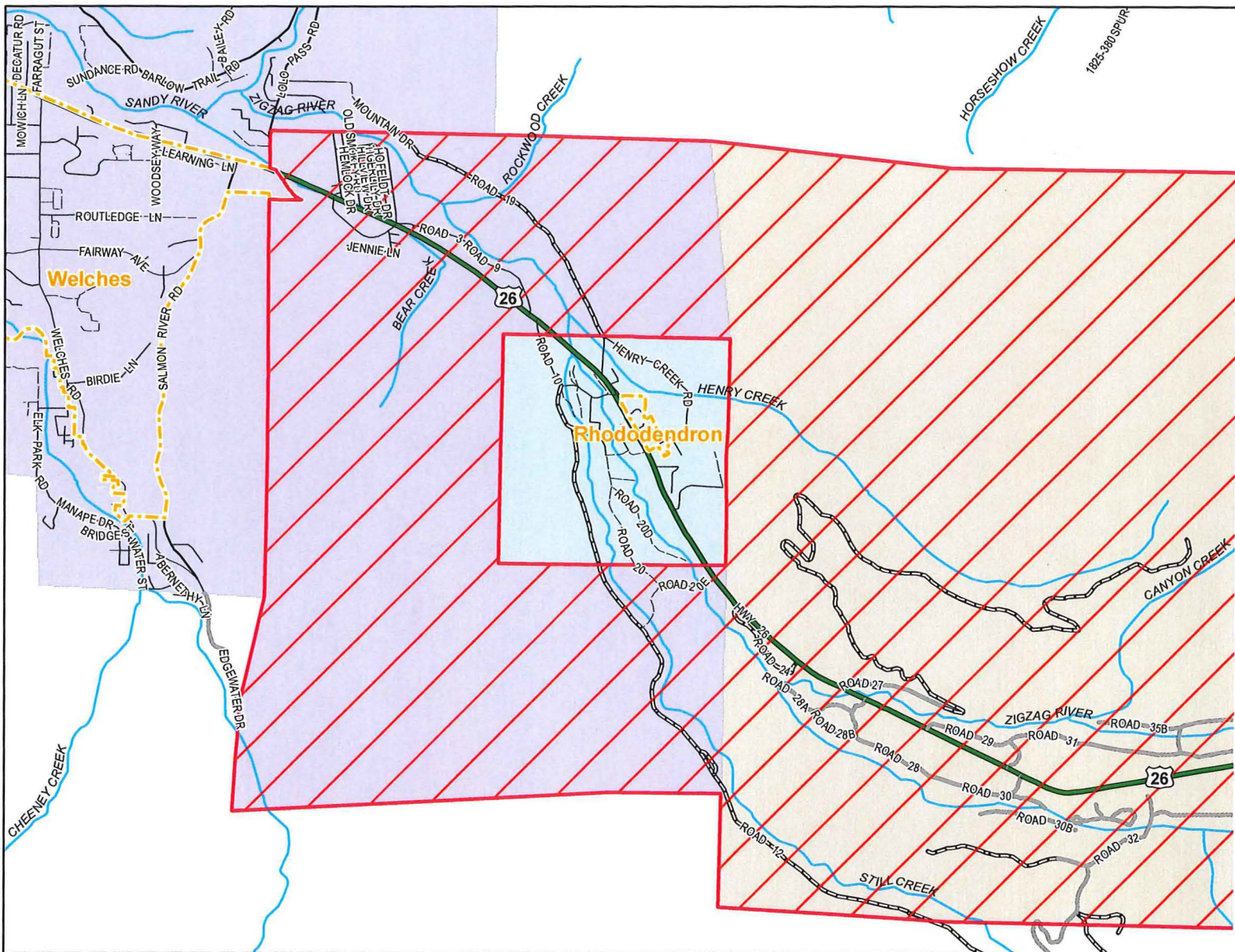
- A. That the proposed amendment has been read and a motion to submit the amendment has been passed at a previous regular meeting, and;
- B. That the proposed amendment has been published in the minutes of the previous meeting prior to adoption of the amendment at the following meeting.

The amended bylaws shall supersede all previous bylaws and become the governing rules for the **Rhododendron CPO**. To be eligible to vote for any amendment, a member must have been previously registered in attendance to at least one meeting during the previous 12 months.

Share this page   







## PROPOSED ADDITIONS TO RHODODENDRON CPO

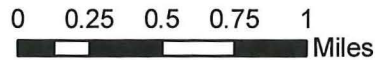


GEOGRAPHIC INFORMATION SYSTEMS

DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
121 LIBRARY COURT  
CREGON CITY, OREGON 97045

The information on this map was derived from digital databases from Clackamas County's GIS. Care has been taken in the creation of this map but it is provided "as is". Clackamas County cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Although information from Land Surveys may have been used in the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product before making any decisions.

- Government Camp
- Mt. Hood Corridor
- Rhododendron
- Proposed Additions
- Rural Communities



## Public Meeting

# Rhododendron Community Planning Organization (CPO) Boundary Change

A public meeting will be held at the Hoodland Fire Station Jan. 21 at 1 p.m. to discuss a proposed boundary expansion. After the discussion, the Clackamas County Board of Commissioners will consider staff recommendations and any additional testimony before making a final determination on the boundary.

The purpose of the boundary expansion is to unify the represented area and allow for greater participation in the CPO process.

To learn more about CPOs:

[www.clackamas.us/citizenin/cpo.html](http://www.clackamas.us/citizenin/cpo.html)



Rhododendron CPO  
Clackamas County  
Public & Government Affairs  
2051 Kaen Rd.  
Oregon City, OR 97045

### **About the new boundary**

The proposed new boundary would extend from the eastern edge of Lolo Pass Rd. up to approximately Kiwanis Camp Rd. with the northern border being approximately the summit of Zigzag Mountain and the southern border being the summit of Hunchback Mountain.





# Rhododendron CPO

*Only through participation can we effect change*

---

December 26, 2016

Clackamas County Board of Commissioners  
2051 Kaen Road  
Oregon City, OR 97045

Dear County Commissioners:

The Rhododendron CPO requests that you allow the expansion of our CPO boundary to include the eastern most portion of the inactive Mt. Hood Corridor CPO and the western most portion of the Government Camp CPO (Please refer to attached map).

This boundary change, if approved, would include within the boundaries of the Rhododendron CPO, ALL of the Mt. Hood National Forest Service cabins and all of the Woodlands and Faubion Loop neighborhoods. This boundary change would also consolidate, within one boundary, the Lady Creek Water System and the Rhododendron Water Association.

As stated in Chapter 2, Section 7d of the County's Comprehensive Plan the relevant criteria to be addressed are as follows:

- An area of mutual interests.
  - Consolidating all properties served by Lady Creek Water System and Rhododendron Water Association within one boundary.
- Appropriate geographic size and population for effective planning, taking into account:
  - Natural Boundaries
    - Lolo Pass Road to the west and Road 39, to the east, are natural east-west boundaries. The summits of Hunchback and Zigzag Mountains are natural north-south boundaries.
  - Commercial Patterns
    - The Faubion and Woodlands neighborhoods have long thought that by virtue of having a Rhododendron Zip Code, they were already a part of the Rhododendron CPO. The 3-mile gap between Government Camp and the Forest Service Cabins serves as a natural barrier.
  - Community Organizations
    - It is useful to the Forest Service to have ALL Forest Service Cabins within one boundary.
  - Historic Factors
    - Rhododendron has long been thought of as the center of this mountain community. The consolidation of neighborhoods and FS cabins within one CPO boundary would maintain the historical significance of the community.

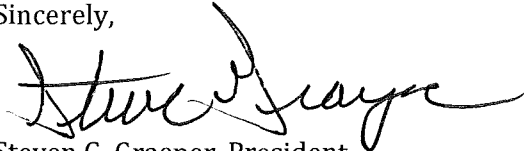


Included with this letter are:

1. Minutes of the January 15, 2011 Rhododendron CPO meeting when the vote was taken to apply for this boundary change.
2. Minutes of January 28, 2012 Government Camp CPO meeting when the boundary change was discussed and approved.
3. Minutes of June 23, 2012 Mt. Hood Forest Cabin Homeowners Association Annual meeting when the boundary change was discussed and approved.
4. Minutes of January 19, 2013 Mt. Hood Corridor CPO meeting when the boundary change was discussed and approved.
5. Clackamas County Comprehensive Plan Criteria to implement a boundary change.
6. Map showing the current CPO boundaries and new map showing the proposed area to be brought into the (Name of CPO).

Thank you for considering our request. Please let me know if you have questions or concerns about our application.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven G. Graeper". The signature is fluid and cursive, with a large initial "S" and "G".

Steven G. Graeper, President  
Rhododendron CPO

## RHODODENDRON CPO

Meeting Minutes

January 15, 2011

Zig Zag Inn

### Open Meeting

The meeting was called to order at 10:33AM by Chair, Sharon Lamoreaux. There were 16 people attending including one guest and it was determined a quorum was present. Lamoreaux welcomed all.

### Read Minutes

In Secretary Graeper's absence, Lamoreaux asked for a review of the minutes. Lamoreaux indicated that the minutes had been posted at the Post Office and distributed by e-mail for all to review. **There was a motion and second to dispense with the reading of the minutes. Motion passed.** The Chair then asked if there were any corrections or amendments to the minutes that had been distributed. It was clarified that MHC-CPO has not formally approved the boundary change. **There was a motion and second to accept the minutes as written and distributed. Motion passed.**

### Treasurers Report

Treasurer Barbara Novinger reported that the checking balance from the Bank Statement is \$794.54. The Treasurers report was submitted for audit.

### Old Business

**CPO continuation and Boundary Change** Secretary Graeper was absent but has been conducting some discovery and has attended several meetings with neighboring communities regarding the possibilities for boundary expansion. Dan Holm had a copy of Graeper's report (attached), which he read. Graeper was complimented for the work he has put into this project. There was a question from the floor as to exactly what the boundary change would look like on a map and if the Forest Service has been contacted. Lamoreaux explained that the exact boundaries have yet to be mapped but would roughly include all the Forest Service Cabins, East of Rhododendron up to Road 39 and the Fabion Loop/Woodlands neighborhoods the west. **There was a motion and second that RCPO formally request of Clackamas County that the Rhododendron CPO boundaries be expanded to include Fabion Loop, Woodlands, and all MHFHA Cabins west of Road 39.**

Discussion included: confirmation that all affected parties need to vote on the boundary change; The boundary change would be only a recommendation to BCC and that BCC needs to approve the boundary change after all parties agree. There was a question as to the county approving the Forest Service cabins inclusion in the boundary change. MHC-CPO representative, Don Mench, said that the county would approve it if the communities have agreed that is what they want. Mench also clarified the use of a "CPO". Nancy Dougherty added that it was her impression from previous discussions with the MHFHA and the Forest Service that both would agree to a boundary change.

**There was a call for the question and the vote to approve the motion was unanimous in favor.** Lamoreaux indicated she would get word to Graeper he is approved to move forward with the county to get proposed maps and schedule more community meetings to discuss the issue.

**Rhododendron Roadside Sign** The Chair reviewed the topic of a possible sign for Rhododendron. Jason Johnston submitted some additional renderings of a possible sign and reported where he stands in the Grant process. He had submitted a Grant request to fund a portion of the sign to the Clackamas County Cultural Coalition for a Community Cultural Participation Project Grant and to the Regional Arts and Cultural Coalition for a Personal Project Grant. Both requests were denied, but he was encouraged to re-apply. He suggested perhaps a different approach be made by first bringing ODOT on board with the idea and then going after funding. He also commented that there were other avenues for funding, such as the grant awarded to the city of Sandy for storefront upgrades. He would research further areas of funding. Barbara Haugk suggested we find others in the community who are familiar with writing grants. Nancy Dougherty will get in touch with she knows who are experienced in grant writing.

Discussion then focused on the design of the sign and ways to possibly reduce the cost. Johnson suggested the totem poles be removed and questioned whether the bronze sculptures could be vandalized and if they should be removed. Renee Lamoreaux said she would like to see all the options on the table for a community input session. Sharon Lamoreaux commended Jason for his efforts and encouraged him to continue.

## GOVERNMENT CAMP MEETING

Property Owners Association  
Community Planning Organization

Saturday  
January 28<sup>th</sup>, 2012

Location: Mt. Hood Museum and Cultural Center  
Government Camp  
Time: 7:00 pm to 9:00 pm  
AGENDA

### Call to Order

#### Old Business

1. Adjustment of CPO Boundary\*  
(Summer homes at Rhododendron proposed to be moved to the Rhododendron CPO) \*Issue approved at previous CPO Meeting
2. Rest Stop

#### New Business

1. 2012 Schedule for meetings
2. Election of Officers for CPO/Property Owners
3. Review of Maintenance Mechanisms for the  
Community of Government Camp

Jerry opened the meeting at 7:00 PM

- Jerry explained the history of the organization and thanked Maryann Hill for her leadership and support of the organization
- Jerry recognized the TIF committee members present and thanked them
- Jerry acknowledged the Mt Hood Museum and thanked the museum for its community service
- Ski the Glade will be March 3, 2012 – Jerry invited everyone to get a ticket.

#### **Rhododendron proposed boundary change**

- Steve Graper explained the history of the issue – apparently, the county has lost the approval that was given by the Government Camp (GC) CPO. Steve shared a map of the area under consideration. The current Rhododendron (R) boundary only includes the area in go up highway 26 to the Kiwanis Camp Road. The R group needs to expand to get more people too work on R CPO issues.
- John Bay moved and Nick seconded that we pass the R proposal. It was passed by a unamaus voice vote

#### Rest Stop

- The legislator is considering funding to make it possible for ODOT to maintain the rest stop. The funds will pay for 2011 – 2013 to pay the same people who are maintaining it now.



## Annual Meeting is Cold but Productive

Jun 23rd 2012 By: MHFHA [No comments](#) AA

President Paula Hoiland addresses the group

A cold, wet and dreary day did not deter 115 hardy cabin owners from attending the Annual Meeting held at the Welches Elementary School. The major topic of discussion was security. We heard from a representative of the Clackamas County sheriff's office crime prevention. There also were two vendors available to talk about security systems for your cabin.

The MHFHA board recently adopted a plan to implement a "Forest Watch" program, which is similar in nature to a "Neighborhood Block Watch". Signs were specially designed for our program and will be posted on many of the roads in a most conspicuous spot to alert people that they may be watched for specious activity.

A representative of the Rhododendron CPO discussed the idea of incorporating the cabin tracts into their boundaries and thus representing our area in land use issues with the county and also to gain input from the cabin owners on projects to upgrade and improve Rhododendron proper. There was no dissent on the issue.

Fran Lanagan spoke about cabin issues and introduced their [new website](#) which out lines the process or upgrading and improving the cabins. Watch for more information on these topics. [Annual Meeting Minutes 6-12](#)



Steve Graeper makes his pitch for the Rhody CPO

## **MT. HOOD FOREST HOMEOWNERS ASSN.**

### **Annual Meeting - Welches Elementary School**

**June 23, 2012**

With approximately 110 cabin owners present, plus guests, President Paula Hoiland called the meeting to order at 12:40 pm. The Board of Directors (**Jim and Jennifer Cline, Vonnie Condon, Michael Halligan, Ken Hoiland, Scott MacCaskill, Daryl Philippi, Treasurer, and Carolyn Raz, Secretary**) was introduced.

**TREASURER'S REPORT:** The Association's assets total \$25,432 after donating \$4,000 to the C2 Committee.

#### **ANNUAL UPDATE:**

**Cabin Fee Act:** MHFHA has donated \$16,000 to the National Forest Homeowners (NFH) over the past four years in support of efforts to get the Cabin Fee Act (CFA) passed by Congress. To date, the House has passed their version of the bill and it is now in the hands of the Senate. Sen. Ron Wyden of Oregon has signed onto the Senate bill as a co-sponsor and he chairs the committee that will hear the bill. There is no opposition to the bill on either side. However, if the bill isn't heard before Congress adjourns in August; the process will have to begin again in the next session. The cost of pursuing passage is horrendous, and the volunteers are fading from all the time and energy expended. This needs to be passed this session.

**Website:** Our website has been updated and **Paula** acknowledged **David Jacob's** (the watermaster) road updates during the bad weather. Everyone is most grateful for this new contribution of road conditions on the Forest Service roads.

**Highway Cleanup:** **Paula** was happy to report that 24 volunteers participated in picking up 62 bags of trash. Thanks to all the volunteers for another successful cleanup of our portion of Highway 26.

**Committee Volunteers:** **Paula** explained that the Board has established four standing committees (Security, Membership, Events and Communications) and invited anyone interested in participating to put their name on a sign-up sheet.

#### **AWARDS:**

MHFHA member and former board member, **Mark Schwebke** was recognized by the NFH for all his website work as their Volunteer of the Year. Congratulations to Mark.

As a token of our appreciation, Paula presented a beautiful handmade blanket depicting scenes of Oregon to **Daryl Philippi** for his outstanding work as the association webmaster; treasurer; keeper of all the cabin owners names, addresses, phone

**Officer McClurg** said two local men were apprehended thanks to all the reports and intelligence called in by cabin owners. **Ken Hoiland** got three numbers off a license plate of a pick-up truck seen by a number of cabin owners and called it in thus resulting in the arrest. The burglars admitted to 10-15 counts of theft though there were probably many more. One man received three years prison time; the other got less than a year. She said it was possible they both could be released earlier with good behavior.

The cabin owners were encouraged to call the Sheriff's Office if suspicious behavior or an unfamiliar vehicle is observed. She said people think that due to limited funding, the Office can't be bothered. She emphasized that was not the case. All calls are documented which allows the Office to see patterns that can lead to an arrest. She said people need to know their neighbors and the cars they usually drive, both items emphasized in the Forest Watch program. Some cabins are rentals but to keep an eye on anything that doesn't look right.

There are a number of precautions that generate some degree of deterrence: Alarms (as long as they turn off after a prescribed time), surveillance cameras, gates, private patrols and the Forest Watch signs with the phone number of the Clackamas County Sheriff's office.

**Item Identification:** It was highly recommended that people engrave their driver's license number (State first, followed by the number, ending with DL for Driver's License. Example: OR123456DL or WA123456DL) on tools and things of value. To assist cabin members, **Paula** announced that the Association has purchased two engravers that are available to borrow. Members just need to contact her.

Also, take photos of valuable items with one's driver's license next to the item in order to identify that one owns a chain saw, splitter, painting, antique skis, etc. Also, make a list of important items.

**Forest Watch Program:** **Paula** explained that the Forest Watch Program is to create an awareness of what goes on around one's cabin and the neighborhood and to report anything suspicious. Board Member, **Jim Cline**, who chairs the Security Committee, displayed a map where it is proposed to place the Forest Watch signs. Cabin owners were invited to look at the map closely and offer input if they feel the sign(s) should be elsewhere or additional signs needed. The map identified 20 locations.

The estimated cost for the signs is \$1,000, plus \$4,000 for professional installation. A show of hands indicated this to be a good use for Association funds. At the end of the meeting a cabin owner, Mark Beckus, said he would donate the posts – a savings of \$1000 to MHFHA.

**Security Equipment Vendors:** There were representatives from two companies who provide and install security equipment. Both companies, Phillips Electronics and Pinnacle Digital Surveillance had tables displaying their wares. Each gave a brief

There was a period of questions and answers followed by the meeting adjournment at 2:00 pm.

**Mt. Hood Corridor CPO**  
P.O. Box 632, Welches, OR 97067

Minutes – January 19, 2013 Meeting,  
Zigzag Inn, Welches, OR

Dave Fulton, Chair, called the meeting to order at 10 am. 36 members and 2 board members present

A joint meeting with the Rhododendron CPO was held and several items of general interest were discussed – the proposed boundary changes between Mt. Hood Corridor CPO and a presentation by Bark regarding a proposal by USFS, Zigzag Ranger Station, only in the discussion stages, regarding timber sale(s) on the northwest side of Mt Hood.

The September 2012 minutes were approved with no changes.

**Treasurer's Report** : Beginning balance is \$0.00 and ending balance is \$0.00

**Applications:** We discussed the land use applications, Z0566-12, Greenway/Principal River Construction. The applicants propose to build a single-family residence at 64285 E. Relton Lane by Lifestyles Ventures. A motion was made to rescind the interim recommendation and send a recommendation for approval without conditions – passed 29 - 0 with 5 abstentions.

**Old Business:**

The motion to approve the proposed boundary change with Rhododendron CPO was accepted 21 - 0 with 8 abstentions. Generally speaking the non-Federal land east of Lolo Pass, north of US 26, and south of the Zigzag River would be added to area covered by the Rhododendron CPO. A "public voting" process will be initiated by Rhododendron CPO in the near future and before any recommendation is sent to the County.

Adjourned at 12:20pm

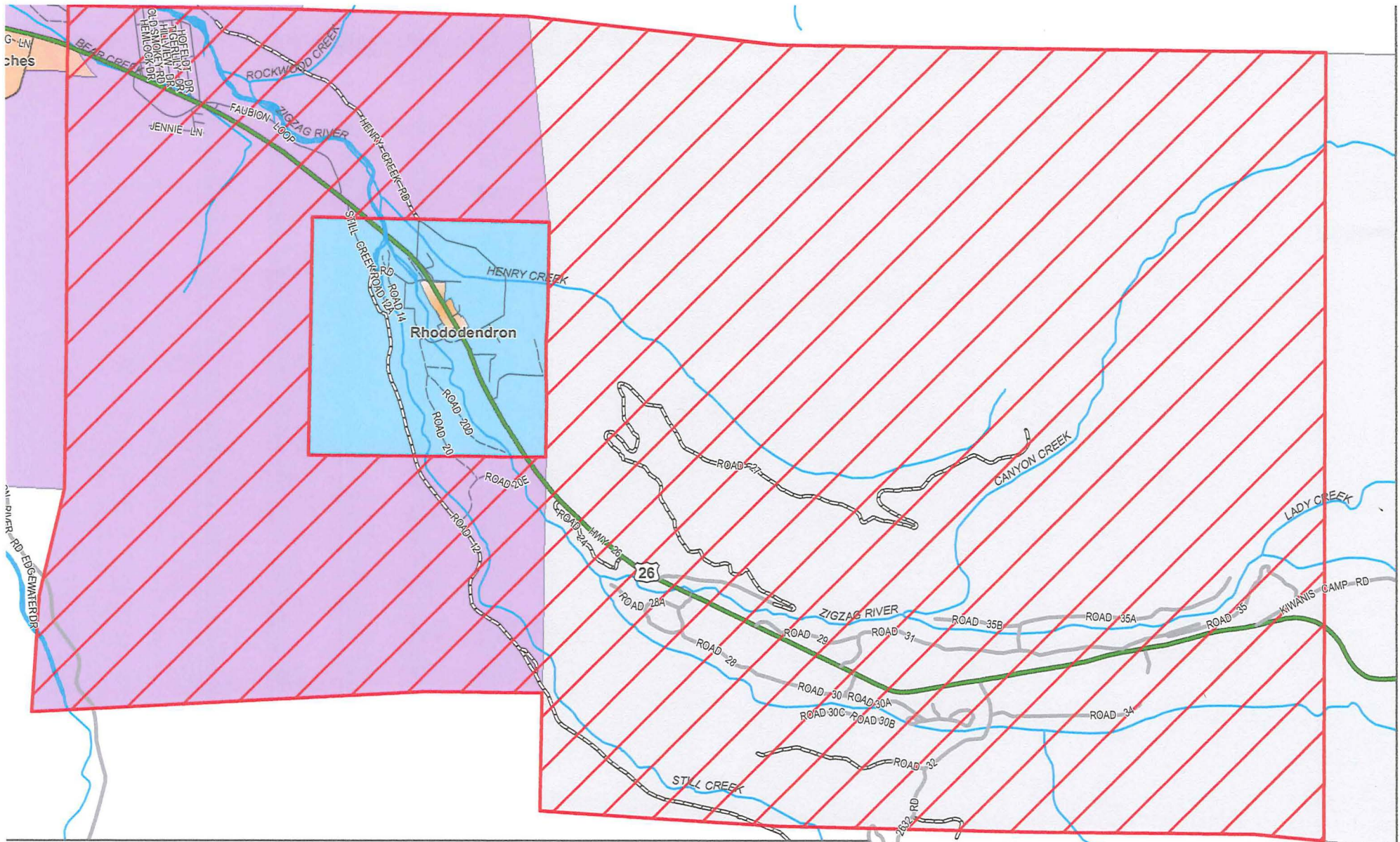
Respectfully submitted, Dave Fulton



## **CPO Checklist for Developing and Submitting a Request for Review of Boundary Change**

- Contact the County's Public and Government Affairs Department at 503-655-8552, or via e-mail at [AKyle@co.clackamas.or.us](mailto:AKyle@co.clackamas.or.us)
- Review evaluation criteria and guidelines
- Review Best Practices Guidelines
- Hold public meeting on the proposal
- Have CPO vote on the proposal at a subsequent meeting
- Forward copy of proposal to all bordering, affected CPOs, or to Amy Kyle, PGA if affected CPO is inactive
- Submit a written request for review of boundary change that includes how the proposal meets the established criteria, along with any affected CPO statement of agreement to Amy Kyle, Community Affairs, 2051 Kaen Road, Oregon City, OR 97045 or [AKyle@co.clackamas.or.us](mailto:AKyle@co.clackamas.or.us)

PGA will evaluate request based on information from the Planning Division. We will then develop a recommendation and send it to the BCC. Modifications to boundaries proposed in a request may be made if it is deemed prudent during the review process. Any such changes would be done in consultation with the affected CPOs. We will share our final recommendation with the CPOs requesting the boundary change.



## PROPOSED ADDITIONS TO RHODODENDRON CPO



CLACKAMAS COUNTY  
GEOGRAPHIC INFORMATION SYSTEMS  
DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
171 LIBRARY COURT  
OREGON CITY, OREGON 97045

-  Government Camp
-  Mt. Hood Corridor
-  Rhododendron
-  Proposed Additions
-  Rural Communities

1 inch = 3,000 feet



Information on this map was derived from digital databases from Clackamas County's GIS. Care was taken in the creation of this map but it is provided "as is". Clackamas County cannot accept any liability for any errors, omissions, or occasional inaccuracies, and therefore, there are no warranties made in this product. Although information from Land Surveys may have been used in the creation of this product, in no way does this product represent or constitute a Land Survey. Users are advised to verify information on this product before making any decisions.

## **History of Rhododendron Boundary Change process**

In 2004, the Rhododendron Neighborhood Association was reactivated after several years of being inactive. The reactivation of the CPO was facilitated by Cogan, Owens, & Cogan. We established a new set of By-Laws (recently updated in 2016 to conform with County CPO standards) and changed the name to Rhododendron Community Planning Organization.

The Boundary map used and referred to in our By-Laws is the boundary map currently on file at Clackamas County. **See Exhibits A & A-1**

In 2006, the RCPO embarked on an effort to get ODOT to lower the speed limit through Rhododendron. It was also in 2006 that the RCPO agreed to be part of the effort to form The Villages at Mt. Hood. It was hoped that as a member of the Villages, we might gain some additional influence with ODOT and Clackamas County to fulfill the dream of a reduced speed limit through Rhododendron.

Also in 2006, the RCPO started researching the possibility of expanding its boundary to include the Forest Service Cabins to the east of Rhododendron. The Forest Service cabins had expressed an interest to join with the RCPO, as they felt under represented by the Government Camp CPO. They wished to have a presence as part of the Villages at Mt. Hood.

In 2007, Clackamas County forced a change to the Villages By-Laws, which eliminated the mandate that the two CPO's maintain a presence on the Villages Board. The boundary discussion was then tabled indefinitely.

In 2010, a renewed effort to expand the RCPO Boundary was begun. Working with County Liaison, Barbara Smolak, the RCPO was given a list of procedures to follow to facilitate a boundary change. **See Exhibit B**

On September 2, 2010, the initial contact was made with MHC-CPO to inform them of a possible boundary change. **See Exhibit C**

On September 7, 2010, The Villages at Mt. Hood was informed of the proposed Boundary Change. **See Exhibit D**

On October 1, 2010, an Op/Ed was printed in the Mt. Times informing the public of a possible boundary change. **See Exhibit E**

On November 1, 2010m, RCPO attended Mt. Hood Forest Cabin Homeowners Association (MHFHA) Board meeting asking permission to attend MHFHA Annual Meeting to address membership. Permission was granted and MHFHA Board expressed the desire to be a part of Rhododendron CPO. They thought they already were and that it "Did not make sense for them to be part of Government Camp CPO".

On November 11, 2010, RCPO contacted all of Woodlands residents via Woodland Residents Yahoo email group.

*"Dear Friends in Woodlands Homeowners Group.*

*The Rhododendron CPO is considering a boundary change which would move the Western boundary of the Rhododendron CPO from the ZigZag River Bridge on Hwy 26 to just west of Arthur Hailey Rd. What that means to home owners in the Woodlands neighborhood, if the boundary change were to happen, is that residents of Woodlands would become members of the Rhododendron CPO. Currently, residents in the Woodlands Neighborhood are members of the Mt. Hood Corridor CPO.*

*The purpose of the boundary change would be to help strengthen the Rhododendron CPO and together with the Mt. Hood Corridor CPO become a stronger voice with Clackamas County regarding issues involving matters concerning residents of our mountain community.*

*The Rhododendron CPO is actively soliciting comments, positive or negative, from residents in both Fabion Loop and Woodlands. If you have any comment, please contact the Rhododendron CPO at "[rhodycpo@comcast.net](mailto:rhodycpo@comcast.net)".*

There were 9 responses all in favor of the expansion.

*Dear Woodlands Homeowners:*

*I know I am no longer a resident of your wonderful community but think it's important enough to voice my opinion concerning this topic.*

*I believe it would be to The Woodlands benefit, giving you more support for the issues that concern your community than if you remain in The Mount Hood Corridor CPO. The Rhododendron CPO is more community based and less controlled by the special interests on the mountain in my opinion.*

*Please look into this in detail and carefully make your decision.*

*Respectfully,*

*Reed "Luke" Lucas*

\*\*\*\*\*

*We also support the idea of the Woodlands supporting a boundary change to move to the Rhododendron CPO.*

*Tony Wolk & Lindy Delf, 24600 E. Old Smokey.*

\*\*\*\*\*

*We support the Rhododendron CPO boundary change...*

*Rosenbach, Patricia & Virginia [ginger8david@aol.com](mailto:ginger8david@aol.com)*

\*\*\*\*\*

*Steve,*

*I think I may have sent my message to Bob Hunt by mistake.*

*Yes, I am in favor of the Woodlands boundary change to move to the Rhododendron CPO.*

*Jeanette Valley*

*2335 S.W. Scenic Drive*

*Portland, Oregon 97225*

*503-292-6765*

\*\*\*\*\*



Steve,

*We thought we were part of the Rhododendron CPO. We agree the boundries should be changed to include our woodlands home in the Rhododendron CPO.*

*Ellen Hemmert & Ron Werronen*

\*\*\*\*\*

*Steve*

*So far I have heard from 4 people in Faubion Loop that favor extending the boundary. Some do not have email and I call or mailed the proposal. I'll confirm the response when I hear from the rest, but did want you to know we are taking action.*

*Ralph Pitt - Faubion Loop*

\*\*\*\*\*

*Sharon,*

*I'm fighting a cold and likely will not attend the CPO meeting tomorrow. I understand that I can't vote if I don't attend the meeting, but I support the CPO boundary change discussed at the previous CPO meeting and appreciate Steve's work to investigate it.*

*Best regards, Kevin Liburdy*

\*\*\*\*\*

On January 15, 2011, RCPO unanimously passed a motion to formally request of Clackamas County that Rhododendron CPO boundaries be expanded to include Faubion Loop, Woodlands, and all MHFHA Cabins west of Road 39. **Exhibit F**

On January 27, 2011, an email from Barbara Smolak approved Clackamas County GIS produce a map of the anticipated new boundary.

**"Hi Steve,**

***Eric said you were pleased with his mapping efforts for your proposed boundary change. I gave him the go ahead to make a 8.5x11 PDF version for you. He mentioned you also wanted a smaller version for the paper, I assume you mean the newspaper. Since you are in the beginning phases of the process (you have not received the approval from the other CPOs that would be included in the boundary change. This must occur at one of their meetings by a vote of their members), I would caution putting a proposed map in a newspaper if that is what you were referring to with Eric. Some folks may be confused and think the changes have already been approved by the county.***

***Let me know if you have any questions, email or call me if you wish.***

***Have a great Monday!***

***Barbara Smolak  
Community Affairs  
Public and Government Affairs  
Clackamas County  
2051 Kaen Road  
Oregon City, OR 97045  
503.655.8552  
[barbarasmo@co.clackamas.or.us](mailto:barbarasmo@co.clackamas.or.us)***

January 27, 2011 Eric Laufer, CC GIS produced a map of the proposed boundary change.  
**Exhibit G**

On January 27, 2011, Resident Susan Corwin registered her first complaint with the boundary issue.

**"Steve,**

***I will note that as a resident in the Faubion area:***

***a) I've never been officially contacted***

***b) I have yet to see \*any\* value to the target transferees.***

***c) just because some people who don't seem to have attended \*any\* cpo meetings think that 97049, including Tim Rim Lolo Pass, and Zigzag Villages are part of Rhody and want to join the social club, it would seem to be a huge waste of time to worry about expanding the kingdom of Rhody.***

***CPOs are chartered by the State to provide a forum for citizens to give input on land use issues.***

***=> Rhody doesn't have much in the way jurisdictional land use issues! (house of many gables, the old service stations, and coffee shop signs...???)***

***=> while the Mt. Hood Corridor CPO has a ton of river (Sandy, Salmon, Zigzag), forest (County, BLM, State, USFS) issues to deal with, and a cadre of experienced people to work with and learn from (Hi Don, Mitch, Dave, etc :-).***

***=> why in the world should we want to become "drones" with no input, which is what you are suggesting, rather than continuing to have voice?***

***Susan Corwin  
503-622-6429***

June 23, 2011, Woodland Neighborhood Association Meeting discusses boundary issue.  
Woodland HOA sends email response.

***Hi Steve,***

***I went over the status of the boundary change based on the info you provided. Not much reaction, several folks were aware of the CPO boundary discussion and a few heads nodded. No comments in support or in opposition. I think we were all a bit deflated after our "treasurer's report". The group decided not to take on any road repair work until additional funds can be raised, and that was really the focus of the meeting.***

***Thanks, Kevin Liburdy***

November 7, 2011 MHFHA Board Votes to approve Boundary expansion

**Steve,**

***Thank you for coming to our board meeting and for the attached maps. I was looking for a paragraph of two that would describe the situation - some cabins are under the Rhody CPO and others GC CPO and what it would mean to all be under the same CPO. In layman terms is always best.***

***The board voted to support the change and bring the vote to all cabin owners.***

***Thanks Steve.***

***Paula***

January 28, 2012, RCPO presented the boundary expansion proposal to Government Camp CPO. A motion was passed unanimously to accept the proposal. **Exhibit H**

June 23, 2012, RCPO explains boundary change to MHFHA Cabin owners at Annual Meeting. **Exhibit I**

November 7, 2012, RCPO attended the MHFHA Board meeting and gained Board approval to move forward with a vote of the MHFHA. **Exhibit J**

January 19, 2013, RCPO and MHC-CPO hold joint meeting. Boundary issue is discussed with both groups. **Exhibit (s) K & L**

January 2013, RCPO decides to hold on the boundary change effort until the result of the MHC-CPO lawsuit has been determined.

February 2013-November 2015, MHC-CPO goes dormant because of inactivity

November 2015, Ninth Circuit Court rules in favor of the MHC-CPO. All appeals have been exhausted.

December 2015-December 2016, Boundary issue on hold due to issues regarding the Villages at Mt. Hood.

December 2016

BCC dissolves The Villages at Mt. Hood

Exhibit A

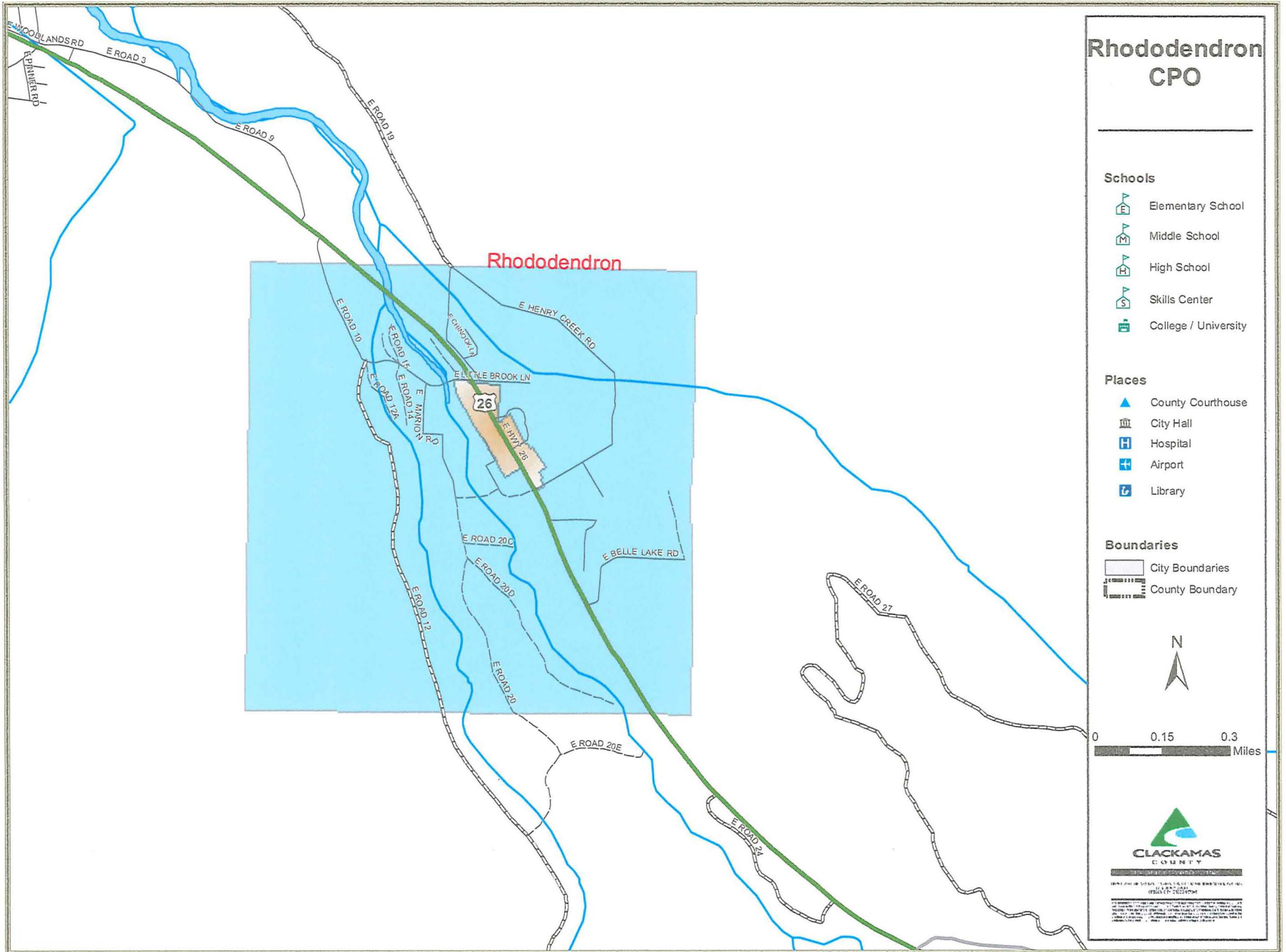
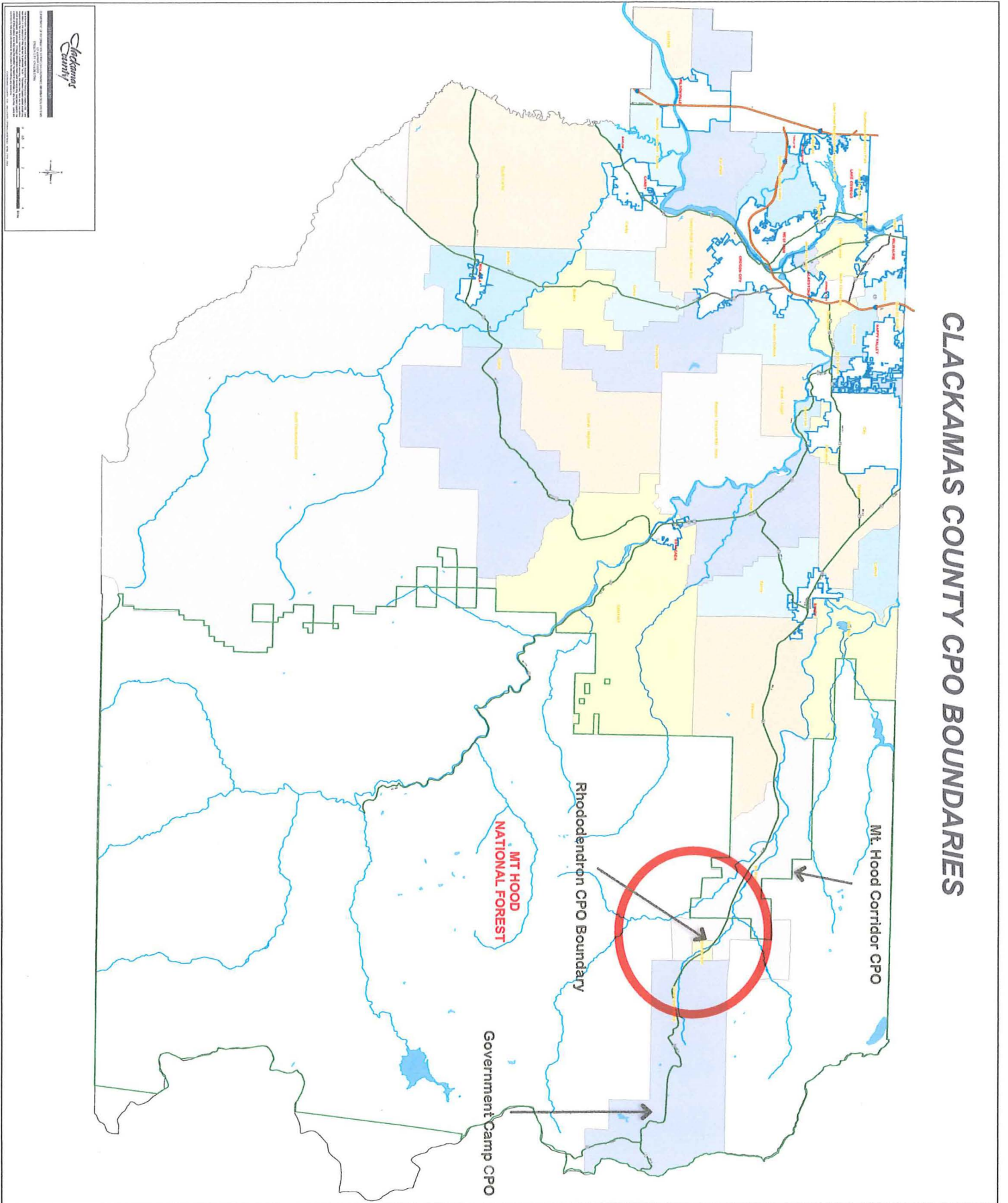




Exhibit A-1



**Exhibit B**

**CPO Checklist for Developing and Submitting a  
Request for Review of Boundary Change**

- Contact Citizen Involvement at 503.655.8552
- Review evaluation criteria and guidelines
- Review Best Practices Guidelines
- Hold public meeting on the proposal
- Have CPO vote on the proposal at a subsequent meeting
- Forward copy of proposal to all bordering, affected CPOs
- Submit completed boundary change requests to PGA

PGA will evaluate requests using census information, data from our Geographic Information System (GIS), and planning and development information from the Planning Division, and other such sources. PGA and the Planning Division will make a joint recommendation to the BCC. If staff believes a submittal should be modified we will contact the requesting and affected CPOs before any recommendation is finalized. You will be informed when the BCC will meet to discuss these boundary change requests.

**Exhibit C**  
**Mt. Hood Corridor**  
**Community Planning Organization**

**Monthly General Meeting**  
**September 2, 2010 7pm**  
**MINUTES**

Dorman Room of the Community Center, 24500 E. Salmon River Road

The meeting was called to order at 7:02 pm.  
3 board members, 4 members and one guest attended.

August minutes were approved 7-0.

The Annual election was held. By a vote of 7-0, the following officers were elected: Chair, Roy Bellows; Vice Chair, Donna Bellows; Treasurer, David Fulton; Secretary, Janine Bertram.

Steve Graeper of the Rhododendron CPO (R-CPO) explained a proposal from the R-CPO concerning restructuring the territory of the 2 CPOS. It was suggested that R-CPO also explore restructuring its boundaries with the Government Camp CPO.

The following motion was made, seconded, and passed 6-0 with 1 abstention: The Mt Hood CPO's supports the Rhododendron CPO's effort to communicate with the community to see if they are interested in expanding the Rhododendron CPO's boundaries.

**Announcement of County and other correspondence**

MH-CPO received notice of the Final Environmental Impact Statement (Final EIS) for Vegetation Treatments Using Herbicides on BLM Lands in Oregon.

MH-CPO received notice of the US Forest Service restrictions for Off Road Vehicle use.

**Treasurer's report**

Dave Fulton gave the treasurer's report. Last month \$4 was donated for refreshments bringing the total amount in the treasury to 309.60.

## **Exhibit D**

### **DRAFT**

- ❖ Shirley Dueber reported that the Welches Road action plan work is ongoing. The County plot maps should arrive soon.
- ❖ Pat Sharp reported that she is working on the issue of quarry closure. Her research and discussions have been with the Oregon Department of Transportation, Department Of Geology And Mineral Industries, Federal Highway Administration, Bureau of Land Management, and Western Rivers Conservancy. She is learning a lot from her conversations and when she is done she will write up a report that will be presented later.
- ❖ Doug Saldivar reported that the Green Scene will occur again next year, and the committee will be at the Festival of the Forest. He is also working on sustainability and is in talks with the Chamber about a guest speaker. He is also working with Thriftway to see how reduce solid waste. Doug is also looking into alternative energy with Ecotality, and is also studying electrical charging stations for cars.

#### New Business – Communication:

The Villages Board agreed that goals should be publicized in the media and around the community.

The Board also agreed to look into creating a newsletter. It could be a monthly issue and relatively short. Doug Saldivar will assemble a draft, and then the Board will have input. Shirley Dueber suggested posting copies in the community. Keith Schacher suggested combining a paid ad with the newsletter.

#### Community Comments – Rhododendron CPO:

Steve Graper came to the Villages Board with an update from the Rhododendron CPO meeting. He said that the CPO is facing a lack of members, and that the CPO is still looking for more Board members. The CPO is beginning to explore changing the boundary to include the Fabian and woodlands area. The Rhododendron CPO is also talking with the Mount Hood Corridor CPO about boundaries, and all the discussion is just beginning.

#### New Business:

Doug Saldivar said that he had received a proposal from a local person to do secretarial services. He said that if the Board is serious about considering the proposal, then an ad should be put in the newspaper and the topic will be on the next agenda.

Pat Buckley said that the issue is the same as in the past is cost, and that the new proposal is too costly. Bob Reeves said that he did not think that local should be a requirement. Pat Sharp suggested that the Villages could plan for the future and anticipate changes and hiring, and that the Villages should not advertise a position that they do not have. George Wilson said that the Board has excellent minutes now, and that the Board should consider all the issues including negotiating over offers. A community member asked about why the Board has an outside person as recording secretary, and Bob said that it is about helping with neutrality and that the decision was made early on. Christine Roth added that having a recording secretary who is not on the



## Exhibit E

# Rhododendron Community Planning Organization PRESS RELEASE

Contact: Steven Graeper, Secretary  
P.O. Box 33  
Rhododendron, OR 97049  
Phone: 503-939-5220  
e-mail: "rhodycpo@comcast.net"

FOR IMMEDIATE RELEASE

### RHODODENDRON CPO SEEKS BOUNDARY ADJUSTMENT Rhododendron CPO in the process of expanding its boundaries

The Rhododendron Community Planning Organization (CPO) is currently involved in the process of asking Clackamas County to expand the Rhododendron CPO Boundaries and has entered the Public Comment phase of the process. At the RCPO meeting held Saturday March 24, CPO Secretary, Steve Graeper explained the process and the various approvals needed just to get this far. Graeper said, "Clackamas County has a specific guideline we must follow and it has ended up being a much more cumbersome process than first imagined. But we are following the process to insure everyone is heard and that the boundary expansion is approved by a majority of those effected."

The current Rhododendron CPO boundary is mapped as a 1 Square mile section, which includes only the Rhododendron Core Commercial area and about 250 cabins/homes within that area. The western boundary ends at approximately the ZigZag/Still Creek Bridge on Hwy 26 and the eastern boundary stops at approximately Road 20/East Henry Creek Road.

Graeper presented the proposed boundary map at the meeting and figures the new area will add over 500 homes and cabins to the current 250 and will nearly quadruple the area covered by the CPO. The proposed expansion is mapped to add the area directly west of the current CPO Boundary to include the homes/cabins in the Faubion Loop and Woodlands area, in addition to all of the Forest Service Cabin on Roads 3, 9, 10 and 19, which are currently outside the CPO Boundary. The Mt. Hood Corridor CPO currently serves the area.

In addition, the Rhododendron CPO is asking to add an area east of the current CPO boundary to include the entire group of Forest Service Cabins East from Road 20 up to and including Kiwanis Camp Road 39. The Government Camp CPO currently serves that area.

Graeper said, "This is by no means a done deal. We have merely entered into the Public Comment stage. After that comes community voting and then presenting the proposal to the Clackamas County Board of Commissioners if the majority vote in favor of the expansion."

Rhododendron CPO is pursuing this boundary change in an effort to unify the area under the jurisdiction of the Rhododendron CPO as a larger and stronger voice to Clackamas County regarding Land Use and Livability issues within the area. Rhododendron CPO believes that by adding these areas, the cabins/homes will be better served by the Rhododendron CPO and the interests in the area would be viewed in a larger context. Neither of the adjoining CPO's affected by this proposed change, are opposed. By expanding the boundary of the Rhododendron CPO, the CPO would have a stronger base population from which to draw and that would result in a wider participation in matters affecting the livability and growth of the area.

For more information, questions or comments, contact Rhododendron CPO President, Sharon Lamoreaux or CPO Boundary Change Chair, Steve Graeper at "[rhodycpo@comcast.net](mailto:rhodycpo@comcast.net)".

## Exhibit F

### RHODODENDRON CPO

Meeting Minutes

January 15, 2011

Zig Zag Inn

#### Open Meeting

The meeting was called to order at 10:33AM by Chair, Sharon Lamoreaux. There were 16 people attending including one guest and it was determined a quorum was present. Lamoreaux welcomed all.

#### Read Minutes

In Secretary Graeper's absence, Lamoreaux asked for a review of the minutes. Lamoreaux indicated that the minutes had been posted at the Post Office and distributed by e-mail for all to review. **There was a motion and second to dispense with the reading of the minutes. Motion passed.** The Chair then asked if there were any corrections or amendments to the minutes that had been distributed. It was clarified that MHC-CPO has not formally approved the boundary change. **There was a motion and second to accept the minutes as written and distributed. Motion passed.**

#### Treasurers Report

Treasurer Barbara Novinger reported that the checking balance from the Bank Statement is \$794.54. The Treasurers report was submitted for audit.

#### Old Business

**CPO continuation and Boundary Change** Secretary Graeper was absent but has been conducting some discovery and has attended several meetings with neighboring communities regarding the possibilities for boundary expansion. Dan Holm had a copy of Graeper's report (attached), which he read. Graeper was complimented for the work he has put into this project. There was a question from the floor as to exactly what the boundary change would look like on a map and if the Forest Service has been contacted. Lamoreaux explained that the exact boundaries have yet to be mapped but would roughly include all the Forest Service Cabins, East of Rhododendron up to Road 39 and the Fabion Loop/Woodlands neighborhoods the west. **There was a motion and second that RCPO formally request of Clackamas County that the Rhododendron CPO boundaries be expanded to include Fabion Loop, Woodlands, and all MHFHA Cabins west of Road 39.**

Discussion included: confirmation that all affected parties need to vote on the boundary change; The boundary change would be only a recommendation to BCC and that BCC needs to approve the boundary change after all parties agree. There was a question as to the county approving the Forest Service cabins inclusion in the boundary change. MHC-CPO representative, Don Mench, said that the county would approve it if the communities have agreed that is what they want. Mench also clarified the use of a "CPO". Nancy Dougherty added that it was her impression from previous discussions with the MHFHA and the Forest Service that both would agree to a boundary change.

**There was a call for the question and the vote to approve the motion was unanimous in favor.** Lamoreaux indicated she would get word to Graeper he is approved to move forward with the county to get proposed maps and schedule more community meetings to discuss the issue.

**Rhododendron Roadside Sign** The Chair reviewed the topic of a possible sign for Rhododendron. Jason Johnston submitted some additional renderings of a possible sign and reported where he stands in the Grant process. He had submitted a Grant request to fund a portion of the sign to the Clackamas County Cultural Coalition for a Community Cultural Participation Project Grant and to the Regional Arts and Cultural Coalition for a Personal Project Grant. Both requests were denied, but he was encouraged to re-apply. He suggested perhaps a different approach be made by first bringing ODOT on board with the idea and then going after funding. He also commented that there were other avenues for funding, such as the grant awarded to the city of Sandy for storefront upgrades. He would research further areas of funding. Barbara Haugk suggested we find others in the community who are familiar with writing grants. Nancy Dougherty will get in touch with she knows who are experienced in grant writing.

Discussion then focused on the design of the sign and ways to possibly reduce the cost. Johnson suggested the totem poles be removed and questioned whether the bronze sculptures could be vandalized and if they should be removed. Renee Lamoreaux said she would like to see all the options on the table for a community input session. Sharon Lamoreaux commended Jason for his efforts and encouraged him to continue.



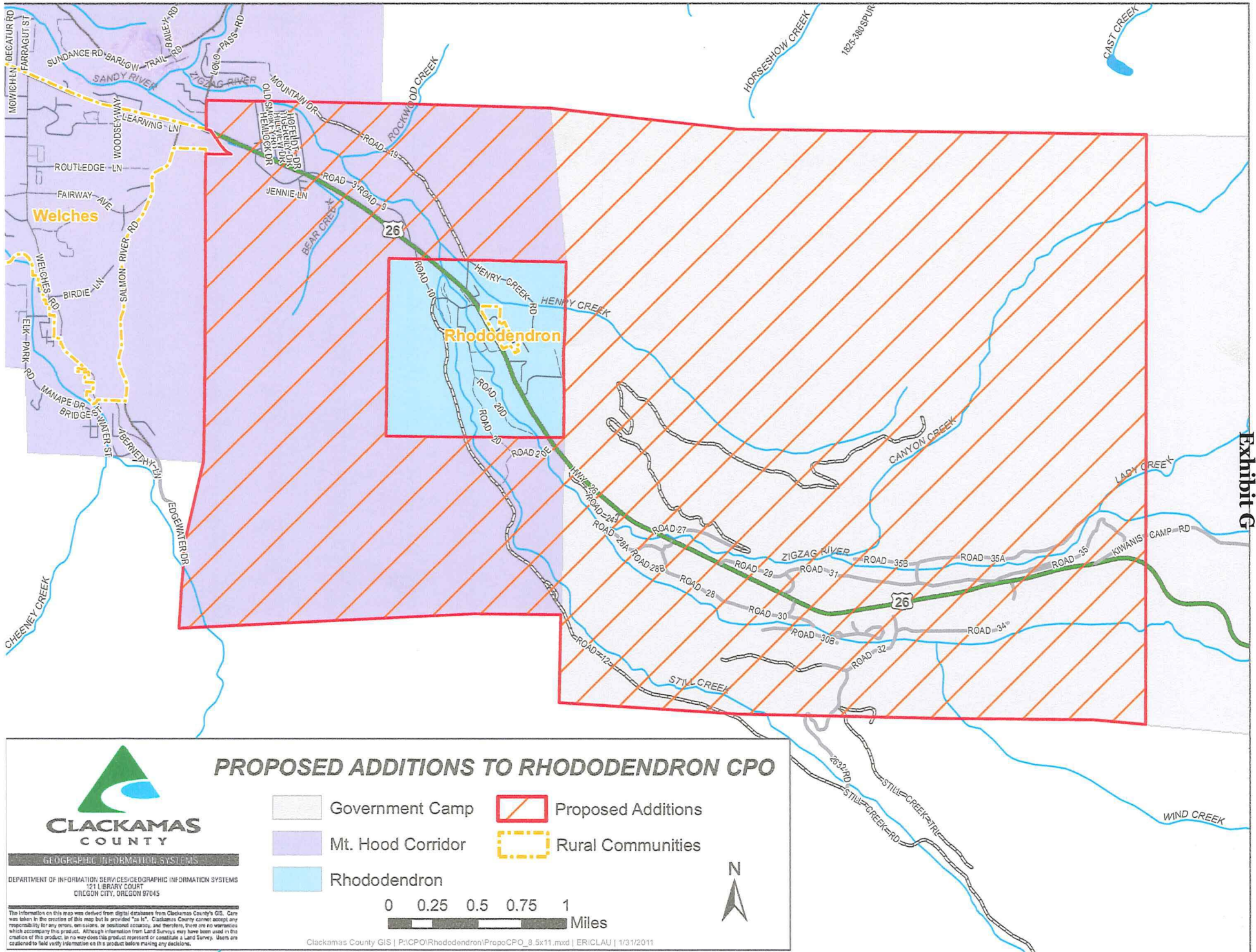


Exhibit G



GEOGRAPHIC INFORMATION SYSTEMS  
 DEPARTMENT OF INFORMATION SERVICES/GEOGRAPHIC INFORMATION SYSTEMS  
 121 LIBRARY COURT  
 OREGON CITY, OREGON 97045

The information on this map was derived from digital databases from Clackamas County's GIS. Care was taken in the creation of this map but is provided "as is". Clackamas County cannot accept any responsibility for any errors, omissions, or restricted accuracy, and therefore, there are no warranties which accompany this product. Although information from Land Surveys may have been used in the creation of this product, it may not be a true representation of the actual survey. Users are cautioned to field verify information on this product before making any decisions.

## Exhibit H

### GOVERNMENT CAMP MEETING

Property Owners Association  
Community Planning Organization

Saturday  
January 28<sup>th</sup>, 2012

Location: Mt. Hood Museum and Cultural Center

Government Camp

Time: 7:00 pm to 9:00 pm

#### AGENDA

#### Call to Order

#### Old Business

1. Adjustment of CPO Boundary\*  
(Summer homes at Rhododendron proposed to be moved to the Rhododendron CPO) \*Issue approved at previous CPO Meeting
2. Rest Stop

#### New Business

1. 2012 Schedule for meetings
2. Election of Officers for CPO/Property Owners
3. Review of Maintenance Mechanisms for the  
Community of Government Camp

Jerry opened the meeting at 7:00 PM

- Jerry explained the history of the organization and thanked Maryann Hill for her leadership and support of the organization
- Jerry recognized the TIF committee members present and thanked them
- Jerry acknowledged the Mt Hood Museum and thanked the museum for its community service
- Ski the Glade will be March 3, 2012 – Jerry invited everyone to get a ticket.

#### Rhododendron proposed boundary change

- Steve Graper explained the history of the issue – apparently, the county has lost the approval that was given by the Government Camp (GC) CPO. Steve shared a map of the area under consideration. The current Rhododendron (R) boundary only includes the area in go up highway 26 to the Kiwanis Camp Road. The R group needs to expand to get more people too work on R CPO issues.
- John Bay moved and Nick seconded that we pass the R proposal. It was passed by a unanamous voice vote

#### Rest Stop

- The legislator is considering funding to make it possible for ODOT to maintain the rest stop. The funds will pay for 2011 – 2013 to pay the same people who are maintaining it now.



## Exhibit I

### Annual Meeting is Cold but Productive

Jun 23rd 2012 By: MHFHA [No comments](#) AA

President Paula Hoiland addresses the group

A cold, wet and dreary day did not deter 115 hardy cabin owners from attending the Annual Meeting held at the Welches Elementary School. The major topic of discussion was security. We heard from a representative of the Clackamas County sheriff's office crime prevention. There also were two vendors available to talk about security systems for your cabin.

The MHFHA board recently adopted a plan to implement a "Forest Watch" program, which is similar in nature to a "Neighborhood Block Watch". Signs were specially designed for our program and will be posted on many of the roads in a most conspicuous spot to alert people that they may be watched for specious activity.

A representative of the Rhododendron CPO discussed the idea of incorporating the cabin tracts into their boundaries and thus representing our area in land use issues with the county and also to gain input from the cabin owners on projects to upgrade and improve Rhododendron proper. There was no dissent on the issue.

Fran Lanagan spoke about cabin issues and introduced their [new website](#) which out lines the process or upgrading and improving the cabins. Watch for more information on theses topics. [Annual Meeting Minutes 6-12](#)



Steve Graeper makes his pitch for the Rhody CPO

## Exhibit J

MT. HOOD FOREST HOMEOWNERS ASSN.  
Board of Directors Meeting  
November 07, 2011

**Members Present:** Paula Hoiland, President, Gene Comfort, Joel Grayson, Ken Hoiland, Scott MacCaskill, Carolyn Raz, Secretary, and Tom Reynolds

**Guests Present:** Steve Graeper, Rhododendron CPO, Michael Halligan, Prospective Board Member, Jim and Jennifer Klein, Prospective Board Members, Buz Raz

President Paula opened the meeting at 7:00 pm.

**Approval of Minutes:** Tom moved to accept the minutes from the July 16th Board meeting, seconded by Scott. Motion passed unanimously.

**Treasurer's Report:** Daryl was unable to attend the meeting but submitted a report showing total assets of nearly \$23,500. A question was raised about an \$800 negative entry from the proceeds of a CD. Paula to inquire of Daryl. Gene moved to accept the report. Seconded by Ken. Motion approved.

### OLD BUSINESS

**Liability Insurance for Board Members:** After initial acceptance by an insurance company to insure Board members, the company reneged on their offer of \$,2000 and revised it to \$5,000 with no explanation. \$5,000 is far beyond the Board-approved amount of \$2,000. Paula is working on getting a quote from Hartford Insurance (the company that covers the National Forest Homeowners). Carolyn and Scott will make inquiries as well.

**Newsletter:** It has been disappointing that more articles for the fall newsletter have not been forthcoming on schedule as promised. It was agreed that we need to get out a newsletter. The fall newsletter is only sent by email and is posted on our website. Paula will see that there are enough articles to justify the newsletter even if there are fewer than usual.

### NEW BUSINESS

**Inclusion in the Rhododendron CPO (Community Programs Organization):** At the 2010 fall Board meeting, Steve Graeper made a presentation on behalf of the Rhododendron CPO to propose that all the Forest Service cabins be included in their CPO. Currently, only the cabins west of Road 20 are included or those that are within the one square mile of the Rhody City Center. The remaining cabins are in the Government Camp CPO. The Board voted unanimously in 2010 to not oppose the Rhododendron CPO's efforts because of our closer proximity to them. We cannot be released from the Government Camp CPO without their approval and that of Clackamas County. Steve explained it has been over a year of coordinating with other CPO's west of Rhody, Clackamas County, ODOT, and Government Camp trying to extend their boundaries. Steve displayed a large map outlining the proposed boundaries, which would include the Faubion Loop and the Woodlands areas and east as far as Kiwanis Camp Road.

The CPO meets quarterly mainly to discuss land use issues. They have made progress, through grants, to upgrade central Rhododendron for the betterment



of the community. The CPO would also like to have cabin representation on their board.

Steve asked for a formal motion by MHFHA to support the CPO proposed boundaries to include all the cabins in the Rhododendron CPO. Steve will write a brief statement describing the CPO's position so we can send it to all cabin owners for a vote.

Carolyn moved to allow the CPO to put the issue to a vote of the cabin owners to be included in the Rhododendron CPO. Seconded by Ken. The motion passed with one dissenting vote.

**Formalizing Committee Assignments:** Paula announced that she would soon provide a plan to expand the Board's actions with the support of committees on several subjects. Each committee would be chaired by a Board member.

**Recruitment of Former Cabin Members:** There has been a significant reduction in the number of cabin owners who renewed their membership in the organization this year. It was agreed that Ken, Tom, Gene and Carolyn would phone some of these members to ascertain why the lack of renewal - is it the dues, which doubled from \$10 to \$20, or lack of interest now that the appraisal period has passed, lack of understanding what their membership brings? Paula will put together a list of questions that the callers should ask, and the results will be the basis of further discussion at a future board meeting.

**Association Mission:** We need to fully define what the mission of the Association is as a sales tool for recruiting and maintaining membership. We also need to put into writing what our dues are for. In the past two years, the Association has donated \$16,000 to the National Forest Homeowners in support of their Cabin Fee lobbying efforts and those efforts are still in progress.

**C2 Review:** Paula gave an overview of past and recent work by the National committee to get legislation enacted that would stabilize our permit fee on a fair and equitable basis. Congress adjourned last year before the bills could be assigned to committees in the House and Senate. Therefore, new bills have to be reintroduced in the current congress, assigned to committees and voted on. Last year, the C2 was able to at least get a moratorium on the fee, but as of now, that moratorium has lapsed. We are currently faced with a 25% increase from last year.

C2 is drafting a sample letter for each cabin owner to send to their respective legislators.

**New Board Members:** Three Board applicants introduced themselves and gave a recap of their interests and careers. The three are Michael Halligan and Jim and Jennifer Klein. Michael and Jim are retired and are two years new cabin owners. Both are native-born Oregonians and like to be involved in volunteer work.

After their brief presentations, the three left the room so the Board members could vote. All three were accepted unanimously. They will be on the Board for two years or long, if they so choose.

## Exhibit K

### RHODODENDRON CPO

#### 1<sup>st</sup> Quarter Meeting Minutes

January 19<sup>th</sup> 2013

Zigzag Inn

- Open meeting

President Steve Graeper opened the meeting at 10:12 am. He determined a quorum was present. Steve introduced Dave Fulton, secretary treasurer of the Mt Hood Corridor CPO. The first portion was a joint meeting of the Rhododendron CPO and the Mt Hood Corridor CPO.

Steve welcomed Meredith Cox representing Bark, the watchdog for the Mt Hood Forest. She spoke about information regarding the Horseshoe Timber Sales. Discussion followed.

Mitch Williams talked about the new Barlow Wayside located 1 ½ miles west of the Brightwood Bridge on Barlow Trail Road. On February 2<sup>nd</sup>, at 9am, there will be a Boomer Shadow hike. All were invited to view the new area.

Steve explained the Rhododendron Boundary Proposal which would include the Faubion Loop, Woodland area and east of Rhododendron to Road 39. The Summer Homes have voted to be a part of the Rhododendron CPO. He requested that the Mt. Hood Corridor CPO discuss the addition of Woodland and Faubion Loop to the Rhododendron CPO. Steve said he would provide a map of the area in question. The two CPOs separated and began their meetings.

- Rhododendron CPO Meeting

President Steve Graeper opened the meeting at 11:15 am, stating that he was happy with the attendance. Linny will send a letter to the US Forest Supervisor regarding forest stewardship.

- Read Minutes

President Steve Graeper called for the reading of the minutes of the October 20<sup>th</sup>, 2012 meeting. Since the meeting minutes were posted at the Rhododendron Post Office, Mike, seconded by Carol Haugk, made a **motion to dispense with the reading of the minutes. The motion passed.**

President Graeper asked if there were any corrections or additions to the circulated minutes. There were none. Michelle Lamoreaux, seconded by Carol Haugk, made a **motion to accept the minutes of the October 20<sup>th</sup>, 2012 as distributed. The motion passed by unanimous vote.**

**Exhibit L**

**Mt. Hood Corridor CPO**  
P.O. Box 632, Welches, OR 97067

Minutes – January 19, 2013 Meeting,  
Zigzag Inn, Welches, OR

Dave Fulton, Chair, called the meeting to order at 10 am. 36 members and 2 board members present

A joint meeting with the Rhododendron CPO was held and several items of general interest were discussed – the proposed boundary changes between Mt. Hood Corridor CPO and a presentation by Bark regarding a proposal by USFS, Zigzag Ranger Station, only in the discussion stages, regarding timber sale(s) on the northwest side of Mt Hood.

The September 2012 minutes were approved with no changes.

**Treasurer's Report** : Beginning balance is \$0.00 and ending balance is \$0.00

**Applications:** We discussed the land use applications, Z0566-12, Greenway/Principal River Construction. The applicants propose to build a single-family residence at 64285 E. Relton Lane by Lifestyles Ventures. A motion was made to rescind the interim recommendation and send a recommendation for approval without conditions – passed 29 - 0 with 5 abstentions.

**Old Business:**

The motion to approve the proposed boundary change with Rhododendron CPO was accepted 21 - 0 with 8 abstentions. Generally speaking the non-Federal land east of Lolo Pass, north of US 26, and south of the Zigzag River would be added to area covered by the Rhododendron CPO. A “public voting” process will be initiated by Rhododendron CPO in the near future and before any recommendation is sent to the County.

Adjourned at 12:20pm

Respectfully submitted, Dave Fulton