

Stafford-Tualatin Valley Meeting Minutes

10/22 Meeting Minutes and 11/22 Notes

General Discussion about Meeting Minutes

The Clackamas County says Text Meeting Minutes are required. These Meeting Notes will serve as a combination Meeting Minutes and Note Framework for the upcoming meeting.

Randy

Planning , Zoning, and Development Items

Rick

- 1. Rassekh Park Update, Swim and Golf Update, Pickleball Court Meeting with Kyra from Park and Recreation 10/24/22, Lusher land Use, CCI**

Rich

S&H issued Conditional Use Violation for materials processing and storage. Ongoing

20424 SW Stafford Rd., Tualatin Conditional Use Violation V0025221

Using adjacent site without a conditional use modification. Rich Fiala is following up. No new information developing.

John

2451 Borland Road Parking Lot Violation

Parking lot installed and multiple chipper trucks parked at site. Ongoing

John, Mitch and Rick

- 2. I205 Tolling Update**

For I205, tolling, and traffic diversion Mitch and John have agreed to serve as Stafford Area representatives to the Transportation and Tolling Committees and organizations making recommendations to the OTC and ODOT on issues affecting us all.

Rick -Tolling and diversion meeting

Status and timing for construction and tolling details. Tolling proposal developments. Comments from I205 public information staff and off ramp intersection improvement plans. Pending decision making for improvements to intersections for projected surface traffic.

Is there a schedule we can post for the decision-making and implementation process for construction and tolling?

Is there a process for us to recommend tolling strategies such as preferential rates for local residents for the tolling commission to model as their funding approach?

Is it possible to use a statewide plan like Oregon's Road Usage Charge Program for funding freeway and highway improvements so costs are not inequitably borne by our communities?

<https://www.oregon.gov/odot/programs/pages/orego.aspx>

Mitch

Anything new on Southlake?

Len

New Notices?

Rosemont Z0255-22 1140 S Rosemont Rd. Partition into two 5 acre tax lots.

Application box for Future Urban Area as defined in comp plan is checked no.

This references easements, roads, structures, wells, wastewater systems to be consistent with orderly future development. Approved

No septic permit or test authorizations for Parcel II

Application Submittals are orderly. Application is Approved by Clackamas County.

Childs Road Z0521-21HDA Retaining Wall to address erosion and landslide.

Construction in progress.

Randy

3. Sunnyslope Natural Area Mountain Bike Trails

No word from the Parks Department on Organizational Progress with Bike Trails. Parks Department Megan Bigjohn says trail construction as built was not approved by the Parks Department. Neighbor of Park says people are parking at the new parking lot and biking on the trails. Parks Department was notified.

Parks department has installed signs marking BMX trails and has opened the open space as a non-paved BMX trail system.

Water from the BMX park streaming down, flowing over onto adjacent properties, and forming large ponds on Barton Road. Large Ponds on Barton road filled with Gravel. Drainage ditch adjacent to Sunnyside Open Space is still not maintained.

Neighbors adjacent to Sunnyslope have filled the lake on Barton Road and trenched a ditch along the City Owned RRFF5 property to divert stormwater. The City needs to reimburse them for their expenses since it is Lake Oswego's responsibility to maintain the ditch.

Randy and John

Permits for 4288 SW Borland Rd not posted on Accella website.

Sign and Craigslist Add for RV Parking on Grading and fill over creek shown on Metro Riparian Maps. Planning violation submitted was resolved by decided there was no HCA violation. Jennifer Hewes says tree cutting is a forestry issue but the complaint was fill over a creek and advertising is not a violation. Michelle Amend from code enforcement says a formal complaint is necessary. She says they don't have to notify anyone when a decision is made. Ad on Nextdoor posted for Rental Storage in metal building on the same site.

Len and Randy

4. CPO Summit for 10/24/22

Bill Flood presented his Strength, Weakness, and Treats Analysis of the Citizen Participation System.

Strengths – in work of employees, help with technology, and recognition of DEI.

Weaknesses – CPO's lack direct communication, not supported, lack of bilingual staff, departments working in Silos. Do not have clarity but have opportunity to do so. There is a challenge with DEI since county lacks experience.

Opportunities and Threats – Growing and building relationships with county partners. There are tensions around commissioners.

Recommendations – Cannot recommend clarity and direction people are looking for. Need task force to make recommendations. What do CPO's need, moving forward?

From the CPO. – Very low participation stems from CPO's not being heard. Bill Flood needs to let the County know we need to be heard.

CCI was not notified when Bill Flood was hired.

No DEI Reps showing up at meetings. Richard, Karen and others discussed Cultural Divide.

Talked about County lack of concern and effort on Code Enforcement. Possible modification to CPO stance and modifications to policy statements.

CPO Summit and CCI are talking about problems with County not listening to Citizen Groups. We need to work on Modification of Clackamas County Policies and Attitudes.

Randy

LUBA Notice of Intent to Appeal Subsequently filed from Red Grapes LLC and Rebecca Puskas.

CC issued remand order instructions for the applicant and new hearing. Rebecca issued response on remand decision issued. Have not heard anything new.

Randy

Z0378-22 6275 SW Prosperity Park Rd., Tualatin

Renewal of a Level 3 Home Occupation Permit to Operate a Fabrication Shop for Metal Garden Art. Renewal Approved by Clackamas County.

Z0117-22 2351 SW Borland Rd. Parr Lumber Variance

Variance request to reduce Ordinance 20 foot yard setback to 10 feet. Request for more time to appeal denied. Application to appeal with voting results to be issued later denied. Filed an Application to appeal with votes from a special meeting of 14 to 0 in favor of appeal filing.

Variance Request on Appeal Approved by the County with Conditions. The County Issued for the first time I know of, their justification for using current zoning ordinance instead of 2010 ordinance for zoning applications.

Z0299-22-D SW Borland Rd. Parr Lumber Design Review Application for Storage Shed. Still waiting to hear from County for rescheduling of Design Review Meeting.

Randy

Need a process for receiving and forwarding CPO notifications from Lake Oswego, Tualatin, and West Linn. Also CC.

Randy

County Procedures

1. The Zoning Hearings Officer notifies citizens at the end of the hearing that requests for more time to submit testimony or a continuation needs to be submitted during the hearing. Notification should be at the beginning of the hearing since requests are nullified at the end of the hearing.
2. Modifications to County and other Historic properties are currently reviewed by the Planning Department as ministerial. Historic designation as a planning tool is intended to provide a visual, social, and cultural resource for the community as a whole. These Planning Reviews should be subject to a

public process requiring notification of the CPO and Neighborhood Organizations.

3. Home Occupations are exempted from Sections 1000 of the Development Standards. This Exemption needs review for modification as these Standards provide protections for Natural Features, Safety, Historic Protection, Site and Building Design, Surface Water Management, Erosion Control, Roads and Connectivity, Landscaping, Signage, Density of Development, Parking areas, Solar Access, and Solid Waste and Recyclable Material Collection. This is acceptable if the Home Occupation is limited to an existing home, however some Home Occupations will require new development that should not be Exempted.
4. I requested information from Katie Wilson on recordings of CPO meetings substituting for text meeting minutes. County Council says text meeting minutes are required. Discussion on this subject earlier in this meeting. This and past Notes will be the meeting minutes to be issued to the County along with Hamlet Minutes.
5. The RC, RRFF5 and other rural zones have no building height requirements included in the Zoning and Development Ordinance. Building height standards conserve open space, and protect natural and scenic resources and establish a scale of development compatible with our rural setting. Height standards are especially significant when structures are built close to property lines impacting the quality of adjacent properties.
6. Need a method for making appeal applications like the Parr Lumber application where additional time is not allowed by the County to file after a regular meeting and vote can be held. Possibly voting to appeal zoning applications before or in case the County decision to approve is made.
7. The county is changing to electronic copy only document issuance to the CPO. Those who do not use electronic media and communications need a location to read planning documents issued by the County and information issued by the hamlet and CPO. I am checking into the possibility of having paper documents of State, City, and County Planning activities with Hamlet and CPO processing and recommendations posted at one of the libraries.

Randy

5. CC Comprehensive Plan Chapter 11 Goal 2 The Planning Process

Clackamas County Chapter 11 and Goal 2 Requires Clackamas County to have and follow a Comprehensive Land Use Plan for Growth and Urbanization. These are facilities that need to be planned and constructed at the same time as residential and commercial development. The Comprehensive Plan helps create predictable

outcomes for the people that live and operate businesses in the community for development of homes, stores, and industries. Comprehensive plans also guide public development – streets, municipal water, sewer, and parks – and conservation of natural resources. Local Control is a completely different approach where land ownership, financial investment, and politics control future growth in your area.

Link to Clackamas County Community Engagement Framework Report On the hamlet Website

<https://dochub.clackamas.us/documents/drupal/def278a5-a8a3-4883-94ba-20443d3ba068>

<https://www.oregon.gov/lcd/OP/Pages/Goal-2.aspx>