

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Staff Presentation Worksheet

Presentation Date: January 22, 2013 Approximate Start Time: <sup>2:30</sup>~~2:00~~ p.m.

Approximate Length: 30 minutes

**Presentation Title: Merger Request Between North Clackamas Citizens Association (NCCA) and Clackamas CPO**

**Department: Public and Government Affairs**

**Presenters: Barbara Smolak and Gary Schmidt**

**Other Invitees: Cyndi Lewis-Wolfram, President NCCA; Barbara Kemper, President Clackamas CPO; Pat Russell, Secretary, NCCA**

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

Citizens are requesting Board approval of the merger of two County recognized CPOs, North Clackamas Citizens Association and Clackamas CPO.

### EXECUTIVE SUMMARY:

The geographic boundaries delineating Community Planning Organizations (CPOs) were created over 39 years ago, after the passage of Senate Bill 100 in 1973. This legislation established statewide planning goals and guidelines, and required that each jurisdiction ensure citizen participation in land use planning. At that time, the Clackamas Board of County Commissioners (BCC) adopted County Ordinance #73-1659 to guarantee that an organizational framework was set in place. The original boundaries from that effort remain in existence today, largely unchanged. The existing recognized CPOs demonstrates the effectiveness of that effort.

County Ordinance #73-1659 did not provide a process for "fine tuning" existing boundaries. At the request of the BCC, Public and Government Affairs staff, in consultation with the Committee for Citizen Involvement (CCI) developed a process to address boundary change requests/mergers. Input was solicited from County planning staff and the process was presented at the October 30, 2007 CPO Leaders Meeting where staff received additional suggestions and comments from the public. In addition, staff reviewed the procedures and garnered comments from the BCC at the November 20, 2007 Study Session as well as receiving input from County Administration.

Several key points of the Boundary Change Request process:

- The process is citizen request driven. The County does not plan to initiate a large scale, universal revision of all existing CPO boundaries.

- Changes should better reflect current relationships between CPOs, development patterns and surrounding communities.
- Boundaries need to provide for effective planning, notification and citizen involvement.
- The CPOs requesting the boundary change need to concur before it will be considered by the County.

To date, only one boundary change has been requested. In April 2009 the BCC approved a boundary change request between Molalla CPO and South Clackamas CPO.

**Current Boundary Change/Merger Request Between North Clackamas Citizens Association (NCCA) CPO and Clackamas CPO**

The applicants are requesting the merger of North Clackamas Citizens Association (NCCA) and Clackamas CPO into one to be referred to as **Clackamas Community Planning Organization (CPO)**.

This boundary change/merger will reunite a geographic area that once was viewed as the Clackamas community prior to the construction of I-205 in the early '70s which severed the community. **Attachment A** is a map identifying the current boundaries of the NCCA and Clackamas CPOs respectively. **Attachment B** is a map identifying the boundaries of the merged CPOs, to be known as **Clackamas Community Planning Organization (CPO)**. The merged CPOs would encompass a combined area of approximately 6.16 square miles. Currently the respective square miles are NCCA 2.53 and Clackamas 3.63.

In recent years both CPOs have been challenged by low attendance. A merger provides a larger citizen base to encourage continued existence of a CPO in the area and maintain the "recognized" status by the County.

The area is served by the North Clackamas School District, CCSD#1, Clackamas River Water, Fire District No. 1, North Clackamas Park and Recreation District, CCSD No. 5, Library District, Soil and Water Conservation District and Enhanced Law Enforcement District to name a few.

The boundary change/merger request submitted by NCCA and Clackamas CPO meets the criteria established by the County's Boundary Change process and is described in their request (**Attachment C**), which has been reviewed by Public and Government Affairs (PGA) and planning staff.

**Attachment D** is the December 19, 2012 memo from County Planning Director, Mike McCallister approving the request.

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

There are no financial implications as a result of this request.

**LEGAL/POLICY REQUIREMENTS:**

N/A

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

The NCCA and Clackamas CPOs held several individual and joint meetings to discuss and vote on the proposal to merge. Minutes of those meetings are included in their merger request (Attachment C).

**OPTIONS:**

1. Approve the CPO boundary change/merger request as submitted by North Clackamas Citizens Association and Clackamas CPO.
2. Do not approve the request.
3. Ask staff to provide further information or clarification.

**RECOMMENDATION:**

Staff respectfully recommends approval of the merger request based on the proposal submitted by North Clackamas Citizens Association and Clackamas CPO. By approving this request the Board of County Commissioners continues to support and encourage citizen participation through a strong program of Community Planning Organizations.

**ATTACHMENTS:**

- Attachment A      Map identifying the current boundaries of the North Clackamas Citizen Association and Clackamas CPO
- Attachment B      Map identifying the boundaries of the merged CPOs
- Attachment C      Boundary Change/Merger Request submitted by applicants
- Attachment D      December 19, 2012 memo from Mike McCallister, County Planning Director approving the request

**Submitted By:**

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

Department Director/Head Approval *Gary Seibert*

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

For information on this issue or copies of attachments, please contact Barbara Smolak at 503.655.8552

Before the  
Clackamas County Board of Commissioners  
Regarding  
Merger  
Of  
The Clackamas CPO with the North Clackamas Citizens Association CPO  
To be named  
**"CLACKAMAS COMMUNITY PLANNING ORGANIZATION"**  
December 2012

**Contact Persons:**

**NCCA CPO:**

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# Application Packet Contents

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**Cover Letter from Chairs of NCCA and Clackamas CPO**

**Preface on Application Information**

-CCI/CPO "best practices", base of enclosed information

**Summary of CPO Merger Proposal**

**Location**

-See Ex A, Merged Boundaries for NCCA/Clackamas CPOs

**About the CPOs**

**County Comprehensive Plan, State Land Use Goals**

-state land use goal

-area of mutual interests

-appropriate geographic size and population of effective planning considering

—natural boundaries

—commercial patterns

—community organizations

—historic factors

-demographic summary

**Pros and Cons of CPO Merger**

**Surrounding Governance Involvement**

**Outreach/Email Distribution**

**Conclusions**

**Attachments**

-Map of Current NCCA CPO Boundaries and Clackamas CPO Boundaries and Surrounding Area

-Map of Proposed Merged NCCA CPO and Clackamas CPO Boundaries and Surrounding Area

-Notes of Joint Clackamas CPO/NCCA CPO meetings 2012, June 12<sup>th</sup>, September 19<sup>th</sup> & November 29<sup>th</sup>

-Minutes of Clackamas CPO Meetings, dated June 12<sup>th</sup>, September 19<sup>th</sup>, & November 29, 2012 re: merger agreement

-Minutes of North Clackamas Citizens Association CPO, dated October 24, 2012 re: merger agreement

-List of current Officers for NCCA and Clackamas CPOs

-Email Distribution List

-Notices of Joint Meetings between NCCA and Clackamas CPOs

-Clackamas Review Article on Merger Discussions, Dec 5<sup>th</sup> and

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**Cover Letter from Chairs of NCCA and Clackamas CPO  
Serving as Interim Chairs for Merged CPO**

# Clackamas CPO and North Clackamas Citizens Association CPO

COUNTY-RECOGNIZED COMMUNITY PLANNING ORGANIZATIONS  
PO Box 2136, Clackamas, OR 97015

December 20, 2012  
Clackamas County Board of Commissioners  
2051 Kaen Road  
Oregon City, OR 97045

RE: Merger of Clackamas CPO & North Clackamas Citizens Association CPO (NCCA) known as "Clackamas CPO"

The Clackamas and North Clackamas Citizens Association CPOs, duly recognized by the Board of Commissioners, request that you allow us to merge our respective CPOs into one to be referred to as Clackamas Community Planning Organization (CPO).

This boundary change will reunite a geographical area that once was viewed as the Clackamas community prior to the construction of I-205 in the early 1970s which severed the community. Clackamas was once centered upon SE 82<sup>nd</sup> Drive (also historically referred to as State Route 213), a commercial, light industrial corridor that provided our area with daily services, shopping and employment. The railroad further united commerce in our area for decades. The Oatfield Ridge, the Three Creeks Natural Area, the Clackamas Bluffs (the east-west ridge north of Highway 212/224 to 142<sup>nd</sup> Ave.), to the Clackamas River define the area's basic shape. The Milwaukie Expressway, along with sewerage of the area in the 70's and 80's, stimulated economic development in the area, as is expected of the soon-to-be constructed Sunrise Corridor. The area is served by the North Clackamas School district, CCSD#1/ WES, Fire District #1, and Clackamas River Water.

At a joint CPO meeting on November 29, 2012, after approval of each CPO, the group by a vote of 7 yes votes to 0 no votes (with one abstention) agreed to merge and file an application before the Board of County Commissioners for recognition.

Included with this letter/application (including the county's "best practices") are:

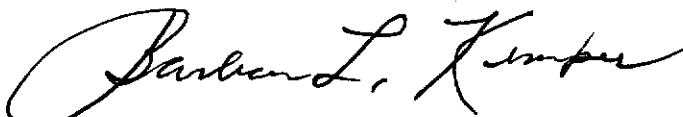
1. Clackamas County Comprehensive Plan Criteria to implement a merger.
2. Minutes of the Clackamas CPO and NCCA CPO when the merger was discussed, including Joint Meetings.
3. Minutes of the Clackamas CPO and NCCA CPO when the vote was taken to apply for this change.
4. Names of the residents/property owners at the respective CPO meetings.
5. Maps showing the current CPO boundaries and the merged boundary of Clackamas CPO and NCCA CPO.

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

Sincerely,



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## **Preface on Application Information**

Under the advice of Clackamas County Administration and our Committee for Citizen Involvement (CCI) the "CPO Handbook," weblink: <http://www.clackamas.us/citizenin/handbook.html> was utilized to complete this application, wherein the handbook recommends "best practices." In addition, County Administration provided us, as a guide, "Best Practices for Requesting a CPO Boundary Change" (undated). Although our application is to merge the two CPOs, rather than a boundary change, the guide provides the necessary applicable criteria. In addition each of our CPOs followed their own adopted Bylaws in the conduct of meetings and decision-making. Therefore, following is information that we believe has guided us toward a successful merger.

## **Summary of CPO Merger Proposal**

At its October 24, 2012 meeting, the North Clackamas Citizens Association (CPO) decided by unanimous vote (5-0) to proceed to merge with the Clackamas CPO. At its meeting on November 29, 2012, the draft Clackamas CPO Minutes reflect a majority vote for merger.

### **Joint meetings:**

The concept of merging the two CPOs solidified during 2012 after three meetings. The CPOs (as each its own quorum) met on June 12<sup>th</sup>, September 12<sup>th</sup> and November 29<sup>th</sup>. A summary of those meetings is provided in the Attachments (November 29<sup>th</sup> meeting in draft form by the Clackamas CPO notes and the NCCA CPO notes).

## **Location**

### **Refer to attached maps:**

- Current NCCA CPO Boundaries and Clackamas CPO Boundaries and Surrounding Area
- Proposed Merged NCCA CPO and Clackamas CPO Boundaries and Surrounding Area

Generally speaking the merged boundary follows the Clackamas River (starting at SE 142<sup>nd</sup> Ave.) westerly to the Gladstone City limits; thence it runs northerly (along I-205 and Cason Road to roughly Strawberry Lane) along Gladstone's easterly city limits; thence westerly along Gladstone's northerly city limits that is southerly of Strawberry Lane and Jennings Avenue, along the Oatfield Ridge; thence northerly and westerly along the ridge (downhill of Dagmar Lane and along Aldercrest Court to Thiessen; thence northwardly along Kellogg Creek to the west boundary of the Alder Creek Middle School campus (former Clackamas HS); thence further north past the Milwaukie Expressway, the R/R and Three Creeks Natural Area to Harmony Road; thence easterly along Harmony Road to SE 82<sup>nd</sup> Avenue; thence southerly a few hundred feet along SE 82<sup>nd</sup> Avenue, past Sunnybrook, to a creek which it then follows easterly under I-205 at what would be an extension of SE 98<sup>th</sup> Ct.; then southerly roughly along that line to just past Mather Rd.; thence following the base of the bluffs back to SE 142<sup>nd</sup> Ave.; thence to the Clackamas River.

I-205, Milwaukie Expressway (SR 224) and the Clackamas Highway (SR 224/212) are the primary arterials in the merged area. Other through streets in the area include:

### North-South

- SE Aldercrest Road/Rusk Road;
- SE Webster Road;
- SE Johnson Road;
- SE 82<sup>nd</sup> Avenue/SE 82<sup>nd</sup> Drive;
- SE Jennifer Street/Evelyn Street/SE 102<sup>nd</sup> Avenue/Clackamas Road/Industrial Way/link to Lawnfield/SE 97<sup>th</sup> Avenue;
- SE 135<sup>th</sup> Avenue
- SE 142<sup>nd</sup> Avenue



### East-West

- SE Harmony Road/Lake Road (to Milwaukie Expressway interchange)
- SE Lake Road (from SR224 interchange to Johnson Road)
- SE Sunnybrook Boulevard
- SE Lawnfield Road
- SE Thiessen Road
- SE Clackamas Road
- SE Roots Road
- SE Strawberry Lane
- SE Jennifer
- SE Capps Road

Note: all the construction work for Phase One of the Sunrise Corridor will be in the merged CPO area with construction to begin Summer 2013, which includes a major rework of the interchange area of I-205/82<sup>nd</sup> Dr/Ave/Milwaukie Express and extension of the Expressway as a two lane, restricted access roadway to SE 122<sup>nd</sup> Avenue (JTA project map: [http://www.oregon.gov/ODOT/HWY/REGION1/sunrise/sunrise\\_plan\\_timing.pdf](http://www.oregon.gov/ODOT/HWY/REGION1/sunrise/sunrise_plan_timing.pdf))

A portion of the area along the Clackamas River is zoned EFU and is outside the Urban Growth Boundary.

### **About the CPOs**

According to the County Committee for Citizen Involvement:

*"...The state of Oregon established Statewide Planning Goals in the 1970s. Goal 1 is Citizen Involvement, meaning that citizens need the opportunity to be involved in the land use planning process. Clackamas County adopted a citizen participation policy in 1973, which established the Community Planning Organizations (CPOs). The CPO program is how Clackamas County satisfies the goals and objectives of Goal 1. The original purpose of CPOs was to involve citizens in the land use planning process. While CPOs still meet to discuss land use planning, many have expanded their purpose to include other matters of importance to their communities....(<http://www.clackamas.us/citizenin/faq.htm>)"*

-The NCCA CPO has maintained minutes since the early 1980s, recording various planning issues important to the citizens of the area. 7,890 persons were estimated by county staff in 2006 to be residing in the CPO. Rezoning proposals 10 to 20 years ago, around the Clackamas Interchange at Roots/McKinley and an area north of the Westwood Shopping Center, generated significant interest, along with the idea of realigning Roots Road directly to the interchange at I-205 (which did not happen). The NCCA Bylaws have provided for a President, VP (currently vacant), Secretary, Treasurer and volunteer Area Representatives (4 at this time). The NCCA maintains a savings account with funds under \$500. All residents within the NCCA boundaries—including property owners, business owners—are voting members with no pre-qualifications. Over the last 12 years, the NCCA has been active, meeting at least twice during the year (the school year being the yearly cycle), maintaining minutes and being recognized by the Board of County Commissioners.

--Clackamas CPO has also been established a long time, having been inactive for a number of years. then reactivated in the early 90's when McFarlanes planned to move their composting facility to the site on Capps Road just East of SE 130<sup>th</sup> Ave., which is now occupied by Warn Industries. It has been continuously recognized since that time by the Board of County Commissioners and has a Chair, VC, Secretary and Area Representatives. The CPO has dealt with many complex commercial and industrial development proposals, especially in relation to wetlands, Clackamas Bluff slopes, the Clackamas River, and other environmentally sensitive areas, and was a participant in the North Bank Plan. The CPO area is somewhat unique in that the low-lying areas along the Clackamas River (which includes a special land use designation in the Clackamas County Comprehensive Plan, Chapter 10) are zoned EFU and are outside the urban growth boundary

Both CPOs have participated in various ad-hoc county meetings/groups in the past such as quarterly, semi-annual CPO Leadership meetings, on-going governance policy debates (includes annexation and incorporation discussion), Complete Communities, Harmony Campus Unified Vision, McLoughlin Area Plan (1 and 2 and current MAPIT group), Tree Ordinance, Sunrise Corridor Draft, Final SEIS and Preferred Alternative, transportation planning projects, Regional Center planning, Metro's Nature in Neighborhood/Title 13 policy/salmon recovery initiatives, to name a few topics.

Major land use features include the Clackamas River environs, the forested Oatfield Ridge, Hearthwood Wetlands, Kellogg Creek, Mt. Scott Creek, Dean Creek, Deer Creek, Cow Creek, Siebens Creek, Rock Creek, North Clackamas Park, Clackamas Community College, State Police/CSI, Clackamas County Fire District #1 Training Station 8, Three Creeks Natural Area, the radio towers (two areas), the forested Clackamas Bluffs (north side of planned Sunrise Freeway), the r/r mainline and sidings, Bilquist Elementary, former Clackamas Elementary, Alder Creek MS, the NCSD's only bus barn, Sabin-Schellenberg Campus, several mobile home parks, apartment complexes, and warehouses, three or more of the largest national food and meat distribution centers in the state, Camp Withycombe, Clackamas River Water district, the I-205, the Milwaukie Expressway and future Sunrise Corridor — to name a few.

## **County Comprehensive Plan, State Land Use Goals**

### State land use goal:

Our CPOs operate within the county's efforts to comply with State Goal One:

*"...Goal 1: Citizen Involvement. They [CPOs] are advisory to the Clackamas County Board of Commissioners (BCC) on matters affecting their communities, particularly in the area of land use. CPOs are notified of proposed land use actions and legislative changes within their boundaries. They review these applications and recommend their approval, denial or no action. Everyone who lives, owns property or has a business in the unincorporated parts of the County..."*

(Section 1, CPO Handbook: <http://www.clackamas.us/citizenin/handbook.html>) (ORS 215 and 197 require the County to provide opportunities for citizen participation)

Our CPOs also subscribe to the Oregon Public Meetings Law (ORS 192.610) that requires that meetings of advisory bodies be open to the public, along with advance meeting notice.

### Clackamas County Comprehensive Plan:

Relevant criteria related to boundary changes (and mergers) in the formation of CPO areas can be found in Chapter 2, Section 7d (per "Best Practices" Guide):

*"...d. That the boundaries of the community organization specifically define an area of mutual interests, appropriate geographic size and population for effective planning. These boundaries should take into account natural boundaries, commercial patterns, community organizations, and historic factors...."*

### OUR RESPONSE to the CRITERIA:

#### ***Area of mutual interests:***

The area has grown to become the county's most populous and commerce-centered (i.e. Regional Center and Clackamas Industrial Sanctuary, spanning both sides of I-205 and the Milwaukie Expressway). Complex planning, transportation and related infrastructure and political issues and challenges often overlap between the two CPOs. As the regional center and industrial complex exist today situated in a variety of political boundaries, much remains unincorporated, requiring a logical array of utilities, services and delivery systems. State and regional land use and transportation planning requires integrated analysis, often not relating to political boundaries, such as freeways, arterials, Region 2040 goals (such as

growth focused toward centers and corridors—in our area we have a regional center and two regional corridors—I-205/82<sup>nd</sup> Dr.-Ave and the Milwaukie Expressway-Sunrise Corridor).

A high percentage of our residents work, shop and play in the combined CPO area, such as the SE 82<sup>nd</sup> Drive business corridor; the Industrial Sanctuary that extends both sides of the Milwaukie Expressway and east of I-205; the regional parks/open space (Three Creeks Natural Area, Harmony Aquatic Center, Mt. Talbert, Clackamas River, etc.).

Many of our utilities and services are provided by the same agencies: North Clackamas School District; Fire District No. 1; Clackamas River Water district; North Clackamas Park and Recreation District, Clackamas County Service District No. 1 (sewer/surface water management); Clackamas County Services District No. 5 (Lighting); Library District; Soil and Water Conservation District; Enhanced Sheriff—to name a few of the taxing districts.

Trimet provides semi-urban bus service but cross-community service is limited between Clackamas and Milwaukie/Oak Grove/Gladstone, while the radial system from downtown Portland prevails, through the MAX light rail and transit centers in downtown Milwaukie, downtown Oregon City and Clackamas Town Center.

School Communities provide a significant linkage to our citizen group promoting a holistic sense of community in our residential, commercial and industrial areas through PTAs, Corporate support, combined community events (such as bazaars), family sport leagues, etc. Locally, Clackamas Elementary, Bilquist Elementary and View Acres Elementary, Alder Creek Middle School and the Sabin-Schellenberg family-business networks meld into our CPO interests and social fabric. Most of our high schoolers attend Rex Putman HS, while others attend Clackamas HS or utilize parochial schools, online schools/charter schools and Clackamas Middle College.

***Appropriate geographic size and population of effective planning considering***

- natural boundaries*
- commercial patterns*
- community organizations*
- historic factors*

Our area is visually enclosed by the Clackamas River, the Oatfield Ridge and the Clackamas Bluffs (north of Camp Withycombe, but ancient river bluffs extend west to the Three Creeks Natural Area). Our area is further defined by the activity in the Regional Center. For example, the southern area of the regional center is roughly Sunnybrook Blvd. (Costco, Precision Castparts, County Public Safety Complex, Marriott, Kaiser Hospital complex etc.).

The area is also defined by the Kellogg-Mt. Scott Watershed (all areas of NCCA CPO drain into this watershed) and the lower Clackamas River watershed (mainstem Clackamas River, Cow Creek, Sieben Creek, Rock Creek).

Although the community now relates strongly to the Clackamas Regional Center (anchored by the Clackamas Town Center and Kaiser Permanente Hospital complex), historically, SE 82<sup>nd</sup> Drive (SR 213) was the “main street” through our area prior to the I-205 during the 70’s. The r/r further defined the area between Milwaukie and Oregon City. The Clackamas Industrial Sanctuary is primarily situated in the Clackamas CPO area but employment reaches far and wide. Precision Castparts (Johnson Road facility and south of Costco), United Grocers, Bob’s Red Mill, Warner Industries, CoreMark Industries, McFarlane’s Bark are noteworthy employers west of I-205. Fred Meyer, Safeway, Warn Industries, and Oregon Iron Works are only a very few of the large employers east of I-205, along with many warehouses

and other businesses. This area also includes a well-used golf course and driving range along the Clackamas River.

The City of Happy Valley and unincorporated area of Sunnyside (Sunnyside United CPO) are situated above the Clackamas bluffs with three transportation links feeding south to the Clackamas Highway (135nd, 142nd, 152<sup>nd</sup>).

The City of Damascus is to the east.

Gladstone is defined by the Oatfield Ridge and very little annexation activity has occurred over the last few decades.

Milwaukie's eastern boundary is somewhat defined by the Milwaukie Expressway, including its interchange area at Lake Road.

#### *Summary Demographics*

Under Metro housing criteria, both the NCCA and Clackamas CPO areas would be considered "Inner Neighborhoods", basically developed over the last few decades.

"Neighborhoods" in the Clackamas CPO are primarily defined by a number of established manufactured home parks east of the r/r tracks and multifamily housing plus pockets of single family homes primarily in the area around the Post Office and in Hollywood Gardens near Camp Withycombe. Neighborhoods in the NCCA CPO are primarily defined by large lot (R-10, R-15 zoning) subdivisions (of various ages) with a manufactured home park and some smaller lot single family plots. Some higher density housing is clustered around the Westwood Shopping Center (Thiessen/Webster) and north of Lake Road (and Milwaukie Expressway). Senior housing in single family group homes and a few senior complexes are popular in our area.

#### **NCCA Area Character**

The NCCA area housing could be characterized as low density (average 10,000 to 15,000 square foot lots mostly on public county roads) with some smaller pockets of single family residential (approx. 7,000 square foot subdivision lots, along with a 104 lot manufactured home park, 16 space mobile home park (Mabel Avenue), about a half dozen lower density apartment-type/condo sites (north portion of CPO area along Lake Road, two around Westwood Shopping Center), a large senior housing project (near Webster/Thiessen) and very little "mixed use" (with say Office/commercial). Johnson City is an incorporated manufactured housing park and not included in the CPO.

Over the next few decades the existing residential areas in the NCCA area are not expected to support further infill (such as lot divisions, housing complexes, etc.) except for some occasional second dwellings (or accessory dwellings/granny flats as may be permitted under the County existing Zoning and Development Ordinance). The popular R-10 zoning will remain intact. Some larger single family homes may be converted into senior care homes (usually only accommodating up to 6 persons in a home under state guidelines). There may be demand for another senior care/housing complex on one of the few larger acreage lots left in our neighborhood.

However, with the anticipated completion of the Phase One Sunrise Corridor (ODOT JTA funding), the area may see more investment in housing along the I-205/Milwaukie Expressway corridor (such as mixed use office/residential). For example the intersection of the Expressway and Johnson Road contains a Kmart Center that's been on the real estate market for some time. The latest idea approved was for a used car resale center (national chain). However, that was a few years ago, and the 14 acres site remains

as it has since Kmart was built in the 70's. Other sites along Lake Road remain under-utilized and could support mixed use revitalization investment. SE 82<sup>nd</sup> Drive could also see higher value redevelopment (and mixed use) in an otherwise multi-family, Section 8 housing, small mobile home parks, and C-3 (Heavy Commercial) zoned area. However, this same area is where the most affordable housing is located in our area. The market demand (or governmental subsidy) would determine how much housing would exist in the 82<sup>nd</sup> Drive corridor.

### Clackamas CPO Area Character

The area east of I-205 is compromised largely of commercial and industrial development, plus significant warehouse distribution facilities (such as Fred Meyer, Safeway, Grocery Outlet, and others). By business types and number of separate ownerships, the Clackamas Industrial Sanctuary is by far the largest in the county and likely the highest in value and employment.

Key Industry Cluster Categories in the Clackamas CPO, outlined in the Clackamas County Economic Landscape ([http://www.clackamas.us/business/economic\\_landscape.html](http://www.clackamas.us/business/economic_landscape.html)), likely include:

Advanced Manufacturing - Metals and Machinery

Advanced Technology - High Tech

Agriculture and Food Production

Film and Media Production

Food and Beverage Processing

Nurseries and Greenhouses

Professional Business Services

Trucking and Distribution

Wholesale Trade

Wood Product Manufacturing

Commercial activity along SE 82<sup>nd</sup> Drive is anchored by the likes of the Fred Meyer Shopping Center.

Housing is dispersed throughout the CPO area with some along SE 82<sup>nd</sup> Drive and some along Hwy 212 with a housing total of approximately 1000 dwellings, mostly affordable housing in the form of manufactured home parks, apartments and small lot single family homes. There are pockets of very nice homes, especially those with a view of the river.

### Transportation Patterns in the Clackamas CPO

Generally, access to the housing and industrial sectors is from I-205 either from the Gladstone Exit, Clackamas Highway (Roots/McKinley) Exit or the Lawnfield Exit. The r/r restricts east – west circulation, crossed in only three places (one surface crossing) and the freeway acts as a barrier to neighborhoods/communities to the west. Five roads allow access to/from the Happy Valley/Sunnyside United CPO area—Lawnfield, Mather/Somers, SE 135<sup>th</sup>, SE 142<sup>nd</sup> and SE 152<sup>nd</sup>.

Destinations to Kaiser Hospital and the Mall might use SE 97<sup>th</sup> Avenue, but is limited to grade and circuitous routing. Eastern in/out circulation is bottlenecked at the Carver Junction (to Sandy or Estacada, Eastern Oregon). The CPO area lacks a regular grid-type street circulation pattern, mostly because of large industrial properties and Camp Withycombe that preclude small city blocks. The Sunrise Corridor "System" will likely keep accessibility to/from the area in the same condition as today, maybe even further restrict connectivity in its plan to increase carrying capacity of the major corridors serving the area. For example the corridor segment between I-205 and SE 135<sup>th</sup> will provide one n-s undercrossing. The ramps serving SE 82<sup>nd</sup> Drive corridor at Lawnfield will be closed (in order to serve the expressway), forcing circuitous traffic (including lots of trucks) patterns toward other bottleneck intersections.

*(Major traffic patterns are being directed to a limited number of intersections, creating the demand for larger intersections. For example the intersection of SE 82<sup>nd</sup> Drive and SR 224I/212 (Roots/McKinley) has three east-west through lanes for the "highway/freeway traffic", in addition to including dedicated right turn and left turn lanes. So the highway at 82<sup>nd</sup> Drive is now EIGHT lanes wide. The intersection routinely backs up local traffic patterns trying to make turns, often requiring 3 to 4 signal loops (left turn lane backed up to Fred Meyer), favoring state traffic. Roots Road now backs up to Hearthwood Drive/Johnson Road during peak periods, especially in the afternoon. Only Sunnyside Road at the mall has a few more lanes than the 82<sup>nd</sup> Drive intersection.*

*ODOT's stated goal is to reduce congestion at the 82<sup>nd</sup> Drive intersection with the highway, by the construction of the extended Milwaukie Expressway—2 lanes to SE 122<sup>nd</sup> Avenue. Once complete this extended highway will offer I-205 bound traffic another alternative, replacing the Lawnfield access. However, local traffic from Damascus and eastern Happy Valley using the highway will have to use SE 82<sup>nd</sup> Avenue, another bottleneck at Sunnyside/Harmony Road. Damascus/eastern Happy Valley drivers are likely to view the Sunnyside Road a faster corridor than the new extended Expressway link.*

*Certainly, the NCCA and Clackamas CPOs want to have a continued say in how to deal with congestion. For example, the SE 97<sup>th</sup>/SE 92<sup>nd</sup> Avenue corridor is little used to access the Clackamas Industrial Sanctuary and the Kaiser Permanente Hospital complex was allowed to block a continuous corridor, forcing confusing jogging movements and short one-way streets between Sunnybrook and Sunnyside Avenue. Even SE 92<sup>nd</sup> Avenue is circuitous north of Sunnyside Road, requiring use of Stevens Road. So there is little incentive for area commerce to shift its n-s pattern from SE 82<sup>nd</sup> Avenue corridor to say a n-s through corridor on the east side of I-205 to take pressure off the 82<sup>nd</sup> Avenue strip, with the mall and Clackamas Promenade blocking potential for grid street patterns. See trip counts for 2008 at <http://www.clackamas.us/roads/documents/trafficcount.pdf>. 97<sup>th</sup> Avenue is under 10,000 vehicles per day. 82<sup>nd</sup> Avenue south of Sunnyside is running about 30,000 cars/day with talk of need for seven lanes!).*

Extensive industry and commerce in the area will impose environmental challenges to maintain residential livability and will continue to require awareness, planning and capital infrastructure investment as the county's "economic engine." All the more reason for the strength and success of the merged CPO organization.

## **Pros and Cons of CPO Merger**

### **Benefits of Merger**

--Returning to the core value of "Clackamas" as one area;

--Representation of the area on large, important issues requires enough people to be convincing before the decision makers, such as the Board of Commissioners, the Planning Commission, a Hearings Officer, etc.; small group efforts may be less convincing of the area's resolve;

--Metro, state planners and local agencies have identified our area for urban infill in centers and corridors; pressure to increase densities/land use intensities (to accommodate anticipated growth) in certain areas of a merged CPO, and satisfy developers and speculators, may not reflect the interests of our community

(how its done, where it goes), even though in principle all might agree on the infill theory and want everyone to know that our CPOs are not exclusionary;

--Having more eyes in the community help identify common needs and issues a CPO needs to consider (even though west of I-205 is different than east of I-205); most folks in both CPOs frequent the other's CPO area; provides a stronger citizen platform; (residential, business, employment interests in the area are common to both CPOs even though one CPO is mostly residential and the other mostly commercial/industrial);

--Having a stronger say and more political influence on policy and planning in our area at the local, regional, and state level (adding our voice to that of other incorporated areas such as Jennings Lodge, Oak Grove, Southgate and Sunnyside United, the northern unincorporated area of the county becomes larger than any one city in the county—population, business and industry);

--Both CPOs want to better engage the business community; for many businesses, their primary customers are in the NCCA and Clackamas CPO with similar interests;

--Both CPOs share the same service agencies (schools, parks, fire, water, sewer/surface water management, sheriff subareas, etc.), again being able to develop stronger relationships to affect policy, m/o priorities and capital improvement needs (right now many feel cities in the same districts wield a much stronger political influence even though the level of service in the city or unincorporated area might be stated to be the same);

--Most of the important community improvements affect both CPOs—such as transportation planning (like the Sunrise Corridor and associated arterials), regional center planning, environmental planning (such as Metro's Nature in Neighborhood/Title 13 mandates), IGA planning between the county and cities (especially Happy Valley and Milwaukie);

--Merger provides a larger citizen base to encourage continued existence of a CPO in the area and maintain its "recognized" status with the Board of County Commissioners and the administration; citizen apathy has been cited as a citizen involvement issue; (some are concerned that planning by agencies may result in policies and plans not reflecting the needs and aspirations of the community, without adequate community input, maybe until its too late);

--Agencies will recognize the community resources to help deal with social issues in the community are at a local level (such as needs of youth identified in elementary schools);

### **Concerns**

--The merged area would be too big; some members thought that the NCCA boundaries extended to McLoughlin Boulevard (when it was clarified that the boundaries only extended to the base of the Oatfield Ridge, concern of size lessened);

--Smaller concerns in various areas of the merged CPOs would get less attention and support unless the concern was important enough to a larger group. For example, a small subdivision along Webster Road would not concern folks east of the I-205 and therefore not get enough support to head off issues during public hearing processes; or a modest zoning violation in the industrial sanctuary would not interest residents in NCCA whose area is primarily residential;

--Each CPO has some big issues to research and become organized to have an effective voice and they can't take on more big issues, without compromising the focused effort on specific issues to each CPO;

NCCA has mostly been focused upon residential land use activity whereas the Clackamas CPO has had to deal with industrial and commercial activity.

--Traffic patterns and impacts

--Land use enforcement is different for each CPO whereas its conflict with residential values in the NCCA area (home occupations, barking dogs, speeding traffic, etc.) is different from the Clackamas CPO (truck traffic violations such as illegal parking or parking overnight with compressors running, traffic impacts when the workday ends, potential of spills and such that may impact the river, and noise or air quality issues from industrial operations).

## Surrounding Governance Involvement

The attached maps illustrate the governances in the area. Surrounding the merger proposal will be the cities of Damascus, Happy Valley, Milwaukie, Gladstone and Johnson City. County-unincorporated CPOs would include primarily Sunnyside United, Southgate, Oak Grove Community Council, Jennings Lodge Community and the rural CPOs south of the Clackamas River, north/east of Oregon City—primarily Holcomb-Outlook CPO, Carver-Logan (inactive).

As mentioned earlier, the merged CPO is in the middle of many special districts and planning interests and will require considerable understanding of political, business/property interests and needs of residents in a challenged environmental setting of salmon creeks, sensitive slopes, ancient oaks and firs and wetlands (many now covered over) in industrial/commercial lands and past wetlands and sloped areas. Residential encroachment into sensitive areas has also happened, such as along the Oatfield Ridge (often a point of contention in past NCCA land development applications, such as subdivisions).

Discussion of governance in the area is on-going. Fair representation of CPO interests is one reason for merging NCCA and Clackamas CPOs together within the context of discussion among various public agencies—cities and special districts, etc.

In 2005 Clackamas County and Community Leaders/Agencies engaged in such governance discussions (which included CPO participants). The County enlisted Portland State University to conduct a study to look at governance in the unincorporated area of North Clackamas County. Following is a brief summary of the effort (that led to the then Board of County Commissioners leaning toward less county government services in favor of annexation to cities; the actual implications of this "encouragement" is still publicly debated today, as a competing citizen inquiry was conducted by Friends of Incorporation, and we have a different Board of Commissioners membership: <http://www.friendsoflocalcontrol.org/>):

<http://www.pdx.edu/ims/north-clackamas>

PSU College of Urban and Public Affairs

Institute of Portland Metropolitan Studies (as of 2005)

*The North Clackamas Annexation Study Group was established by Clackamas County in 2005 to engage in fact-finding regarding governance issues and options for the North Clackamas Area. Concerned that piecemeal annexation in and around the Clackamas Town Center and Highway 212 industrial district may not result in the most balanced delivery of urban services when cost and service levels are considered, the County convened this group of local elected officials, community planning organization representatives, chairs of local service districts and authorities and business/economic development representatives to initiate dialogue.*

*The goal of the process is to jointly identify the range of issues associated with the long-term governance of one of Oregon's major urban areas. The effort is being undertaken to ensure that the concerns of all communities are*



*recognized and incorporated in any subsequent discussions. The development of specific governance alternatives, and their presentation to and discussion by the community at large would follow, and not be replaced by, this effort.*

*The North Clackamas Study Area is comprised of areas inside the Metro Urban Growth Boundary (UGB) but outside any incorporated city or the "Lodges," east of the Willamette River and North of the Clackamas River. Ethan Seltzer, through the Institute of Portland Metropolitan Studies, facilitates the Study Group on behalf of the County.*

The governance discussion continues as recently as in the Fall of 2011 when the cities of Happy Valley, Milwaukie and three affected CPOs (NCCA, Clackamas, Sunnyside United) were invited to the informal table. The stated goal of the meeting was to further the need to complete IGAs (Intergovernmental Agreements) regarding governance, joint planning of nearby unincorporated urban areas (to said cities) and the future under state planning guidelines/legislation. Needless to say, discussions are on-going. CPO's want to remain at the table. Frankly, in many cases some of our unincorporated urban areas receive urban service levels, comparable or better than that to the neighboring cities—in the view of many, with lower tax rates. There is a citizen perception to wary of annexation overtures.

### **Outreach/Email Distribution**

Attached is a list of current NCCA CPO and Clackamas CPO officers and Area Representatives. Also attached is a sample email list of members and various agencies and group contacts typically notified in our planning matters.

### **Conclusions**

The NCCA CPO and the Clackamas CPO have spent several months talking about our common interests and planning issues at joint meetings and various meetings of other groups and agencies that have been of common interest. Clearly, planning and community support would languish without grass roots interests through the CPO organizations. Elected county officials, special districts and administrators benefit from citizen input and it helps decision-makers gauge community support. CPOs provide a vehicle for citizens to advocate shared values and ideas to strengthen their neighborhoods, businesses and economic prospects. "Locals" also tend to be more intimately familiar with local conditions and likely to be aware of what needs to be protected or how a situation might be worked out. Citizens control their governance destiny. Many businesses and citizens located in this area because they prefer to live in an unincorporated area with a select level and type of public service and utility. Many of them have shown a willingness to work with our CPOs when they have concerns. We believe that a unified CPO (combining the diverse skills and experience of the NCCA and Clackamas CPOs) can better serve that interest.

The NCCA and Clackamas CPOs thank the county administration, related agencies in our area and the Board of County Commissioners for their support of our merger and future success. We will strive to respond to questions about the future of our area from a citizen's perspective in this application process. Thanks!

### **Attachments**

- Map, Current NCCA CPO Boundaries and Clackamas CPO Boundaries and Surrounding Area
- Map, Proposed Merged NCCA CPO and Clackamas CPO Boundaries and Surrounding Area
- Notes of Joint Clackamas CPO/NCCA CPO meetings 2012, June 12th, September 19th & November 29th
- Minutes of Clackamas CPO Meeting, dated November 29, 2012
- Minutes of North Clackamas Citizens Association CPO, dated October 24, 2012 -Draft Concept Bylaws considered at Joint NCCA/Clackamas CPO meeting, November 29, 2012
- List of current Officers for NCCA and Clackamas CPOs
- Email Distribution List
- Notices of Joint Meetings between NCCA and Clackamas CPOs
- Clackamas Review Article on Merger Discussions, Dec 5th and

**-Current NCCA CPO Boundaries and Clackamas CPO Boundaries and Surrounding Area**  
*Furnished by County*

SEE ATTACHMENT A

## **-Minutes of Joint Clackamas CPO/NCCA CPO meetings 2012, June 12th, September 19th & November 29th**

(Note: November 29<sup>th</sup> Minutes from both NCCA CPO and Clackamas CPO as of this application are in draft stage)

### **Minutes of June 12, 2012 NCCA Special Joint Meeting with Clackamas CPO And NCCA Annual Meeting/Election of Officers Meeting**

*[excerpt]*

The meeting was called to Order by NCCA Chair Cyndi Lewis Wolfram and Clackamas Chair, Barbara Kemper, in the Community Room of the Clackamas River Water District, 16770 SE 82nd Avenue, Clackamas, Oregon at 7 PM.

Present for NCCA: Cyndi Lewis Wolfram (Pres.), Tom Carothers (Treas.), Pat Russell (Sec.)

Present for Clackamas CPO: Barbara Kemper (Pres.), Kay Faure (VP), Delores Frenz (Sec.),

Guests: Al Jones (Clackamas Area Rep.) and Lori Phillips (NCCA member)

The group discussed the potential for merging these two groups so we could work more efficiently, particularly since we share so many concerns and are each quite involved in both areas. There was appreciable interest in pursuing this. The NCCA group said they would be happy with the name "Clackamas CPO" for the merged group. It was agreed to meet again in September, using the summer to contact neighbors to see what their interests are, and then meet again in October to decide what to do about merging. Issues of common interest include

- "tagging" (carburetor fluid is effective in removing this) of mail boxes, etc., along the expressway ... where is it coming from ... as you get more people, you get more crime.
- theft of metals by "scrappers", who are picking up anything left outside
- try to get businesses involved in issues
- try to get a Sheriff deputy to come to talk about gangs in the area
- the Mt. Hood Village lawsuit is in the courts now

It was noted that perhaps the group could invite the Sheriff's Department to visit early next year to talk about public safety issues in our area.

The Boards for each CPO has previously met informally on June 5, 2012 to talk about the similar state of their respective CPO with regard to attendance, shared interests and topics (such as Sunrise Corridor System, CCSD#1 capital improvements such as the Sanitary Sewer force main diversion project from the Three Creeks Natural Area/Johnson Road to the Oregon City Tri-cities Treatment Plant, purchase of Blue Heron properties, residential patterns, commercial and employment activities in the area, etc.), hence leading to the scheduled joint meeting of the two CPOs this evening. If merger interest continued a decision could be met by both CPOs later in the fall and the matter could move to the Board of County Commission consideration late this year or early next year. Some public outreach through the press and the county's own "Citizen News" would also be possible to get out the message and issue. Also the county CCI/CPO Coordinator, Barbara Smolack, will be asked to help explain the merger process the County Commissioners would consider as well as facilitating merger house-keeping needs.

The NCCA group also noted that they were still open to look at their westerly boundary with the Oak Grove Community Council and Jennings Lodge Community Council (CPOs), as there has been expressed interest by residents around Aldercrest Court and Aldercrest Road, Rusk Road areas which are "over the hill" and somewhat disconnected from the Oak Grove group. Also, the NCCA noted their interest to advocate for the area westerly to the city of limits of Milwaukie around Lake Road and Three Creeks Natural Area presently in the Oak Grove Community Council CPO boundaries. The NCCA has advocated positions during Development Review applications from the county as well as on-going planning in the area.

The group noted the county's Transportation System Plan Update is underway and each CPO will participate on various committees to represent our areas. Pat Russell will participate in the TSP Update GAP group for the McLoughlin Area (which extends to I-205). Cyndi Lewis Wolfram and Kay Fuare or Al Jones will sitting on the GAP group for the Regional Center/Industrial Areas.

Joint meeting adjournment: 8:19pm.

Respectfully submitted September 19, 2012:

Pat Russell, NCCA Secretary

**Minutes of September 19, 2012  
NCCA Special Joint Meeting with Clackamas CPO  
And  
NCCA Regular Meeting**

*[excerpt]*

The meeting was called to Order by NCCA Chair Cyndi Lewis Wolfram and Clackamas Chair, Barbara Kemper, in the Community Room of the Clackamas River Water District, 16770 SE 82nd Avenue, Clackamas, Oregon at 7 PM.

Present for NCCA: Cyndi Lewis Wolfram (Pres.), Pat Russell (Sec.), John Hilley and Lori Phillips (Area Reps), constituting a quorum.

Present for Clackamas CPO: Barbara Kemper (Pres.), Delores Frenz (Sec.), Christie (?), Al Jones

Guests: Barbara Smolack (Co. CCI Coordinator), Tom Andrusko (Happy Valley City Councilor)

The two CPO's have gathered together to discuss the possibilities of merging. Barbara Smolack provided the group with information on the merger process which is decided by the Board of County Commissioners after an application is filed. She shared a 5 page handout on the "Best Practice for Requesting a CPO Boundary Change."

Generally the NCCA members present indicated their support of merger. Some of the points noted:

- Larger group and geographic area has a little more influence on the planning of the area;
- Efforts and work can be shared by more people;
- Currently, both CPO's are seeking to build their organizations to maintain county "recognition" status and finding active members, energizing the group and maintain critical mass;
- Representation of the area on large, important issues requires enough people to be convincing before the decision makers, such as the Board of Commissioners or Planning Commission; small group efforts can be less convincing of the area's resolve;
- merging goal would be to build a good positive relationship, seek consensus and support.
- The area combined is well-defined between Oak Grove/Jennings Lodge area and city of Happy Valley and Damascus;
- Key land use issues include the Sunrise Corridor "System" (transportation working for our area); commercial-industrial development (and jobs); furtherance of the regional center and urban infill; annexations of Milwaukie and Happy Valley; environmental recovery—these issues are geographically intertwined with both CPO areas;

Some concerns also emerged:

- would one area of a merged group get adequate representation and support on a localized issue in one area of the merged CPO?
- developing shared goals might be a challenge considering NCCA is more residential (with residential concerns) and the Clackamas CPO is more commercial-industrial with limited residential; could the two unite if land use focus is diverse?
- Current issues in each CPO area are demanding; combining the CPO's increases need to maintain same level of attention for increase number of issues.

Barbara Smolack noted that there appears to be four options on the question:

- Stay as is;
- Keep CPO's separate but meet more often to share information and issues; and meet as needed to help each other if critical issues arise needed each CPO's support;
- Move forward in the application process to merge
- Both CPO's discuss the idea further.

Barbara noted that the process in the county is pretty straight-forward:

- Submit the application (information outlined in the "best practices" handout)
- Application is reviewed by County Planning
- Consideration by the Board of County Commissioners, including possible internal review/coordination by a select group prior to final Board action.

Barbara noted that there have been only a few CPO changes in the past, although some Hamlets and a Village have been formed. There is a legitimate concern on the county's part if a CPO cannot remain vibrant; it really makes a difference when people are involved; if a CPO becomes inactive, the county has no one group to communicate with or solicit input on land use applications. To remain active, the CPO must conduct at least two meetings in a calendar year, have Bylaws and Officers. One larger body would certainly be stronger, but consensus is key (as in a smaller CPO).

The group noted the article in the Clackamas Review (Randall Rendleman) discussing the merger under consideration.

Tom Andrucsko, guest, noted that the city of Happy Valley follows CPO activity and discussions with interest as part of planning in the area and provision of public services. He noted that the cities were discussing levels of service and geographic areas (future) and some annexations have occurred in the area (primarily in the Clackamas CPO area). A recent annexation underway is the Mt. Talbert Nature Park to provide a higher level of code enforcement, such as dog control. Typically the city works with willing property owners on annexations.

The group reach no consensus on merger, but left open the idea.

The group discussed the Transportation System Plan Update (TSP Update) noting the GAP (subarea) meetings held for the Clackamas Regional Center/Industrial Area (Cyndi/Barbara) and the McLoughlin Area (which extends from the Willamette River to roughly I-205) (Pat).

The group discussed the status of the McLoughlin Area Plan which appears moving toward a third phase of planning, spearheaded by a group of citizens, 3 from each CPO (Oak Grove, Jennings Lodge, North Clackamas Citizens Association). Cyndi indicated that Barbara has been invited to participate so that there is liaison with the Clackamas CPO. Cyndi and Pat indicated their interest to also participate.

JOINT MEETING ADJOURNED 8:40pm

Respectfully submitted:

Pat Russell, Secretary

North Clackamas Citizens Association CPO

October 23, 2012

***Draft Minutes of November 29, 2012  
NCCA Special Joint Meeting with Clackamas CPO  
And  
NCCA Regular Meeting***

The meeting was called to Order by NCCA Chair Cyndi Lewis Wolfram and Clackamas Chair, Barbara Kemper, in the Community Room of the Clackamas River Water District, 16770 SE 82nd Avenue, Clackamas, Oregon at 7 PM.

Present for NCCA: Cyndi Lewis Wolfram (Pres.), Pat Russell (Sec.), Lori Phillips (Area Rep), Rick Dodge (Area Rep), constituting a quorum.

Present for Clackamas CPO: Barbara Kemper (Pres.), Kay Faure (Area Rep), Delores Frenz (Sec.), and Al Jones (Area Rep), constituting a quorum.

Guests: None present

The two CPO's have gathered together to discuss the possibilities of merging, following up their discussions from meetings in June and September.

NCCA President Lewis-Wolfram noted that the NCCA CPO approved the concept of merging the two CPOs and was ready to pursue the recognition process with the Board of County Commissioners before the end of the year, should the Clackamas CPO agree. She hoped that both CPOs could reach a threshold decision during the meeting and the necessary details could follow. The NCCA CPO would support naming the merged CPO as "Clackamas CPO."

Clackamas CPO Chair Kemper noted that the Clackamas CPO met earlier in the evening at 6:30pm and had been unable to reach a decision about merging with the NCCA CPO. NCCA President Lewis-Wolfram asked if anything could be done during the evening's meeting to resolve the matter.

NCCA Secretary Russell noted that he reviewed the county's "best practices" furnished by County CCI/CPO Administrator, Barbara Smolak, at the last joint meeting, along with the CCI/CPO "CPO Handbook" found on the county's website. The handbook included information about CPO boundary changes and bylaws. Russell noted that he emailed a draft Bylaws (were the CPOs to merge) to most in the group, borrowing the "handbook" format, slightly modifying it and providing notes of how the NCCA CPO is organized today. Much of the sample bylaws were utilized by the NCCA over the last decade—not much has changed. The purpose of providing the draft Bylaws was to assist in identifying common interests and business points, should they need to be discussed prior to filing an application with the county. The suggested organizational/Board format would be Chair, Vice Chair, Secretary, Treasurer and Area Representatives. Area Representatives would represent various areas of the merged CPOs; be encouraged to be aware and have knowledge of activities/proposals in their area of the CPO; and be prepared to make recommendations to the full Board and membership when needed. Area Reps would be encouraged to analyze, in detail, land use applications occurring in their immediate area.

The draft bylaws document would be included in the application at the pleasure of the group. Although it is not apparently required in the application "best practices," the group would want to be ready support a basic framework and have a sense of how the organization would form. Further, the best practices was more focused on boundary changes rather than mergers. Various organizational alternatives were discussed at the last joint meeting.

In an attempt to resolve some of the concerns of the Clackamas CPO members, as well as to clarify reasons for merging the two groups, the group was polled for their observations and recommendations. Following were some of the points discussed:

- (-) too large an area and would dilute current focus on each area
- (+) stronger voice together, politically, to address common concerns (larger organization would garner greater respect? Example of planning focus in the McLoughlin Area-Oak Grove, Jennings Lodge, North Clackamas?)
- (+) a merger would reunite the old Clackamas that was split apart by I-205 in the 70's
- (+) both CPOs share critical transportation issues, especially congestion
- (+) area commerce on the east side would be better tied to residents west of I-205 who frequent the area; merger would also lend support toward "building community" seen in the McLoughlin Area Plan process.
- (+) Happy Valley is moving in and if we don't act to protect our interests, Happy Valley will take over (annexations are being done with willing industrial/commercial property owners who can't vote on annexations, requiring voter approval, but can be done with property owner requests, often utilizing public right of way [roads] in a "spider" fashion. On the (-) side, H.V. annexations might also be seen as intimidation and that Clackamas CPO is desperate to protect itself, thereby merging into a larger group. NCCA comments noted that Milwaukie annexation overtures or rumors were not welcome among the active citizens west of I-205. Spider annexations by the City of Beaverton got the State Legislature's attention a few years ago and some new legislation was developed, but does not stop the practice. Both Milwaukie and Happy Valley have been in informal talks over the last few years with the county over service area agreements, IGAs (Intergovernmental Agreements) under state planning policies to create some order for future assumption of jurisdiction. Over the last number of years the county administration and Board of Commissioners have tried addressing governance of unincorporated urban areas, especially the north county east of the Willamette River. No formal policies have been adopted yet.
- (+) with H. V. annexations, opposition strength may be in numbers
- (-) the last State Legislature redistricted our area, dividing up our CPO areas among more legislators; we now lack a unified voice. Redistricting disrupted relationships in the community. Merging is one way to express common interests to a diverse group of legislators (including congressional district representation).

(-) the school district closed down Clackamas Elementary and is now bussing kids to various elementary schools west and east of I-205; the school contributed to the sense of community which is being lost, along with a loss of allegiance of school families. Shifts in school attendance areas has been on-going over the last few decades with district growth east of I-205.

A comment was made that our CPOs are not political bodies, but we can organize our residential and business communities on common interests and our plans don't get lost on politicians.

(?) The Clackmas Town Center area has no related sense of community

(-) Nothing central to this area to characterize our separate CPO areas as the "Clackamas Community."  
Merging would unified the community.

A comment was made that in the future our merged group could even consider a different organizational format that is offered to other groups in the county—such as the Hamlets and Villages.

(-) NCCA CPO area is primarily residential; (-) Clackamas CPO is primarily commercial, industrial with some higher density residential; (+) merged together brings awareness to both areas.

Both CPOs have made many very positive planning contributions to county planning, but there is a concern about ongoing member strength; but merging would give impression of organizational strength.

(-) The diverse number of agencies with governing authority in our area seems muddled and has divided up the area.

Keeping CPOs separate means more time for testimony in hearings because each CPO is recognized and enjoy a privilege not extended to individuals; merging might reduce time allotments. Some responses noted that county hearing bodies have been accommodating and flexible in the rules.

(+) Merger might lead to larger membership which could lead to stronger organizational structure and participation better able utilize the "governance system." Issues of the CPO would be neutral politically, but learning and understanding of the issues might enhance community awareness and need to be presented more convincingly to the decision-makers (administrators, committees, elected representatives, etc.).

(+) could build better relationships with the schools (Board, administration, parent groups, etc.)

(+) have Clackamas become Clackamas again. A way to counter redistricting, freeways/arterials as community barriers/divisions, lost community integrity and sense of community

There is a need to study how the redistricting affected our neighborhoods and commercial/industrial relationships on our area and what we will need to do to overcome the impacts.

Bylaws and organization format were discussed briefly with no specific outcome.

The Joint Meeting recessed at 7:50pm.

[NCCA CPO meets for business, Clackamas CPO meets for business]

Reconvened NCCA Special Joint Meeting with Clackamas CPO

Chair Kemper and President Lewis-Wolfram reconvened the joint meeting at 8:28pm in the CRW Community Room. All members of the respective CPOs attending the recessed meeting were in attendance, constituting a quorum.

Chair Kemper announced that the Clackamas CPO voted 3 ayes, 1 nay to proceed with a merger of its CPO with the North Clackamas Citizens Association CPO. President Wolfram noted that the NCCA CPO decision to merge at its October was unanimous with six members (only one non-board member).

The group agreed that Chair Kemper and President Lewis-Wolfram would represent the group in seeking recognition of the Board of County Commissioners with the secretaries of each group assisting in the paperwork and refining the basic bylaws.

MOTION: MOVED BY RUSSELL, SECONDED BY DODGE to name the merged CPO group "Clackamas CPO." Vote was 7-0-1 (Ayes: Kemper, Lewis-Wolfram, Frenz, Russell, Faure, Phillips, Dodge; Nays: non; Abstention: Jones). MOTION CARRIED.

The group consensus for the next meeting would be the second Tuesday in January, Tuesday, January 8th, 6:30pm, at the Clackamas River Water district building Community Room, 16770 SE 82nd Avenue, Clackamas, Oregon.

Future Agenda: some ideas included:

- talking with the school district concerning changes to the attendance areas;
- developing outreach to our commercial/industrial businesses and various organizations.

MOTION: MOVED BY PHILLIPS, SECONDED BY FRENZ to accept the decision of the North Clackamas Citizens Association CPO and the Clackamas CPO to merge into one organization called the Clackamas CPO. Vote was 7-0-1 (Ayes: Kemper, Lewis-Wolfram, Frenz, Russell, Faure, Phillips, Dodge; Nays: non; Abstention: Jones). MOTION CARRIED.

There was consensus to email letters out to the members of the CPOs informing them of the approval of both CPOs to merge and take the next steps to be recognized by the Board of County Commission as may be necessary. NCCA Secretary Russell volunteered to draft an application with assistance of each CPO Board and county administrator.

Adjourn 8:50pm

Respectfully submitted:

Pat Russell, NCCA Secretary

December 13, 2012

## Clackamas CPO Minutes for meeting June 12, 2012

The Clackamas CPO met in the board room of Clackamas River Water at 7 PM.

Present: Barbara Kemper (Pres.), Kay Faure (VP), Delores Frenz (Sec.), Al Jones

We first met jointly with the North Clackamas Citizens Association to discuss the potential for merging these two groups so we could work more efficiently, particularly since we share so many concerns and are each quite involved in both areas. There was appreciable interest in pursuing this. The NCCA group said they would be happy with the name "Clackamas CPO" for the merged group. It was agreed to meet again in September, using the summer to contact neighbors to see what their interests are, and then meet again in October to decide what to do about merging. Issues of common interest include

- "tagging" (carburetor fluid is effective in removing this) of mail boxes, etc., along the expressway ... where is it coming from ... as you get more people, you get more crime.
- theft of metals by "scrappers", who are picking up anything left outside
- try to get businesses involved in issues
- try to get a Sheriff deputy to come to talk about gangs in the area
- the Mt. Hood Village lawsuit is in the courts now

The two groups then met separately to discuss business for their own areas.

Clackamas CPO:

- no new applications
- we need to get an update from Camp Withycombe
- Current officers were re-elected by motion: Barbara Kemper, President; Kay Faure, VP; Delores Frenz, Secretary; Al Jones, Area Rep; Kristi Karter-Olsen, Area Rep.
- Meeting adjourned 9 PM.



## Minutes of the Clackamas CPO meeting September 19, 2012

The Clackamas CPO met in the boardroom of the Clackamas River Water district, 82<sup>nd</sup> Drive, in Clackamas.

Present from the Clackamas CPO:

Barbara Kemper, Pres.; Delores Frenz, Secretary; Kristi Karter-Olsen, Area Rep.; Al Jones

Present from NCCA:

Cyndi Lewis-Wolfram, Pres.; Pat Russell, Sec.; John Hilley; Lori Phillips

Visitors:

Barbara Smolak of Clackamas County Citizens Involvement

Tom Andrusko, City of Happy Valley

We met jointly with the North Clackamas Citizens Association to continue our discussion of the pros and cons of merging the two groups. Barbara Smolak was present to answer questions about the process and to listen to our concerns.

Pat Russell has spoken with others from NCCA, some with a fair amount of history, about merging.

Al Jones is still concerned about tagging in the area. He visited some hardware stores to see if they kept records of people who were buying tagging paints and found that the mom and pop stores were interested in this, but the big ones could not be bothered ... too busy selling the stuff.

Questions were raised about which is more effective when making presentations at the hearing officer or at Planning ... is more attention paid to one large group or to two smaller groups?

The two CPOs have significant differences ... Clackamas CPO has few areas of single family housing, has several mobile home parks and large apartment complexes, along with a large industrial area and a good size commercial area. There has been little real participation from the mobile home parks or the industrial and commercial areas. NCCA has quite a large single family housing area, and a mix of industrial and commercial. However, they are also having trouble getting participation from those.

Pat Russell noted that while we are demographically different, we each are somewhat involved in the area of our neighbor. NCCA people come to the Clackamas area to shop and use the P.O., and we are both impacted by the Sunrise Corridor project. Merging would give us a chance to work together on jointly impacted areas.

Barbara Smolak noted that this is the kind of discussion we need to have. As far as the process for merging, it is very informal and involves discussions with the County Commissioners once both individual groups agree this is best for them.

Discussions will continue. The next meeting was set for the second Tuesday in November, November 13, 2012.

After these discussions, the groups met separately to handle our own business.

Clackamas CPO has no new applications to consider.

Barbara Kemper noted that there is another TSP meeting September 27.

Meeting adjourned 9 PM.

Respectfully submitted,  
Delores Frenz, Secretary/Barbara Kemper, President

**-Minutes of Clackamas CPO Meeting, dated November 29, 2012 re: merger agreement**

**Minutes of the Clackamas CPO meeting November 29, 2012  
(including Joint Meeting with NCCA CPO)**

**DRAFT MINUTES**

The Clackamas CPO met at 6:30 PM in the boardroom of the Clackamas River Water district, 82nd Drive, in Clackamas.

Present from the Clackamas CPO:

Barbara Kemper, Pres.; Kay Faure, Vice President.; Delores Frenz, Secretary; Al Jones, Area Rep.

The Clackamas CPO met at 6:30 PM to discuss whether they had determined whether or not they should merge with the North Clackamas Citizens Association. There were still unresolved issues with some members, and we were unable to decide before 7 PM when we were scheduled to meet jointly with the NCAA.

After the joint meeting started at 7 PM, the issue about how far west our territory would be extended was resolved to clarify that it would not go all the way to McLoughlin Blvd, but ended shortly West of Aldercrest. It was also noted that this merger would go far toward re-establishing acknowledgement of this community that historically has shared schools, post office, and shopping areas. Also, both areas are impacted by the coming Sunrise Corridor development.

The two groups separated at 7:50 PM to discuss individual matters. The Clackamas CPO had no new applications to consider. Further discussion of the potential of a merger of the two groups showed that a misunderstanding that the western boundary would go all the way to McLoughlin Blvd., making the area too large to handle had been resolved. Kay Faure then moved to merge with the NCAA, seconded by Delores Frenz, and the motion passed 3-1, Al Jones voting against it.

The two groups then reconvened at 8:25 PM and the decision of the Clackamas CPO was announced.

Both groups believe that the name "Clackamas CPO" most truly represents what we are. A motion to name the merged CPO group "Clackamas CPO" passed 7-0-1, Al Jones abstaining.

We will be looking at the model by-laws to determine whether we wish to make any changes in those, the current chairs will serve in the interim as joint chairs of the merged group and will be contact persons

A motion to accept the separate decisions of the North Clackamas Citizens Association and the Clackamas CPO to merge into one CPO, which will be called the "Clackamas CPO" passed 7-0-1, Al Jones abstaining.

The next joint meeting is planned for Tuesday, January 8 at 6:30 PM at this same location, dependent on its availability.

Meeting adjourned 9 PM.

Respectfully submitted,  
Delores Frenz, Secretary/Barbara Kemper, President

**-Minutes of North Clackamas Citizens Association CPO, dated October 24, 2012  
re: merger agreement**

**North Clackamas Citizens Association (CPO)**  
A COUNTY-RECOGNIZED COMMUNITY PLANNING ORGANIZATION  
6688 SE Montego Bay Street, Milwaukie, OR 97267  
(503) 756-1966; Email: Cyndi\_lewis@comcast.net

*President: Cyndi Lewis-Wolfram*  
*Treasurer: Tom Carothers*  
*Secretary: Pat Russell*  
*Area Rep: Rick Dodge*  
*Lori Phillips*  
*John Hilley*  
*Dorothy Park*

***Minutes of October 24, 2012***

*[excerpt pertaining to merger with Clackamas CPO]*

**Quorum/Call to Order/Introductions**

President Wolfram called the meeting to order at 7:08pm in the Community Room of the Clackamas United Church of Christ, 15303 SE Webster Road, Milwaukie, OR 97267, located on the west side of the street just north of Clackamas Road. Board members present were Carothers, Russell and Area Representatives Dodge, Phillips. Guest: Naomi Angier who lives in the Johnson Road area west of the Schellenberg Campus.

**Approval of June 12, 2012 Minutes**

MOVED BY Phillips, seconded by Carothers, unanimous vote, to approve the Minutes.

**Approval of September 19, 2012 Minutes**

MOVED BY Phillips, seconded by Dodge, unanimous vote, to approve the Minutes....

**Discussion of Merger with Clackamas CPO**

The group noted that part of the process would require taking care of the NCCA bank account paperwork, including the 501-3(c) status.

Historically the area involving both CPOs used to be one area referred to as generally Clackamas before I-205 was constructed in the 70's and split the community (often referred to as a town). The area was geographically framed by the Oatfield Ridge and Clackamas Bluffs north of the river (where the Sunrise Freeway would run along the foot of the bluff), roughly out to Carver. At the time SE 82nd Drive/Avenue was the primary north-south transportation route in the area.

The group discussed -the pros and cons of merger:

- the input from joint meeting in September;
- understanding that both groups have worked hard and sacrificed in the past to maintain their recognition by public agencies in their area to effect policy and development and merging/dilution of that focus might affect that initiative and effort of individuals (hesitancy to merge);
- the basic paperwork and process to merge with Board of County Commissioners approval (a few months);
- the present pattern of both groups having limited attendance at meetings and strength in numbers;
- land use setting of a merged group;
- annexation activity of adjoining cities;
- minor adjustments of our western boundary to take in the east side of the Oatfield Ridge, if agreeable with the Oak Grove CPO;

- Sunrise Corridor System and transportation system;
- recognition of governing agencies in the area and CPO advocacy on a respectable footing;
- options to assure representation of all areas in an expanded CPO group and concerns of both residents, businesses and property owners;
- options for leadership to assure balanced representation and flexibility in Bylaws to the satisfaction of both groups (so that neither group would feel being "out-voted" on a particular concern/issue), and
- other issues.

Should a merger not take place right now, it can remain on the table and the group supported the idea of continued meetings with the Clackamas CPO group to discuss mutual interests and support each other's advocacy needs. With the planned ODOT/county construction next year of Phase One of the Sunrise Corridor (JTA: Jobs & Transportation Act Improvements adopted by the State Legislature) (primarily an extension of the Milwaukie Expressway to around SE 125th/SE 130th Avenue as a limited access two lane roadway and some reconfiguration of the I-205/Milwaukie Expressway/82nd Ave-Dr. interchange area patterns), both CPOs will be impacted by construction and common local issues. Both CPOs would have a stronger voice working together and being heard by the public agencies.

One organizational format was informally discussed that might alleviate some concerns upon merger: set up the bylaws to have a President and then "District" VPs for each original CPO area of each group (NCCA/Clackamas CPO). Each VP would coordinate their respective area and the office of President could rotate between the two districts every year. The new CPO would have a Secretary, Treasurer and continue the concept of having "Area Representatives" as NCCA now has.

***MOVED BY Carothers, seconded by Dodge, unanimous vote, that the group continue to move forward with the merger concept with Clackamas CPO next month while being attentive to the sensitive areas of discussion, treating all with mutual respect, especially if the Clackamas group does not wish to move forward with us right now.***

President Wolfram noted that she will follow up the Association's decision with the Clackamas CPO Chair (Barbara Kemper) prior to the planned joint meeting in November....

#### ADJOURNMENT

The meeting was adjourned at 9pm

Respectfully submitted:

Pat Russell, NCCA Secretary

November 9, 2012

*[end excerpt of minutes]*

**-List of current Officers for NCCA and Clackamas CPOs**

**Clackamas CPO**

A COUNTY-RECOGNIZED COMMUNITY PLANNING ORGANIZATION

OFFICERS

**Chair, Barbara Kemper**

17673 SE 130th Avenue, Clackamas, OR 97015  
(503) 380-3544; Email: [barbkemper@yahoo.com](mailto:barbkemper@yahoo.com)

**Vice Chair, Kay Fauer**

[kay4@teleport.com](mailto:kay4@teleport.com)

**Secretary, Delores Frenz**

**Area Representative, Al Jones**

**Area Representative, Kristi Karter-Olsen**

**North Clackamas Citizens Association CPO**

A COUNTY-RECOGNIZED COMMUNITY PLANNING ORGANIZATION

2012 – 2013 Executive Board

OFFICERS

**President, Cyndi Lewis-Wolfram, 6688 SE Montego Bay St., Milwaukie, OR 97267**

Phone: 503-652-9959  
Email: [cyndilw52@gmail.com](mailto:cyndilw52@gmail.com)

**Vice President, Vacant**

**Secretary, Pat Russell, 15989 SE Bilquist Circle, Milwaukie, OR 97267**

Phone: 656-9681 or Cell 503-317-6456  
Email: [flanagan112@hotmail.com](mailto:flanagan112@hotmail.com) or [ppeartrussell@gmail.com](mailto:ppeartrussell@gmail.com)

**Treasurer, Tom Carothers, 8029 SE Hood St., Milwaukie, OR 97267**

Phone: 655-7407  
Email: [thomasjear@msn.com](mailto:thomasjear@msn.com)

AREA REPRESENTATIVES

**John Hilley, (Past President), 14606 SE Creekside Dr., Milwaukie, OR 97267**

Phone: 654-8413  
Email: [hilmae@spiritone.com](mailto:hilmae@spiritone.com)

**Dorothy Park, (Past Secretary), 6924 SE Molt St., Milwaukie, OR 97267**

Phone: 659-2294  
Email: none

**Rick Dodge, 8061 SE Rofini Court, Milwaukie, OR 97267**

Phone: 503-784-0310  
Email: [rickd909@cs.com](mailto:rickd909@cs.com)

**Lori Phillips.**

Email: [phillips3plus1@hotmail.com](mailto:phillips3plus1@hotmail.com)

**-Email Distribution List**

[To be completed if requested by County staff to maintain confidentiality and privacy of private addresses]

**-Notices of Joint Meeting between NCCA and Clackamas CPOs :**

**Meeting Notice  
A JOINT MEETING of the  
Clackamas CPO and North Clackamas Citizens Association CPO,  
COUNTY-RECOGNIZED COMMUNITY PLANNING ORGANIZATIONS**

*[Excerpt pertaining to joint meeting]*

**Meeting Date: Thursday, November 29, 2012**

**Time: 7pm**

**Where: Clackamas River Water District (CRW) Community Room  
16770 SE 82nd Dr. Ste. 100, Clackamas**

Located on the east side of SE 82<sup>nd</sup> Drive, approximately one block north of the intersection of SE Evelyn Road and SE 82<sup>nd</sup> Drive (about 3 blocks south of SR 212/224 Clackamas Highway past the Fred Meyer Shopping Center)

**The two CPOs will meet to discuss whether to merge areas and form one CPO group and proceed with requesting approval by the Clackamas County Board of Commissioners. Then each CPO will meet separately to conduct their necessary business, respectively.**

Residents, landowners or business and industrial interests located within the two CPO boundaries (generally south of Harmony Road and Sunnybrook Avenue and north of the Clackamas River, westerly of the Carver Junction) are considered members and especially invited to attend. A detailed map of our area boundaries may be found at the county's citizen involvement website: <http://www.clackamas.us/citizenin/>

**For more NCCA information, contact President Cyndi Lewis-Wolfram or Secretary Pat Russell.  
For Clackamas CPO information contact Barbara Kemper, Chair. Contact Info below.**

**Posted November 26, 2012**

Pat Russell, NCCA Secretary (email: [flanagan112@hotmail.com](mailto:flanagan112@hotmail.com)), (503) 656-9681 (leave message)

**NCCA CPO Contact Info:**

Cyndi Lewis-Wolfram  
6686 SE Montego Bay Street, Milwaukie, OR 97267  
(503) 652-9959; Email: [cyndilw52@gmail.com](mailto:cyndilw52@gmail.com)

**Clackamas CPO info:**

Barbara Kemper, Prresident  
17673 SE 130th Avenue, Clackamas, OR 97015  
(503) 380-3544; Email: [barbkemper@yahoo.com](mailto:barbkemper@yahoo.com)

## **News Articles about NCCA CPO and Clackamas CPO Merger:**

### ***Clackamas County citizen groups complete merger***

***Created on Wednesday, December 05, 2012***

***Written by Raymond Rendleman***

***Clackamas Review***

<http://portlandtribune.com/cr/24-news/124233-clackamas-county-citizen-groups-complete-merger>

The North Clackamas Citizens Association last week joined forces with the Clackamas CPO in an effort to provide stronger recommendations on issues north of the Clackamas River and south of Harmony Road to the Board of County Commissioners.

In a Nov. 29 joint meeting in the Clackamas River Water Commission's boardroom, both neighborhood boards acknowledged and approved the organizations' separate decisions from earlier this autumn. The two community planning organizations have for the past few months been looking at the issue of joining together ("County planning groups mull merger," Sept. 12).

"Our two areas are so close geographically, and we just believe we have so many interests in common, so I think this is a really good move," said Barbara Kemper, chairwoman of the Clackamas CPO. "If you look at the map of the Clackamas CPO, it was more industrial, and North Clackamas was mostly residential, so we decided if they joined, they'll both be strengthened and balanced."

Construction of Interstate 205 halved the neighborhood in 1982. Clackamas Elementary and McLoughlin Junior High School, now both closed, had crossed over the boundaries. But the Clackamas River Water District covers both sides of the highway, and the shopping district of 82nd Drive still serves both areas.

"This is our attempt to bring a closer connection and make sure that the impact of developments are well-vetted by citizens and understood to be of great regional importance by county commissioners," said Cyndi Lewis-Wolfram, president of the North Clackamas Citizens Association.

This week, the boards will send in the necessary paperwork to Clackamas County, which established Community Planning Organizations in 1973, and commissioners are expected to finalize their decision to merge early next year. Barbara Smolak, head of Clackamas County's Citizen Involvement department, has visited with the community leaders and is helping them guide the process.

In the interim, the now-larger Clackamas CPO will continue having joint meetings with two sets of leaders. Among their ongoing discussions are recommendations on the McLoughlin Area Plan and prioritizing urban-renewal projects in the Clackamas Regional Center.

Their next meeting will be at 6:30 p.m. Tuesday, Jan. 8, with meeting location to be announced. People with questions should contact Kemper, 503-380-3544, or Lewis-Wolfram, 503-756-1966.

### ***County planning groups mull merger***

***Created on Tuesday, September 11, 2012***

***Written by Raymond Rendleman***

***Clackamas Review***

<http://portlandtribune.com/cr/24-news/114898-county-planning-groups-mull-merger>

Two Clackamas County-recognized community planning organizations are considering a merger.



Representatives asking for the county's blessing are from the North Clackamas Citizens Association and the Clackamas CPO, whose meetings have dwindled to as few as four people to provide recommendations on local issues to the Board of County Commissioners.

Although the two large, unincorporated neighborhoods often tackle meaty issues such as transportation planning, the largest number of people participating in meetings the past couple years, according to leaders, has been 10.

"We're both looking to strengthen our CPOs, reinvigorate the discussion process and widen the area of our reach," said North Clackamas Citizens Association President Cyndi Lewis-Wolfram.

The NCCA will meet 7 p.m. on Wednesday, Sept. 19, in the Clackamas River Water District Community Room, 16770 S.E. 82nd Drive, Suite 100, Clackamas.

Another joint meeting with the Clackamas CPO is planned for October to finalize the interests of both CPOs. The final decision would be made by the Board of County Commissioners after a few months.

Residents, landowners or business interests located within the two CPO boundaries (generally south of Harmony Road and Sunnybrook Avenue, north of the Clackamas River and west of the Carver Junction) are considered members and encouraged to attend.

Topics for consideration at the NCCA meeting will include pending land-use issues before various local public agencies, private development proposals, citizen concerns and other relevant issues before the neighborhood.

Neighbors will help update the county's transportation system plan, the McLoughlin Area Plan, the North Clackamas Park and Recreation District master plan and consider a list of priority projects to advocate for this fall.

***Notice of NCCA Meeting, September 12, 2012 Posting on North Clackamas Chamber of Commerce website:***

<http://yourchamber.com/2012/09/north-clackamas-citizens-association-cpo-meeting/>

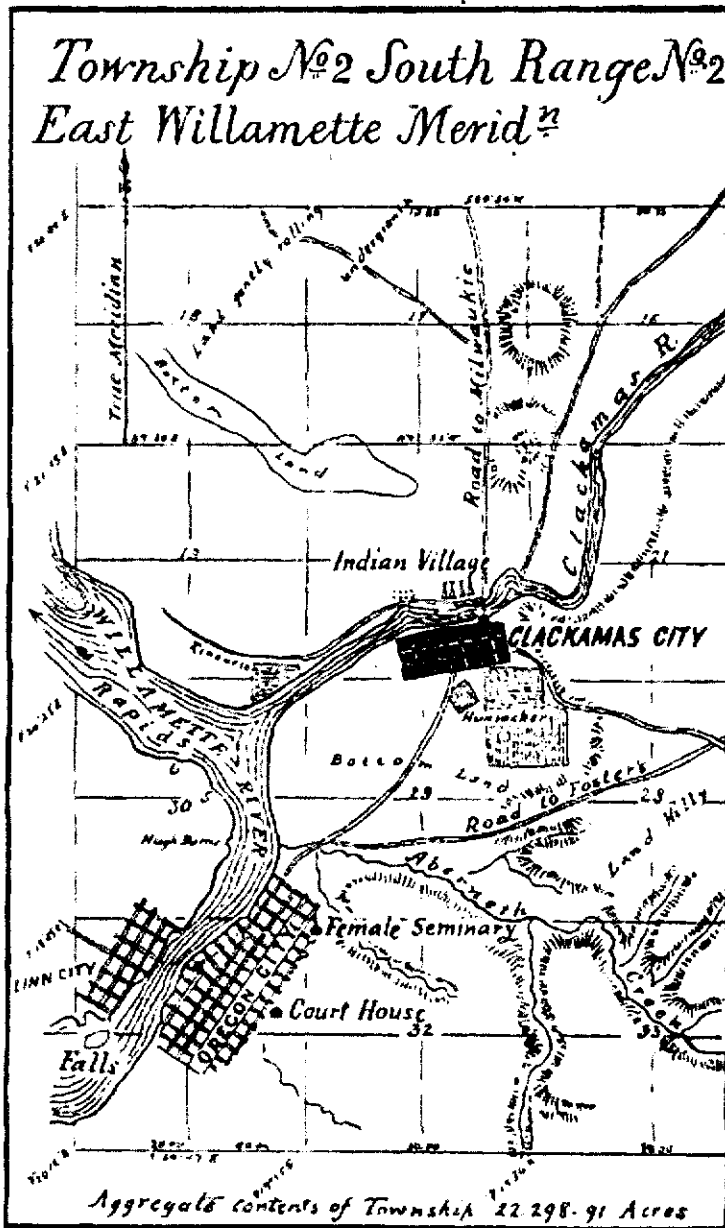
Heading: "North Clackamas Citizens Association CPO meeting, A county-recognized community planning organization ....(which included description of CPO's merger discussion as a business item).



# Where's Clackamas? Depends on which Clackamas you are searching for

Published: Saturday, July 23, 2011, 10:00 AM

By John Terry, Special to The Oregonian



This map shows the location where the town of Clackamas City was located.

Google "Clackamas" on your computer and you will get millions of hits in fractions of a second.

It's one of the most proliferated place appellations in Oregon.

There's Clackamas County, the Clackamas River, Clackamas Town Center, Clackamas Promenade, Clackamas High School, Clackamas Fire District, Clackamas Credit Union. You get the idea.

But the area we townies think of as Clackamas -- as in "I'm going out to Clackamas" -- usually means the Town Center and the neighboring promenade. But that's not Clackamas, really. To avoid confusion, let's call it Clackamax.

The real Clackamas is what governmental bean counters call a "census-designated place" and is a lengthy hop, skip and jump south of Clackamax. It stretches along each side of Oregon 212/224 east of Interstate 205, south of the Harmony neighborhood, not to be confused with the Harmony Point neighborhood, which is north of Clackamax.

A CDP, in government shorthand, means a lot of people living close enough together to be considered a community but who haven't bestowed on themselves the strictures of a city bureaucracy. The census takers say the Clackamas CDP population is 5,177.

Clackamas even has its own ZIP code, 97015. If you believe Google, there's even a "city of Clackamas." But there isn't -- not now, according to the index of incorporated cities in the Oregon Blue Book.

There once was a Clackamas City. That was a long, long time ago -- so long, in fact, that it was misplaced and all but forgotten for nearly a century.

### **More**

**John Terry is a retired copy editor for The Oregonian and member of the Oregon Geographic Names Board. His previous columns may be found at [here](#).**

In 1846, "a sometimes brash Virginian by the name of Charles Edward Pickett staked off a homestead claim of one square mile. On a portion of this he platted a town site, offering the lots for sale to the public," historian Howard McKinley Corning wrote in his 1947 "Willamette Landings." Pickett named it Clackamas City.

Corning placed the town "on the east shore of the Willamette, where the Clackamas River comes to a brawling confluence with the greater stream."

Pickett placed an ad in the very first edition of Oregon's very first newspaper, the Spectator, in Oregon City.

"Town Lots for Sale," it read. "The situation of the ground is dry, level, and at least ten feet above the highest water mark; and from it to the crossing of the Clackamas, where a bridge will be built the coming season, an almost level road can be spread."

Pickett didn't name his price, but his was, says Corning, "the first real estate advertisement to appear on the Pacific Coast." It invoked concern in Dr. John McLoughlin and Oregon City's Methodist elders, who owned the vast majority of land thereabouts and feared Clackamas City would sap their profits.

Pickett soon decided there was greater profit in California gold than Oregon real estate and sold out. The next owner is uncertain, Corning says, but on Jan. 7, 1847, A. Husted advertised that he'd sell "his interest in the undisposed Town Lots of Clackamas City."

The town never really took off. It had a sawmill, a school and "a few dwellings. Of stores, there is no record," Corning said. By 1851, all he could find was a report that the Rev. George Atkinson's Clackamas City congregation numbered "from 12 to 20."

After that, nothing until after Corning published his 1947 book for which, he said, he had leaned on "but few facts available to formulate the Clackamas City story. ... I was obliged to use such facts as I could obtain -- so few that the ghosts hovered constantly over the written lines."

After Corning's account was published, "certain residents of Oregon City and its environs" questioned the location of Clackamas City, Corning wrote in a 1949 article for *The Oregonian*. The deputy Clackamas County engineer, Ralph Millin "knew exactly which map to look at": a survey map of 1851-52.

Turns out Clackamas City wasn't at the mouth of the Clackamas but "about half a mile upriver. ... Its 21 blocks, running in three 7-unit rows broadside to the river, extended eastward another quarter of a mile or so."

The site today is roughly where Southeast 82nd Drive loops across I-205 to become Oregon 213. Don't expect any signs of a Clackamas City. For that you'll have go north to CDP Clackamas or Clackamax.

-- **John Terry**

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*(Editorial comment by P Russell: its all in the perception and in the hearts of our local citizens, it's the citizens who define their "Clackamas.")*

[end news articles]

END NCCA and CLACKAMAS CPO MERGER APPLICATION TO THE BOARD OF COUNTY COMMISSIONERS



**MIKE McCALLISTER**  
PLANNING AND ZONING MANAGER

**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

December 19, 2012

To: Barbara Smolak, Public and Governmental Affairs

From: Mike McCallister, Planning Director

*MSM*

RE: Request to Merge the Clackamas CPO and North Clackamas Citizens Association CPO

The Clackamas CPO and North Clackamas Citizens Association CPO have submitted a request to merge their respective CPO's into one CPO. Goal 1 of the Oregon Statewide Goals and Guidelines requires governments to adopt citizen involvement programs. The purpose of the goal is to ensure opportunities for citizens to be involved in all phases of the planning process. Chapter 2 of the Clackamas County Comprehensive Plan implements Goal 1 by directing the County to maintain a Committee for City Involvement and establish community planning organizations that represent different geographical areas of the County. The Planning and Zoning Division has reviewed the proposed "Merger" document and associated maps dated December 2012 pursuant to the policies in Chapter 2 of the Comprehensive Plan.

1. In consideration of this merger, each CPO used the County's "Best Practices for Requesting a CPO Boundary Change" document as guide for the proposed merger.
2. The proposed merger was considered by the CPO's at a series of three advertised public meetings. The North Clackamas Citizens Association decided by unanimous vote to proceed with the merger with the Clackamas CPO. The Clackamas CPO decided by a majority vote to merge with the North Clackamas Citizens Association CPO.
3. The CPO's conducted adequate public outreach to advertise the merger by notifying members of the respective CPO's. News articles about the proposed merger were also published in the Clackamas Review and on [OregonLive.com](http://OregonLive.com).
4. The "Merger" document demonstrates the proposed consolidation of the CPO's is an area defined by mutual interests, appropriate geographic size and population for effective planning and is consistent with Policy 7(d) in Chapter 2 of the Comprehensive Plan. Based upon the above comments and policies of the Clackamas County Comprehensive Plan, the Planning and Zoning Division finds the proposed merger is consistent with the Plan and supports the merger of the North Clackamas Citizens Association CPO and Clackamas CPO.

# The North Clackamas Citizens Association and Clackamas CPOs

## Legend

- Boundaries**
- City Boundaries
- CPOs**
- Other
  - Clackamas
  - North Clackamas
- Water Features**
- Rivers / Lakes
  - Streams / Creeks

### CPO Population Estimates:

- 1) North Clackamas Citizen Association - approximately 8,296 people based on the 2010 census information
- 2) Clackamas - approximately 3,222 people based on the 2010 census information

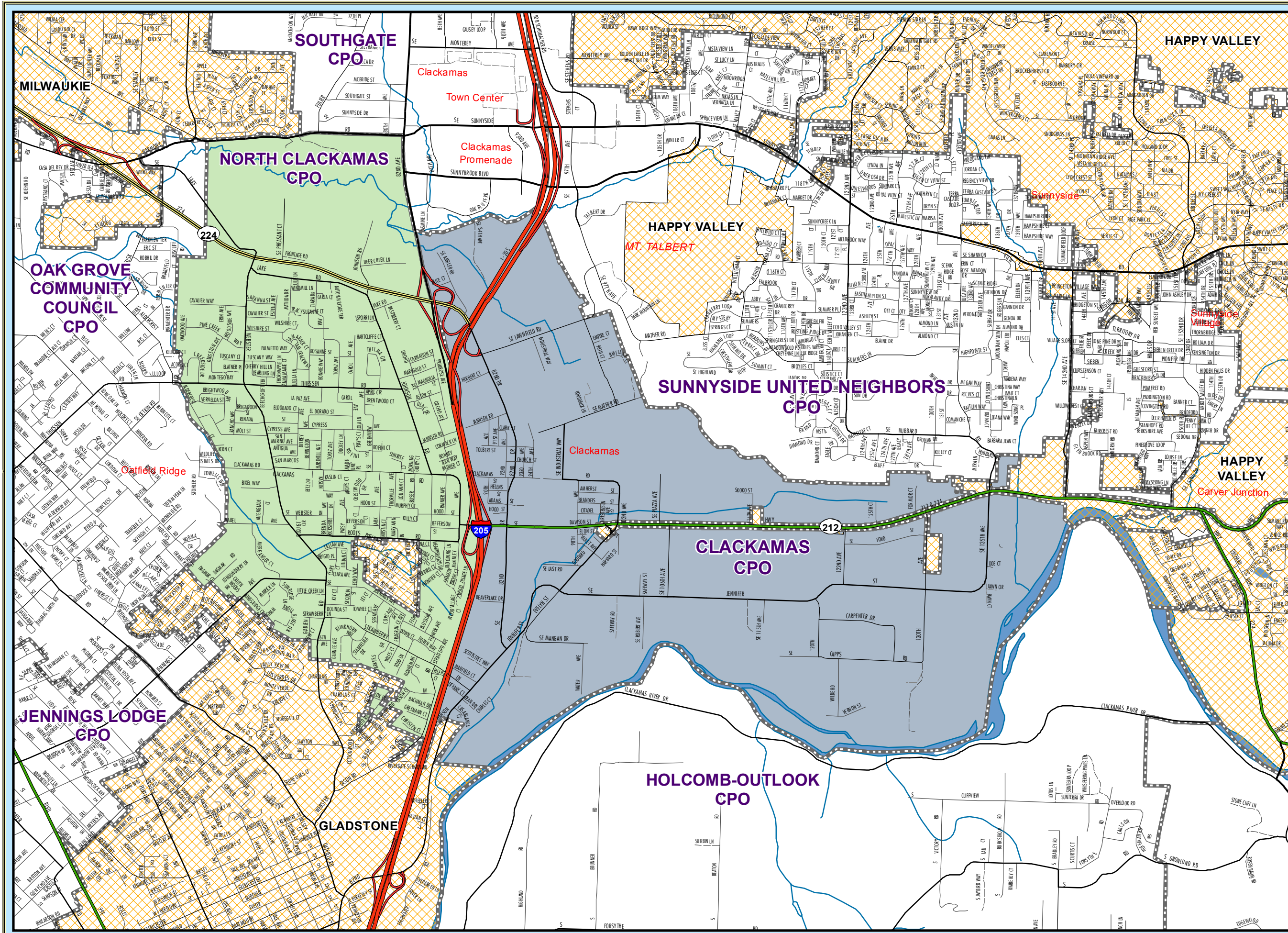


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DEPARTMENT OF INFORMATION SERVICES/GEOSPATIAL INFORMATION SYSTEMS  
PLANNING DIVISION  
OREGON CITY, OREGON 97131

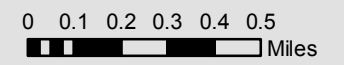
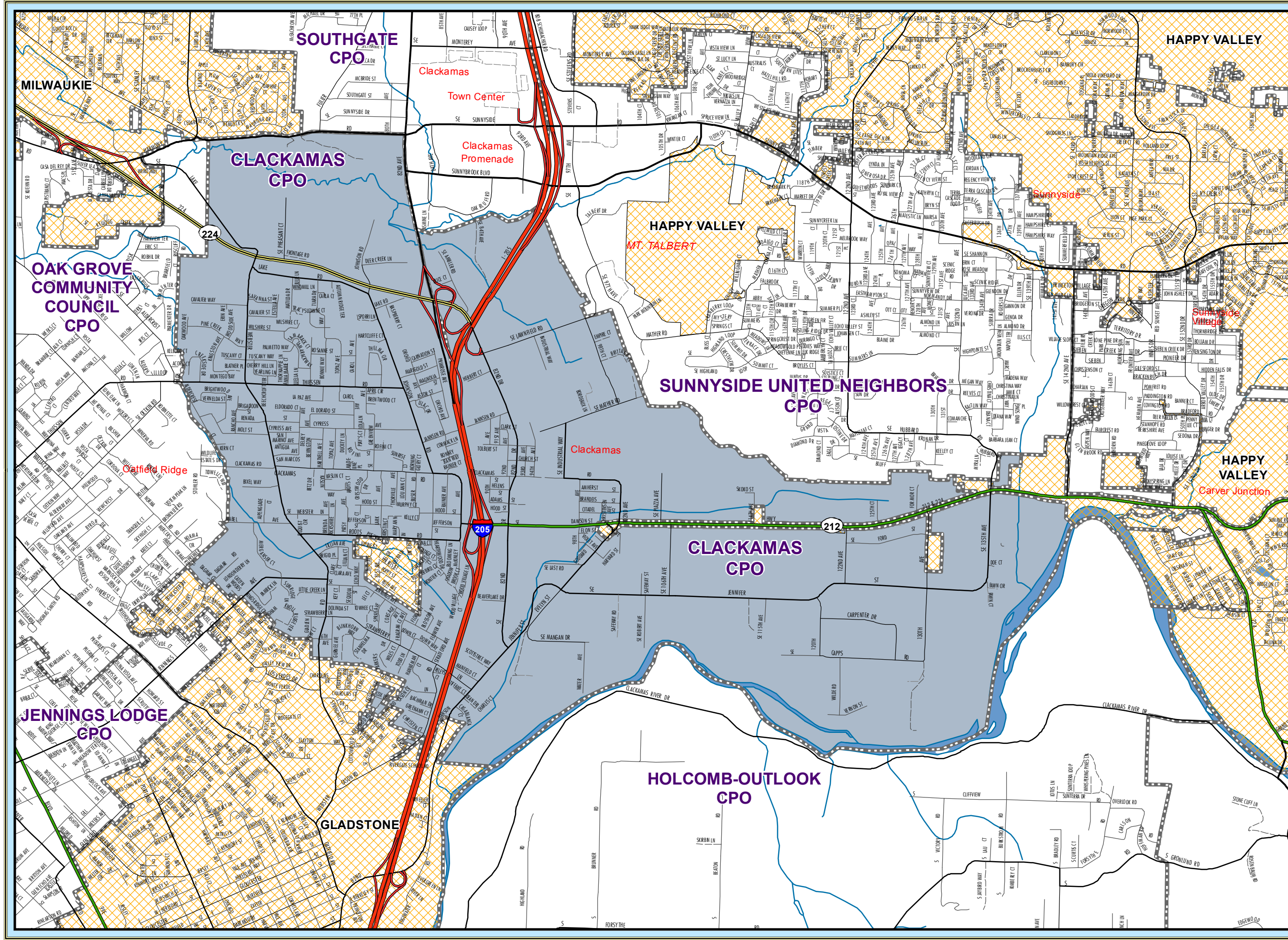
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# Proposed Clackamas CPO

## Legend

- Boundaries**
- City Boundaries
- CPOs**
- Clackamas
- Water Features**
- Rivers / Lakes
  - Streams / Creeks



GEOGRAPHIC INFORMATION SYSTEMS

DEPARTMENT OF INFORMATION SERVICES/GEOSPATIAL INFORMATION SYSTEMS  
PLANNING DIVISION  
CLACKAMAS COUNTY, OREGON 97015

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