

REDLAND-VIOLA-FISCHERS MILL COMMUNITY PLANNING ORGANIZATION (CPO)

Minutes at the Apr. 3, 2019 Regular Meeting
Approved at the May 1, 2019 Regular Meeting

Chair Martin Meyers called the meeting to order at 7:15 p.m. at the Redland Grange, 18131 S Fischers Mill Rd, Oregon City, OR 97045.

Notice

Notice for this meeting was sent by email, posted on social media (Redland Community Facebook Group with 2767 members), on the Redland Store reader board, at the Redland Cafe, along Redland Road, and on a sandwich board sign placed outside the Redland Grange on the day of the meeting.

Notifications should be sent to Karen Bjorklund with CPO Summit. She sends a list to local media.

Attendance

A total of 15 people attended: all 7 board members, 5 voting members, and 3 non-voting members.

Board members present: Chair Martin Meyers, Vice Chair Lance Ward, Secretary Marie Naughton, Doug Brown, Donna Hazel, Margueritte Kosovich, and Nancy Read.

Voting members present: Brainard Brauer, Bill Kendrick, Dale Phillips, Lois Read, and Nancy Semmens.

Non-voting members present: Gregg Alves, Lisa Alves, and Ron Frasier.

Minutes

Marie distributed the draft minutes of the Mar. 6, 2018 meeting. Margueritte moved to approve the minutes as corrected; Nancy Read seconded. Motion carried 10/0/0.

Correspondence

The CPO received following land use notices since the last regular meeting on Mar. 6, 2019. Discussions and motions, if any, are noted below.

Land Use Actions

FILE #/DATE	RECEIVED	TYPE
Z0608-18-HO	03/21/19	<u>Conditional Approval</u> Renewal of a Home Business Occupation for CAD drafting and design machine shop at 18366 S Norman Rd, OC. Marie made a motion in support of the action; Margueritte seconded. Motion carried 9/0/1.
Z0357-18-AACA	03/11/19	<u>Conditional Approval</u> Renewal of a Temporary Dwelling for Care. Doctor's note on file. No motion.

Land Use Applications

FILE #/DATE	RECEIVED	TYPE
Z0076-19	03/21/19	<p><u>Planning Director Interpretation Application</u> Request for interpretation of uses allowed in Rural Commercial (RC) and Rural Industrial (RI) zoning districts based on 7 questions relating to the sale and storage of lumber and allowed accessory uses under ZDO Chapter 1308.</p> <p>Applicant is Brad Farmer, an employee of Parr Lumber Co. Details of the request are outlined in a letter from an attorney representing Parr Lumber.</p> <p>Doug made a motion to not comment pending further action by the county. Donna seconded. Motion carried 10/0/1.</p>
Z0110-19-C	03/29/19	<p><u>Notice of Hearing for Proposed Home Business Occupation</u> Application to host events at 21977 S Patrick Way, Estacada. Property is 9.83 acres zoned FF-10 (Farm Forest) located a third of a mile off S Matoon.</p> <p>Hearing: May 2, 2019 at 10:30 am Clackamas Co Development Services Bldg Auditorium 150 Beaver Creek Rd, Room 115 Oregon City OR 97045</p> <p>Applicants Gregg and Lisa Alves were present, along with neighbor Ron Frasier, who expressed concerns about noise and traffic safety. Ron said the proposed use is not compatible with the quiet character of the neighborhood, especially since noise carries up the ridge. He said this is not the first time events were proposed for this property, but past attempts were not approved. This was in the late 1970s.</p> <p>Gregg said the proposal is limited to 14 events (mainly weddings) a year, usually from June through September, and 1 event per weekend. Guests are limited to 100 or less. No alcohol is sold on the property; if guests bring alcohol, they must have a liquor license and liability insurance. They don't allow marijuana bars.</p> <p>Gregg said they have great respect for the rules and their neighbors. They have only had one noise complaint, and they took action to abate the noise. They are working with the County to improve traffic safety.</p> <p>Marie noted that this conditional use fits with the County's agritourism goals. Others noted there are already similar event venues in the Redland-Viola-Fishers Mill area.</p> <p>Marie made a motion to recommend approval; Martin seconded. Motion carried 5/0/5.</p>

Reports

CPO Summit / Vehicle Registration Fee

The County is setting up a Citizens Committee on how funds from the VRF should be used. He urged people to apply. Unincorporated areas need to have people on the committee because rural areas have trouble getting traffic funds from the County. Martin will post an appeal on the Redland Community Facebook Group.

Unfinished Business and General Orders

Redland and Fishers Mill Intersection

Brainard Bauer made a motion that the CPO to formally thank Mike Bezner and the Board of County Commissioners for reconsidering the all-way stop. Lois seconded. Motion carried 11/0/0.

Per discussion, the thank-you should also include:

- Radar feedback signs should be implemented expeditiously.
- County should continue the dialogue with the community, including the criteria used to evaluate the effectiveness of the feedback signs.
- Results of that evaluation should be presented to the community.

Bylaws

The proposed draft bylaws were read aloud and discussed. Marie made a motion to approve the draft as revised. Nancy Read seconded. Motion carried 9/0/0. Revisions to the bylaws included:

- Change "persons" and "citizens" to "area residents" in Article III, Section 2. Goals.
- Add " area residents" to in Article IV, Section 1. Membership
- Change "public" to "CPO" in Article IV, Section 2. Voting
- Delete last paragraph in in Article IV, Section 2. Voting
- Change "Vice-Chairman" to "Vice-Chairperson" in Article V, Section 1. Officers
- Change "causes" to "cause" in Article V, Section 1. Officers: Secretary
- Change "once per year" to "every October" in Article VI, Section 1. Meetings
- Delete "sole" in 1st sentence in Article VII, Section 1. Hearing Process and Procedure.
- Add language from the County's CPO Handbook Section 3: Model Bylaws ("Procedural decisions by the Chairperson can be overruled by a majority of the board. The CPO may establish a more detailed hearing procedure to provide for an orderly process for holding a public hearing. All meetings shall comply with the Oregon Public Meetings Law.")
- Change "two-thirds" to "majority" in Article X.

Discussions included deviating from the Model Bylaws in voting reporting: Motions and seconds are noted by name, but votes are not noted by name unless requested by the voter. Reporting the name of every vote could discourage voting and create an undue administrative burden for the Secretary.

Donna shared information on using a simplified hearing process and procedure that she found online. Discussed setting up a sub-committee on hearing process and procedure.

New Business

None

Announcements

None

Adjourn

Meeting adjourned at 9:50 p.m.

Minutes submitted by Marie Naughton