

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

Minutes of June 4, 2025
Virtual Meeting on “Zoom”

Notice of meeting: The community was notified of the date, time, and location of the meeting via local social media, the CPO’s website and Clackamas County’s website. In addition, notice was sent by direct email to interested community members including those applicants whose applications were being considered for comment.

Chairperson, Lance Ward, called the meeting to order at 7:15 pm over the internet, via “Zoom”.

Attendance: Seven (7) people were present at the virtual meeting, including five (5) board members. Board members: Chairperson Lance Ward, Secretary Donna Hazel, Bobbi Bryan, Chris Nolde, and Jake Cooley. Voting members, Nancy Read and Lois Read were also present.

A motion to approve the minutes of April, 2025 was made by Jake Cooley and seconded by Chris Nolde. The motion passed 6-0-0. There were no minutes from the May 7, 2025 meeting. Only four (4) people attended the May 7th meeting, so no action could be taken without a quorum. Per our By-Laws, a quorum is five (5) voting members of which two must be Board Members. The four in attendance were Lance Ward, Donna Hazel, Jay Henke, and Jake Cooley.

Land Use Applications Notices

Z0515-24: Approved with conditions. Proposal: the applicant requests approval of a landscaping business in conjunction with the growing and marketing of nursery stock on the property. Applicant: Jose Munoz. Address: 20948 S Charriere.

Z0039-25: Approved with conditions. Proposal: plans to add a second home on the 70.48 acres property. Applicant: Joseph Renard. Address: 14891 S Redland Rd. (application from inactive Holcomb CPO)

Z0455-24: Proposal: the applicant seeks to modify the conditions of approval of a prior nonconforming use alteration (Z0487-20) to remove condition #20 of that decision that requires bus service for students. Applicant: Fred Weinberg, 15544 S Clackamas River Rd. (From Holcomb-Outlook inactive CPO).

Z0187-25: Proposal: Property line adjustment. Applicant: Ivan Misiuk. Address: 16955 S Clackamas River Dr. (From Holcomb-Outlook inactive CPO).

Reports:

Donna Hazel gave a report of the CPO Summit meeting held May 29, 2025, the 4th Monday of the month.

A Round Table meeting of CPO representatives and Clackamas County Board of Commissioners has been rescheduled for July 22, 2025. Specific information will be sent to the individual CPOs from PGA (Public Government Affairs). Five tables will be set up with probably five CPO representatives at each table with the five individual Commissioners rotating to each table. Concerns of the CPOs will be discussed with each Commissioner. Clackamas County has 25 active CPOs and Hamlets.

Unfinished Business:

Report on our filing of potential Code Enforcement violations involving the Redland Family Farm (V0007525) and the Jamestown Ranch (V0007225). Both filings are still in “Pending” with the County Code Enforcement Department. Diane Batista, the Code Enforcement Officer assigned to our CPO area, gave Donna an update verbally.

The Jamestown Ranch, although registered as an AirB&B with that organization, AirB&B is not recognized by Clackamas County. Short term rentals are not allowed in the zoning area of the Jamestown Ranch property. The Jamestown Ranch representative, Andy Hallock, had told the CPO at our March 5, 2025 meeting that they were approved for events with

an Ag Tourism Permit. In order to be compliant in Clackamas County, Jamestown Ranch would need to apply for an events permit through the County. At June 2, 2025, that permit had not been filed.

The Redland Family Farm has not complied with the conditions that were to be met in their proposal for events in 2019. The owner of the property, Joel Anderson, is selling the property to Tim and Adele Rygg. The Ryggs were apparently unaware of the conditions to bring their event buildings up to code. In addition, a building near the residence that appears to be a garage or storage building was constructed without a permit. Future events have been scheduled for the property, and the fate of those events is not known at this time. The process is still pending at present.

New Business:

Organizing neighborhoods for communications particularly during emergencies was brought up by Jake Cooley. Bobbi Bryan was the first in our CPO to organize her neighbors, and she gave suggestions for the process of bringing people together. Donna & Larry Hazel and their neighbors, Susie & Tadd Kruger, have held neighborhood potlucks each summer for the past four years. Twenty-nine families are involved, and a notification system with email addresses and text phone numbers has been established. CPO Board members are also invited to that potluck which is scheduled for August 9th this year at the Hazel farm.

The meeting was adjourned at 8:20 pm.

Respectfully submitted,
Donna Hazel
CPO Board Secretary