

Jennings Lodge CPO Meeting Minutes

MODERATOR: Jane Morrison
DATE: April 23, 2019
RECORDER: Mary Ott Piper
LOCATION: Church of the Nazarene

Notice of the meeting was in press release to the Clackamas Review newspaper and emailed to interested parties on the JL mailing list, yard signs, and promoted social media; Facebook and Next Door.

Introductions: All in attendance introduced themselves.

Voting Members in Attendance: Lisa Bentley, Steve Berliner, Karen Bjorklund, Grover Bornefeld, Jan Carothers, Virginia Foster, Tea Godfrey, Michael Gradt, Ed Gronke, Tom Humphrys, Andrew Kunis, Jinhee Kunis, , Marna Moore, Jane Morrison, Linda Neumann, D. Smith Piper, Mary Ott Piper, Alison Regier, Rita Tolomen, Kay Weaver.

COMMUNITY FORUM

The Future of Housing in Jennings Lodge: The Chair reviewed previous Forums: (1) economic assessment of affordable housing; (2) Rep. Mark Meek describing HB 2001 under consideration by the legislature which would free up single family zoning to encourage greater residential density. It was noted that R-10 zoning already allows for duplex and triplex housing.

Jennings Lodge new residents include empty nesters; people who grew up here are exiting to Portland; new residents don't work in the area.

Jerry Johnson, principal Johnson Economics, involved in planning and development in the private and public sectors, gave an overview of future residential development in METRO. He noted that pricing is good in Jennings Lodge and the home types are attractive to buyers. He agreed that there is an affordable housing crisis. He gave an overview of the cycle of overbuilding followed by shortage and how that affects prices. He noted that constructions costs are up as much as 40% in recent years. He said permit costs affect the affordability of housing. Jerry spoke about public and private partnerships. Local governments require developers to provide low cost housing which forces the balance of tenants to pay more.

BUSINESS MEETING: The meeting was called to order by Jane Morrison at 7:55.

Treasurer's Report: Balance \$1,770.13

Minutes: February minutes approved as distributed. March minutes approved as amended under Land Use to include attendance by representatives of Aldercrest Construction (Samoan conditional use permit).

LAND USE APPLICATION:

- The chair introduced Jim and Christine Hekker (4514 SE Hull Ave) who have applied for replacement of a garage. The new garage will be in keeping with the original style of the 1925 house. Ed Gronke moved for recommendation of approval; seconded by Grover Bornefeld. Vote 14 yes; 0 no.

- Dock on Willamette (replacement): The State will have jurisdiction on this project. Old dock has now been enlarged and replaced with solid deck which create environmental concerns. It was agreed that this dock doesn't affect Jennings Lodge. No action was taken.
- Jane Morrison reported the Samoan church has agreed to meet with adjoining property owners concerning its Conditional Use Permit.

MEETING GROUND RULES:

The Chair invited members to make suggestions:

- One person talks at a time
- Keep discussion civil
- Silence cell phones
- Let everyone have a chance to address the topic
- No side conversations
- Post/Circulate/Agenda Ground Rules at meeting
- Raise hand to signal you want to speak
- Help chair moderate the discussion

CPO Summit update

Karen Bjorklund reported on the CPO Summit group (representatives meeting from CPOs county-wide, rural and urban). The group has created an issues list of more than 50 items. (1) Early work of the CPO Summit included a drive to get liability insurance through by the county for all interested CPOs, which the County does now provide; and, County email notification to CPOs of Land Use applications (not just via postal mail), which does now happen in some cases. (2) A current topic under discussion is Code Enforcement issues, including that the number of County Code Enforcement staff has decreased in the last 20 year; while the population has grown; and actions have been taken to help remedy issues. (3) The County has provided CPOs with handouts on the new vehicle registration fees and the upcoming campaign to replace the County Courthouse, which Karen passed around.

ANNOUNCEMENTS

Tom Humphrys reported on new parks in Milwaukie and Happy Valley.

Karen gave a couple highlights about the County's grant project to study redevelopment within ½ mile of MAX Station at Park Avenue, including: (1) the consultant is coming to the end of phase I; and (2) developers interviewed for the project say there are more development opportunities on the side streets than along McLoughlin Blvd.

The NCPR is looking for a task force member.

The Chair announced that Terry and Nancy Gibson will be moving to Arizona. An acknowledgement of their many contributions to Jennings Lodge is planned.

Meeting adjourned 9:00 pm.