

## **Jennings Lodge CPO Regular Meeting Minutes**

**MODERATOR:** Karen Bjorklund

**DATE:** October 24, 2017

**RECORDER:** Brian Dirks

**LOCATION:** Church of the Nazarene

Notice for the meeting included press releases to the Clackamas Review newspaper, email notification to all on the JLCPO email list, notices on the Clackamas County CPO webpage and the JL CPO Facebook page, outdoor lawn signs and social network NextDoor.

The meeting was called to order by Jennings Lodge CPO Chair Karen Bjorklund at 7:00 p.m.

Voting Members in Attendance: 21: Lisa Bentley, Steve Berliner, Karen Bjorklund, Grover Jeffrey Bornefeld, Jan Carothers, Brian Dirks, Carley Dirks, Virginia Foster, Tea Godfrey, Amanda Gresen, Ed Gronke, Tom Humphrys, Curt Kurzenhauser, Stephanie Kurzenhauser, Marna Moore, Jane Morrison, Linda Neumann, Pat Reinert, Rita Tolonen, Norm Tolonen, Kevin Williams.

Introductions: Each attendee introduced themselves.

### **BUSINESS**

Treasurers Report

Draft Minutes of the September meeting were adopted as submitted.

### **PLANNING TOPIC: What Zoning Ordinance Changes Should be Requested from County Planning?**

The County Planning and Zoning Division has issued their annual invitation for proposals for their work plan in the coming year, with proposals due by November 30. To determine what requests the Jennings Lodge CPO might make by November 30, a handout listing 26 potential proposed changes to the Zoning Ordinance previously created by the Jennings Lodge CPO was given to all in attendance. [See handout attached to these minutes.] The potential changes were separated into two categories: general and tree related. There was discussion of the meaning of several of the potential proposed changes listed on the handout, and some were combined. Jennings Lodge CPO members were given dots to put on the master list of possible proposals posted on the wall, with up to 3 dots allowed per proposal if there were items the person wanted to mark as more important than others they were choosing. Results were to be tabulated after the meeting, and those with the top priority (most dots) would be sent to the County by November 30.

### **LAND USE APPLICATIONS**

#### **New Applications**

##### **19421 SE Kay Street – Change zone from R10 to R7 and 3 lot partition**

Jane Morrison moved to approve the recommendation of the Land Use Committee that the JLCPO recommend denial of this application due to failure to meet the solar access design standards. Ed Gronke seconded the motion.

Vote: In favor: 20; Opposed: 0; Abstain: 0

Voting Members in favor: Lisa Bentley, Steve Berliner, Grover Jeffrey Bornefeld, Jan Carothers, Brian Dirks, Carley Dirks, Virginia Foster, Tea Godfrey, Amanda Gresen, Ed Gronke, Tom Humphrys, Curt Kurzenhauser, Stephanie Kurzenhauser, Marna Moore, Jane Morrison, Linda Neumann, Pat Reinert, Rita Tolonen, Norm Tolonen, Kevin Williams.

**18800 SE McLoughlin Blvd. – Alter non-conforming use (parking space to sell car).**

Stephanie Kurzenhauser moved to recommend denial of the application. Steve Berliner seconded the motion. Reasons for denial: Non-conforming use of residential property; creates enforcement issues for county; potential to become a car lot; selling motor homes on property.

Vote: In favor: 17; Apposed: 2; Abstain: 1

Voting Members in favor: Lisa Bentley, Steve Berliner, Grover Jeffrey Bornefeld, Jan Carothers,, Virginia Foster, Tea Godfrey, Amanda Gresen, Tom Humphrys, Curt Kurzenhauser, Stephanie Kurzenhauser, Marna Moore, Jane Morrison, Linda Neumann, Pat Reinert, Rita Tolonen, Norm Tolonen, Kevin Williams.  
Voting Members apposed: Brian Dirks, Ed Gronke.

Voting Members abstaining: Carley Dirks.

**18538 SE Willamette Drive – Request to change front setback from 20 to 3 feet**

Jane Morrison moved to recommend approval with conditions. Ed Gronke seconded the motion. Conditions: Calculate how much water will be shed downhill and applicant must demonstrate how additional water will not leave the property.

Vote: In favor: 17; Apposed: 1; Abstain: 2

Voting Members in favor:, Steve Berliner, Grover Jeffrey Bornefeld, Jan Carothers, Brian Dirks, Carley Dirks, Virginia Foster, Tea Godfrey, Amanda Gresen, Ed Gronke,, Curt Kurzenhauser, Stephanie Kurzenhauser, Marna Moore, Jane Morrison, Linda Neumann,, Rita Tolonen, Norm Tolonen, Kevin Williams.

Voting Members apposed: Lisa Bentley.

Voting Members abstaining: Tom Humphrys, Pat Reinert.

**County-wide application for interpretation of RRFF zoning to allow sports facilities**

Tom Humphrys moved to take no action. Steve Berliner seconded the motion.

Vote: In favor: 18; Apposed: 1; Abstain: 1

Voting Members in favor: Lisa Bentley, Steve Berliner, Grover Jeffrey Bornefeld,, Brian Dirks,, Virginia Foster, Tea Godfrey, Amanda Gresen, Ed Gronke, Tom Humphrys, Curt Kurzenhauser, Stephanie Kurzenhauser, Marna Moore, Jane Morrison, Linda Neumann, Pat Reinert, Rita Tolonen, Norm Tolonen, Kevin Williams.

Voting Members apposed: Jan Carothers.

Voting Members abstaining: Carley Dirks.

**Applications Previously Discussed**

**17624 SE River Road – conditional use to allow multi-family dwellings in planned unit development**

Stephanie Kurzenhauser moved to approve the recommendation of the Land Use Committee to recommend denial of the application due to failure of the application to address applicable and required standards, incompleteness of the application, and storm water issues; and to add degradation of neighborhood character. Tea Godfrey seconded the motion.

Vote: In favor: 19; Apposed: 1; Abstain: 0

Voting Members in favor: Lisa Bentley, Steve Berliner, Grover Jeffrey Bornefeld, Jan Carothers, Brian Dirks, Carley Dirks, Virginia Foster, Tea Godfrey, Amanda Gresen, Tom Humphrys, Curt Kurzenhauser, Stephanie Kurzenhauser, Marna Moore, Jane Morrison, Linda Neumann, Pat Reinert, Rita Tolonen, Norm Tolonen, Kevin Williams.

Voting Members apposed: Ed Gronke.

**4530 SE Manewal Lane – Manewal Appeal**

Reminder: public hearing scheduled for October 26. Jennings Lodge CPO previously recommended the application be denied.

**REPORTS AND UPDATES**

**North Clackamas Parks and Recreation Department**

Stephanie Kurzenhauser: BCC is now meeting as NCPRD on the third Thursday of every month at 6:00 p.m. Jennings Lodge is underserved. Members should attend meetings to discuss with commissioners.

**Oak Lodge Library Services**

Stephanie: Library issue has been resolved – settlement between county and Gladstone. Gladstone to dismiss lawsuit. Communities to have separate libraries. The \$2.5M of the \$3.6M will go to Oak Lodge library. Potentially to be used for a new free standing library on the Concord property. Initial estimate is 19,500 square foot building with adjacent park.

**CPO Liability Insurance**

Karen Bjorklund: Commissioners have approved a \$50,000 defense fund. CPOs have also requested that the county provide liability insurance. County wants to condition liability insurance on CPO board members attending training classes.

**McLoughlin Area Plan Implementation Team**

Karen: Park avenue station grant is being recommended for funding by the staff. It will be voted on by the metro board on Thursday.

**International Planners' project on McLoughlin Blvd.**

Stephanie: Planners from around the world are here to study SE McLoughlin.

**COMMUNITY ANNOUNCEMENTS**

Jan Lindstrom Valerio: She is applying for a grant to make a documentary on the Trolley Trail. She asked the JLCPO for a letter of support. Application will be made through the Friends of the Trolley Trail. Grover Jeffrey Bornefeld moved to send a letter of support. Lisa Bentley seconded.

Vote: In favor: 20; Opposed: 0; Abstain: 0

Voting Members in favor: Lisa Bentley, Steve Berliner, Grover Jeffrey Bornefeld, Jan Carothers, Brian Dirks, Carley Dirks, Virginia Foster, Tea Godfrey, Amanda Gresen, Ed Gronke, Tom Humphrys, Curt Kurzenhauser, Stephanie Kurzenhauser, Marna Moore, Jane Morrison, Linda Neumann, Pat Reinert, Rita Tolonen, Norm Tolonen, Kevin Williams.

**MEETING ADJOURNED at 9:04 p.m.**