

Jennings Lodge CPO Regular Meeting Minutes

MODERATOR: Karen Bjorklund

DATE: August 22, 2017

RECORDER: Brian Dirks

LOCATION: Church of the Nazarene

Notice for the meeting was made via two press releases to the Clackamas Review newspaper, email notification to people/interested parties on the JLCPO email list, a notice on the Clackamas County CPO webpage, a notice on the Jennings Lodge CPO Facebook page, and outdoor lawn signs in the community.

Meeting was called to order by Jennings Lodge CPO Chair Karen Bjorklund at 7:03 pm

Total Number of Attendees Registered on Attendance List: 37. Voting Members in Attendance: 16: Kris Balle, Karen Bjorklund, Grover Jeffrey Bornefeld, Jan Carothers, Brian Dirks, Nancy Gibson, Tea Godfrey, Ed Gronke, Curt Kurzenhauser, Stephanie Kurzenhauser, Carol Mastronarde, Marna Moore, Linda Neumann, Pat Reinert, Rita Tolonen, Kevin Williams.

- Introductions – each person in attendance introduced themselves.
- Treasurer’s Report

Understanding Overlay Zones

County Planning Director Mike McCallister explained overlay districts and how they are used in Clackamas County. He also discussed the processes for adopting an overlay district.

An overlay district can superimpose additional requirements on a base zoning district. It can also supplement or modify regulations to properties within the base zoning district.

Mike also explained other ways to add restrictions to properties without using a government process. These include private restrictions through home owners associations or CC&Rs. Private restrictions are generally adopted when a new subdivision is developed.

Mike explained community design plans and how they are different from overlay districts. Community design plans are adopted by the county and typically include land use, transportation, parks, open spaces, development and design standards for a large geographic area. In contrast, overlay zoning districts have limited or single purpose objectives for a defined site.

Mike was asked several questions about overlay districts and other methods of adding development restrictions to an area of real property. Questions generally focused on zoning density and how to implement restrictions to protect trees and other natural resources.

Mike briefly described the process that the County is currently going through to audit and update the ZDO.

Community Events

- July Jennings Lodge Picnic was successful. At least 65 adults attended. Four county commissioners attended, as did Representative Mark Meek.
- Greg Wenneson invited the community to the September 9, Oak Lodge CERT Emergency Preparedness Fair, 11:00 - 2:00 at Rose Villa.

- Grover Jeffrey Bornefeld invited the community to the “Reminiscing the Past” event on September 12, 6:30 - 9:00 p.m., sponsored by the Oak Lodge History Detectives and Metro. Event will include stories from Oak Lodge residents from 1970 and earlier.

Business

Draft Minutes for the June meeting were adopted as written.

Land Use

Revised Application for Partition – Z0157-17, 4530 SE Manewal Lane

Recommendations from the JLCPO Land Use committee were emailed prior to the meeting.

The application has been revised to partition the lot into 3 parcels. The JLCPO previously voted to recommend denial of the application (before revision). Karen explained how and why the application was revised. There was extensive discussion about the content of the application and whether to recommend approval or denial. Marna Moore made a motion to recommend denial of the application because it is incomplete and does not comply with the ZDO. Nancy Gibson seconded the motion.

Vote:

In favor: 15.

Kris Balle, Grover Jeffrey Bornefeld, Jan Carothers, Brian Dirks, Nancy Gibson, Tea Godfrey, Ed Gronke, Curt Kurzenhauser, Stephanie Kurzenhauser, Carol Mastronarde, Marna Moore, Linda Neumann, Pat Reinert, Rita Tolonen, Kevin Williams.

Opposed: 0; Abstain: 0

Ed Gronke made a motion to submit the recommendations of the JLCPO Land Use Committee to the County Planning and Zoning Division as the recommendations of the CPO. Marna Moore seconded the motion.

Vote:

In favor: 15.

Kris Balle, Grover Jeffrey Bornefeld, Jan Carothers, Brian Dirks, Nancy Gibson, Tea Godfrey, Ed Gronke, Curt Kurzenhauser, Stephanie Kurzenhauser, Carol Mastronarde, Marna Moore, Linda Neumann, Pat Reinert, Rita Tolonen, Kevin Williams.

Opposed: 0; Abstain: 0

Update on ERC Property

The Army Corps of Engineers has named the JLCPO and History Detectives as consulting parties. Both groups will be involved in a conference call to discuss the historic review process.

COMMUNITY ANNOUNCEMENTS, REPORTS

Linda Neumann reported that multiple transients have been seen on the ERC property. Also, teenagers have been seen on the ERC property at night.

MEETING ADJOURNED at 8:39 p.m.