

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

## DRAFT MINUTES OF THE OCTOBER 4, 2017 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 mailed to people on the CPO's mailing list and posted on the county's website and social media, such as the Redland Community Action Group Facebook page (closed group with more than 1,800 members) and Redland Nextdoor (closed group with nearly 600 members). It was also posted at the Redland Store, Cafe, and Garage.

### Attendance

Board members present: Chair Martin Meyers, Vice Chair Chelle Mitchell, Secretary Marie Naughton, Margueritte Kosovich, Nancy Read, and Lance Ward. Absent: Kitty Dunn.

Voting members present: Denise Knudsen, Neal Philpott, Lois Read, and Nancy Semmens.

### Agenda

The Chair presented the agenda as follows:

1. Call to Order
2. Consideration of the Minutes of the Previous Meeting
3. Correspondence
4. Reports
5. Unfinished Business and General Orders
6. New Business
7. Announcements
8. Adjourn

### Minutes

Marie distributed the minutes of the Jul. 5, 2017 meeting prior to this meeting for review. Martin moved to approve the minutes as written; Margueritte seconded. Motion carried 8/0/0.

### Correspondence

#### Notices from the County

As the main point of contact for the CPO, Lance Ward received all correspondence from the county. Lance emailed the board about each notice, summarizing its contents and forwarding the application, if received electronically, or attaching a scan of its cover page. The following notices were received:

<u>Date Received</u>	<u>Notice</u>
07/07/2017	ZO326-17-M Conditional Approval for Lot Partition
07/08/2017	ZO343-17-STC Conditional Approval for Temporary Dwelling for Care

07/08/2017 ZO310-17-I Request for Interpretation of permitted farm use for all EFU zones  
07/20/2017 ZO327-17-HO Renewal of Home Occupation (for online business)  
07/24/2017 Notice OF Re-adoption of Urban and Rural Reserves  
08/07/2017 ZO443-17-STC Conditional Approval for Temporary Dwelling for Care  
08/15/2017 ZO460-17-STC Application for Renewal of Temporary Dwelling for Care  
08/19/2017 ZO310-17-I Notice of Land Use Decision  
08/28/2017 ZO310-17-I Notice of Appeal  
08/31/2017 ZO460-17-STC Approval for Renewal of Temporary Dwelling for Care  
09/04/2017 ZO443-17-STC Approval for Temporary Dwelling for Care  
09/12/2017 ZO310-17-I Notice of Appeal Hearing on 09/28/3017  
09/18/2017 ZO505-17 Renewal Application for Home Occupation (for business)  
09/29/2017 ZO310-17-I Notice of Appeal Hearing moved to 10/22/2017

*ZO310-17-I: Request for Interpretation of permitted farm use for all EFU zones*

The ZO310-17-I application generated discussion, especially questions on whether or not a decision in favor of the applicant would apply to all permitted crops, including marijuana. The application requested the Planning Director interpret the preparation and sale of hay grown on subject property—and bringing in and storing and selling hay from other properties—to be an outright permitted farm use under Section 401 – Exclusive Farm Use of the Zoning and Development Ordinance. This determination will be applicable in all Exclusive Farm Use zones.

Lance attempted to attend the Sep. 28 hearing, but was informed it had been rescheduled. He received notice that it was rescheduled the following day. He may attempt to attend the Oct. 22 hearing if his schedule allows.

*Other Correspondence*

On Sept. 1, 2017, Martin forwarded the board his correspondence with County Counsel Stephen Madkour, about the status of the liability insurance issue.

On July 7, 2017, Marie emailed county staff the draft minutes of the July 5, 2017 regular meeting along with the notification for our next regular meeting on October 5, 2017. She also informed the county that the CPO will continue to meet only on a quarterly basis until the liability issue is resolved.

**Reports**

Marijuana Applications

Per our discussion at the last regular meeting, Lance called the county to ask why the CPO does not receive notifications about marijuana applications and spoke with Glenn with Planning and Zoning Division staff. He was told that CPOs only receive land use applications that require administrative approval. Uses that are permitted outright in a given zoning district do not require administrative approval; for example, you do not need approval for a strawberry patch. Marijuana now falls under this category.

### Notices

Marie noted that the CPO Handbook describes the types of applications that CPOs do and do not receive on page 2. CPOs only receive notifications of applications that require administrative approval; CPOs do not receive notifications of applications for uses that are permitted outright in a given zoning district, such as the building of a house in a residential zone.

Lance checked the notices he received against the county's weekly Land Use Permit Reports and noted that there were three notices assigned to the Redland CPO that were not received.

### Liability Issue

Martin reported that although the liability issue has not yet been resolved, he has seen enough progress to continue as chair for the time being as long as no official business is conducted until coverage is provided. Martin is actively working with the CPO Summit to help find a resolution.

### Proposed Code of Conduct for CPO Members

Martin reported that County Counsel has drafted a CPO Code of Conduct, which is being proposed as a requirement for any liability insurance the county might provide. Martin brought copies of the draft to share and discuss with the CPO. Several questions and concerns were raised:

#### *What constitutes membership?*

While it may make sense to require CPO board members to receive training and adhere to a Code of Conduct, requiring ALL CPO members to do so is at odds with Goal 1: Citizen Involvement.

- Since CPO membership is open to any resident over the age of 18, requiring all CPO members to complete training and follow a Code of Conduct would create an undue burden on both the CPO and the county.
- Would the training and the Code of Conduct apply equally to all members? Or only voting members? What about someone who comes to a meeting for the first time? We believe requiring all members to take training would also constitute a major barrier to participation.
- How might this effect voting? Can only those members who have completed the training have the right to vote on issues before the CPO?

#### *How much training will be required, how will it be delivered, and how often will it be offered?*

- The CPO welcomes the opportunity for training, but scheduling and time commitment could be an issue.
- Many of our board members are working professionals and would not be able to take time off to come to county offices during normal business hours. Online training, or training provided at regular meetings, would make the most sense.

Those at the meeting agreed that Martin should suggest the county remove the reference to all CPO members and make the Code of Conduct for board members only.

### Viola Community Meetings about Homeless Camp

Chelle gave an overview of the Sept. 16 community meeting at the Viola Community Club (Historic Viola Schoolhouse) about the homeless camp in Viola off of Clear Creek Rd. Approximately 50 people attended the meeting.

- Shawn Olson from the Clackamas Fire Marshall's Office presented a slide video presentation on how we can prepare our homes to prevent fire if a fire is to break out from open burning. Several good questions were asked and information was exchanged.
- Sherriff Officer Mark Nikolail provided an update on what is occurring at the property in question. Officer Nikolai started his presentation out by sharing that he was not aware the community had these concerns as he has not been getting phone calls from the community regarding this property. He asked that the community begin to call him if they have any concerns regarding the property.
  - Call 911 emergency if any actions are occurring that need immediate assistance such as people in the roadway blocking traffic, threatening behavior, trespassing on private property, etc.
  - He also suggested a photo, or getting the person's name who is trespassing or doing the behavior. He said this would be helpful, so they can identify them when they are able to respond. He did agree it might not always be safe or possible to do so.
  - For other non-immediate calls he suggested calling the non-emergency line (503-655-8211 or his voicemail line and leaving him a message (503-557-5800 x 1073).
  - Most of the questions that were asked are questions that officer Nikolai felt needed to be followed up by code enforcement and were not in his area of expertise.
- Code enforcement had been invited to the meeting but did not return any phone calls. It is our hope that they will return in a few weeks to give the community the information that the community needs.

### **Unfinished Business and General Orders**

#### Community Involvement

Marie reported that someone on the Redland Community Action Group responded to her meeting notice asking if it was okay to attend the meeting to bring up an issue. Marie replied that all are welcome to attend and bring up any issue concerning the livability of our community. She also said that, although the CPO's main purpose is focused on land-use and zoning issues, we will share all comments with the county.

#### Revision of the Bylaws

Once the liability issue is resolved and the board is able to conduct official business, revising the bylaws will be a top priority. As discussed at previous meetings, the bylaws should be revised to better match the sample in the county's CPO Handbook.

CPO Handbook

Marie learned that the county is currently revising the handbook, and the new Code of Conduct issue will need to be addressed before that can happen. Marie will ask the county if/how the CPOs are involved in the revisions. Martin will check with the CPO summit as well.

**New Business**

There was no new business

**Announcements**

The CPO will continue to meet quarterly until further notice. The next regular meeting will be Wednesday, Feb. 7, 2018, at 7:15 pm in the Redland Grange.

**Adjourn**

Meeting adjourned at 9:05 p.m.

Minutes submitted by Marie Naughton

DRAFT