

North Clackamas Citizens Association (CPO)
A COUNTY-RECOGNIZED COMMUNITY PLANNING ORGANIZATION
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President: Cyndi Lewis-Wolfram
Treasurer: Tom Carothers
Secretary: Pat Russell
Area Rep: Rick Dodge

Minutes of Five NCCA Meetings

Following are the Minutes of Meetings held by the NCCA in Bilquist Elementary Library, southeast corner of Webster Road and Clackamas Road:

- November 9, 2010, Regular Meeting
- February 9, 2011, Regular Meeting
- February 22, 2011, Special Meeting
- April 12, 2011, Regular Meeting and **ANNUAL MEETING**
- October 11, 2011, Regular Meeting

Prepared by Secretary, Pat Russell

Dated: October 7, 2011, **UPDATED November 3, 2011**

Submitted for Review at the NCCA Meeting of October 11, 2011, Mocha Express, in Westwood Village located at 14813 SE Webster Road, Milwaukie, Oregon at the southwest corner of Webster Road and SE Thiessen Road. The minutes were deferred to the November 8, 2011 planned meeting. The October 11, 2011 Minutes have been prepared for consideration at the November 8, 2011 meeting.

[Note: method of outreach for meetings, including word of mouth, focuses on posting of signs in the field (3 to 5 locations) and over 50 emails sent out by the Secretary to members (60 to 70%), including a number of elected officials and government employees and interested parties (and any applicants for pending development applications in the CPO area).]

Regular NCCA Meeting of November 9, 2010

The meeting was called to order by Cyndi Lewis-Wolfram at 7:05pm as a quorum. Russell, Carothers in attendance, as well as Lowell Miller, and guest Amy Kyle of Clackamas County WES. **Moved by Carothers, seconded by Wolfram, unanimously adopted, to approve Minutes of September 10, 2010.** Carothers reported Association funds transferred from Chase to Bank of the West this last summer amounted to \$420.02. Russell summarized the planning activity by the McLoughlin Area Plan Committee, of which he is a member representing the NCCA CPO. He noted the upcoming community meetings and Saturday Community Forum to garner public opinion and input. Phase Two of the MAP effort started this fall and will continue through next fall. He also noted the upcoming work session of the Board of County Commissioners to consider whether to progress beyond 10% planning for the Sunnybrook Blvd. Extension. He noted that the NCCA is on record with letters of concern over the

impact on the Three Creeks Natural Area and complexities of the Harmony Campus Unified Vision (http://harmonyvision.org/unified_vision.html).

Amy Kyle, Clackamas County Water Environment Services (CCSD#1) provided an overview of the planned CCSD#1 Sewer Force-Main "Intertie No. 2" Diversion Project which has been submitted to the county Planning Division for approval of development permits through the County Hearings Officer (Conditional Use Permit (Z0531-10-C), Design Review (Z0532-10-D), Construction Management Plan (Z0533-10- CMP), Habitat Conservation Area Map Verification and Development Permit (Z0534-10-HDB) and (Z0535-10-HMV) and Floodplain Development (Z0536-10-F). The line would divert flow from the mainline (to Kellogg Creek Waste Treatment Plant) in the vicinity of the Three Creeks Natural Area at Johnson Road; raw sewage would then enter a holding area (Pumping Station) a few hundred feet southerly of the r/r line and then be pumped up along Johnson Road, thence east along Clackamas Road to McKinley (southward) through Hearthwood Wetlands and onward (via Cason Road), southerly parallel to the I-205 freeway to the Tri-cities Wastewater Treatment Facility in Oregon City (at SR 213). Russell noted he has received only one inquiry. WES also visited the Association last spring to provide an overview of the project. **Moved by Carothers, seconded by Lewis, unanimously adopted**, that it was the consensus of the Association at this time that it has not received any objections or complaints about the proposal. Secretary Russell was requested to submit a letter of action to the County. Meeting adjourned 8pm.

Regular NCCA Meeting February 9, 2011

The meeting was called to order by Cyndi Lewis-Wolfram at 7:12 pm as a quorum. Russell, Carothers in attendance. Due to lack of attendance and anticipation that there may be guests and members concerned about the CCSD#1 (WES) Sewer Intertie No. 2 construction impacts along Johnson Road, Clackamas Road and McKinley Road, etc. discussion ensued about a special meeting. A tentative date of Tuesday, February 22nd was agreed upon, subject to availability at Bilquist Elementary, and an effort would be made to hand out fliers to the residents in the affected area and arrange for a WES representative to attend to provide an overview and respond to questions/concerns. Russell noted the need for the Chair to call for the formation of an Elections Committee for the Election of Officers at our April meeting, according to NCCA Bylaws, the required Annual Meeting to be held in April. Carothers noted the bank balance at Bank of the West as \$420.02. The group talked about the formation of a website, designed to serve our local neighborhood to create a community forum and maybe sponsored by local businesses. Because of the amount of activity in the area by Clackamas County WES, they might be interested in assisting in outreach to complement their Surface Water Master Plan and Kellogg-Mt. Scott Watershed Action Plan (Spring 2009) outreach needs, also required of the DEQ MS4 permit conditions and representations by the Permittees.

Regarding the McLoughlin Area Plan Committee activity, Russell noted the Committee's plan to hold another Community Forum in the spring. Russell discussed the Sunrise Corridor, Phase One plans which would include \$130 Million to widen Clackamas Highway on-off ramp areas at I-205 and the intersection with SE 82nd Drive and extend the Milwaukie Expressway easterly from I-205 (two lane controlled access corridor) to about SE 125th-SE 130th Avenue toward the Carver Junction. The project would not involve any intersection improvements on the Expressway around Webster Road or Pheasant Court and probably not Johnson Road (although the "Preferred Alternative" "plan" did call for Lake Road to be dead ended/barricaded at Johnson Road, and that the county and ODOT are considering access changes at Pheasant Court and Webster Road, although outside the Sunrise Corridor project). The Board of County Commissioners at their November work session decided to direct the County's Dept. of Transportation and Development to proceed with 30% design plans for the Sunnybrook Blvd. Extension

project, over objections of the Association (letters on file), City of Milwaukie, and environmental and open space community.

Meeting adjourned at 8:15pm.

Special NCCA Meeting, February 22, 2011, 7pm, Bilquist Elementary
CCSD#1 SEWER INTERTIE NO. 2 Informational Meeting

The meeting was called to order by Chair, Cyndi Lewis-Wolfram at 7:09 pm as a quorum. Secretary Russell; Treasurer, Carothers; Area Rep., Rick Dodge in attendance. Guests, Lowell Miller. Chair Wolfram called for formation of an Elections Committee for Election of Officers at the April NCCA Annual Meeting (planned for second Tuesday).

Dewayne Kliewer, Senior Project Engineer, Clackamas County Water Environment Services, Project Engineer, for the force main project brought plans and provided an overview of the construction planned, including road closures in phases to allow for excavation. Dewayne noted that his County Dept. of Transportation and Development counter-part prepared the traffic control plan to ensure safety, while assuring access to individual property owners, busses and service vehicles, etc., during construction. More details on the WES website: Riverhealth.org. Bids came in about 25% below estimates and was awarded to K & E Excavating of Salem. Contract Inspector would be Greg Haffner (503-793-4256 via WES Resident Inspector, Matt House). Odor vaults to control methane gas would be installed near Sabin-Schellenberg school campus, the radio towers (north of Clackamas Road) and on McKinley near the Comfort Suites. Lines of ductile iron 24" in diameter. The Association thanked Dewayne for the overview and the meeting adjourned at 8:05pm.

NCCA ANNUAL Meeting, April 12, 2011

The meeting was called to order by President, Cyndi Lewis-Wolfram at 7:12 pm as a quorum. Secretary Russell; Treasurer, Carothers; Area Rep., Rick Dodge in attendance. Guests, Lowell Miller, Dan and Betty Blue, Connie Brown, Louis DeSitter, Karen Field.

President Wolfram stated this meeting served as the "annual meeting" required by the Association's Bylaws. She inquired if anyone was interested in serving on the Elections Committee and none volunteered. The Association discussed whether to hold any elections or defer to a later meeting. It was the consensus of the group by balloting to keep the present board makeup for now and keep the election open to a subsequent meeting. The need for a Vice President (or "vice-chair") was stated, but no volunteers were noted; so the position remains vacant until someone is elected to fill the position.

Secretary Russell noted that draft Minutes of November 2010, February 9th and February 22nd would be delayed until the next meeting. He also provided a Memo, dated April 12, 2011 (Russell to NCCA) regarding basic information received from Principal, Cam Kitchen, on the NC School District's planned attendance area changes for Bilquist Elementary due to reduction in the district's budget. The plan is to close Clackamas Elementary and a portion of the students living near I-205 would be bussed to Bilquist. Also, all the 6th grade students in the district would attend district middle schools. Alder Creek Middle School would have over 1,000 students. Considering the campus used to be a district high school (Clackamas High School), the remodeled facilities (through bond funds) should adequately handle the increased student population. Treasurer Carothers noted the Association has a savings balance of \$420.02.

Secretary Russell provided a brief update on the activities of the McLoughlin Area Plan, Phase Two Committee which will be continuing its effort through the summer. Focus would refine views about the future of the main corridors (such as McLoughlin Blvd., River Road, Oatfield Road and through streets and defining the interests of the R-10 neighborhoods over the long term—in our area, they would include Thiessen, Jennings, Roots, Webster, Clackamas, Johnson, Lake, Strawberry, etc.).

Chair Wolfram introduced advocates, Field/DeSitter, for the Special Election on May 3rd to consider Bond Measure 3-373, Clackamas Community College, county-wide, for up to \$130 Million or about \$3 to \$4/month for the typical homeowner over 20 years. They noted that OIT was moving off the Harmony Campus which would allow for more remodeled classroom space for the College.

CarMax Z0076-11-D Design Review, Mike Cerbone, AICP, of Cardno WRG, Portland, OR (Planning, Civil Engineering, etc.), represented the Applicant, CarMax (contact: Gregory S. Kelly of CarMax Auto Superstores West Coast, c/o CenterPoint Integrated Solutions, 1240 Bergen Parkway, Suite A250, Evergreen, Co 84039, 303-670-4172, gkelly@centerpoint-is.com). Request to establish a permitted use (auto resale) on 14 acres in the C-3 (Commercial) zone on the north side of the Milwaukie Expressway (SR 224) and the east side of SE Johnson Road. The site contains the existing older K-Mart shopping center bounded on the north by Deer Creek Lane and on the east by SE 82nd Avenue and the future Sunrise Corridor/I-205 interchange area. The existing building would be reduced in size and remodeling to contain about 52,000 +/- sq. ft. The entire site (with exception of landscape treatment) would be slightly reggraded and paved for parking display, customer/employee parking and vehicle storage. There would be about 15% landscaping and existing trees would be retained where feasible. In as much as the old K-Mart site (in existence for about 4 decades) did not have any surface water management system that would meet today's county standards, a new drainage detention facility would be located at southeast corner of the site to treat about 84.2% impervious/pave surfaces, and allow for a strong landscape statement at the expressway signalized intersection leading into the site (from Deer Creek Lane) (ODOT swales along the expressway would remain). Sunrise Corridor System plans call for Deer Creek Lane to connect to SE 82nd Avenue with a new traffic signal and planned ramping to the freeway system. The Association noted the high visibility of the site to expressway traffic and proximity to the Three Creeks Natural Area and importance of on-site planting of native Oaks and Douglas Fir to support the fish and wildlife habitat (ground water recharge and supportive off-site habitat) and supplement the Deer Creek corridor draining into the Three Creeks (Mt. Scott Creek). Phasing, night lighting, street improvements, traffic impacts on Johnson Road (south of the expressway), transportation plans for the area and plans for the area (Regional Corridor development under Metro's Region 2040 and Regional Transportation plan), etc. was discussed.

Moved by Connie Brown, seconded by Tom Carothers, unanimously adopted, that the project be sustainable for design layout and consideration of the neighborhood (especially south of the Expressway) regarding traffic impacts and the applicant implement strategies wherein their operation would not impact neighbors. The Association directed the Secretary to prepare a letter to reflect the Association's concern.

Note: the following comments were forwarded to the Planning Director via letter dated April 21, 2011:
"...1. Considering the proximity of the large, significant 14 acre site to the Three Creeks Natural Area to the north, application of the County's sustainability principles, adopted by the Board of County Commissioners, Fall 2009, are encouraged that will expand the Oak woodland habitat's size in the area, especially the adjoining Deer Creek corridor along the east side of the site. Oak woodlands are disappearing in the Willamette Valley and less than about 5% of the historic habitat still exists. Three

Creeks Natural Area is one of a handful of oak stands in the Portland Metro region, and recognized by public agencies, to be critical habitat needing and would benefit from expanded area and less fragmentation. Since the majority of the 14 acre site has design flexibility for parking/drives configuration and shape of the large outdoor vehicle processing/storage area, opportunities exist to add native tree canopy. An eventual maturing canopy of native white oak would also attenuate views from the Milwaukie Expressway of the expansive asphalted areas on-site for car display and storage. The planting and growing needs of long-lived native Oregon Oaks (Quercus garryana) can be easily accommodated with some reconfiguration of the proposed landscape and drainage retention/conveyance areas.

2. *CarMax is encouraged to be a “good neighbor” by assuring vehicle activities (such as test driving) are not conducted in our neighborhoods, especially those south of the site, in the Johnson Road area. As it is, our neighborhoods south of the Expressway are being impacted adversely by concentrations of school buses (going to/from the Bus Barn on Webster Road and transporting students hourly to the Sabin-Schellenberg campus) and commuters seeking shortcuts during rush hours to avoid traffic tie-ups on the Expressway and I-205 corridors. Planned access changes to the Expressway and reconfiguration/closures of local neighborhood streets will also change driver patterns in the future, if the Sunrise Corridor System “preferred alternatives” are implemented. Such impacts on the neighborhood are not clear....”*

The Meeting was adjourned at 8:45pm

Respectfully submitted, Patrick Russell, NCCA Secretary
October 11, 2011

Regular NCCA Meeting of Tuesday, October 11, 2011, Mocha Express, Milwaukie

The meeting was called to order by President, Cyndi Lewis-Wolfram at 7:13 pm as a quorum. Secretary Russell was in attendance; no Area Representatives were in attendance; members present included Lori Phillips and Amy Kyle; guests included Barbara Kemper of the Clackamas CPO.

Minutes of:

- November 9, 2010, Regular Meeting
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were presented by Secretary Russell and **deferred** to the Association’s next regular meeting.

Secretary Russell noted that although Tom Carothers, Treasurer, was not present to present the Treasurer’s Report, Tom left the monthly bank statement with the Association Secretary and the bank statement through August 31, 2011 reflects a balance of \$420.02.

Members and guests introduced themselves, Ms. Kyle being welcomed to the neighborhood as a recently established resident with her family.

Secretary Russell provided a Memo, dated October 11, 2011 outlining various issues that might be of interest to the Association. The group discussed ideas about building participation, merging CPOs to increase effectiveness (such as Clackamas CPO and No. Clack. Citizens Assoc. merging as a Clackamas area group, to establish a stronger foothold about policies and planning coming down from the state, region and county). Part of challenge emerging is that the State Rep district boundaries redrawn by the

State Legislature (due to periodic requirements for redistricting following US Census) has literally split the Association's area into the three State Rep. jurisdictions (41[Tomei], 48[Schaufler], 50 [Hunt] and 51[Sheehan] begins at I-205. Our "community" has been divided up whereas previously our Association was nearly all in one State Rep. district (#40) --which will force the Association to work with more legislators with maybe less results. As for county and Metro, the boundaries remain, although Board of Commissioner positions are elected At-large.

District 40 (Hunt, formerly—he is vacating his seat; Brent Barton (D) has filed to run for this district) is everything southerly of Aldercrest Road and westerly of Aldercrest Road and southerly of Thiessen Road to Webster Road and then southerly of Clackamas Road to the easterly and southern boundaries of the Association.

District 41 (Tomei) is everything in our area north of Alder Creek Middle School, northerly of Lake Road (westerly of Webster Road intersection with the Milwaukie Expressway) and everything westerly/northerly of Willow Lane and SE Aldercrest Road.

District 48 (Schlaufer) is everything north of Clackamas Road (east of Webster Road to I-205)-- north to Thiessen, then westerly to Aldercrest Road/Willow Road then easterly along the south boundary of Alder Creek Middle School and then north along Webster Road/Lake Road to Harmony Road.

Lands east of I-205 to Sunnybrook Blvd. will be in District 51 (Sheehan).

Ms. Kyle talked a bit about her role as communications specialist with the County's Water Environment Services agency and would be able to assist the association in collecting information of interest regard sewer and surface water management planning and activities.

President Wolfram noted the need for a Vice President and more Area Representatives, resulting in a brief discussion of what Area Reps can do and how they can help communicate with subareas of the association, especially when something comes up in the immediate neighborhood (where the Area Rep. can be the contact person and provide insight and recommendation to the association).

The group expressed interested that when discussing the McLoughin Area Plan (MAP), Phase Two, that if our area is going to be considered for policy or projects, etc. that the entire Association area be included, not just part. Russell noted that most of the discussion and mapping at the MAP meetings has included most of our area to I-205. As a self-appointed member of the MAP Committee last year, he will convey this feeling to the MAP Committee.

Discussions from the CPO Leadership Quarterly meeting of September 27th, attended by Wolfram and Russell, were summarized.

The following were discussed: CCSD#1 Sewer Intertie project (WES); planned meetings for next year (tentatively February or March; April or maybe May—Annual Meeting required by our Bylaws); continuing our meetings at Mocha Express for now; streamside restoration activity along Upper Kellogg Creek by the Clackamas County Urban Watersheds Council; and November county elections on urban renewal and the Sheriff's Levy (renewal).

The meeting adjourned at 8:38pm.

Next meeting planned for November 8, 2011.

Respectfully submitted,
Pat Russell, Secretary
November 3, 2011