



1 Rick Applegate moved and Barbara Saldivar seconded a motion to accept the  
2 Treasurer's Report as presented.

3

4 ***Discussion***

5 None.

6

7 ***Voice Vote***

8 Ayes: 5

9 Nays: None

10 Abstentions: Shirley Dueber, because she was the preparer of the report.

11

12 ***Action***

13 The motion passed.

14

15 **Minutes of the Special Board of Directors Meeting**

16

17 ***Motion***

18 Shirley Dueber moved and Judith Norval seconded a motion to approve the  
19 minutes of the August 21, 2007 Special Meeting of the Board of Directors.

20

21 ***Discussion***

22 Rick Applegate noted that on page Page 1, Line 43, the correct the designation for  
23 the proposed website is www.thevillagesatmthood.com.

24

25 ***Voice Vote***

26 Ayes: 5

27 Nays: None

28 Abstentions: Barbara Saldivar, because she was not in attendance at the meeting.

29

30 ***Action***

31 The motion passed with the corrected website address.

32

33 **Appointment of Secretary**

34

35 ***Motion***

36 Shirley Dueber moved and Judith Norval seconded a motion to appoint Barbara  
37 Saldivar as Secretary to the Board of Directors.

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39 ***Discussion***

40 None.

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42 ***Voice Vote***

43 Ayes: 6

44 Nays: None

45 Abstentions: None.

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**Action**  
The motion passed unanimously.

**Speaker John Borge, Principal Planner for Clackamas County**

John Borge opened his presentation touching on design planning for various regions in Clackamas County. He spoke of the 1976 Mt. Hood Community Plan included Brightwood to Government Camp. It set out the basic framework for what the region would look like in 20 years. It was modified in 1982 and again in 1996 or 1997. The boundaries were reconfirmed. Through the years there have been a series of special plans throughout the County. Up here on the Mountain, there have been a number of plans. Hoodland Residential, Rural Tourist Commercial District (RTC), Hoodland Recreation categories have a number of design criteria that are more unique than other areas. As an example, John Borge cited Government Camp has having some fairly unique design standards.

John Borge continued by saying his point was that throughout the years the County has been responsive to special design standards throughout the region. Are they done? No. There is a lot more that can be done. A design plan for this region can be done. Borge emphasized that while a design plan does not control growth, it can manage the growth. He suggested that the Villages would start by looking at cultural values that are important to the area; e.g., what are significant features that you would want in an ordinance that would be implemented in development stage. However, it is important to remember that these are like laws; the laws apply not only to yourselves but your neighbors. Thus there would need to be compromise and an understanding there will be points of contention.

John Borge went on to point to existing plans as evidence of the County’s experience in design planning processes: West Lake Oswego Design Plan, Sunnyside Village Design Plan, Clackamas Regional Plan (CCTC), Clackamas Industrial Design Plan. He emphasized that it is very important to involve people right from the beginning. It will take time to allow for compromises. A design plan has a long time line for development; that results in the need for significant dollars. There are many levels of design plans...some simpler than others. It will start with involvement of the communities, in as a broad a base as possible. The Villages would be positioning themselves for success when they get to as great a consensus as possible.

John Borge pointed out that there are rules for developing design plans, not only from the County but also from the State of Oregon. For example, in the Villages region ODOT would be a significant entity to deal with. He suggested that the Villages try to work within the framework of their immediate region (Arrah Wanna, Salmon River Road, Welches Road), and the Cedar Ridge boundary area in the proposed new development near Brightwood. When the sewer system was developed in late ‘70s and early ‘80’s they closed out three obsolete systems to get a significant urban area for the region.

In the event the Villages chose to go with a design plan, it is John Borge’s perspective that it could not be done under six-figures (\$100,000). He noted other regions, such as

1 Mulino, Colton, Beaver Creek, Jennings Lodge, Oak Lodge, who have indicated a desire  
2 to have design plans.

3  
4 Attendee Randall Paul asked what the County's perspective is on the Villages area. John  
5 Borge responded that the County's view of the region from Alder Creek on up is very  
6 positive. As proof, he pointed out the County's dollars invested in planning there.

7  
8 Board Member Rick Applegate: It has been discussed that this region currently has  
9 excess capacity for sewage, an interesting asset for the region. In looking to the future,  
10 he sees the 33 acres behind the Inn Between, some of the Hopper family property, the  
11 new Cedar Ridge development as bringing lots of potential for residential development.  
12 He asked John Borge what was the County's perspective on the availability for  
13 commercial development. It appeared to Rick Applegate that there is much less available  
14 property for that. John Borge noted that the County has been planning for the residential  
15 growth at Cedar Ridge. Likewise, with regard the property behind the Inn Between, the  
16 County has contemplated that as residential growth. In viewing the balance between  
17 residential and commercial properties, the County has felt it was well-balanced for the  
18 future. He reminded the group that some of the property can change in designation. For  
19 example, local resident/developer Linda Trickle came through and petitioned the County  
20 to change her residential property on which the fire station now stands to commercial  
21 designation.

22  
23 In continuing discussion regarding commercial development, John Borge asked the group  
24 if they want the "82<sup>nd</sup> Avenue Look" to Highway 26 or did they want their core  
25 commercial area be specific areas, some to all off Highway 26. This could be addressed  
26 on a property by property basis. And, he pointed out; this could be done in tandem with  
27 improving roads, extended services. These decisions are made through a quasi-judicial  
28 approach or a design plan. Either way, the Villages will need to be thoughtful about the  
29 where they want to locate commercial areas.

30  
31 Attendee Randall Paul stated his perspective that commercial development needs to be  
32 sensitive to the cultural and heritage values of the region. John Borge concurred,  
33 although he noted that needs to be within legal parameters, citing The Oregon Model of  
34 the 1970's.

35  
36 Attended Keith Schacher pointed out a series of posters on the meeting room walls that  
37 had lists of wishes and needs for the region's future. He noted that the Villages have  
38 already met and made some decisions regarding what was needed to accommodate  
39 development in the future, particularly infrastructure. He asked if those would be  
40 regarded as revisions of existing plans? John Borge acknowledged the lists and noted  
41 that some of the topics are outside of land use planning review. They do all require  
42 money. He pointed out the Government Camp model. They came up with their own  
43 financial model to make things happen (i.e., a Tax Increment Financing, or TIF District).  
44 He added that not all of their work was contention-free. He encouraged the Villages to  
45 look for seed money to start them off. As an example, he cited the Clackamas Industrial  
46 Area had some ODOT money to seed their projects (street lights, tree-lining of

1 streetscape, etc.) Clackamas County looks to see what current funding is available, what  
2 can be used to leverage additional funds.

3  
4 Board Member Shirley Dueber asked John Borge if the County consider a TIF District  
5 for the Villages area? John Borge responded that creating new urban renewal districts is  
6 challenging today.

7  
8 Board Member Rick Applegate spoke to the great culinary assets in the Villages, many  
9 on Highway 26. However, none of them can survive on local dollars without the tourist  
10 dollars, even on Highway 26. It appears that there needs to be a significant commercial  
11 footprint on the Highway 26 regardless of commercial centers off the highway. John  
12 Borge responded: "Signalize!" Signals get people to stop, see what is available.

13  
14 John Borge noted that if the Villages want the biggest impact for dollars invested, figure  
15 out your design standards that are important to you. Look at what is already on the  
16 books. Plagiarize it! That saves a lot of dollars.

17  
18 Attendee Randall Paul queried if the County listen? John Borge answered, yes, of  
19 course. However, he cautioned, that should not be confused this with, "the County didn't  
20 do what I wanted; therefore, it didn't listen." He said the County listens but may not do  
21 as suggested.

22  
23 Attendee Randall Paul asked if large land parcels are sold, don't the developers have a lot  
24 of freedom to do as they choose on their parcels? John Borge answered that the Villages  
25 can come in and put in design standards, but the County doesn't get involved with  
26 Covenants, Conditions and Restrictions of Record for such developments. And, the  
27 County cannot predict precisely what will happen. He noted that the County must  
28 approve plans that comply with standards currently on the books. He believes that the  
29 Cedar Ridge land had been approved for development in the 1980's. It was setup to be  
30 urbanized, as have other areas in the Welches area. It simply has not been realized.  
31 Water issues may be part a critical part of the reason why not. Attendee Nancy Spencer  
32 noted this has been going on since the 1920's.

33  
34 Board Member Rick Applegate told John Borge that with the County's Complete  
35 Communities effort, the Villages are all trying to figure out how to work with the County  
36 and it planning processes. He added that when there is an effort try to stop people in the  
37 community from doing something, it is often found that what they are doing is considered  
38 lawful.

39  
40 Attendee Randall Paul stated that the Villages should not sell out the story of Mt. Hood.  
41 It should not want to write a story with Safeways, Oil Can Henrys, etc. He felt the region  
42 should bring in and encourage developers that are sympathetic to the mountain. Board  
43 Member Rick Applegate countered that if people purchase lands that have lawful  
44 opportunities for development styles, they have the right to do move forward.

45

1 In response to a question by attendee Cleanne Portenge, John Borge confirmed that the  
2 Cedar Ridge property has been destined for urban development since about 1980. The  
3 piece was actually foreclosed on for sewer assessment. That is, the County's Water  
4 Environmental Services department has been sitting on the property for a long time trying  
5 to figure out what to do with it. As John Borge understands it, Western Rivers  
6 Conservancy and Bureau of Land Management are involved in purchasing the land,  
7 including some property on the north side. Of the several legal lots of record, the south  
8 of the highway piece was put aside for the Western Rivers Conservancy. The north side  
9 of the highway is less desirable property for their purposes. They are likely to sell it to  
10 someone who can do something manageable with it. That is, something that includes  
11 water, sewer and transportation. These are all critical issues in terms of supply and  
12 infrastructure. Right now there are no supply/infrastructures serving that area. They  
13 would likely have to annex to another water system or start their own. The latter is a  
14 great challenge. And, of course, the challenge of getting people on and off Highway 26  
15 without being killed is a huge issue. A signal at Welches Road helped at that location. :

16  
17 Attendee Chris Page asked John Borge's perspective on what could be developed in five  
18 years, ten years; how much time do the Villages have to respond to change. John Borge  
19 said even if things came together in 60 days, the Villages would still have two years out  
20 for developers going through their processes.

21  
22 Attendee Keith Schacher asked who won the Western Rivers Conservancy auction on the  
23 property. John Borge answered, no one; it is still available. Keith Schacher commented  
24 that he is still concerned about how the Western Rivers Conservancy, as a non-profit, can  
25 buy it at 97% of value, then turn it around and sell the land for profit. John Borge said he  
26 was not familiar with all of the legalities, but he is convinced there is no conspiracy there.

27  
28 Attendee George Wilson posed the following: Western Rivers Conservancy has a written  
29 agreement to purchase the property. Have they paid for it? John Borge responded that  
30 the first payment is due June 2008; the second in June 2009 and the third, June 2010.  
31 Board Member Rick Applegate clarified with his comment that County planner Dan  
32 Zinzer recently made it very clear that the property would not be staying in the hands of  
33 Western Rivers Conservancy.

34  
35 Board Member Rick Applegate asked if there were other lands being worked on in the  
36 County's system at this time? John Borge said none that he was aware of.

37  
38 Board Member Bob Reeves asked if there are any properties under consideration for  
39 Measure 37 debate? John Borge answered, yes, there are two. One is about 80 acres  
40 above Rhododendron (Road 27 up to Devil's Meadow) on Enola Hill. There is also a  
41 property off Salmon River Road (a timbered property). With regard to Measure 37  
42 challenges, John Borge believes that the Villages area has come out much unscathed by  
43 comparison to other areas. In the Villages area, there is a greater degree of certainty as to  
44 where development can happen or cannot happen. There are the only two areas that are  
45 making claims at this time.

46

1 Chair Nancy Dougherty asked: If we are talking about a design plan, and have little or no  
2 money, what can our community do? John Borge suggested that the Villages look at  
3 other models. For example, look at the Damascus area where 15,000 to 20,000 homes  
4 are destined for development. The County tried to get the region to really develop a  
5 series of core values. For example, down there they are very interested in protecting  
6 trees. Our interests up here may be more about pedestrian connectivity, safe bicycle  
7 routes, protection of stream corridors, etc. as core values. Be prepared for diversity of  
8 ideas. Try to structure the Villages plan around its core values.

9  
10 John Borge thanked the audience for the opportunity to talk with them. Nancy  
11 Dougherty encouraged attendees to pick up the handouts available: *Rural Tourist*  
12 *Commercial District (RTC) (2/8/07)* and *Signs (11/20/06)*. Both are printouts of  
13 Clackamas County Zoning and Development Ordinances. (*See attached copies*)

### 14 15 **Board Candidates**

16 Chair Nancy Dougherty announced that Pat Buckley has applied to serve in one of the  
17 Board's vacant positions. The Chair invited the Board to ask questions of Pat Buckley.

18  
19 Board Member Rick Applegate asked Pat Buckley what his perception was of the  
20 Board's role. For example, some may see this as a way to represent their constituencies.  
21 Others might see the Board as a place where collective wisdom is put on the table, where  
22 the decisions are collectively represented.

23  
24 Pat Buckley responded that it is time for the Board to really address solutions to issues  
25 confronting the communities. Many of the Supported Activities currently on the record  
26 can go forward with their own momentum. Many of the issues that John Borge spoke of  
27 tonight are things that the Board needs to address now, such as water.

28  
29 Board Member Bob Reeves noted that Pat Buckley has attended the majority of the  
30 meetings, including the Town Hall Meetings. Although he does not live on the mountain,  
31 he makes himself available to various community groups throughout the region.

32  
33 Chair Nancy Dougherty clarified that tonight's candidates would be appointed as interim  
34 Board Members until they could be confirmed by the citizens at the next Town Hall  
35 Meeting.

36  
37 The second candidate is Robert Baker, who stated he was a relative "newbie" to the  
38 living on the mountain; he believes he will bring fresh thinking. He has served on the  
39 Rhododendron Summer Homes Association Board helping bring policies into the record.  
40 Baker sees the Board as a collector of ideas. He noted sadly, there is so little  
41 participation from people. The Board sits and makes decisions often with little input. As  
42 a collector of ideas, the Board sifts them through the system. It becomes the voice of the  
43 community, serving as a liaison to the County to get them to understand the community.  
44 He believes that the Board has to work within the system, perhaps with outside-the-box  
45 thinking, but still within the system.

1 Board Member Rick Applegate asked the candidates if they can support a majority vote  
2 of the Board, even when they disagree with the final decision. Robert Baker confirmed  
3 that he could do that.

4  
5 Chair Nancy Dougherty noted that at the next Board of Directors meeting the County  
6 Sherriff would be here to discuss safety issues. The following month, the water  
7 authorities from the State would be available to discuss regional water issues. Attendee  
8 Nancy Spencer asked if the Board could bring the Western Rivers Conservancy here to  
9 discuss the land purchase? And attendee Keith Schacher asked if the Board also bring in  
10 the BLM to participate in that discussion? Chair Nancy Dougherty confirmed that could  
11 be arranged for both groups.

12  
13 Board candidate Pat Buckley stated that he could support a majority vote Board position.  
14 He would not necessarily stop campaigning for his perspective, but he could abide by the  
15 majority vote decision.

16  
17 ***Motion:***

18 Rick Applegate moved and Barbara Saldivar seconded a motion to accept Robert  
19 Baker as a candidate for the Board.

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21 ***Discussion***

22 None.

23  
24 ***Voice Vote:***

25 Ayes: 6

26 Nays: 0

27 Abstentions: 0

28  
29 ***Action:***

30 The motion passed unanimously.

31  
32 ***Motion:***

33 Bob Reeves moved and Judith Norval seconded a motion to accept Pat Buckley as  
34 a Board Member

35  
36 ***Discussion:***

37 None.

38  
39 ***Voice Vote:***

40 Ayes: 6

41 Nays: 0

42 Abstentions: 0

43  
44 ***Action:***

45 The motion passed unanimously.

1 Attendee Bob du Biel asked if Pat McAbery would be making a proposal to the Board.  
2 The Chair confirmed he would.

3

4 **Adjournment**

5 There being no further business before the Board, the Chair adjourned the meeting at  
6 5:42 pm.

7

8 Respectfully submitted,

9

10 Marilyn Peterson

11 Mountain Quail Business Services, Inc.

12

13

14 RESIDENTS AND GUESTS SIGNED IN FOR  
15 THE BOARD OF DIRECTORS MEETING

16

17 Baker, Robert	resident	<a href="mailto:bakeckr@yahoo.com">bakeckr@yahoo.com</a>
18 Branson, Russ	resident	<a href="mailto:russellbranson@aol.com">russellbranson@aol.com</a>
19 Buckley, Pat	resident	
20 Chinn, Jerry	resident	<a href="mailto:golfingjc@aol.com">golfingjc@aol.com</a>
21 Du Biel, Bob	resident	<a href="mailto:dubiel712@aol.com">dubiel712@aol.com</a>
22 Gales, Bob	resident	<a href="mailto:rlgales@verizon.net">rlgales@verizon.net</a>
23 Graeper, Steve	resident	
24 Guibord, Garth	Sandy post	
25 McAbery, Pat	resident	
26 McMahan, Jeri	resident	
27 O'Neill, Gail	resident	<a href="mailto:gailejog@verizon.net">gailejog@verizon.net</a>
28 Page, Chris	resident	
29 Paul, Randall	resident	<a href="mailto:randall.paul@randallpaul.com">randall.paul@randallpaul.com</a>
30 Portenge, Cleanne	resident	
31 Reick, Alma	resident	
32 Schacher, Keith	resident	<a href="mailto:kwent@verizon.net">kwent@verizon.net</a>
33 Sheffield, Steve	resident	<a href="mailto:radnaely@msc.com">radnaely@msc.com</a>
34 Severin, Mike	resident	<a href="mailto:tskudas@msn.com">tskudas@msn.com</a>
35 Spencer, Nancy	resident	
36 Streeter, Sally	resident	
37 Tilgner, Gene	resident	
38 Werronen, Ron	resident	<a href="mailto:inspelron@aol.com">inspelron@aol.com</a>
39 Wilson, George	resident	<a href="mailto:georgewilson@verizon.net">georgewilson@verizon.net</a>

40

41 ATTACHMENTS:

42 Board of Directors Sign In Sheets

43 Sign In Sheets of Attendees

44 Agenda

45 Minutes of the Special Board Meeting, August 29, 2007

46 Treasurer's Report

1 *Rural Tourist Commercial District (RTC) (2/8/07)*  
2       – Section 504 of Clackamas County Zoning and Development Ordinance  
3 *Signs (11/30/06)*  
4       -- Section 1010 of Clackamas County Zoning and Development Ordinance  
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