

VILLAGES AT MT. HOOD  
WORK SESSION

Notes

June 25, 2009

Chair Bob Reeves called the June work session of the Board of Directors of the Villages at Mt. Hood to order at 7:03 pm at the Hoodland Fire District meeting room, 69634 E. Hwy 26, Welches, OR.

Attendance:

- ❖ Committee Members Present: Rick Applegate, Pat Buckley, Shirley Dueber, Bob Reeves, Pat Sharp, Judith Norval, Doug Saldivar
- ❖ Excused:
- ❖ Absent: Brigette Romeo
- ❖ Staff Present: Christine Roth (County Liaison), Kate Roth (Recording Secretary)

Work Session Notes:

The May Work Session Notes were presented for review. Pat Sharp made the motion to approve the notes. Shirley Dueber seconded the motion. Vote: approved, 7 – yes, 0 – no, 0 – abstain.

CPO Proposal – Dave Lythgoe:

Chair Bob Reeves introduced Dave Lythgoe, and then asked the Board of Directors to please leave the discussion for the next Board of Directors meeting. Question and answer of Dave would still take place at the current work session. Bob also suggested that the topic was large enough for be used for the August Town Hall.

Dave Lythgoe began by providing a bit of history about the Mt. Hood Corridor Community Planning Organization (CPO). The CPO extends from Fabian Loop to Cherryville, and the long-time Chair of the CPO is Don Mench. Dave also explained how the CPO operates, and what the procedure is when Clackamas County has a proposed land use action. He also discussed attendance at CPO meetings and the frequency of land use issues. The main reason for Dave's proposal is to increase community participation and input. He also believes that this could lead to greater representation of the people. Dave argued that the Villages' creation led to a perceived dilution of authority and power, and that if the CPO were to be part of the Villages it would gain participation and representation. If the CPO were part of the Villages, Dave envisions a standing committee that presents at Board of Directors meetings. Then the Board and audience could vote on the issue. The standing committee would be in charge of reviewing land use issues and presenting the issues to the Board of Directors and citizens attending the meetings.

Question and Answer: CPO Proposal

- ❖ Bob Reeves asked if Dave Lythgoe would be willing to serve on the committee, and Dave said he would be. Dave added that he would like three people who would gather information and prepare presentations. Dave also thought it could be addressed at a Town Hall.
- ❖ Bob Reeves raised a concern that the Rhododendron Board members could not vote on the Mount Hood Corridor CPO issues and that there could be issues with voters being able to show their physical business or residence in the community.
- ❖ Rick Applegate asked the question if the Villages are an organization could they vote on issues? Dave Lythgoe said that he was unsure and that the Bylaws would need to be checked.
- ❖ Christine Roth added that in the case of Mulino and Beaver creek, the Hamlets that are also CPOs, there was a Memorandum of Understanding (MOU) on how CPOs operate and their status as dormant.
- ❖ Pat Buckley asked about the creation of a committee on land use rather than part of the board.
- ❖ Rick Applegate commented that the Board carries equal weight among others, and asked that if at a Town Hall a zoning change were debated – could it be voted upon. He also said that if there were a zoning change, which can vote or endorse the position. Lastly, he was concerned over how would the CPO and Village is split and how could voting on joint positions work?
- ❖ Chair Bob Reeves introduced Steve Graper from the Rhododendron CPO. Steve had a few comments on the proposal. First, he said that a ZDO change would affect the county as a whole. Secondly, land use in the corridor is a boundary issue, and that there should be debate over if anyone is interested in combining the Mount Hood and Rhododendron CPOS. Steve's opinion was that the two CPOs should stay separated to keep decisions local. He also thought it could be cumbersome to manage the voting eligibility. Steve also wanted to ensure that everyone understood that recommendations come from the CPOs, and that the CPO makes no decision on the land use issue itself.
- ❖ Bob Reeves added that the discussion at the work session was a fact-finding mission. He said that there is a need to talk to both Barbara Smolak (Citizen Involvement Specialist) and County Counsel.
- ❖ Rick Applegate asked about how many land use issues the Mount Hood Corridor CPO deals with on average. Dave Lythgoe said about three issues per month and that the CPO meets for about one to two hours when a meeting is held.
- ❖ Dennis asked about the problem with CPO recommendations and if one person deciding the recommendation is not representative.
- ❖ Bob Reeves added that the reason for the discussion is that the Mt. Hood Corridor CPO came to the Villages Board.
- ❖ Dave Lythgoe wanted to get people who are interested, and stated that he was not representing the area.
- ❖ Pat Sharp asked if the CPO was under the Villages would the problem of getting officers will change or be solved. Dave Lythgoe thought that getting officers was a problem for the CPO and thought less work would be involved if the CPO were with the Villages.
- ❖ Robert Baker said that the Mt Hood Corridor CPO is out of compliance with the rules and regulations of CPOs, and that there is a need to come into compliance to avoid a break

up. Christine Roth said that if the CPO was out of compliance and became inactive, then Clackamas County would stop sending information.

- ❖ Bob Reeves said that no one on the Board was up to speed on land use issues, and that they would need knowledgeable people.
- ❖ Robert Baker said that if the Mt Hood Corridor CPO were to go away, how would land use decisions in the area be handled. Christine Roth said that there would be no comments and no mailings. Robert Baker added that people in the immediate area would be the only people notified. Steve Graper added that because there would be no mail recipient for the area, there would only be local/immediate area notification only.
- ❖ Rick Applegate said there is a question about will the Board enhance the process, how compliance can be assured, and how can the process be enhanced so that the comments mean more to the planners. Christine Roth responded that planners like vote totals and a larger group of people could have more meaning.
- ❖ Rick Applegate also suggested that if the Mt Hood Corridor CPO and the Villages worked together then there could be predictable reactions, regular response, and more people involved.
- ❖ Pat Sharp asked if there would be any training for CPO leaders? Christine Roth said that the CPO Leader's meetings would help highlight issues of importance, procedure, the County Commissioners, and breakout sessions. Dave Lythgoe added that there would also be on the job training as well.
- ❖ Shirley Dueber asked if the members of the current Mt Hood Corridor CPO's land use committee would be available to the Villages if the two organizations merged. Dave Lythgoe thought some might be interested, but that it would be up to the individual members.
- ❖ Janine Bertram, a community member, was concerned about the issue of transparency. If the Villages' takes over the CPO, then how is transparency improved. She also thought that the issue of the Mt Hood Corridor CPO being on the agenda for the Villages might have gotten the attention of the community. Rick Applegate added that perception is changing and the process is political and that there is still a need to get votes.
- ❖ Pat Sharp was concerned over legal issues. She wanted to know that while county counsel covers the Board and Villages, would the committee be protected. Bob Reeves concurred with Pat Sharp's concern and said that there is a need to consult with county counsel on the issue of the Mt Hood Corridor CPO and how the two could work together.
- ❖ Janine Bertram asked if county staff supported the changes. Christine Roth said that she and Barbara Smolak believe that keeping citizen involvement within the Mt Hood Corridor CPO is the most important component and that neither Barbara nor Chris is taking a position on the issue.
- ❖ Doug Saldivar had a question for Steve Graper about the Rhododendron CPO. He asked about the attendance. Steve Graper said that participation is good for the Board of the Rhododendron CPO, and that attendance was not so solid. Steve also thought that the Mt Hood Corridor CPO had more land use issues, and that the Rhododendron CPO issues were different.
- ❖ Christine Roth stated that anything that happens in the future must be done by mutual agreement.

- ❖ Pat Sharp asked what the next step would be, and Bob Reeves said that the issue would be addressed at the July Board of Directors meeting. Rick Applegate asked about inviting Steve Graper, Janine Bertram and Dave Lythgoe to the meeting.

Nancy Dougherty's Letter:

Chair Bob Reeves read Nancy Dougherty's letter aloud that explained that she was resigning from the Board of Directors, effective immediately. Nancy was concerned over her health and would be willing to remain on the Scenic Byway and Signage Committees.

Rick Applegate asked about the procedure on vacancies. The thought was that there might be an appointment until the next Town Hall. At the Town Hall there would be an election, and the person would also have to run again for election in May. Christine Roth read the vacancy section of the Bylaws as well. The Board also debated the timeline for applications and when they should be taken and when the next viable Town Hall for voting on an appointment would be.

Committee Structure:

The Board reviewed the committees and made new assignments to the various committees.

- ❖ Nancy Dougherty will be kept on the Signage and Scenic Byways Committees.
- ❖ Robert Baker will be kept on the Main Street Program Committee.
- ❖ Safety Committee: Pat Buckley and Rick Applegate.
  - Pat Sharp asked for the definition of the safety committee, and Carol Burke asked questions about what the purview of the Committee was. Pat Buckley also added information about what the Safety Committee does and what Hoodland Fire District and Clackamas County do.
- ❖ Community Garden: Pat Sharp
- ❖ Community Center: Judith Norval, with Barbara Saldivar and Alma.
- ❖ Bus (Mountain Express Line): Bob Reeves, Judith Norval, Shirley Dueber
- ❖ Library: Bob Reeves, Judith Norval, Shirley Dueber
  - The MOU between Sandy and Hoodland has been signed.
  - Judith Norval is also working on creating a Friends group for the Hoodland library.
- ❖ Water: Pat Buckley, Doug Saldivar
- ❖ REACT: Pat Sharp, Bob Reeves
- ❖ C4: Bob Reeves
  - There will be a rotating Board member who accompanies Bob to the C4 meetings and for time for networking.
- ❖ Sustainability/Environmental: Doug Saldivar, Pat Sharp, Shirley Dueber, Rick Applegate
  - The Sustainability and Environmental Committee will examine the issue of the Miller Road Quarry and how to proceed on getting the quarry closed.

Rick Applegate asked about exploratory committees on post offices in light of potential closures of post offices across the country (due to the federal budget and USPS). Consensus was that Rick would gather information on the post offices.

❖ Communication Issues and Suggestions for Committees:

- Doug Saldivar had a few suggestions for potential issues for committees to consider: minutes sent earlier, summary of minutes, creation of a e-mail list (to Board), and a website. Christine Roth added that county counsel is against the idea of a blog. Bob Reeves added that the summer work sessions should be used for some goal setting and planning, and that the Recording Secretary agreed to have minutes sent a week after the meeting. Bob Reeves also was concerned with the Gazette and the Sandy Post not printing press releases.
- Judith Norval said that she got a cost estimate from Gary Randall on the creation of a website. Doug Saldivar said that the URL needs to be owned by the Villages or the county.
- Bob Reeves mentioned there was a problem with third party e-mails. Doug Saldivar explained what a third party e-mail was at the request of Rick Applegate.

Set meeting times and dates:

- ❖ Bob Reeves asked the Board to consider the date for the next work session and date changes in the future. He would like to see dates be more consistent. He said that Mondays and Tuesdays the Hoodland Fire District meeting room does not have available space for meetings, and Wednesdays at 7 are not available.

Topic for August Town Hall:

Possible topics include: the CPO issue, a Mountain Express update, goals and community feedback, and presentations on the committees and inviting participation on the committees.

Carol Burke suggested a presentation with other groups coming forward to present their work so all of the organization can work together. The Board suggested inviting the Chamber, CPOs, the Women's Club, Lions Club, Library, Hoodland Fire District, and the School District.

Bob Reeves said that the key is getting all the committees to the same place at the same time. He also said that he would like the treasurer to talk to Nancy and the school about reserving the August Town Hall and payments.

Board Issues:

- ❖ Judith Norval suggested the Board take a month off from meetings.
- ❖ Pat Sharp thought the meeting had a great discussion.
- ❖ Rick Applegate thought it was going to be a great year.
- ❖ Shirley Dueber said that there would be a rummage sale this weekend. The Lion's Club and Women's Club donated \$1,000 for the bus line.

- ❖ Judith Norval said that on August 22<sup>nd</sup> there would be a raffle at the Huckleberry Festival for a weekend at the Coast.
- ❖ Shirley Dueber added that people can drop off items for the sale at the Lion's Club.

Adjournment:

Chair Bob Reeves adjourned the meeting at 8:55 pm.

Respectfully submitted,

Kate Roth  
Recording Secretary