

# Community Planning Organization Bylaws

## ARTICLE I NAME

Rhododendron Community Planning Organization

## ARTICLE II GOALS

**Background:** *Rhododendron, Oregon, is a small community in the Mt. Hood National Forest, with a core area divided by E Highway 26, from the highway's Zig Zag River Bridge eastward to E Belle Lake Road. It began in 1910 as one of many forest inns, and is now the last community before continuing the nine miles eastward through mountain and forest to Government Camp. Rhododendron's main street comprises a half mile of E Highway 26, where its businesses flank both north and south sides, and offer four restaurants, an espresso stop, a large market, a post office, an antique shop, a potential motel, and two towing companies. Areas nearby offer recreation via trails, rivers, campgrounds, and the Tollgate historic site. Within the core area are over twenty Steiner log cabins in the Oregon Rustic Style (lately of renewed public interest), and the remaining land consists of year-round and vacation homes.*

**Potential:** *Rhododendron's potential lies in how its main street section of E Highway 26 meets the future increase in tourists, travelers, and day visitors (from the nearby growing communities of Gresham, Damascus, Boring, and Sandy); how its main street accommodates and enriches the Mt. Hood experience. Location is favorable; travelers pass through, en route to or from Mt. Hood, and recreational spots are nearby. Businesses serving the public are concentrated on the street. Its location is unique, for it relates to the forest only: Flanked by two miles of forest to the west and nine miles to the east along the highway, Rhododendron's main street represents the one contained community on the Mt. Hood Corridor. Yet, much of main street is lacking in character due to disparate signage, scarce landscaping, and four run-down buildings. In addition, it lacks pedestrian safety, as there are no connecting paths or safe ways to cross the highway. So, **Rhododendron's issues are equivalent to its potential.** A resolution to this precarious balance is a main street revitalization that creates character, cohesiveness, accessibility, and pedestrian safety. Changes such as adding pedestrian paths and strategically placed center islands would increase accessibility and pedestrian safety. Other changes such as consistency in building finishes, signage, and landscaping, would create street character. Obviously, changes such as these or similar require thorough research, planning, funding, and implementation, but the result would have ripple-effect success. There would be a sense of place, a real forest community that would attract tourists, travelers, day visitors, and locals, because of its accessibility and appeal. Rhododendron would indeed enrich and contribute to the Mt. Hood experience.*

**Interim:** *As the RCPO approaches its main street long-term potential, interim goals are to improve safety via E Highway 26 speed signage, and influence character and cohesiveness via community signage, rhododendron plants, and some painted run-down buildings.*

**Goals:** The goals of the Rhododendron Community Planning Organization (RCPO) are to preserve and enhance the unique forest character of Rhododendron's core area and its livability, nearby recreation areas, and historical sites of interest; to create a main street that is safe, economically vibrant, and of forest character; to increase public awareness of these attributes; and to increase citizen and business participation. In particular:

- A. To bring together Rhododendron citizens and businesses who share common concern for the Goals.

- B. To establish working relationships with governing agencies that affect the Goals.
- C. To learn existing main-street and core-area land use (with governing agencies) that includes but is not limited to (a) capacity, such as for land, roads, water, sewer, electrical, cable, and the like, and (b) zoning.
- D. To learn existing policies and procedures, and/or aid establishment of same (with applicable governing agencies) for main-street and core-area land use, that include but are not limited to accommodating growth and/or change that maintain forest character.
- E. To review and assess proposed land-use development and/or change (with applicable governing agencies) that affect the main street and core area, assure adherence to the guidelines contained herein, and provide for citizen and business input.
- F. To increase public awareness of Rhododendron businesses, nearby recreation, and sites of interest.
- G. To encourage and accommodate new businesses, within the guidelines contained herein.
- H. To encourage and work with all trail-planning organizations affecting the community.
- I. To work with applicable governing agencies to provide safety for tourists, travelers, day visitors, and citizenry.
- J. To establish a Long Term Plan, with applicable government agencies, for a main street revitalization that would accommodate the future increase in tourists, travelers, day visitors, and local citizens, via accessibility and pedestrian safety, and enrich the Mt. Hood experience, via the creation of a strong forest character.
- K. To achieve an Interim Goal that aligns with the Long Term Plan, with applicable government agencies, to meet pedestrian safety needs and minor main-street upgrades.
- L. To work with applicable governing agencies to achieve funding by various means, voluntary or otherwise (such as grants), to meet these goals.

### **ARTICLE III MEMBERSHIP**

A member must be:

- A. A resident of the recognized area; or
- B. Property owner within the community area; or
- C. A designated representative of a business, corporation, or trust within the area.

### **ARTICLE IV BOUNDARY**

Exhibit "A" Map attached.

### **ARTICLE V VOTING**

To vote in any election or on any item, a member must be:

- A. In compliance with the membership qualifications;
- B. Of legal voting age;
- C. Registered at one previous meeting during the past twelve months.
- D. Action of the CPO shall be by a majority vote of voting membership present at any regular or special meeting for which proper public notice is given and at which a quorum is present. The results of the voting shall be reported numerically and become part of the minutes.

In cases where response deadlines preclude action at a regular or special meeting, the CPO may delegate responsibility for taking action to the Board. Action shall be taken at a public meeting with proper notice.

#### **ARTICLE VI QUORUM**

Membership meeting quorum shall consist of five voting members, of which two are officers.

#### **ARTICLE VII ELECTIONS**

Officers shall be elected at the first organization meeting and in a selected month of each year thereafter. The elected officers will take office the following month.

#### **ARTICLE VIII MEETINGS**

- A. Meetings will be conducted in a businesslike manner and according to recognized parliamentary procedures (Roberts' Rules of Order).
- B. Minutes shall be kept and will be available for inspection.
- C. Regular meetings will be scheduled for a first chosen day of each month unless otherwise advised.
- D. CPO will notify the local newspaper or give other appropriate notice in advance of all meetings.
- E. Special meetings may be called by the officers of the organization with proper notice. Special meetings shall be duly advertised and open to all interested parties and shall be called by the president or two officers.

#### **ARTICLE IX BOARD OF DIRECTORS**

The Board of Directors shall consist of seven members: three elected officers and four elected representatives, all members of the organization, as follows:

- A. President: Presides at all meetings. May represent the community in all conferences or Activities involving inter-organizational planning and coordinating.
- B. Vice-President: Presides over meetings during the absence of the President. Is a member of the organization and works with the President and other members of the organization on inter-organizational planning and coordinating. Shall direct the activities of all committees and see to it that the organization actions are carried out.

- C. Secretary-Treasurer: Keeps minutes and attendance records of all membership and committee meetings. Keeps a file of al correspondence and records available for public inspection and review in compliance with state statutes regarding public access. Will serve as treasurer, as needed, by recording funds, if any, and reporting same to organization.
- D. Area Representatives: Four or more elected members who shall represent geographic areas within the boundaries of the organization.

#### **ARTICLE X TERMS OF OFFICE**

All terms of office shall be for one year.

#### **ARTICLE XI VACANCIES**

Vacancies on the Board shall be filled by appointment of the Board of Directors and ratification of the general membership until the next regular election.

#### **ARTICLE XII AMENDMENT PROCEDURES**

Bylaws may be amended by two-thirds vote of the membership at a regular meeting at which a quorum is present, provided:

- A. That the proposed amendment has been read and approved at a previous regular meeting, and;
- B. That the proposed amendment has been published in the minutes prior to adoption of the amendment at the following meeting; and
- C. That the proposed amendment has been approved as to form by County Counsel.