

# BCC ANNUAL MEETING with VILLAGES at MT HOOD

## Meeting Notes

These notes are an abbreviated version.

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Attending: BCC- Martha Schrader, Lynn Peterson and Bill Kennemer

Staff: Steve Wheeler, Dan Zinzer, Christine Roth

Board of Directors: Nancy Dougherty, Bob Reeves, Barbara Saldivar, Rick Applegate,

Robert Baker, Pat Buckley, Judith Norval, Brigitte Romeo.

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The Annual Meeting of the BCC and Villages at Mt Hood Board of Directors was convened at 11:07 am, Wednesday, December 5, 2007 at Hoodland Fire District Offices, 69634 E Hwy 26, Welches, Or.

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Lunch provided by Villages at Mt Hood and catered by Stillcreek Inn and board member Brigitte Romeo.

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Villages Chair Dougherty welcomed the BCC and introduced the Villages Board. Board member Rick Applegate handed out an information sheet discussing the Villages interest in developing a set of design standards specific to the Mountain. He pointed out the economic effect, esthetic effect and the ability to maintain the rural mountain character as desirable outcomes of having design standards.

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M Schrader commented this would allow for definition of local character, then asked how the standards would be implemented- voluntary or mandatory? Suggested Villages work with Planning to develop standards. R Applegate said voluntary standards ok. L Peterson prefer mandatory and based in code. Discussion followed and the consensus of the BCC was that standards should be in the code. Mandatory more effective than voluntary. BCC directed staff to begin the process of coordinating with Planning and the Villages as to what the standards might look like and how they would be developed. Staff to report back to BCC as the project progresses.

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R Applegate asked how County might help the Villages develop and implement their projects. L Peterson suggested staff work with Planning to develop range of options. Define 'rural mountain character' and then present options to BCC.

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B Kennemer excited about concept of developing local standards for hamlets and villages, questioned what the appropriate process should be and talked about the process of experimentation with this. Urged Villages to be cautious but proceed. Voluntary standards not very practical. Wants smooth process. Also asked for definition of 'community'.

L Peterson stated that Neighborhood Plans and Community Plans are very similar. Should look at Lake Oswego Neighborhood Plans as examples.

M Schrader offered her views on the similarities and differences between Neighborhood and Community Plans. Included sense of place, a feeling of being home, community based around rural center.

5 BCC and Board exchanged ideas on possibilities and methods of achieving them. BCC agreed Villages should proceed on Neighborhood/Community Plan based on Mt Hood Plan in Chapter 10 of Comp Plan. Staff will report to BCC on Villages progress in developing plan.

10 L Peterson discussed multiple conflicting goals between rural and urban issues. A discussion about development of rural/urban reserves followed.

15 N Dougherty asked who to work with on development of this project. M Schrader said C Roth, staff liaison will be point person.

Additional discussion followed about rural/urban reserves process.

20 R Applegate brought up signage and the Villages dissatisfaction with current sign codes. They want more mountain character in signs. Suggested use of some of the funds from the sale of the old Information Center could be used to enhance streetscapes. BCC may consider this idea.

25 B Saldivar discussed the proposed Community Center and how lack of seed money hampered her efforts to secure grant funding. Many grants of the size she envisions require 1/3 of the estimated cost be available before they would fund grant. Has \$100K in funding so far. Wants commitment of funds from County, assumes this is a five year project, costs are rapidly escalating due to rising material costs. Cost estimates from 2004 and need to be updated.

30 Suggested: 400K in County funding  
Letter of commitment from County  
Letter stating value of land  
County grant writer time donated

35 D Zinzer said he could provide a letter stating the value of the land, time of grant writer, \$250K (estimate), and that would be included in the 2008-09 CIP. Budget planning begins in March 08 for 08-09.

40 B Saldivar says willing to wait six months, but longer is a real problem.

D Zinzer repeats time line for budget, begin 3-08 for July 08 passage.

45 M Schrader says funding is tight. Sens. Wyden and Smith are working on funding issues, timber funding may not appear in next budget. Public safety is first priority of this funding

cycle. New jail is being planned. May not be able to commit \$400K for Community Center.

5 L Peterson restated that only \$250K currently allocated.

B Kennemer funding is a challenge but will attempt to do their best.

M Schrader committed to \$250K.

10 D Zinzer – funding will be in 08.

15 N Dougherty reviewed the past year for the Villages. Requested additional funding to do one mass mailing to entire Village area. C Roth estimated cost at several thousand dollars for printing, postage and development of about 3000 mailers. Dougherty asked for an additional meeting with the BCC each year, feels once a year is not adequate. Wants signage addressed, can use old Mt Hood plan as basis, do Cascadian themed signs for all five areas in Villages, also put up one large Welcome to Villages at Mt Hood sign as you enter area. Suggested offering businesses an incentive for design cooperation as way of jump starting the design standards process.

20 L Peterson asked if this would be like Leavenworth, Washington or be less involved.

25 N Dougherty said begin with Mt Hood Plan which is a part of the Comp Plan and go from there. August Town Hall results suggest community wants land for recreation, a drugstore on the Mt (currently closest one is in Sandy 30 miles away), community gardens, improved infrastructure and other improvements. Realizes that County can't provide many of these things, but what ever the County can do would be much appreciated.

30 Continued to say: Villages are studying water systems on the Mt. More than 200 exist, many of them very small multi-user wells. Little testing and regulation exists. Villages plan a roundtable at an upcoming Town Hall to provide information to citizens. Goal eventual merging of water providers to create greater efficiency, fire safety, consistency of supply. Actual physical connection of many systems probably won't occur. Too many differences in piping, source and location of systems. Administrative mergers make lots of sense.

35 Community would like assisted living facility to keep elders in community. Long-term goal.

40 Public safety is continuing concern on Mt. Hoodland FD now has sleeper quarters for firefighters, allows faster response. Lt. Chuck Slaney presented information about public safety goals, staffing, Neighborhood Watch and other crime prevention efforts. Villages asked for increased sheriff's presence.

45 N Dougherty also asked for increased budget, perhaps \$5000 per year.

- M Schrader explained limited budget situation.
- R Applegate stated it's expensive to do ads in local newspapers, \$150 per ad, useful in building awareness and participation.
- 5 R Baker asked if County bulk mailing permit could be used.
- C Roth explained County no longer maintains a bulk permit, more efficient and ultimately cheaper to use mailing house.
- 10 M Schrader asked for explanation of what Villages wanted in increased budget.
- B Kennemer talked about severe budget limitations due to decreased federal money, County has little flexibility, Law Enforcement gets 77% of discretionary funds, most dollars are already allocated and are pass thoughts from state. Asked Villages to refine goals and prioritize alternate goals.
- 15 L Peterson explained Neighborhood Grant process used in Milwaukie and other cities. Flat amount is put into grant program and all neighborhood associations compete for grants. Increased grant amount leads to increased competition and increased accountability for spending.
- 20 M Schrader commented the location of the Villages at the entrance to Mt Hood was a keystone to tourism and economic opportunity. TDC could provide some funding for corridor enhancement, possibly signage, opportunity for transport to ski areas, makes easier to get young employees from Villages area to jobs in ski areas. Transport could work in cooperation with County, cities and resort areas.
- 25 R Applegate says Tourism Development Council uses Mt Hood Marketing Alliance to promote local economic development. TDC cooperation with Villages is very desirable, promotes tourism and ultimately economic development.
- 30 M Schrader thinks this might work.
- 35 R Applegate led a discussion of tourism and how to fund advertising to increase economic development.
- L Peterson recommended long range planning in cooperation with Planning Department.
- 40 C Roth was directed by BCC to begin communication with Planning and Villages Board. Will report to BCC on progress.
- 45 B Reeves told BCC Villages has moved beyond bylaw issues and have begun discussions on infrastructure issues, possibility of Enhanced Law Enforcement District for Mountain. Currently there is no 24 hour protection available on regular basis. Important goal for Mt.

BCC thanked Villages Board for their work, lunch today and sharing goals for the Villages. Community Planning will begin, C Roth will work with Planning and assist Villages Board in development of Community Plan. Report to BCC on progress.

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Meeting adjourned at 12:05 pm.

Notes taken by Christine Roth, Staff Liaison  
Wednesday, December 7, 2007