

Villages at Mt Hood Board of Directors Meeting

June 20, 2006

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Meeting brought to order at 4:04 pm by Chair Rick Applegate

1. Role call:

All Directors were present: Susan Corwin, Bob Reeves, Barbara Saldivar, Shirley Dueber, Nancy Daugherty, David Lythgoe, Don Mench, Steve Graeper (on the phone), Rick Applegate

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2. and 4. BOD Communications and Announcements

Barbara Saldivar- Community Center: approval from Salmon Valley Water Company has finally got to the County and things are progressing with the Conditional Use Permit for the Community Center.

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Dave Lythgoe - Was asked if we were going to get nice signs like Gov't Camp had.

Nancy Dougherty -Tour of the Steiner Cabins, \$15.00 on the 6th, after a lecture at the museum they will have refreshments and wine and then a tour of the Steiner Cabins.

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Susan Corwin - Parks and Recreation:

-> there is an Open House to get input on the BLM Plans for Sandy River Basin from 6 to 8 in Sandy.

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-> An e-mail notification list is being set up to inform people when the web site has changed. Simple text e-mails will point out what has changed. This is available to the public.

Steve Graeper - The Rhododendron CPO had a meeting this last Saturday.

- Don Mench informed the CPO about the Wilderness proposal.

- Planning and discussion on the work with Oregon Dept of Transportation on speed limits and Pedestrian Public Safety through Rhododendron. The CPO will have a special meeting with Bill Barnhart on the 18th of July, at 1:30 pm.

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Shirley Dueber - On Sat July 1st the Hoodland Women's Club will be having their annual parking lot rummage sale from 9am to 4pm. The proceeds going to the Community Bldg. The Lions Club will be having their annual Chuck Wagon Breakfast on Sat. and Sun. July 1st and 2nd. There will be a 3 and 5 mile walk

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every one is welcome to participate in the walk and or volunteer and can contribute some of their treasures to the parking lot sale.

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Don Mench - Mt. Hood Corridor CPO:

- CPO reviewed town home sub division by the Resort at the Mountain.

- CPO is taking comments from people for changes to the Zoning and development ordinance to work up a list of recommendations for the County Commissioners. Will be discussed at the next meeting July 6th, the first Thurs in July. Once the list is complete it will be brought to the Villages at Mt. Hood BOD.

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- There is a pretty good size restoration project trying to get through the process with the USF off of Arrah Wanna.

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Rick Applegate - Economic development, tourism: took the initial steps to start talking to Scott Cruickshank at the Resort at the Mountain who is the Chair of an ad hoc

marketing alliance in the community. Shirley was out of the area and we will pull those pieces together as the Strategic Planning Committee as that is part of their charter, the tourism piece. What my intention in all this is to just start the discussion and try to pull the marketing alliance within our vision 2013. get things lined up so that tourism dollars in the area are starting to support our community vision.

Susan Corwin: can we see that come forward as a supported activity?

Rick Applegate: that is the intention that we get it there but we need to recognize the Strategic Planning Committee that is already a supported activity and could be construed as part of their charter. So there is a lot of discussion that has to take place.

3. Minutes of Previous Meeting

Table the approval of the June 13th meeting

- Correction that Susan Corwin could testify as an expert witness.

- spelling "recuse" rather than "excuse"

5. Public input

Judith Norval tickets for sale by the senior center I proceeds going to the community center. Don't have to be present to win.

Nancy Spencer.. About remarks to the county

10. Agenda change: Dan Zinzer.

Cedar Ridge property owned by Clackamas County (brownish colored) see map

Cedar Ridge property is located between Brightwood loop and Hwy 26 on the north side down to the BLM property on the south side in the Miller Road area. The property was foreclosed in the late 70's zoned Hoodland Residential.

Assuming it was foreclosed because it was inside the sewer district
Was mostly logged then let go for taxes.

Have been approached by a number of people, Boy Scouts, manufactured home builders. County would like to see some development on this because the sewer district needs the customers: County would like to get the customer base up to the original plan.

Through one of the Villages board members the county has been approached by Western River Conservancy an organization that buys land working in conjunction with BLM

To transfer ownership to BLM where they are trying to where they are trying to preserve water quality primarily. They would like to buy the property and work with a developer on the north side and transfer the south side to BLM.

They would also like to buy Boulder Creek North Boulder Creek, its all South Boulder Creek. We would like to see them buy the whole thing.

The feel of this group about selling the Cedar Ridge area and then on the 2 timber tracks. Three parcels in the Sewer district and transfer to Western Rivers

Conservancy and put 10% of the site in a trust fund that has to be used for Parks and recreation type purposes for the Hoodland community for Community Center Etc. or anything that could be construed as parks and recreation.

Thought the board would go for 10%. Would hope that it could be more.

Have a long way to go. If the concept was acceptable then Western Rivers
Could go forward.

The problem for the developers would be getting water, the sewer about 80 acres. When it became tax foreclosed the sewer district lost its money. We may have to work with them on this. The county is also the board of directors of the Hoodland Sewer District. Perhaps would have to give them, minimum per acre they stepped up and claimed. But the rest Would it be a deal breaker

5 Without the 80 acres. The other is about 97 acres. Uncut portions of Boulder Creek is 50 to 80 yr old, what would like to get is 20 to 40 yr old stock, if we sell this to them we would like to buy (see map) which would give 0 to 70 year old timber which is perfect for a sustainable on going timber management plan.

Susan asked about the properties traded on Hunchback?

10 There is another proposal in Hanna would like to trade Hunchback not in Legislation yet. Longview being broken up.

In the 80 acres there would be 4 units per acre.

As a conditional use could do a cluster but would need a conditional use

15 The whole area is HR zoned.

The sewer district boundary followed the perimeter so it all got in.

The whole south holding in its current condition what ever recreational use BLM Proposed.

Dave Lythgoe: would the zone be changed?

20 Answer from Dan Zinzer:... it is probably something that we as the county via the Hoodland sewer district would want to do

Down zone it and move that residential somewhere else. What it would take to Have enough dwelling units.

25 No rule that says you couldn't down zone and just have 100 acres floating out there in the atmosphere. Until you wanted to do something.

Don Mench: that would make sense for our sewer district to have that opportunity

Susan Corwin - looking at the 100 acres into a recreation area.

Suggested they talk to the county about it.

Used to be a gravel pit but only mined on the north side

30 It's in the Salmon wild and scenic

In the future would like to come back and talk about some of the little pieces

We have a full retail value Ed Hopper has proposed to buy for 75,000. and if he ever developed anything on it he would pay full retail price. He would have to pay the full 375,000. he would be buying a conservation easement for the HR part along Salmon River Rd with an option in the future to take part of it to pay the current value... no it would be the appraised market value at that time (future

35 Market value) In his mind this is a conservation easement to help sell his lots.

He is concerned if the county sells it someone will come in and pay the market value for it now and wait and clear cut it in the mean time and take all the logs off of it. There is only about 4 acres of developable land. Potential to transfer density. Could be set up density transfer is OK conservation easement is Ok

40 But future development is not OK; they were cutting that part out with the trade for Hunchback would relieve a lot of concerns.

Looking for direction from the board what direction would recommend; want to take back to the commissioners what the board thought

45 Susan Corwin: - Point of Order: this is not a supported activity. Could as individuals could do 9 to 0 as individuals and should take it to a town hall meeting.

The Mt Hood Corridor CPO could bring a letter forward.

50 The CPO has discussed this 3 meetings ago from the CPO could ratify a letter and bring it to the Villages.

Back to Cedar Ridge

The connection with the BLM has the management on the Wild and Scenic River

Would not have a problem supporting that as a CPO the Hoodland CPO (Mt Hood Corridor CPO

Would like to see Western River Conservancy would like to be partners in this with the county at about 25%

Has anyone have any opposition. Have to go back to the taxing district unless it is made park and recreation.

- 5 With the Western river conservancy put in trust could be put in trust
Open up to public
Are a lot of Park and recreation opportunities up here.

6., 7. Director reports and Supported Activity Reports

- 10 Steve Graeper: Rhody ODOT meeting on the July 18th at 1:30pm waiting for conformation

Susan Corwin: Transportation enhancement Grant application at county hearing on the 29th had a work session today 67,000 soft match if proves to be a non starter with ODOT it is to brought back to the commissioners. That's the difference between winning and loosing the grant they might be able to come up with the matching funds.

- 15 Letters of support from Commissioner Kennemer, Patti Smith Fire Dept Welches School, Bus committee, pending letters from Rhody and Mt Hood Corridor CPO

How do supported activities function in regards to grants and leveraging the Villages of Mt Hood? And do they do those outside the board of directors

- 20 Or do they do it with the board of directors in concurrent with letters and that sort of thing.

There will challenges to our bylaws periodically as we try to figure out how well they were written.

The process we use if the supported activity wants the Villages of Mt Hood on the blame line on the grant line... could we make it stronger than that. Supported activities should not shy away from saying they are a supported activity

- 25 Bob Reeves: ODOT Grant for Mountain express, Bob explained meetings with the county and the increase in passengers.

Don Mench: Wilderness Initiative Don explained about Hunchback and the current condition of the Wilderness Bill and wants the support of the Villages.

- 30 The Mt Hood Corridor CPO will be looking at ZDO changes

8. General Business

- 35 a. Role and Authority of Supported Activities: Is there a need for by law amendments to better clarify this? How can the BOD's best support the missions of the Supported Activities?

Lead/Presenter: Rick Applegate

Chair did not bring forward for action

- 40 b. ODOT Enhancement Grant Update. Lead/Presenter: Susan Corwin
Covered in Supported Activity Report

c. Communications Committee Formation – On Hold until July 20, 2006 scheduled meeting.

Lead/Presenter: Shirley Dueber

- 45 Chair did not bring forward for action

d. 06-07 ODOT Grant for the Mountain Express Buss. Lead/Presenter Bob Reeves

Covered in Supported Activity Report

- 50 e. Wilderness Initiative. Lead/Presenter: Don Mench

Covered in Supported Activity Report

f. Cedar Ridge Property Issue. Lead/Presenter: Susan Corwin

Covered in Dan Zinzer Presentation

g. Oregon Public Meeting Law Training Presenter: Susan Corwin
Rick Applegate had not scheduled the presentation as he had committed

5 **9. Presentation**

The Oregon Public Meeting laws tabled for July

10. Adjourned

Next scheduled meeting July 18 2006 at 4pm at the main station of Hoodland Fire Department.

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Respectfully submitted

Shirley Dueber

Secretary

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Corrected, formatted, agenda inserted:

Susan Corwin

March 2007