

**The Villages at Mt. Hood, Town Hall Meeting  
Saturday, February 24, 2007, 9:30 am, Community Room  
Hoodland Women's Club Building, Zigzag, OR**

**Call to order**

The Board of Directors Chair Nancy Dougherty called the meeting to order at 9:30 am.

**Report on Decisions and Actions by Villages of Mt. Hood Board of Directors**

1. Board of Directors Office Election Results - Dougherty introduced herself as Chair of the Board. She then introduced her fellow Board members: Vice Chair Bob Reeves, Board Member Susan Corwin, Secretary Barbara Saldivar, Board Member Rick Applegate, Board Member Don Mench, Board Member Steve Graeper, and Treasurer Dave Lythgoe. Absent: Board Member Shirley Dueber  
Chris Roth, County liaison for Villages and Hamlets in Clackamas County, introduced herself and noted she welcomed input from the citizenry. Chair Dougherty also recognized Kirsten Greene of Cogan Owens Cogan, a consulting firm that has been working with Clackamas County on the development of Villages and Hamlets.
2. Special Announcement: Extra Board of Directors Meeting set for April 24, 2007 - Chair Dougherty inserted an announcement of an extra Board meeting. The meetings take place at Hoodland Fire Department's community meeting room, from 4:00 pm to 6:00 pm, the third Tuesday of each month.
3. Board of County Commissioners Action on Community Park/Amphitheater - Chris Roth gave an update on the Commissioners decision regarding this project: the Commissioners did not accept/approve the proposal that the Community Park/Amphitheater become a Villages at Mt. Hood Supported Activity at this time. George Wilson and Keith Schacher were introduced as the individuals spearheading the work on this project. Roth concluded her comments by welcoming continued feedback from the community, including via her office.
4. Process and Criteria for Removal of a Director – Dougherty reported that a policy and process were under discussion and development at this time.
5. Prioritization of Supported Activities to satisfy Board of County Commissioners – Dougherty reported that Clackamas County Commissioner Martha Shrader asked for Supported Activity projects to be organized by when organized, their financial needs, etc. That is a task being worked on at this time.

**Introduction and Hand Vote: Proposed Bylaws Amendments**

Steve Graeper gave background for the Bylaw Amendment proposed. The purpose is to bring the Villages at Mt. Hood bylaws and processes into conformance with Oregon Public Meetings Law. These have been reviewed and approved by County Counsel Steven Lounsbury.

The specific change at this time relates to quorum verbiage for Board meetings. This was read at the last Town Hall Meeting. It is now before the group for a vote by those in attendance. It is a housekeeping amendment. (*See attached sheet*)

The Villages at Mt. Hood's current bylaws read, Article X Meetings of the Board of Directors, Section 4: Quorum and Action: "A quorum at a Board Meeting shall be a majority of the number of Directors who are present when the meeting is called to order but no fewer than 3 Directors. Action will be taken by a majority vote of the Directors present."

Section 4 Quorum and Action is now modified to read: "A quorum at a meeting, and the minimum number of concurring votes (affirmative or negative) that must be cast in order to pass or reject a motion by the Board of Directors, shall be a majority of the total number of directors, as prescribed by the Oregon Attorney General's "Public Records and Meetings Manual and ORS 174.130."

Discussion: It was confirmed that there are 9 members on the Board of Directors. It would require 5 Board members present. In that case, all present would have to agree or all present would have to disagree.

**The Vote:** Ayes: 76 Nays: 0 Abstentions: 1  
**The Bylaws amendment was approved..**

## Supported Activities Reports

1. Community Center (Barbara Saldivar) – This project was initiated by the Hoodland Women’s Club four and a half years ago. The County’s Conditional Use Permit hearing took place February 1, 2007. The County’s decision will be forthcoming on Monday, February 26, 2007. The County has a plan for the footprint of the building. She noted various components that will be included in the Center. The current building will continue to be used for the Daycare Center and the Preschool. Fundraising, including grants, will be implemented by Saldivar once there is a firm go-ahead. (No current quotes have been sought since the approval is not firm at this time, nor the final design completed.) Both the Hoodland Seniors and Hoodland Women’s Club would be involved in this project. On-going revenue would be coming from tenants leasing space. Saldivar doesn’t foresee any need for taxation. The grants trust donations, etc. would typically be coming from private sector, not tax monies. Community Block Grants from the County may be a possibility. Proceeds from upcoming rummage sale by Women’s Club, to be held just prior to 4<sup>th</sup> of July, will go to this project. Preliminary projections for costs may go as high as 6 million. It is planned that the tennis courts may be rebuilt in another location. Saldivar noted that she had promised the County Commissioners that she would have the funds in hand prior to construction. She is committed to a realistic budget.
2. Mountain Express Bus (Bob Reeves) - Reeves reported 968 riders in January, of which 295 were Youth riders. In short, ridership is still holding strong. Starting March 5, 2007, there will be a once-a-week run to Oregon City. Reeves is anticipating discussing the program with Government Camp in the future. Early run ridership for Gresham did not prove useful. The need for kiosks will be looked at in the future. They are currently operating primarily on ODOT funds with Clackamas County as the fiscal agent for the transportation system. Two grants are in progress: one for maintenance of the bus, one for a new bus. Reeves should hear the decisions about these grants in May 2007.
3. Strategic Planning Organization (Shirley Dueber) Chair Dougherty reported in Dueber’s absence. Dougherty noted that the SPO meetings are held the second Wednesday of each month, at 4:00 PM, at Hoodland Fire Department. These meetings are open to the public. Dougherty noted that there has been some initial discussion to change the meeting times, both for the Board of Directors meetings and the Strategic Planning Organization’s meetings, to increase attendance.

There was some discussion of how the Strategic Planning Organization got started and how many of the projects that were folded into its strategic plan were incorporated as Supported Activities into the application to Clackamas County for Village status. Input was sought for two time options:

**Informal Hand Vote:**  
7 PM meetings - 32  
4 PM meetings- 20

There was further discussion regarding the possibility of closed-circuit recording of meetings, like Clackamas County Commissioners meetings which are then broadcast on County TV cable.

4. Hwy 26 Streetscape & Pedestrian Paths (Susan Corwin) Corwin touched on the project’s history. She noted that some federal funds have been available for allocation for streetscapes and pedestrian paths: Clackamas County had been allowed two such projects for the entire County. Corwin had inquired if the community would be interested in going for the funds. Corwin applied and was the single application filed for the County. The County noted that if the project was in a Village organizational

structure, they would serve as a fiscal agent. The Villages' proposal made it through the first cut. However, it did not make the second cut, or the list of four runner-up projects. Corwin is pursuing the reasons why the project was not accepted. She will then bring it back to the Town Hall Meeting in February 2008 to see if the Community wants to reapply in a future year. In short, that decision will be made by the community. The project is now dropped from the list of Supported Activities by the Villages of Mt. Hood.

One attendee expressed concern that a pristine historic site could be impacted in the pathway widening proposal. Corwin noted that specific design parameters would have to accommodate those concerns.

Corwin noted that there were paths everywhere. The project was to improve their usability in all seasons and conditions.

There are no pedestrian overpasses planned.

5. Welches/Salmon River Road Bike Lanes (Susan Corwin) The County has had this on its 20-year plan for a number of years. Corwin asked for it to be brought forth for study. This is less a project than a study. Should this proposal ever become a project it would be a true community project, incorporating full community input not only in design, but also funding.

After a break, Chair Dougherty noted that those interested in filing Supported Activity project forms should check the website. Similarly, anyone interested in becoming a Board member, should go to the website and download an application that goes to Chris Roth. Roth noted they can also call the County Commissioner's office at 503.655.8581 and Roth will mail an application.

Everyone was also encouraged to go to the next Strategic Planning Organization meeting on March 14<sup>th</sup>, particularly if they are interested in proposing a Supported Activity.

6. Zoning and Development Ordinance Changes and Best Known Methods to Enhance Mountain Character (Don Mench) Mench noted that he was the Chair of the Mt. Hood Corridor CPO (Citizen's Planning Organization). Through the work of the Mt. Hood Corridor CPO and the Rhododendron CPO, chaired by Steve Graeper, community input on Land Use Issues goes to the County's Planning Department. The 's feel their work would be enhanced if community input on Zoning and Development Ordinance Changes became a Villages at Mt. Hood Supported Activity. Then community input via that effort could be presented directly to the County Commissioners. There are a lot of ordinances for residential zoning, less for business/commercial, and relatively none for industrial.

Mench noted that his report was somewhat brief because the County has asked for the group to hold on this project until the County has dealt with Measure 37 issues.

Graeper and Mench both welcome input from the community through the CPO meetings that they will also bring forward to the Villages at Mt. Hood.

7. Barlow Trail County Park (Mitch Williams) Mench reported in Mitch Williams's absence. This project relates to a proposed use for County land (owned by them since the 1950's) below the confluence of the Sandy River and the Salmon River, but above Sleepy Hollow area. It is about 100 acres of public land with a couple of creeks running across it. Williams is in the County's Conditional Use Permit process for a safe, pull-off parking area for people to stop and enjoy the park. The pullout would be for 5-6 cars. He has also been working for many years in ridding the property of noxious plants (such as scotch broom, Japanese knotweed, etc.), putting some trails in there, and the like.
8. Stream Corridor Restoration (Don Mench) Mench noted that most of this work has been accomplished by USDA Forest Service and the Sandy River Watershed Council. More high profile projects include The Resort at The Mountain and along Clear Creek. This work is about habitat restoration and protection for the native, wild salmon.

He invited people to come to the next Watershed Council meeting on March 10<sup>th</sup> at The Resort (9:00 am) where the agenda will focus on additional work on The Resort's property. Such projects are authorized by permits through USDFW so progress made can not be undone should The Resort change hands. For further information call 503-668-1646, Russ Plager, USDA Forest contact.

Dave Schmidt inquired about mandatory participation by landowners. Mench noted that The Resort is privately owned and is the exception. Most restoration projects are on public lands. Another private restoration project is on Arrah Wanna Blvd. None of this project is or would be imposed upon landowners.

9. Mountain Heritage Homes (Nancy Dougherty) Dougherty has been documenting information on local historic homes. Initially she has been focusing on Steiner homes since one of the Steiners is still alive and available for information-gathering. Dougherty is interested in looking for volunteers to help locate and document these homes. On March 17<sup>th</sup> there will be a Tour of Steiner homes in the Rhododendron area. Simply come and meet at 10:00 am in the parking lot for Mt. Hood Foods. The tour will be followed by a meeting with John Steiner at Still Creek Inn. Steiner will share remembrances of his father and of their work. Call the Mt. Hood Cultural Center and Museum for tickets, or simply show up. Cost: \$15 for the tour, \$15 for the meeting/refreshments at Still Creek. Save the date: August 18<sup>th</sup>, a second tour of other Steiner homes on up the mountain.

In a discussion that ensued regarding how properties are added to the inventory, Dougherty confirmed that when she approached property owners, they were allowed complete freedom to participate or not participate.

10. Rhododendron Community Park (Steve Graeper) This project relates to the development of a park next to the pedestrian bridge on the west end of Rhododendron, on the south side of Highway 26. The Rhododendron CPO brought it forward. They would like to see the bridge area beautified. The area is currently under ODOT ownership/authority. They would like to see that reallocated back to Clackamas County. The project coordinators would then go to the County to do a survey and work on a beautification project much like the Daughters of the American Revolution memorial across Highway 26 from this location. The Rhododendron CPO would be maintaining those two areas. The proposed Rhododendron Community Park involves less than an acre...it really represents the old road right-of-way. Graeper shared that the Rhododendron CPO's long term vision was for a pedestrian crossing for Highway 26.

Community member input included the request for the Villages at Mt. Hood to give similar attention for the Welches area, including better signage prohibit the use of exhaust brakes, adequate signage for the lower speeds, etc.

## **New Business**

Introduction and hand vote on Proposed Supported Activity: Community Input on County Lands – Don Mench/Steve Graeper. This effort is to help increase visibility of lands/houses coming up for sale to the community, allow better community's input to the County Commissioners. While the CPO's have tried to work through their process and the County's Planning Department, they do not feel their work has been as fruitful as it could be via the Villages at Mt. Hood's Supported Activity process. (See attached sheet)

Community member Keith Schacher asked why the Villages don't oversee this process in its entirety. Graeper responded that the CPO's are provided for in the County's Land Use Planning work. It is an advisory group. As is the Villages' group. With this as a Supported Activity for the Villages, it simply allows for an additional, formalized avenue for the community to learn of lands and house coming up for sale by the County, and to be more progressive in giving the County feedback on how the foreclosed properties are handled.

Mench noted that many organizations have worked on early stages of a variety of projects...projects that have moved forward through their hands to become a Supported Activity in the Villages at Mt. Hood

organization where the flow to and from community members is more free-flowing. Mench confirmed that he really appreciates everyone being here for that reason.

Mench affirmed the Villages project is not to impose anything on property owners.

Will Frank called for the Question:

Community Input on County Lands for Recreation becomes a Supported Activity for the Villages at Mt. Hood.

Steve Graeper read the circulated application with its corrections as follows:

Section III:

Name of Organization: and The Mt. Hood Corridor Citizen Planning Organization (CPO) and Rhododendron Citizen Planning Organization (CPO)

Organization: Community Group

Leader/Coordinator Name(s): Don Mench and Steve Graeper

Leadership Group Members Names: President, Rhododendron Citizen Planning Organization and President, Mt. Hood Corridor Citizen Planning Organization, respectively.

***The Vote: Ayes: 53 Nays: 12 Abstentions: 6***

***Community Input on County Lands for Recreation was approved as a Supported Activity for the Villages at Mt. Hood.***

### **Additional Community Input**

Steve Graeper and Don Mench facilitated the community's opportunity to share additional input with the Board regarding the Villages at Mt. Hood:

- Pursue better highway signage, particularly signage that prohibits the use of exhaust brakes.
- While the attendance numbers for today's meeting were noted as an improvement over previous Town Hall Meetings, the numbers still represent very few people out of the region's some 8,000 residents. Continue to seek ways to increase attendance at the meetings so they were receiving as much community input as possible. Kristin Greene noted that her firm had done some research on meeting attendance for comparable organizations in the County. They found that there was about 1% turnout for community meetings.
- Come together without crippling divisions.
- If the CPO is dealing with land-use issues, it should have a website presence. Yahoo's free Groups website option was suggested. Board member Susan Corwin noted that both will be hosted by the Villages website. Chris Roth noted that information about these groups is also available on the County's website, including agendas, minutes of meetings, etc.
- Mailings to the residents in the entire region were encouraged.
- The Strategic Planning Organization should be officially recognized by the Villages at Mt. Hood.
- There was disappointment registered for the County's position regarding the Community Park as a Villages at Mt. Hood Supported Activity; and appreciation registered for the Board's service.
- Form a list that allows for e-mails to be registered by meeting attendees. E-mails should be used as a way to communicate with the region's residents.
- Regarding the Community Park Survey form, concern was voiced about who receives them, opens them, and analyzes them. It was determined that the surveys could be forwarded to Chris Roth at the County. Community Park coordinator Keith Schacher noted that the survey responses would not be opened until there is a meeting where the survey is opened and the voters confirmed as eligible to vote. Chris Roth noted she would be willing to volunteer to help in all aspects of survey processing.

- Strong support was registered for a performing arts center but against an outdoor amphitheater that was not covered, for the performers' sake first and foremost. It was noted that the community must come together on such a project. Community member Len Kirchner noted that he would help the community apply to his employer's community grant program (Boeing).
- It was noted that various newspaper presentations on any one Supported Activity has been confusing and inconsistent.
- Community resident Francis Renard asked the Board to consider her written comments, as submitted both to the Board and to the group, concerning the amphitheater.
- The Board received additional appreciation for their service, and a caution about allowing a project to become divisive in the community, particularly if there is a drastic change the project as it develops.
- Community member Lance Nelson, retired marketing director for the Portland Symphony, offered his willingness to work with community in marketing.
- Attendees' applause confirmed their support of a community member's advocacy for the Villages at Mt. Hood to be conservative in taking a direction that leads to increased urbanization.

### **Adjournment**

The Chair adjourned the meeting at 12:30 pm.

Respectfully submitted,  
Marilyn Peterson, Mountain Quail Business Services, Inc.