

General Membership Meeting Minutes Canemah Neighborhood Association

November 17, 2016
John Adams Fire Station, 624 7th Street, Oregon City

Call to Order 7:04 by Tori Goodwin, Vice-Chair

Additions to the Agenda None

Community Updates

Oregon City Police Department, Jason Lemons jlemons@orcify.org

City-wide crime stats

Public Comments

Patti Webb said that she would appreciate it if the secretary would not use the meeting minutes to express personal opinions, and that there are a lot of things in [the September minutes] that are not really necessary, including quotes from speakers and “things that he should take up in private with Rob Lorey.”

Reports

CIC Update by Dennis Anderson

CIC met on Nov. 7. Most of the meeting was about John Lewis’s presentation on Public Works projects currently underway. There also was a presentation by the Girl Scouts regarding involvement in the Parks Foundation.

HRB Update by Ken Baysinger

In the September meeting the HRB approved the design for new construction at 625 4th Ave., (HR 16-06) with the condition that the covered breezeway between the house and the detached garage be deleted from the plan. The applicant appealed that condition before the City Commission. The appeal was rejected. That building permit application is now pending the geo-tech study.

In the October meeting the HRB gave design advice to the applicant to build on the downslope side of 4th Ave. just east of Miller St. (HR 16-02) Generally the HRB view was that the concept looks pretty good.

Paul Edgar stated that some neighbors got together and created a “report on the Canemah neighborhood,” which was presented to the HRB at the September meeting in regards to the 625 4th Ave. application. Mr. Edgar stated the opinion that the HRB should have paid more attention to what was stated in that report in the deliberation on HR 16-06.

In answer to Mr. Edgar’s concern, Mr. Baysinger explained that the HRB approval was based in part on the 2013 approval of the same plan, but that the condition regarding the covered breezeway was added to mitigate horizontal massing.

Sheila Decker expressed concern about the HR 16-02 application, regarding rainwater drainage issues. Mr. Baysinger explained that the applicant has addressed that with a

plan to capture all of the runoff from Miller St. and 4th Ave and pipe it to the storm drain system.

Paul Edgar expressed the opinion that there is a major landslide “all along the whole ridge.” Mr. Edgar gave a protracted lecture on the geological hazards and water resource requirements in city code.

Treasurer’s Report by Ken Baysinger:

\$1786 in Savings, \$679.41 in Checking

Meeting Minutes from September 15 meeting were approved by unanimous vote.

Unfinished Business

Land Use Update by Ron Bistline

Mr. Bistline restated the HRB action regarding 625 4th Ave. and the subsequent appeal. The geo-tech report as not yet been submitted, but when it is it will be available for public comment.

Regarding HR 16-02, Mr. Bistline stated that the proposed design will be submitted at the November HRB meeting, but the approval discussion will be at the January meeting. Geo-tech is required and will be available for public comment when submitted.

Regarding the Canemah Cottages (at 5th Ave and Miller St.) it will be presented to the HRB for design advice November 22. State water wetland resource status in under investigation. . Geo-tech is required and will be available for public comment when submitted.

A proposal for construction on the up-slope side of 4th Ave. at Ganong St. is in the works and may be up for design advice at the January HRB meeting.

Paul Edgar then stated that he had received an email from Rob Lorey appointing him to be the permanent Land Use Chair. Mr. Edgar asserted that the Chair has the authority to make that appointment.

Tori Goodwin answered that the Chair does not have that authority. She then read from Bylaws Article V Section 1A: “The Chairman may appoint members to serve on special projects (i.e. The South Fork Water Board Citizen Advisory Committee, the Oregon City Rate Review Committee, Transportation Advisory Committee, and other committees of the City of Oregon City and other jurisdictions such as Tri-met, Metro, etc.” Ms. Goodwin stated that because the Land Use Chair appointment is not on that list, the Chair cannot make that appointment.

Paul Edgar then made a motion to put his appointment as Land Use Chair to a vote of the general membership. He expanded that to include all positions, including appointments made by the Steering Committee, referring specifically to the appointments of Ron Bistline and Dennis Anderson to the Steering Committee.

Ken Baysinger answered that the bylaws will have to be amended to make that possible.

Mr. Edgar continued to challenge Dennis Anderson’s position on the Steering Committee, repeating that there should be a general membership vote. He began

shouting at Dennis Anderson, demanding that there should be a vote on whether or not Mr. Anderson should be on the Steering Committee.

Tori Goodwin read from the Bylaws Article IV Section 4: “When a vacancy occurs, the Steering Committee may make a temporary appointment to serve until the next general election.”

Mr. Edgar continued to demand that Mr. Anderson state whether he believed that the Bylaws should be changed to allow the general membership to vote on filling Steering Committee vacancies.

Monica Spravzoff pointed out that the appointments of Mr. Anderson and Mr. Bistline were done in full compliance with the Bylaws.

Patti Webb asked why the neighborhood has two representatives at CIC meetings. Mr. Anderson explained that all of the neighborhood association have two representatives—a voting member and an alternate. It is at the discretion of the individuals whether the alternate reps attend the meetings, but in any case there is only one vote.

Clint Goodwin returned to the question of Land Use Chair. He asked if he could make a motion to have a vote on appointing Paul Edgar as Land Use Chair until the next general election.

Mr. Baysinger read from Article VI Section 2: “Members of standing committees shall elect their own committee Chairman and Vice Chairman,” and also “Members of the standing committees shall be appointed by the Steering Committee.”

Monica Spravzoff asked for clarification regarding the meeting that Paul Edgar and Ron Bistline (and others) had to discuss the home design for 625 4th Ave. Was that a Land Use Committee?

Mr. Edgar said that it was a group of interested people. They did not represent themselves as spokesmen for the neighborhood association.

Sheila Decker suggested that this topic be put on the agenda for the next steering committee or general membership meeting. Ms. Decker asked for clarification on the appointments of Dennis Anderson and Ron Bistline to the Steering Committee, asserting that they should have been voted on by the general membership.

Tori Goodwin repeated that the Bylaws state that the appointments are to fill the remainder of the terms of those who vacated the positions, not just until the next general meeting.

Several people expressed confusion as to whether the discussion was about the CIC position or the Steering Committee position. The question was raised regarding how CIC reps are appointed.

Ken Baysinger said that the CIC reps were appointed by the Chair at the December Steering Committee meeting—Jessica Smith at Lead, Dennis Anderson as Alternate. When Ms. Smith resigned, the issue came before the Steering Committee in the May meeting. Ken Baysinger, acting chair in the absence of Rob Lorey appointed Dennis Anderson to the Lead position and Linda Baysinger to be alternate.

Sheila Decker asked for clarification on who is on the Steering Committee. It currently consists of the four elected officers, Rob Lorey, Tori Goodwin, Ken Baysinger, and Karen Blaha, plus Past Chair Linda Baysinger and the four at-large members, Sheila Decker, Ron Bistline, Bob Siewert, and Dennis Anderson.

Carolyn Rothschild stated that the wetlands issue regarding the Canemah Cottages site was brought up at the end of the September meeting and documents were handed out, and Rob indicated that it was going to be a topic of discussion for this meeting. So why is it not on the agenda?

Ken Baysinger answered that nobody brought it up at the Steering Committee meeting where the agenda was set. Whatever the discussion was with Rob Lorey, it took place after adjournment. Rob Lorey was not at the Steering Committee meeting and gave no guidance to those who were.

Ms. Rothschild said that everybody heard when Paul Edgar attempted to bring up the topic at the September meeting.

[Secretary's Explanation: That took place after 9:00. Nobody had exercised the option to ask that the item be added to the agenda when given the opportunity at the beginning of the meeting, so it was not. A motion was made for adjournment before any action was taken.]

Paul Edgar stated that this is an example of why we need to have a Land Use Chair, and challenged the legality of Ron Bistline's appointment as Liaison on Land Use.

Sheila Decker asked that we be sure to put the wetlands issue on the agenda for the next general meeting.

Monica Spravzoff pointed out that at the beginning of the meeting, the Chair asked if there were any additions to the agenda, and asked why nobody spoke up. Paul Edgar answered that he had intended to bring it up as part of the HRB Report discussion.

Ms. Spravzoff expressed disappointment that she is labeled as not caring about historical issues simply because she does not live in a historic home. This led to a rambling discussion regarding infill, city code, and what the neighborhood argument is all about.

Presentation by Chris Staggs regarding Cottage development

Chris Staggs spoke in detail about his background and goals for the project, the current status of the project, and on the proposed design.

Points made include:

Staggs' firm has considerable experience, nationwide, in new construction within historic neighborhoods.

He is committed to preserving the wetland area of the property and incorporating it as a feature for livability in the project, with a walkway around the wetland.

Will be at 11/22 HRB meeting for design advice, and hopes to have plans for approval at the January HRB meeting.

Cottage home guidelines allow two cottages on each 5,000 sq.ft. lot. He has 4 lots and wants to build 7 cottages.

Cottages are designed in the vernacular style, within the guidelines for Canemah. Will add additional trees to the property.

Questions and comments:

In answer to Clint Goodwin's question, one cottage, facing 4th Ave, will require excavating the site to near street level in order to make a safe grade for the driveway, and there will be 10-foot retaining walls on the sides.

The alleyway between Goodwin's property and the 4th Ave. part of the development will be retained as a public right of way to the wetland.

Sheila Decker asked how public access to the wetland, which is mostly on private property, will be guaranteed. Staggs indicated that it would be part of the homeowner's association agreement.

Ms. Decker asked if there was precedent for houses as small as 600 sq.ft. Other attendees gave examples of small houses at 3rd Ave. & Jerome St. and Apperson St. & McLoughlin. Staggs explained that other homes in Canemah were originally built very small, and then were remodeled to be larger.

Chris Sweet asked about parking. Staggs said there will be 10 parking spaces for the 7 cottages, as required by code.

Paul Edgar asserted that there are springs on the hillside above the property that have not been mapped and that the impact of those on the Staggs site is unknown. Staggs said that the geo-tech study will answer the questions.

The discussion broke down into an emotional argument about whether or not the clearing of the property by Staggs was done in conformance with city code.

Meeting Adjourned by Tori Goodwin 9:05 p.m.

Items on the agenda not covered will be taken-up at the next meeting.

Minutes by Ken Baysinger, Secretary
Canemah Neighborhood Association
November 22, 2016

NOV 17 2016

Signature	Last Name	First Name	Address
	Anderson	Dennis	804 4th Ave
	Ares	Jon	xxx 4th Ave
<i>KG Baysinger</i>	Baysinger	Ken	516 1st Ave
<i>Linda Baysinger</i>	Baysinger	Linda	516 1st Ave
	Belfay	Mike	507 4th Ave
	Bistline	Debbie	716 4th Ave
<i>Ken Bistline</i>	Bistline	Ron	716 4th Ave
	Blaha	Karen	514 4th Ave
	Blythe	Grant	407 5th Ave
<i>Susan Borger</i>	Borger	Susan	804 4th Ave
	Brainard	Amy	515 S McLoughlin Blvd
	Bronte	Denise	202 5th Ave
	Cacciata	Kerri	405 4th Ave
	Carey	Maureen	416 4th Ave
	Corbett	Vicki	507 3rd Ave
	Crone	Joyce	903 S McLoughlin Blvd
	Dale	Oliver	310 3rd Ave
	Decker	Laine	215 Miller St
<i>Sheila Decker</i>	Decker	Sheila	215 Miller St
	Delameter	James	900 4th Ave
	DeYoung	Matt	421 5th Ave
	Deitch	Ben	316 3rd Ave
	Dimms	Amber	405 4th Ave
	Dobbins	Darren	708 S McLoughlin Blvd
	Dobbins	Jennifer	708 S McLoughlin Blvd

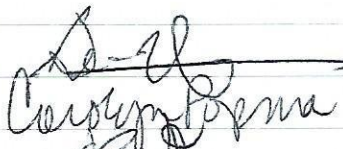
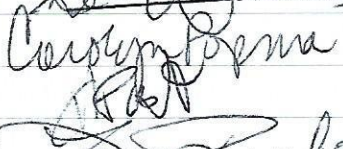
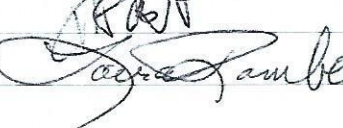
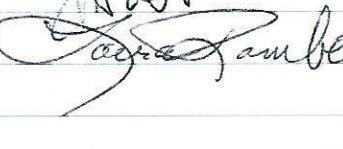

A - D

NOV 17 2016

Signature	Last Name	First Name	Address
Joanne Dutice	Dunlap	Verna	303 S. High St
	Dutra	Joanne	106 Miller St
	Dylla	Donna	701 3rd Ave
Fischer	Economou	Tory	609 3rd Ave
	Edgar	Patricia	211 5th Ave
	Edgar	Paul	211 5th Ave
Caroly	Enstad	Terry	316 S McLoughlin Blvd
	Fischer	Daniel	421 5th Ave
	Flynn	Carolyn	408 4th Ave
Carol	Garcia	Jose Luis	814 4th Ave
	Gomez	Anthony	503 3rd Ave
	Goodwin	Clint	502 4th Ave
Jill	Goodwin	Tori	502 4th Ave
	Hargis	Clint	812 5th Ave
	Hargis	Nicole	812 5th Ave
	Headrick	Judy	705 3rd Ave
	Heinz	Bill	
	Heinz	Johna	
	Heydel	Brent	610 1st Ave
	Heydel	Kathy	608 1st Ave
	Houseman	Andy	210 Hedges St
Cal K	Jabin	Laura	202 5th Ave
	Koontz	Carl	106 Miller St
	Koop	Rosemary	607 S McLoughlin Blvd
	Kramer	Amber	501 4th Ave

D - K

Nov 17 2016

Signature	Last Name	First Name	Address
	Kuhl	Anna	713 4th Ave
	Law	Christine	801 3rd Ave #7
	Lawson	Sandra	349 5th Ave
	Lorey	Robert	702 4th Ave
	McCuen	Dennis	311 Ganong St
	McShannon	Jennifer	702 4th Ave
	Medialdea	Dena	707 5th Pl
	Michaelis	Greta	707 4th Ave
	Michels	Gabe	605 4th Ave
	Michels	Jenny	605 4th Ave
	Mieher	Marc	507 3rd Ave
	Mielnik	Linda	714 5th Pl
	Minton	Scott	405 4th Ave
	Morton	Cyndi	608 S McLoughlin Blvd
	Morton	John	608 S McLoughlin Blvd
	Mulder	Garret	716 3rd Ave
	Onishchenko	Alex	625 4th Ave
	Perreira	Robert	502 S McLoughlin Blvd
	Popma	Brant	510 1st Ave
	Popma	Carolyn	510 1st Ave
	Post	Howard	302 Blanchard St
	Rambo	Laura	203 3rd Ave
	Ramsey	Don	808 5th Pl
	Ramsey	Susan	808 5th Pl
	Riggle	Jim	203 3rd Ave

K-R -

NOV 17 2016

Signature	Last Name	First Name	Address
	Roddy	James	709 5th Pl
	Rosthchild	Reid	408 4th Ave
	Scheehean	Ann Marie	209 Apperson St
	Scheehean	Mike	209 Apperson St
	Shull	Alan	713 5th Pl
	Shull	Jane	713 5th Pl
	Siewert	Bob	349 5th Ave
	Simon	Carolyn	302 Blanchard St
	Smith	Jessica	609 3rd Ave
	Smith	Lindy	602 1st Ave
	Smith	Ryan	602 1st Ave
<i>Yvonne Spravzoff</i>	Spravzoff	Monica	502 5th Pl
	Springer	Kathleen	615 4th Ave
<i>Chris</i>	Springer	Robert	615 4th Ave
	Staggs	Chris	4th & MILLER
	Stone	Laura	716 4th Ave
<i>R. Chris Sweet</i>	Sweet	Chris	514 4th Ave
	Sweet	Rick	514 4th Ave
	Tacoma	Susanne	814 4th Ave
	Tester	Sandra	715 3rd Ave
	Tinseth	Ken	903 5th Ave
	Tinseth	Wendy	903 5th Ave
	Tjaden	Nick	515 S McLoughlin Blvd
	Van Der Sluis	Mandi	815 5th Ave
	Van Ommen	John	501 4th Ave

R - V

NOV 17 2016

[illegible]

V - Z