

Evergreen Neighborhood Association (ENA - CC)
Coordinating Committee Meeting
Monday January 13, 2014 7:00-8:45 p.m.
Our Lady of the Lake School

Minutes

Board members present: Chair - Paden Prichard, Pete Davis, Carol Goss, Ron Spears, Don Graham, Dave Pinch, Norma Prichard, Bill Gordon, Dave Hawley, Jim Stewart, and Carol Radich

Board members absent: Diana Boom, Darryl Boom, Warren Bacon, Diane Grover, Greg Wimmer

Other ENA residents present, Mary Magrath, Rob and Mary Morgentale, Rob and Jan Goodwin, David Radich, Don Nash, Karen Juergen, Jane Taber, Janice Steeck, Caroline Wilson, Greg Lang, Maria Danc..., Bob & Kristy Light

Paden called the meeting to order at 7:00 p.m.

Discussion of forming a neighborhood committee willing to address grievances (refer to by-laws, Article X)

Paden explained that a number of neighbors have asked for ENA support in asking property owners in the neighborhood to clean up unsightly properties. Of particular interest was a property on lower Lake Forest Drive. (Pictures of the property with multiple cars, etc. were shown). Neighbors have asked that the owners clean up the property and have met with no success. The City has also been notified and although the police did a drive by, nothing has been changed. Some suggestions were offered: Jan Goodwin suggested that the Fire Dept be notified because there appear to be issues of hoarding; David Radich suggested that ENA send a letter to the City. After some discussion, Bill presented a plan that was informally agreed to: first, the concerned neighbor(s) would approach, if possible, the offending owner; then, if there were no action, the neighbor(s) should call the appropriate city department: police and/or fire. If there were still no appropriate results, ENA would be asked to escalate the issue by sending a letter from the board to the City Manager.

As a related but separate issue, Paden asked if a sub-committee might be formed to deal with issues of unkempt yards due, not to negligence, but to lack of ability to take care of such issues (e.g. due to physical or age-related problems). In this case, Paden suggested that this would take the form of ENA offering help, a 'reach-out' not a 'policing' committee. Several expressed their approval of this approach; Paden and Pete both offered to be on this sub-committee.

LO-Tigard water project pipeline

Paden briefly explained that due to substantial increases in the cost of drilling, the original route for the water pipeline which would have been under Lakewood Bay, then up 5th and on to Evergreen has been changed. The new route will be up State and then B Avenue to 10th beginning possibly as early as next spring.

Our Lady of the Lake Traffic Study

Paden reported that the OLL traffic that had originally increased along Evergreen Road after the new school opened, has now been substantially reduced to acceptable levels. This reduction in neighborhood traffic was due in large part to the efforts of the school in providing information to parents about neighborhood traffic issues. Letters from the school urged parents to use 8th and A Avenue when approaching or leaving the school parking lot. Paden suggested that ENA write a letter to OLL thanking them for stepping up to the issue. Carol R. will draft a letter to be sent.

Neighborhood Social Director

After four years of planning both the neighborhood picnics and the holiday parties, Norma has asked for someone new to take on the job. Carol thanked Norma for all her hard work and suggested that unless someone else is willing to take on the responsibility for all events, we might ask for a volunteer to head up each event separately. According to the by-laws, there is no official position for 'social director' and the individual that organizes the events does not necessarily have to be on the board. Norma noted that although the next holiday party is nearly a year away, it is necessary to place the reservation soon for the Heritage House. The board informally decided to schedule the next party for Dec. 5 and asked Norma to make the reservation. Norma has notes that she will share with whoever volunteers to take over the social activities. No volunteers came forth at this meeting.

ENA response to the DRC regarding the Wizer Block development

Carol reported that, in accordance with the motion made at the October 23 general meeting, she has been preparing ENA testimony to present to the DRC regarding the Wizer Block development. The final application documents, including the staff report, were made available last week and the DRC meeting is scheduled for January 22. As part of the testimony, Carol will report the results of the neighborhood 'survey', including both the numbers and a summary of the comments. ENA will ask for denial of the application based on scale, density, traffic, and parking, those being the major issues identified both in comments from the survey and in remarks at the general meetings.

Bill Gordon stated that it might be more even handed if the narrative included a brief minority statement specifying what the neighborhood liked about the project. When asked what that might be, he answered that, for example, we might recognize the positive aspects such as public parking, the walkways, Leed building, etc. Carol answered that the developer would have plenty of opportunity to explain all the positive parts of the project and that she didn't believe it was our obligation to repeat those. She stated that our testimony would include a statement that Evergreen neighbors support development of the Wizer Block but not the W&K development as currently proposed. Dave Pinch stated that everyone can go to the DRC and present their own testimony, positive or negative

Several neighbors asked ENA to send a notice reminding everyone of the DRC meeting on the 22nd. The notice should include instructions on how to submit written and verbal testimony. Carol and Paden will draft a notice and ask Diana, to send it via the ENA email account.

Paden asked who was on the sub-committee drafting the testimony. Carol reported that Diana Boom was helping with all parts of the testimony. Pete Davis was looking at parking issues as he had been the ENA representative to the Parking studies group. Chris Brien is looking at traffic. Paden asked if there were not to be seven on the sub-committee, but Carol responded that the motion had said 'up to seven'.

January 18 Mayor's Meeting

Paden stated that he will attend the monthly mayor's meeting for neighborhood chairs on Jan. 18 and asked if anyone had issues they would like him to take to the meeting. Jan Goodwin asked that the zoning issues in the Downtown Redevelopment District be looked at for possible revision because of the density and height they allow. Paden suggested that Council is working now on their goals for the coming year. This would be one that could be added but there would be difficulties obtaining down-zoning as it is a 'taking'.

Other

Don Graham noted that the two-hour parking limit on 4th between A and Evergreen will be enforced beginning Feb. 1. It would be a good idea for neighbors to be aware of additional parking in the neighborhood that might result.

Pete Davis mentioned that the city may be looking at the building for sale on A Ave. and 3rd and that could affect the development of city property on Block 135.

Mary Magrath asked if anyone knew about a possible sale of the Safeway Building. Paden said that Safeway had just signed a new lease.

Submitted by:

Carol Radich in the absence of
Diana Boom
ENA CC secretary

Date Approved: May 13, 2014

Evergreen Neighborhood Association (ENA)
General Membership Meeting
Tuesday, May 13, 2014, 7:00 - 9:00 p.m.
Our Lady of the Lake Parish Hall

Minutes

Board members present: Don Graham, Acting chair, Darryl Boom, Diana Boom, Warren Bacon, Carol Goss, Dave Pinch, Carol Radich, Bill Gordon, Pete Davis and Dave Hawley

Board members absent: Diane Grover, Jim Stewart, Greg Wimmer (Ron Spears, Paden Prichard and Norma Prichard resigned from the board)

ENA members present: June Boyle, George Edens, Elaine Rowzee, Robert Rowzee, Gerry Good, Esther Good, Mary Mogentale, Rob Mogentale, Mary Magrath, Jan Goodwin, Jonathan Puskas, Anne Meneakis, Maggie Conacher, Laury Cooper, Allen & Jill Culver, Lita Grigg, Barry Reeves, Kate DePree, Caroline Wilson, John Brien, Tom Grigg, Kristy Light, Lynne Bacon and David Radich

Guests: Carole Ockert, FAN/FH NA chair and Tana Haynes

Don Graham called the meeting to order at 7 p.m.

1. Minutes of 10/23/13 general meeting and 1/13/14 board meeting were approved by unanimous votes.

2. Treasurer's Report - Dave Pinch reported that we began the year with \$2010, and as of 4/30/14 we have a balance of \$1307. Most of the money was spent on the picnic and holiday party.

3. North Anchor Update - Dave Pinch

Dave attended the FAN/FH annual meeting where there was a discussion of the city-owned "North Anchor" property. The "North Anchor" area is located downtown, generally encompassing the area around 1st and B. The city (as LORA) invested \$7 million in purchasing property in that area.

FAN/FH residents voiced concerns regarding: traffic, boutique shops driving out existing shops; wanting new and re-development to be in scale with existing structures; problems with Block 137/Wizer - being unsure what would be built and how it would affect traffic and other development; and the library.

4. "Evergreen Park" - Bill Gordon

Bill Gordon is chair of PRAB - Parks & Rec Advisory Board and an advocate for the 3rd

and Evergreen green space to become a designated city park or green space. In 2002, LORA purchased the land for approximately \$350,000. Over the years, ENA has wanted the area to remain open space, but the city has at times indicated that it might be developed for city use - as LOCOM facility for instance. Bill said that at a recent budget committee meeting, the city indicated that it does not have plans to develop the space, but Bill believes ENA can and should let the city know what we want in the form of a motion and letter of support.

MOTION by Bill Gordon; second Diana Boom:

"The Evergreen Neighborhood Association formally and strongly supports the designation of the open green space at the corner of Evergreen and Third St (the southeast quarter of block 135) as a neighborhood city park. Park designation is a goal documented in the Evergreen Neighborhood Plan approved by the city. In addition, the board will send a letter of support to the mayor, city councilors, city manager and redevelopment director. This letter will formalize ENA's strong support for park designation and the related rationale."

Discussion followed. Jan Goodwin said that she and others have been investigating the history and legality of open space designations and that the city might not even have the legal authority to develop certain plats due to previous restrictions or requirements on some lots. Jan volunteered to work on this. There was consensus that passing the motion would not hinder continued research. The new board might want to look at this. Motion passed on unanimous vote. Diana will send the draft letter to the new board for review.

6. Picnic - Don Graham

For the past 2 years, ENA has sponsored a neighborhood picnic. There is considerable work involved, but it could possibly be done as a pot-luck to make it easier. Don wanted to know if people were interested in continuing the picnic. The board will discuss.

7. Wizer / Block 137 Update - Carol Radich

Several weeks ago, developer Pat Kessi met with several ENA members. At that meeting, Kessi indicated that he would address DRC's concerns:

- 1) residential ground floor units - change to commercial
 - 2) driveway location on 1st Street - he will move
 - 3) non-conforming 5th floor - consider removing on bldg. B
 - 4) corner design at plaza - consider design changes
 - 5) massing of buildings - consider design changes
- and he might increase commercial to 36,000 sq. ft, and decrease residential to 202 units (from 228).

Kessi also said that was planning to submit revised plans in time for a May 20 DRC hearing. However, as of today, city planner Leslie Hamilton said she has not received anything, and no DRC date has been set.

As soon as new info is received, ENA will review plans and call another neighborhood meeting to provide info and get input. A couple of people reported that Gene Wizer repaired the parking lot and entered into new leases with businesses.

City staff has said that the best way to track the project is to check city website. Project ID is: LU 13-0046.

8. Proposed city code changes - Carol Radich

The city is proposing many changes to the Community Development Code (CDC) some of those affect downtown (EC Zone) and neighborhoods. The next meeting is Thursday. This is something we should know about and track. It will be put on the board agenda. Anyone who wants to help should contact Carol.

9. Election of board members and officers - Warren Bacon and Darryl Boom
Warren, Darryl and Don served as the nominating committee. They talked about responsibilities and expectations of board members and presented the slate:

Don Graham, Carol Radich, Diana Boom, Dave Pinch, Annie Meneakis, Bill Gordon, Carol Goss, Dave Hawley, Diane Grover, Don Nash, Gerry Good, Jan Goodwin, Jim Stewart, Pete Davis, Rachel Verdick, Rob Mogentale, Robert Rowzee, and Warren Bacon.

There were 2 nominations from the floor: Jonathan Puskas and Mary Magrath. All nominees have agreed to serve on the board. On unanimous vote, all nominees were elected. (There were 2 proxy votes sent to Don Graham which did not include all board nominees, but did not affect the outcome of the election.)

Warren and Darryl then presented the nominees for officers:

Don Graham - Chair

Carol Radich - Vice chair

Diana Boom - Secretary

Dave Pinch - Treasurer

There were no nominations from the floor. The slate was elected by unanimous vote.

11. Closing - Don Graham

Don welcomed the new board and thanked everyone for coming. Meeting was adjourned at 9:00 p.m.

Submitted by:

Diana Boom, Secretary

Date approved: July 9, 2014

Evergreen Neighborhood Association (ENA - CC)
Coordinating Committee Meeting
Wednesday, May 28, 2014 7:00 p.m.
Our Lady of the Lake Parish Hall

Minutes

Board members present: Chair - Don Graham, Dave Pinch, Dave Hawley, Jim Stewart, Robert Rowzee, Rob Mogentale, Jan Goodwin, Rachel Verdick, Warren Bacon, Mary McGrath and Diana Boom at 7:00 p.m. Carol Radich, Gerry Good, and Don Nash arrived at about 8 p.m.

Board members absent: Diane Grover, Bill Gordon, Carol Goss, Pete Davis, Annie Meneakis, Jonathan Puskas

Don called the meeting to order at 7:05 p.m. This is the first meeting of the new board; everyone introduced themselves. A list of board members and contact info was distributed. Members were encouraged to go to the ENA website or to the city's website to access the ENA by-laws and neighborhood plan. Minutes of past meetings and other info is also on the site:

<https://sites.google.com/site/evergreenneighborhood/Home>

Mayor's Meeting

Don Graham has been attending these meetings as chair and will continue to do so. After each meeting, he will try to write a summary for distribution to the board. If Don is unable to attend a meeting, he will ask another board member to fill in for him.

FAN/FH (First Addition Neighborhood / Forest Hills)

Carole Ockert, FAN/FH chair suggested that ENA and FAN stay in touch as there are many issues that affect both our neighborhoods. Don G will do that as chair and report back to the board as needed.

LONAC (LO Neighborhood Action Coalition)

We have several board members who attend the monthly meetings and are members of LONAC. Frequently there are discussions that are of interest to our neighborhood, and it would be beneficial for the board to have that info in a timely manner. Gerry Good is a LONAC member and agreed to report info to the board. LONAC meeting are usually the first Saturday of the month at Heritage House and are open to the public.

ENA / City contact, ENA website

The city has asked each neighborhood assn. to select a contact person to receive city mail and email. Carol R has agreed to receive mail and will distribute as needed. City mail includes notices of tree cutting permits, pre-app meetings, and planning application

packets.

Diana manages the ENA email. (loevergreenna@outlook.com) At the board's suggestion she will email links to city sites so that people can sign up on their own to receive info. She will continue to email info from the city to the board.

Darryl Boom manages the ENA website and has agreed to continue doing this.

Coordinating Committee meeting day and time

The board agreed to meet the first Wednesday of the month at 7 p.m., beginning July 2. Diana will try to get a meeting room at Our Lady of the Lake. Robert Rowzee and Jan Goodwin offered their homes for meetings.

Pre-App meetings

For some development applications the city requires a 'pre-application' meeting with the neighborhood. Warren agreed to continue doing this as he has in the past, and Rachel Verdick agreed to help. There is city-required training before attending pre-app meetings. Warren will find out about the next training.

Tree Removal permits

Warren and Rachel Verdick will also review these applications. Warren will check on the Aug. 18 city workshop.

By-laws Committee

Our by-laws need review. Jan Goodwin agreed to chair this committee, and she said Dave Radich and Jim Stewart agreed to help. Darryl Boom also volunteered to help.

Nominating Committee

This is something the by-laws committee will review. No action needed at this time.

Neighborhood Enhancement Grant

The city has budgeted a total of \$50,000 for neighborhood grants. Mary McGrath suggested a project to clean up or enhance the triangle at the intersection of Berwick and 10th. Other suggestions included neighbor outreach and/or clean up. Mary will contact Sarah Selden about these projects. Diana made a motion that the board appoint Mary to work on the application to submit to the city. Motion passed on unanimous vote.

Evergreen Park

At the May 13 neighborhood meeting, Bill Gordon proposed that we send a letter to the city formally requesting that the 3rd & Evergreen green space be designated as a city park. There was general agreement that we want this area to remain open space, and Bill was asked to submit a draft letter for the board to review.

Bill's letter was sent to the board, but Bill was not able to attend tonight's meeting so the discussion took place without him. Because there doesn't seem to be any urgency about this, and because of the uncertainty of Block 137, the board decided not to take action at this time.

ENA Traffic Committee & ENA Plan action items

When our neighborhood plan was adopted, there were several stated future goals and tasks for the neighborhood and the city. When Dave Pinch was chair, he collated these tasks into a list of action items related to traffic and pedestrian safety. These items can be added to the board's goals, or taken up by the Traffic Comm. Discussion about who is on Traffic comm, and when it will meet. Diana will send the action items list and chart to board members.

Improving communication with neighborhood businesses

In the past our neighborhood, mainly through Chris Brien, kept in touch with our neighborhood businesses. Don G wanted us to talk about doing this again. The board agreed that we need to communicate and support our neighborhood businesses. Robert Rowzee said he would talk to Chris about this and report back to the board.

Neighborhood reach-out

Carol R brought up an earlier board discussion about reaching out to neighbors who might need help. Paden Prichard and Pete Davis had volunteered to head this up. Carol said that Kay DePree might want to be part of this. Carol will contact Pete about Kay's possible interest. The board agreed that we can also do more to stay connected to each other, not just those needing help. We'll talk about this at our next meeting.

CDC (Community Development Code) changes

City planning staff is currently working on 'housekeeping' measures. Several items were the subject of a public hearing tonight, which is why several board members were late. They (Carol R, Don N, and Gerry) reported that the changes we were most concerned about were not approved, but will likely be brought back at a future date.

Other proposed CDC changes are grouped into 2 categories: "Nonconforming and Variance Code Amendments" and "Clear and Objective Housing Standards." These proposed changes could have a huge impact on our neighborhood, especially the downtown area. The city wants comments by June 10. Carol R agreed to coordinate the task of reviewing the city's material and drafting a response. Carol Goss, Rachel, Don N, and Diana will help. The board agreed that we will work with FAN/FH and LONAC.

Block 137 / Wizer Development

Carol R reported that she expects Pat Kessi (W&K Development) to submit his revised application very soon. Mary said she checks with the city every day and will report to the

board when she has information.

Holiday Party

For the past 2 years, Norma Prichard coordinated the holiday party. She reserved the Heritage House on Friday December 5, for this year's party. Diana will confirm the date.

Picnic

Do we want to have a picnic? The picnic could be a simple affair, with pot-luck dishes, music and games. Rob Mogentale agreed to coordinate. It was suggested that he contact Greg Lang for music and Greg Wimmer for kids' games.

Meeting adjourned at 9 p.m.

Submitted by:

Diana Boom
ENA CC secretary

Date Approved: 6/16/14

Evergreen Neighborhood Association (ENA - CC)
Coordinating Committee Meeting
Monday, June 16, 2014 at 7:00 p.m.
Home of Jan Goodwin

Minutes

Board members present: Chair - Don Graham, Dave Pinch, Dave Hawley, Jim Stewart, Diane Grover, Pete Davis, Rob Mogentale, Jan Goodwin, Warren Bacon, Mary McGrath, Jonathan Puskas, and Diana Boom. Rachel Verdick arrived at 7:30

Board members absent: Robert Rowzee, Don Nash, Bill Gordon, Carol Goss, Annie Meneakis, Gerry Good

Don called the meeting to order at 7 p.m.

I. Approval of minutes 5/28/14 - unanimously approved.

II. Block 137 - Wizer property

The primary purpose of tonight's meeting was to discuss how ENA will give and receive information to and from the neighborhood regarding W&K Developers (Pat Kessi's group) revised proposal for Block 137.

a) Survey: yes or no?

Don led a discussion regarding a survey. At Gerry's request, Don read his statement. After discussion, the following motion by Jonathan, seconded by Rob, was unanimously approved:

ENA will submit this "yes" or "no" question to members: Do you approve of the current Block 137 / Wizer proposal? ENA will provide written information to members regarding the proposal.

b) General membership meeting: yes or no?

After discussion, the following motion by Carol R, seconded by Diana, was unanimously approved:

ENA will hold a general membership meeting on July 9 to inform members, answer questions, and get their opinions regarding the revised plans.

In further discussion, the board decided that the survey question will be presented at the July 9 meeting, and after that via email (with information included). Members will be encouraged to talk to their neighbors who might not use email and/or did not attend the meeting in order to get as many responses as possible. The results will be tallied by the board.

III. Holiday Party

Heritage House did not have a reservation for ENA on Dec. 5, but it is now 'penciled in.' A deposit and application must be submitted before the reservation is complete. Jonathan will work on this and report back to the board.

IV. Neighborhood Reach-out

Diana suggested that a newsletter would be beneficial for staying in touch with residents and businesses. This will be discussed at a future meeting.

Meeting adjourned at 9 p.m.

Submitted by:
Diana Boom, Secretary

Approved: July 17, 2014

Evergreen Neighborhood Association (ENA)
General Membership Meeting
Wednesday, July 9, 2014, 7:00 p.m.
Our Lady of the Lake Parish Hall

Minutes

Board members present: Don Graham (chair), Diana Boom, Carol Radich, Bill Gordon, Carol Goss, Dave Hawley, Don Nash, Gerry Good, Jan Goodwin, Jim Stewart, Jonathan Puskas, Mary Magrath, Pete Davis, Rachel Verdick, Rob Mogentale, Robert Rowzee and Warren Bacon

Board members absent: Diane Grover, Dave Pinch, Annie Meneakis

Attendance (people who signed in): Kristy Light, Linda Freedman, Mary Nilson, Barb Mollineux, John Brien, Linda Vigliotto, Sonja Street, Dan & Patricia Goins, Greg Lang, Wendy Wright, Janice Steeck, Rob Moneyhan, Steve Eklund, John Conacher, George Baetjer, Barry Cain, Deanna Tonks, Mary Mogentale, Tye Harwood, Darryl Boom, Elaine Rowzee, Hal & Jan Kearney, Ruth Risch, Dave Radich, Patricia Hudson, Carolyn Krebs, Jim Bolland, Karen Gilden, Judy Davis, Caroline Wilson, Joe and Judy Johnson, Chris Brien, Kelley Brewster, Carole Ockert, June Cameron, H.D. Lutz, Tana Haynes, Paula Diamond, George Diamond, M. Rudin, Maggie Conacher, Roger Long, Stephanie & Richard Lynch, Paul Brossia, and Esther Good

Don Graham called the meeting to order at 7 p.m.

Minutes of the May 28, 2014 general meeting were approved on unanimous vote.

Wizer proposal - Block 137 - LU 13-0046

The meeting was called to present information, answer questions, discuss and gather the opinions of the members about the revised plans for the Wizer Block (Block 137). The drawings for the revised plan were available for people to review before and after the meeting.

Carol Radich led the discussion and began by presenting the changes in the revised plans. These are the significant changes:

- * Fifth floor on Building B was removed. This reduced the height across from the townhomes on 2nd by about 10 feet.
- * Ground floor on the walkways of buildings A and C has been changed from residential to retail.
- * Those two changes resulted in a decrease of the number of apartments from 228 to 207 (14 studio, 103 one-bed, 90 two & three-bed apartments).
- * The ground floor change also resulted in an increase of 8500 square feet of retail, now 36,500 square feet.
- * The other significant changes are in the design of the buildings. Rooflines and facades have been redesigned to give a more traditional look and to help break up

the mass of the buildings.

- * The driveway for retail parking has been realigned with Lakeview Village driveway and the ramp design improved.

The revised plan has 3 buildings, all 4-stories, which total 291,000 sq. ft. This compares to 6 buildings in Lake View Village which total 99,000 sq. ft. This does not include the city's above-ground parking garage.

Parking was a major topic in the discussion. For residential parking, there will be 242 spaces. Of these, 27 are reserved for visitors, leaving 215 for residents (or an average of 1.04 spaces per unit.) Also, 33 of the residential parking spaces have hydraulic lifts. In addition, 26 spaces on the street are designated for visitor parking. For retail parking there will be 155 spaces compared to 367 in the LVV parking lot. Each parking garage has a separate entrance/exit. The residential garage will likely be gated.

Traffic was another huge concern. There are no plans for traffic mitigation on neighborhood streets except for a possible new stop sign at 2nd & Evergreen.

Four code exceptions are requested:

- * Residential uses on the ground floor in EC zone
- * Reduced amount of storefront glazing
- * Retail parking entrance on 1st Street
- * Shared private/public parking provided on site

Carol summarized and presented the questions submitted by ENA members and Mr. Kessi's responses. At the end of the discussion, members were asked if they were in support of or opposed to the proposal. The ENA board will meet on Thursday, July 17 to count the votes. Based on the vote, ENA will submit testimony to the DRC.

Meeting adjourned at 9:00 p.m.

Submitted by: Diana Boom, Secretary

Date approved: May 7, 2015

Evergreen Neighborhood Association
Coordinating Committee Meeting
Thursday, July 17, 2014 at 7:00 p.m.
Home of Robert Rowzee

Minutes

Board members present: Chair - Don Graham, Dave Hawley, Pete Davis, Don Nash, Rob Mogentale, Jan Goodwin, Mary McGrath, Jonathan Puskas, Rachel Verdick, Robert Rowzee, Gerry Good, Diana Boom, Carol Radich

Board members absent: Bill Gordon, Carol Goss, Annie Meneakis, Dave Pinch, Warren Bacon, Diane Grover and Jim Stewart

Don called the meeting to order at 7 p.m.

I. Minutes of 6/16/14 coordinating committee meeting were unanimously approved.

II. Block 137 - Wizer property

The primary purpose of tonight's meeting was to review the responses to the query submitted to the membership at the July 9 membership meeting, and responses submitted before the meeting by people who could not attend. Members were asked whether they support or oppose the current Wizer block proposal. There were 177 responses from residents and property and business owners, with 142 opposed and 31 in support of the plans.

The following motion was made by Carol Radich: Because of the neighborhood vote results, I make a motion that the Evergreen Neighborhood Association go on record to the DRC and the City Council as opposing the Wizer Block development as currently proposed and that both a written document and a verbal statement by a designated speaker detail the neighborhood's reasons for this opposition. The written document should also, according to ENA by-laws, contain a statement of the minority opinion.

Carol accepted an amendment changing the wording to say Carol Radich instead of designated speaker. The following amended motion passed by a vote of 12 - 0 with one abstention:

Because of the neighborhood vote results, the Evergreen Neighborhood Association go on record to the DRC and the City Council as opposing the Wizer Block development as currently proposed and that both a written document and a verbal statement by Carol Radich detail the neighborhood's reasons for this opposition. The written document should also, according to ENA by-laws, contain a statement of the minority opinion.

There was more discussion about the ENA position and how it would be presented. Pete made the following motion which passed unanimously:

Gerry Good will write an article for the LO Review which explains the reasons for ENA's

position opposing the current development on the Wizer block.

Gerry agreed to submit the opinion piece for publication in the Thursday edition of the LO Review.

III. Picnic - Saturday, September 6 from 3 - 6 p.m. at Evergreen Park

Rob Mogentale reported that because "Evergreen Park" has not been designated as a city park, he cannot reserve the space. Discussion about date and time. There was agreement that the picnic will be pot-luck, held at Evergreen Park on Saturday, Sept. 6 from 3:00 to 6:00 p.m. Diana will submit the city insurance form.

IV. Neighborhood Reach-out

Mary brought up the need for a newsletter to stay in touch with residents and business owners. Don will add it to a future agenda.

Meeting adjourned at 8:10 p.m.

Submitted by:
Diana Boom, Secretary

Approved: Sept. 3, 2014

Evergreen Neighborhood Association
Coordinating Committee Meeting
Wednesday, September 3, 2014 at 7:00 p.m.
Our Lady of the Lake

Minutes

Board members present: Chair - Don Graham, Pete Davis, Don Nash, Rob Mogentale, Jan Goodwin, Mary McGrath, Jonathan Puskas, Rachel Verdick, Robert Rowzee, Gerry Good, Diana Boom, Carol Goss, Dave Pinch, and Jim Stewart

Board members absent: Bill Gordon, Dave Hawley, Annie Meneakis, Carol Radich, Warren Bacon, and Diane Grover

Don called the meeting to order at 7 p.m.

1. Minutes of 7/17/14 coordinating committee meeting were unanimously approved.

2. Picnic

Rob Mogentale gave an update on the picnic which is this Saturday, 9/3 from 3-6pm at Evergreen Park. Diana called city to ask them not to water, and police will be notified. If you're bringing a cooler, please fill it with ice.

3. Holiday party

Tentatively set for Friday, 12/5. Discussion about wine, music, insurance, do we need someone to coordinate, having a restaurant provide wine and/or food. Rob will check on Heritage House. Jonathan said date is still available. Gerry offered to purchase wine and donate to party. Discussion about how previous parties when board members chipped in money for food, and brought food plates to share. Robert Rowzee and Gerry Good will look into holding the party at a local restaurant. Jan will check with city about serving alcohol. Don will put on agenda for next meeting. Diana has Norma's notes if anyone is interested.

4. Block 137 - Wizer proposal

In Carol's absence, Diana gave a brief update. Mr. Kessi did appeal the DRC's denial to the city council. The council hearing begins on Monday, 9/23 at 6:00 p.m., with the next 3 days set aside for the hearing if needed.

Anyone who has standing (that is anyone who submitted written or oral comments to the DRC) will be allowed to testify at the council hearing. ENA has been invited to submit our written testimony in a packet with other groups who will ask the council to uphold the DRC's decision. A motion (Diana Boom, second by Gerry Good) was unanimously approved to submit ENA's written testimony with the group's packet. Diana will talk to Carol Radich when she returns to coordinate.

5. City code amendments

Diana gave a brief update. These changes which were being processed rather rapidly

through the Planning Commission and City Council have been slowed down. Partly due to the complexity of the changes, citizen comments and queries, and PC and LOCC schedules. The process has slowed, but not stopped. Diana will try to keep everyone updated via email.

6. LO City Council candidates' forum

Discussion about ENA hosting a candidates forum, weighing pros and cons (mostly the work involved in doing it). If we have a good turn-out, it's a plus. A low turn-out not so good. Mary Magrath will contact OLL about using the large meeting room. If anyone is interested in helping, please contact Mary.

7. By-laws revisions

Jan Goodwin has begun working on this. She has gotten the city's guidelines for neighborhood association by-laws. Her committee is in place and she expects them to begin working after the first of the year.

8. Tree removals, pre-apps, new development

Rachel has begun working with Warren on these. They both attended the tree-removal workshop and Rachel will attend the pre-application workshop. Warren and Rachel will speak with the developer (Stoneridge) for the 5th Street lot with the 2 large trees. Warren is investigating if either tree is a "Heritage" tree. Rachel will talk to Warren about the recently-sold 4-plex next door on 5th and next steps.

9. Board meeting schedule - 1st Wednesday of each month

At our first meeting, we decided to hold board meetings the 1st Wednesday of each month, but we haven't kept that schedule. The board re-affirmed that we will follow this schedule. Diana will inform the city to post on city calendar, and board members who are absent tonight. She will also contact Our Lady of the Lake (OLL) to get a meeting room. Next meeting will be Wednesday, October 1 at 7 p.m. (at OLL unless you hear otherwise).

10. Alternate secretary

Diana will be out of town for a while. Minutes will be taken by a volunteer.

11. Bright red fire hydrants!

We have Jim Stewart's son Alex to thank for the newly painted fire hydrants in our neighborhood. He is doing this as an Eagle scout project. The ceremony will be held this month or next. Thank you Alex and Jim and the other volunteers.

Meeting adjourned at 8:10 p.m.

Note: After the meeting, Carol Goss told Don Graham that due to her work schedule, she is resigning from the board.

Submitted by:
Diana Boom, Secretary

Approved: October 1, 2014

Evergreen Neighborhood Association
Board / Coordinating Committee Meeting
Wednesday, October 1, 2014 at 7:00 p.m.
Our Lady of the Lake

Minutes

Present: Don Graham, Pete Davis, Don Nash, Rob Mogentale, Jan Goodwin, Jonathan Puskas, Rachel Verdick, Gerry Good, Diana Boom, Dave Pinch, Jim Stewart, Bill Gordon, Dave Hawley, Carol Radich, and Warren Bacon

Absent: Mary Magrath, Annie Meneakis, Robert Rowzee, and Diane Grover. (Carol Goss resigned from the board after the 9/3 meeting due to her heavy work schedule.)

Chair Don Graham called the meeting to order at 7 p.m.

Minutes & Treasurer's Report Minutes of 9/3/14 coordinating committee meeting were unanimously approved. Dave reported we have about \$1300 in our account.

Mayor & Chairs meeting 9/8 - attended by Don Graham

The sale of the city's WEB (West End Building) is expected to close on 10/31. The TSP (Transportation System Plan) is wrapping up. Bill Youngblood is the city's code enforcement officer. There was a discussion about previous complaints about a house with cars and junk. **Carol will contact the neighbor and ask if there's still a problem.**

The Planning Comm is now prioritizing goals for 2015, some of which are: streamline zoning, parking, neighborhood planning, sensitive lands, downtown development standards, infill issues, code update and compliance with the Comp Plan.

The commission has been doing community outreach to neighborhoods and want to hear from everyone, even those "who are not as vocal." You can send comments via city's website. The general consensus was that every neighborhood assn. tries very hard to get everyone to participate.

Neighborhood planning meeting 9/16 - attended by Don Graham

The city is soliciting applications from neighborhood associations to initiate new plans or re-work existing plans. The board decided that each member should read our current plan and let Don know if we want to proceed. **Each board member will read our plan and be prepared to discuss at our 11/3 meeting.**

Wizer / Block 137 City Council decision - Carol

The City Council overturned the DRC's denial of the Wizer proposal after a public hearing last month. Carol Radich testified for ENA asking the council to uphold the DRC's decision. Gerry Good stated that he is going to investigate an appeal of the

council's decision to LUBA (the state's Land Use Board of Appeals). He offered to pay any costs incurred by ENA. Diana made the following motion, with a second by Carol:

MOTION: If the city council's Wizer decision is appealed to LUBA, ENA will support and join the effort. Any costs incurred by ENA will be borne by Gerry Good. Motion passed 11 yes, 3 no, 1 abstain.

Calendar - City Council candidate and issues forums

In the 11/4 general election, 5 candidates are running for 3 council seats: Jackie Manz, Jeff Gudman, Matt Keenan, Joe Buck, and Ed Brockman. Upcoming forums: Saturday, 10/4, 9:30, Heritage House; Sunday, 10/5, 3:30, Lakeridge HS (city issues); Sunday, 10/12, 3:00, LOHS - candidates; Monday, 10/13, 7:00, Lakewood Center.

Neighborhood outreach - recycling & yard Sales - Jan Goodwin

Jan is going to purchase a truck for her landscaping business and offered to donate the truck for neighborhood clean-up / recycling events. It would be a way to get to know our neighbors and help everyone. A small fee would defray fuel costs. This could be an annual or more-frequent event. **Jan will report back at the January meeting.**

Another outreach event could be a neighborhood-wide yard sale. A board committee could plan and coordinate the event with advertising, yard signs, map to houses holding sales, etc. **Jan, Pete, and Rob offered to help coordinate.**

Board member absences - Jan Goodwin & Don Graham

For the by-laws committee, Jan has asked for board direction regarding the missed meetings. Current by-laws say that a board member may be removed for missing 3 consecutive board meetings, and notice must be given to that member after the 2nd absence.

Discussion: This has never been enforced. Attendance is important: chronic absences can hinder a board's work - no quorum, no action. It's also important to allow absences. Bill has 3 absences. Diane Grover is absent tonight - this is her 3rd missed board meeting. **Board members should let Don Graham know if you are going to miss a meeting. The by-laws committee will work on language to address the concerns. Diana will call Diane Grover.**

City development code updates - Carol

There are 4 major ordinances in process - Clear & Objective standards, Non-Conforming & Variances, policy amendments, and maintenance. All of these are still in process, but have been delayed for various reasons. ENA submitted testimony and will continue to track these. **Diana will email the schedule for study sessions and hearings.**

Tree removal permits and pre-app meetings

Carol receives all city correspondence for tree removals and pre-apps. Carol will immediately email the board with a brief summary of each and then give the tree permits

to Warren and the pre-apps to Rachel.

Fifth Street development projects

Two recently-purchased lots are set for development: a 4-plex at 360 Fifth and home at 342 Fifth. Both structures will be torn down. Lots have underlying 25' wide lots. The 360 lot wants to build 2 zero-lot line homes (similar to the 6th Street homes), which would be a RID project. Stoneridge owns 342 and wants to talk to ENA, saying they have no plan as yet, but have thought of a lot line adjustment to build 2 SF homes or 2 zero-lot line homes. They think they'd be able to use more of the land with 2 SF homes. Not sure if a lot-line adjustment is allowed to produce substandard-sized lots.

Rachel and Diana will meet to discuss. Rachel will ask Warren to attend the pre-app meeting for 360 Fifth. Diana and Rachel will meet with Stoneridge for 342 Fifth. It would be nice if they would keep at least one of the two big trees in the middle of the lot.

The information for the 360 Fifth pre-app meeting was received by Carol on 9/30 and our comments are due at noon on 10/6. We will point out that this is not enough notice and we need more time to review.

Leadership Lake Oswego program - Rachel

Rachel attended this in the past and believes it would be beneficial for a board member or neighborhood rep to attend next year. The cost is about \$650, but maybe we could work out shared cost. It was also suggested that we might apply for this through a neighborhood grant.

Holiday Party - Friday 12/5 - Heritage House - Rob Mogentale

Carol contacted Whistling Ridge Winery. They will charge us \$200 which includes wine, supplies, permits, insurance and servers. The winery will provide free wine tasting, then sales by the glass, and give us \$1 for each glass sold. Last year they paid us \$54 (for wine sold). The cost for Heritage house will be about \$200 plus a refundable deposit for cleaning. We won't have an auction this year. **Rob Mogentale will complete paperwork for Heritage House. Carol will work with winery. Board members will bring appetizers and desserts. Diana will ask city if they will print invites and mail labels. Board members will hand deliver invites. We need help with set up, clean up, invitations, and other stuff. Please contact Rob to help.**

Next meeting - Wednesday, 11/3

A reminder that we are meeting the 1st Wednesday of each month. We have the meeting room reserved at Our Lady of the Lake through December. Diana will contact them about next year's meeting schedule.

Meeting adjourned at 9:00 p.m.

Submitted by:
Diana Boom, Secretary

Approved: Nov 5, 2014

Evergreen Neighborhood Association
Board / Coordinating Committee Meeting
Wednesday, November 5, 2014, at 7:00 p.m.
Our Lady of the Lake school

Minutes

Present: Don Graham, Pete Davis, Don Nash, Rob Mogentale, Mary Magrath, Annie Meneakis, Diane Grover, Rachel Verdick, Gerry Good, Diana Boom, Dave Pinch, Jim Stewart, Bill Gordon, Dave Hawley, Carol Radich, and Warren Bacon

Absent: Jan Goodwin and Jonathan Puskas (Robert Rowzee resigned from the board after the 10/1 meeting.)

Chair Don Graham called the meeting to order at 7 p.m.

Minutes & Treasurer's Report Minutes of 10/1/14 coordinating committee meeting were unanimously approved. Dave reported we have \$967.77 in our account.

Donation to Our Lady of the Lake Our Lady of the Lake extended our use of a meeting room through May. A motion to donate \$100 to Our Lady of the Lake was made by Gerry, second by Don Nash. Approved on unanimous vote. Diana will send a letter with donation.

Stoneridge Development - John Tercek, Matt Tercek and Thomas Iizuka

They presented their ideas and drawings for 3 possible plans for the property at 342 Fifth Street. Plans were: 2 single family homes, 3 zero-lot line homes, and 2 zero-lot line homes. They prefer the 2 single-family option. A straw vote was taken and everyone on the board preferred that as well, with the 2 zero-lot line homes as a second. There was little support for the 3-home option. Suggestions were made to try to work with developer of neighboring property (364 Fifth) to put in pathway and landscaping

October Mayor / Chairs meeting - Don G

Many chairs attended and voiced their concerns. There is an app on city website to report such things as pot holes, storm water drainage problems, street lights out, etc. LOCOM is "just a gleam in someone's eye" according to Mayor Studebaker. There are no plans, no money to build it. Re neighborhood plans - chairs were assured that city staff will work with the NAs to create overlays and translate items into code where appropriate.

Correspondence - Diana

A new magazine "LO Neighbors" offered to publish a profile of Evergreen. Clean Energy Works offered to present ways to save energy. Diana will respond that we have no

interest at this time.

Neighborhood plan applications - Don G

Discussion about what needs to be fixed in ENA plan. Rachel suggested that our plan needs to define "1 ½ story" appearance, which is basically to include the 2nd story of a home into the roofline.

Carol said that although our plan has an action item for the city to work with ENA and FAN to prepare for the Planning Comm review a policy requiring development in the EC zone to conduct a traffic study. (NOTE: There is another action item in the plan regarding delivery trucks in EC zone. Neither one of these have been implemented.)

Motion by Diana, second by Carol that Rachel will submit an application to update our plan. Motion passed unanimously.

In addition, Don G and Don N will meet with Jim Bolland and Carole Ockert from FAN to discuss ways to get city to implement Comp Plan elements into code, especially in the DRDD (Downtown Redevelopment Design District).

North Anchor project LORA - Carol

Carol & Don G and FAN chair Carole Ockert met with Brant Williams (LORA) and City Manager Scott Lazenby to discuss plans for the "North Anchor" - at B Ave and 1st Street. The city owns the property, and so will have more control over development. Brant said the city wants to know how to involve neighborhoods in the planning process. Carol, Don and Carole suggested that a citizens group would be a good way to get input; that the members of the group be selected by the neighborhoods, not hand-picked by the city. Also that LONAC could play a leadership role.

Tree removals - Warren

Warren said he has been tracking and responding to the tree removal applications. The 2 large trees on Stoneridge's 5th Street property were discussed. Probably no way to keep either tree, but mitigation is supposed to be part of the removal plan.

Pre-app meeting - 364 Fifth Street - Warren, Carol

Warren and Carol filled in for Rachel who submitted written comments prior to the meeting. The developer plans to build two sets of zero-lot line homes for a total of 4 homes to replace the existing four-plex. The city strongly suggested that developers use the 6th Street zero-lot line homes as a model. ENA had the same suggestion. There will be more meetings.

Holiday Party - update, help needed, assignments - Rob

Rob reserved Heritage House and is working with Whistling Ridge Winery to get the documents needed by the police dept. and insurance for Heritage House. The winery will supply the wine glasses. The city printed and will mail invitations next week. In Evergreen, there are 373 residential units and 42 businesses. Greeters: Diana, Don N,

Pete, Mary, Dave. Name tags: Diane. Each board member will bring finger food - appetizers or dessert. Need people to come early for set up, stay late for clean up.

Gerry suggested raffle to raise money. He will donate wine and dinner. Diane and Jim will ask businesses to donate items. Diana will send email to let people know about raffle, reminding them to RSVP, etc.

Code Updates - Carol

Carol gave update on city code changes.

Wizer Update - Gerry

The intent to appeal has been filed. Greg Hathaway is attorney representing ENA, Lake View Village and Save Our Village. City will submit the record, attorneys will file briefs, then LUBA will begin deliberations. There are 4 possible outcomes: LUBA will uphold or overturn council decision, a 'soft' remand - minor changes to city's findings and/or conditions, or a 'hard' remand which would mean major changes.

Evergreen Park - Bill Gordon

Bill asked that we look at this again in a few months. He will let us know.

Planning Commission 2015 goals - Carol

Carol and Diana testified at PC meeting for ENA.

Citizen Budget Committee - Gerry

Gerry is on city budget committee which is made up of mayor and councilors and 7 citizen members. The first meeting was 10/28, committee will probably meet again in January. There appears to be a lack of communication with City Manager Scott Lazenby and some members of the committee.

Next meeting - Wednesday, 12/3

A reminder that we are meeting the 1st Wednesday of each month. We have the meeting room reserved at Our Lady of the Lake through May 2015.

Meeting adjourned at 9:00 p.m.

Submitted by:
Diana Boom, Secretary

Approved: Dec 3, 2014

Evergreen Neighborhood Association
Board / Coordinating Committee Meeting
Wednesday, December 3, 2014, at 7:00 p.m.
Our Lady of the Lake school

Minutes

Present: Board members Don Graham, Rob Mogentale, Mary Magrath, Diane Grover, Rachel Verdick, Gerry Good, Diana Boom, Dave Pinch, Jim Stewart, Bill Gordon, Dave Hawley, and Warren Bacon. Councilor Jeff Gudman attended.

Absent: Pete Davis, Jan Goodwin, Don Nash, Annie Meneakis, Carol Radich, and Jonathan Puskas

Chair Don Graham called the meeting to order at 7 p.m.

Minutes & Treasurer's Report Minutes of 11/5/14 coordinating committee meeting were unanimously approved. Dave reported we have \$849.79 in our account.

November Mayor / Chairs meeting - Don G

Most of the meeting was about "Dashboard" a new financial tool on the city's website, which has all the city's budget and financial info. The neighborhood enhancement grant program will fund projects that would otherwise be done by the city.

Tree removal permits - Warren - No new applications.

Pre-app meetings - Rachel

No new applications. No news on either of the Fifth Street projects.

Correspondence - Diana

Email from Carole Ockert, chair of FAN regarding residential setbacks and home siting. According to city attorneys, while city code designates setbacks that are zone-specific, the code does not determine how the home is sited. For instance, the actual front of a house does not have to be sited where the front setback is located. This is a conflict with First Addition's neighborhood plan.

Neighborhood plan applications - Rachel

Rachel completed and submitted ENA's application regarding defining "1 1/2 story appearance." Feedback is that this is something the city thinks can and should be done. Rachel is waiting for city's response.

ENA plan update - Don Graham & Don Nash

They met with Jim Bolland from FAN to discuss ways to get the city to implement Comp Plan elements into code, especially in DRDD (Downtown Redev. Design District). The best way is for us to attend Planning Comm meetings and clearly state what we want. Suggestion to invite PC member to ENA meeting. What action should we take?

Our Lady of the Lake traffic study - Don G

The 3rd and final traffic study will be presented at a meeting this week. Don will attend and report back at our next meeting.

Holiday Party and raffle - Rob & Gerry

Discussion of what need to be done. Raffle tickets pricing will be: single ticket \$2; five for \$3; 8 for \$10; and 20 for \$20.

LUBA Wizer appeal update - Gerry

The attorneys are reviewing the record the city submitted. Next steps are responding to record, correcting record, filing briefs, and oral presentations before LUBA. The oral presentations may take place as early as February. There are 4 possible LUBA decisions: 1) uphold the council decision; 2) overturn the decision; 3) a 'soft' remand (minor changes to city's findings and/or conditions); or 4) a 'hard' remand which would mean major changes. Gerry is in contact with attorneys and will keep us posted.

Citizen Budget Committee - Gerry - No meetings have been scheduled.

North Anchor project LORA - Diana (for Carol) & Don G

Brant Williams emailed that they will meet again on January 31 at ACC. Carol suggests that we should begin discussing ideas for what we would like to see on the site, which is all city-owned. City says prices of other properties is too high to pursue purchase. Siting the library is a 'dead issue' according to city. Map was circulated; Diana will send pdf to board members.

Big discussion regarding how to proceed. Two main ideas:

1. Use the "East End Development Plan" (EEDP) and the "Downtown Redevelopment Design District" (DRDD) (code section 50.05.004) as the basis of what we want for North Anchor.
2. Rather than restrict ideas, open it up by soliciting outside ideas. Work with potential developers. Give them the guidelines based on EEDP & DRDD and let them submit their proposals. Have a citizen / city committee to review proposals. Include LONAC, neighborhood assn's in selecting committee members.

As a result of the discussion, board agreed that our board "homework" between now and Jan. 3 board meeting is to study the "East End Development Plan" and the "Downtown Redevelopment Design District" (code section 50.05.004).

We need to be on top of this. The North Anchor is the next big downtown project and we want to do it right - we don't want a repeat of the Wizer controversy.

Code Changes - Diana

There are 3 outstanding code changes going forward with city council. Two have study

sessions next Tuesday, and public hearings in January. The third has both study session and hearing in February. Meetings generally begin at 6:30.

LU 14-0014B - "policy-related amendments"

Tues, 12/9 - Study Session

Tues, 1/20/15 - Public Hearing

LU 14-0019 - "Clear & Objective Standards" - important

Tues, 12/9 - Study Session

Tues, 1/20/15 - Public Hearing

LU 14-0018 - "Non-Conforming & Variances" - very important

Tues, 2/3/15 - Study Session

Tues, 2/17/15 - Public Hearing

Development Review Commission - Diana

The recent appointments are: Jeff Shearer, Kirk Smith, Paden Prichard, and David Rabbino. The city website lists a total of 8. The other members are: Brent Ahrend, Kelly Melendez, Ann Johnson and David Poulson. Diana will email bios of new members.

New Business - traffic problem 10th & Evergreen - Gerry

This intersection is dangerous, due to speed and poor visibility for traffic coming from the south on 10th Street turning right on Evergreen.

Gerry made a motion, seconded by Rachel, that passed unanimously: ***ENA should request on an urgent basis that the City put in a stop sign on the SE corner of 10th and Evergreen. If funding is an issue advise ENA of the cost.***

Further discussion added that we should ask for a yield sign at the Berwick and 10th triangle.

Next meeting - Wednesday 1/7 at 7:00 p.m.

A reminder that we are meeting the 1st Wednesday of each month. We have the meeting room reserved at Our Lady of the Lake through May 2015.

Meeting adjourned at 8:25.

Submitted by:
Diana Boom, Secretary

Approved: January 7, 2015