Laura.

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, SEPTEMBER 20, 1976, 7:15 p.m., SHARP

WHERE: Southeast Uplift Conference Room
4316 S. E. Hawthorne Blvd.

* *

A G E N D A

1. Approval of minutes of previous meeting.

2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Advisory Board.

3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation:

   PET 6507 ZONE CHANGE request from A1 to A2.5 for various properties from SE 24th Ave. to SE 28th Ave., and from SE Pine St. to north of SE Ash Ave. in the westerly portion.

   PET 6508 Zone Change request from A1 to A2.5 for various properties from SE 24th Ave. to SE 27th Ave. and from SE Yamhill St. to south of SE Salmon St.

4. Review of proposed Southeast neighborhood needs and projects for the coming year.

5. Reports of Development Commission/Planning Commission staff on current activities.

6. Correspondence/Announcements

7. Adjournment

* *

For more information, contact the Southeast Uplift Office of the Portland Development Commission, 4316 SE Hawthorne Blvd., Phone 233-6236.

rd/SEUL 9/14/76

City of Portland
Development Commission

M I N U T E S

SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

September 7, 1976

SEUL Advisory Board Members Attending:

Grant Nelson, Chairman (Mt. Tabor)
Larry Lubin, Vice-Chairman (Buckman)
Marilyn McCabe, Sec. (Foster-Powell)
Dan Gallup (So. Tabor)
Mel Replogle (HAND)
Wayne Hallgrimson (Mem-at-large)
Vern Kinnee (Mem-at-large)
Dick Priestley (Mem-at-large)
Augusta Richter (SURGE)
Clyde Brummell (SMILE)
Robert Johnson (Brooklyn)
Bill Arndt (Kerns)
Dave Utzinger (Mem-at-large)
Larry Lindstrom (Sunnyside)
Simon Thompson (Richmond)

SEUL Advisory Board Members Not Present or Represented:

Jo Brown (Laurelhurst)
Ray Grant (Montavilla)
John Stryker (Eastmoreland)

Others attending:

R. W. Palo
Al Moen
Bill Wager
Roger Anthony
Burton Christiansen
Nina Lindstrom
Terry Sandblast, Bur of Plng
K. Zimmerly, PDC
Ruth Davis, PDC

The meeting was called to order by Chairperson Grant Nelson at 7:20 p.m. The minutes of the previous meeting were approved as mailed.

Review of Planning Commission and/or Hearings Officer actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Terry Sandblast, Bureau of Planning, reported on the actions of the following cases:

CU91-76 Conditional Use request by the Parry Center for Children for a residential care facility for seven non-delinquent boys and girls ages 10-18 with a maximum two staff members present at any one time at 1520 SE 54th Ave. No report was available by the time of this meeting on this request. Grant Nelson advised that the Mt. Tabor Exec. Board did meet on this matter on August 31 and approved the request. (SEUL approved).

CU71-76 Conditional Use request for continuation of an existing gas station at 3508 SE 52nd. Hearings Officer approved for no more than a 3-month extension, expiring November 30, 1976, at which time the site must be cleared and ordinance complied with. (SEUL approved unanimously).

CU48-76 Conditional Use request to complete a fill adjacent to SE 30th, south of Powell Blvd. Hearings Officer approved. (SEUL approved unanimously).

PET 6531 Zone Change request from C4 & R5 to C2 in order to build a retail store and pharmacy at 9233 SE Schiller. Hearings Officer denied C2 but approved change from R5 to C4 with conditions and variances. (SEUL concurred.)

PET 6271 Ordinance Amendment to allow 8 duplexes east of SE 87th between Flavel and Henderson. Hearings Officer approved with modifications of conditions B and C. (SEUL approved staff recommendations.)

CU58-76 Conditional Use request by Robert and Donna Robertson for a day care facility at 7061 SE Division. The request was withdrawn pending contact with Bureau of Buildings. (SEUL deferred).

<u>Zoning Cases and street matters referred by the Planning Commission for review and recommendations</u>. (Petition representatives were present to answer questions.)

6534 ZONE CHANGE REQUEST from R5 to A2.5 by W. D. Wager and Hans Schnoor to construct 8 apartments on the east side of SE 92nd between Raymond and Mitchell.

By a vote of 9 in favor, 4 opposed and 1 abstention, the Board recommends approval of the zone change. Those voting in favor of the zone change felt that: 1) the area is not suited to single-family development due to present and anticipated increase of traffic noise and congestion on SE 92nd; 2) there is a demand for rental housing in the area; and 3) the request would represent an extension (not a spot) of existing A2.5 zoning or use. Those voting against the zone change felt that there is a need for further study of this transitional area prior to allowing a zone change because granting it would unjustifiably accelerate a change toward apartment development. The SURGE representative voted in favor of the zone change because there is a need for additional housing in the area and it would increase the tax rolls.

Terry Sandblast gave a verbal report explaining previous history of the area. The applicant, Bill Wager, displayed maps describing the proposed development. He stated the units will be reduced to conform to A2.5 and expressed willingness to cooperate with the neighborhood and Planning staff in making the development compatible with the neighborhood. He said that the State Highway Department advised him that there will be traffic on 92nd Ave. of approximately 12,000 cars per day as a result of I-205 and for this reason he does not feel single-family dwellings would be built in the area. He added that if there is opposition to 4-plexes, he will put in 2-plexes. The applicant reported that he currently owns two duplexes in the zone change area and feels that the demand for rental housing in the area will continue to increase. He also stated that he contacted Tri-Met regarding their new storage facility on 99th & Powell and it was reported that there will be 500 drivers associated with the facility who will probably need housing in proximity to their working place.

In response to a question, applicant stated that the existing single-family development on the property would be retained. He further stated that he intends to save as many trees as possible in order to retain the character of the neighborhood.

C. Brummell questioned the amount of square feet per unit. Applicant responded they hope to have 700 sq. ft. per unit and the rental charge for the units will start at approximately $160 per month. Mr. Brummell also related that he has recently built some single-family dwellings near the zone change area and they were sold before they were completed.

The SURGE representative felt that, although housing rentals are needed, there has been a problem with absentee landlords not maintaining their properties.

Dave Utzinger related that he abstained from voting because he doubted the legality of the proposal.

CU70-76 CONDITIONAL USE request by the Woodstock Church of God to convert a single-family dwelling to an extended church facility consisting of 2 offices and a counseling room at 5830 SE 49th in an R5 zone.

By a vote of 12 in favor, 1 opposed and 1 abstention, the Board recommends approval as per staff recommendations with the additional condition that no interior changes be made to the dwelling that would not readily allow conversion to single-family housing use. The Board feels the request will not have any negative impact on the neighborhood. This area is not presently represented on the SEUL Board, so there was no neighborhood recommendation.

A verbal report on staff recommendations was given by Terry Sandblast. The applicant, Burton Christiansen, stated the hours of operation for the church office will be from 9:00 until 4:00 and there are anticipated evening meetings about once a month. It was asked if the proposed facility would be used simultaneously with the church. Applicant responded that the existing parking would be adequate even if there are occasional lap overs. Kathy Zimmerly reported that the former Mid-Southeast neighborhood is in the process of reorganization and no report was available on this matter.

CU74-76 CONDITIONAL USE request by Holy Cross Lutheran Church to construct an 8x3 ft. sign at 8705 E. Burnside in an R5 zone. The Board unanimously recommends approval as outlined in the staff report because it is felt that the sign will aesthetically enhance the area. There was no report on this case from the Montavilla neighborhood.

Terry Sandblast gave verbal report on staff recommendations. Applicant displayed a scale drawing of the proposed sign. He stated the sign has received considerable study by their Board and congregation as they wanted a permanent and structurally sound sign that would be compatible with the neighborhood. The sign would replace an existing one that has deteriorated. It is intended that the sign will not detract but, rather, enhance the building and surrounding grounds.

DISCUSSION OF PROPOSED SOUTHEAST NEIGHBORHOOD PROJECTS

The Mt. Tabor Neighborhood Association representative related that his Executive Committee met on August 31 and came up with the following proposals: 1) request to purchase the Mt. Tabor Annex which has recently been put up for sale by the school district for use as a neighborhood facility; 2) street tree project; 3) increased recreational facilities in Mt. Tabor, including more tennis courts.

Examples of other projects which neighborhoods could propose included street improvements, street trees, community/industrial development and street lighting.

During discussion of projects, a motion was passed that SEUL endorse a request by SURGE for planning assistance in the area of I-205 Freeway corridor.

Grant Nelson suggested that prior to the September 20 SEUL meeting, neighborhoods could review and prioritize projects and submit a list for ratification by the Board. He requested that this matter be placed on the September 20 meeting agenda.

Reports on Development Commission and Planning Commission staff on current activities:
It was announced that on September 20 the SEUL Board will review the Buckman rezoning proposal. It was requested that copies of the staff report be sent to delegates in advance of the next meeting to allow more time for review.

CORRESPONDENCE
K.Zimmerly read a letter from NWDA regarding a proposed ordinance to make motels and hotels conditional uses in A1 and A0 zones. It was moved to support NWDA's position on the ordinance subject neighborhood review. Motion carried unanimously. Staff was requested to draft a letter to City Council with copy to NWDA.

* * *

Larry Lubin reported that Joe Weston's request for a variance to build a duplex at 932 SE 17th, adjacent to Col. Summers Park, was denied by the Planning Commission. He related that the next day Mr. Weston wrote a letter to Commissioner Schwab and offered to sell the property to the City for a sum of $8,500. It was subsequently moved that SEUL go on record as supporting Buckman's recommendation that the property be purchased as an addition to Col. Summers Park. With a vote of 12 in favor and 1 abstention, the motion carried.

ANNOUNCEMENTS
Dave Utzinger related that he feels neighbors should be contacted regarding zoning matters reviewed by the Board. He cited the request for a day care center at SE 70th & Division as an example in which the neighbors were very much opposed but most were not aware that the SEUL Board was reviewing the case.

* * *

Grant Nelson reported that MTNA is holding a picnic on Sunday, September 12 in the shelter area near the Mt. Tabor Park volcano. There will be free ice cream, pop and balloons and games starting at 2:00 p.m.

The meeting adjourned at 9:30 p.m.

/rgDavis 9/14/76

City of Portland
Development Commission

Laura

MINUTES
SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

July 19, 1976

SEUL Advisory Board Members Attending:

Grant Nelson, Chairman (Mt. Tabor)
Larry Lubin, Vice-Cairman (Buckman)
Marilyn McCabe, Sec. (Foster-Powell)
Bill Arndt (Kerns)
Robert Johnson (Brooklyn)
Larry Lindstrom (Sunnyside)
Kevin Brummell (SMILE)
Dan Gallup (So. Tabor)
Kris Rinne (Richmond)
Dave Utzinger (Mem-at-large)
Wayne Hallgrimson (Mem-at-large)
Dick Priestley (Mem-at-large)
Mel Replogle (HAND)

SEUL Advisory Board Members Not Present or Represented:

Augusta Richter (SURGE)
Jo Brown (Laurelhurst)
Ray Grant (Montavilla)
John Stryker (Eastmoreland)
Vern Kinnee (Mem-at-large)

Others attending:

Dan Foster
Richard Lane
Donna Robertson
Bob Robertson
Seppo Aaltonen
Shirley Stone
Jackie Williams
Delores Berard
Terry Sandblast, Bur of Plng
Bob Secalo
Kathy Zimmerly, PDC
Ruth Davis, PDC

The meeting was called to order at 7:25 p.m. by Grant Nelson, Chairman. The minutes of the previous meeting were approved as mailed. The Chairman introduced Kevin Brummell as the new Alternate from SMILE; Kris Rinne was introduced as the alternate from Richmond.

Grant Nelson asked for the Board's approval of a new format for maintaining records of votes on zoning cases which would enable each neighborhood to know how their respective neighborhood voted on a particular case. He said it would involve a roll call with the votes recorded individually by the Secretary. After discussion, a motion was made to use roll call for three months on a trial basis. Motion carried unanimously.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Terry Sandblast, Bureau of Planning, reported on the actions of the following cases:

CU54-76 Conditional Use request to develop tennis courts on SE Tacoma & Johnson Creek. Approved by Hearings Officer with conditions. (SEUL approved.)

6522R Revocable Permit request at 1145 SE 50th to use a travel trailer as a temporary dwelling. Hearings Officer approved with conditions. (SEUL approved).

6528 Zone Change request from A1 to A1P in conjunction with a retail business development on the SW corner of SE 14th & Belmont. Hearings Officer approved with conditions. (SEUL approved unanimously).

6520 Zone Change Request from A2.5 to C2 at SE 15th & Tacoma for a music/language arts school. Hearings Officer denied zone change request and approved revocable permit. (SEUL agreed.)

6525 Zone Change request from R10 to M3 in order to provide wholesale/retail outlet for bakery resale items at SE 116th & Foster. Hearings Officer approved request. (SEUL approved unanimously).

Zoning Cases and street matters referred by the Planning Commission for review and recommendations. (Petition representatives were present to answer questions.)

CU58-76 CONDITIONAL USE equest by Robert & Donna Robertson for a day care facility for 50 children (ages 3 to 6) with 3 teachers and 3 aides operating between 7:30 am and 6:00 pm. Facility would be located at 7061 SE Division in zones R5 and A2.5.

The Board unanimously recommends deferral so that appropriate bureaus can review the new site plans and that information be provided regarding scale, terrain and proposed excavations; height of structures; and design of the parking lot to accommodate fire equipment and turnarounds. Concerns were expressed regarding a total of 75 children using the facility and additional traffic congestion on Division (especially involving left turns during evening peak hours and the close proximity of a traffic signal). The Mt. Tabor Executive Board recommended approval of the request.

Slides of the property were shown by Terry Sandblast with a verbal report given on staff recommendations. The applicant displayed a drawing depicting the site and proposed changes. The applicant stated that the current facilities are inadequate to accommodate the students that are anticipated for the fall term. The front property would be used entirely for parking and lights will be installed in the parking lot. Access to the front property is being provided via the front lot. It is proposed to remove the old structure in order to provide easier access into the property. A cyclone fence with slats would be provided, as well as a sidewalk for pedestrians. The operating hours are from 6:45 am until 6:00 pm, involving 3 shifts and 75 children (25 all day students, 25 morning and 25 afternoon pre-school students).

Discussion followed regarding whether there would be adequate off-street parking and whether there were adequate preventative measures to insure that children cannot wander off, due to the location of the facility in such close proximity to Division. The applicant responded that most of the play area is behind the school.

Delores Gerard related that in talking to a friend who lives in the vicinity, she feels that the immediate neighborhood is not aware of this request. She reported that the neighbors have previously expressed objections to any facilities which would add to traffic congestion on Division. Jackie Williams related left hand turns would pose a problem during evening commuter hours. Concern was also expressed regarding noise at the facility.

Terry Sandblast related during discussion that the Planning Commission staff is changing its recommendation to deferral and asked the applicant to provide information outlined above.

CU50-76 Conditional Use request by Columbia Christian College/Columbia Christian School to construct student services building at NE 92nd south of Everett in Zone A2.5.

Unanimous approval is recommended as per amended staff recommendations with the additional condition that the applicant submits within 18 months a five and ten year Master Plan for the campus. The Montavilla Community Association did not submit a recommendation regarding this request.

Terry Sandblast gave a verbal report of staff recommendations and read ordinances which related to this case. The applicant displayed artist's drawing of the proposed and projected campus plans. In response to a question regarding whether it was their intention to expand beyond existing campus boundaries, the applicant stated they had originally planned to relocate the college in Gresham but have decided to remain at the present location. He said they have a good rapport with the neighborhood and have not encountered any problems. Terry Sandblast questioned the applicant about height of the structures, site grading, etc. The applicant stated it is anticipated that there will be 300 students and, in addition, the elementary and high school will have an enrollment of 300, with 85-95% of students living on the site. The maximum projected enrollment was stated as 2,000 students. Because of a projected increase in enrollment, it was determined that the dining hall facility would be inadequate. In this regard, questions were asked about proposed future expansion. The applicant responded that no expansion is expected for the next 5 years.

CU60-76 Conditional Use request by Terrance, George, Eleanor, Susanne and Ronald Helfrich to re-establish a gas station at 3248 SE Division in a C2 zone.

The Board unanimously voted to table the request because the new contract purchaser indicated that the use of the property would be for auto repair only with no gasoline dispensing facilities. The Richmond Neighborhood Association recommended denial of the request to re-establish a gas station.

The applicant noted a correction in the request by stating it was not his intention to use the structure for a gas station. Terry Sandblast stated that C2 allows auto repair and, as such, there would be no need for hearings by the Board. It was unanimously recommended to table the request.

PET6526 Zone Change Request - Seppo & Lilja Aaltonen, from R5 to M3 in order to expand and legalize nonconforming office and auto body repair shop at 414 & 420 NE 80th.

By a vote of 11 in favor and 1 abstention, the Board recommends denial as per staff recommendations. Concerns were expressed regarding inadequate off-street parking and that this request involves spot zoning that could set a precedent for similar zone changes in residentially zoned areas. The Montavilla Community Association recommended approval of the zone change and the applicant submitted petitions signed by many nearby residents who favor the applicant's desire to upgrade his facilities.

Slides were shown by Terry Sandblast, in addition to a verbal report on staff recommendations. The applicant, Seppo Aaltonen, stated he has operated an auto body repair business in the Montavilla Community for the past eight years and feels that he could better serve the community by modernizing the present facility. He proposes to have office space in the front of the building and additional space for minor tuneups. The business will operate five days a week and be closed from sundown Friday through Sunday.

Discussion focused on the disadvantages of encroaching into residential zone with commercial uses. The matter of setting a precedent was also of concern for the future of the neighborhood as there is nothing to guarantee that this will be a permanent, life-long business. It was suggested that the applicant determine ways of improving the existing lot and justifying why he could not relocate in an existing M3 zone. When asked about the existing building on the site, applicant stated the building is inadequate and is not worth repairing or remodeling.

Consideration of member-at-large application for membership
The applicant, Claude Dannelly, was not present and it was unanimously recommended to table the matter until such time as Mr. Dannelly can attend a meeting.

Appointment of SEUL representative to serve on the SE Quadrant Advisory Board
Kathy Zimmerly advised that the SE Quadrant Advisory Board meets on the 4th Thursday of each month. After discussion, the Board appointed Dave Utzinger to serve as the SEUL representative.

COMMITTEE REPORTS
Grant Nelson distributed copies of "A Proposed Comprehensive Planning Process for the City of Portland". He explained that Ernie Bonner asked him to distribute it to the SEUL Board for input. Grant asked the Board members to review the draft. It was suggested that a subcommittee be formed and make recommendations to the Board. The Board agreed and volunteers for the subcommittee included: Grant Nelson, Marilyn McCabe, Mel Replogle and Larry Lubin. The committee agreed to meet next week and report back to the Board at the next regular meeting.

ANNOUNCEMENTS
Larry Lubin announced that on August 1, there will be a dedication ceremony for the Buckman Vest Pocket Community Center, but the matter of obtaining HCD funding to make some improvements at the Park is still clouded because it was tabled by Council in early June. He expressed frustration over the fact that the various community groups and public bodies approved the HCD funding but City Council tabled it over an issue which should have been resolved a long time ago. He questioned whether citizen participation was worth anything. During discussion of the matter, it was decided that the SEUL Board should write a letter to City Council asking the status of HCD funding for Vest Pocket and offering assistance to resolve any problems.

* * *

Dave Utzinger reported that the Sunnyside Neighborhood Association is looking into the matter of relocating the Food Stamp Office out of the Tooze complex. He said that a meeting was held with representatives from the State and County and it was learned that the Food Stamp Office could be moved and many feel that it would not be a drastic inconvenience to have the distribution and certification portion of the Food Stamp Offices located on separate premises.

The meeting adjourned at 10:15 p.m.

/rd - PDC 7/26/76

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, JULY 19, 1976, 7:15 pm <u>SHARP</u>

WHERE: Southeast Uplift Conference Room
4316 SE Hawthorne Blvd.

AGENDA

1. Call to Order

2. Approval of minutes from previous meeting.

3. Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board.

4. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.

CU58-76	CONDITIONAL USE request by Robert & Donna Robertson for a day care facility for 50 children (ages 3 to 6) with 3 teachers and 3 aides operating between 7:30 a.m. and 6:00 p.m. Facility would be located at 7061 SE Division in zones R5 and A2.5.
CU50-76	CONDITIONAL USE request by Columbia Christian College/Columbia Christian School to construct a student services building which would house a student dining hall, a student center, a bookstore, meeting rooms and a conference room which would be open to the public. Request is located on NE 92nd south of Everett in Zone A2.5.
CU60-76	CONDITIONAL USE request by Terrance, George, Eleanor, Susanne & Ronald Helfrich to re-establish a gas station at 3248 SE Division in a C2 zone.
PET6526	ZONE CHANGE request - Seppo & Lilja Aaltonen, from R5 to M3 in order to expand and legalize a nonconforming office and auto body repair shop at 414 & 420 NE 80th.

5) Consideration of member-at-large application for membership.

6) Appointment of a SEUL representative to serve on the Southeast Quadrant Advisory Board for Multnomah County Department of Human Services.

7) COMMITTEE REPORTS

8) Reports of Development Commission and Planning Commission staff on current activities.

9) ANNOUNCEMENTS/CORRESPONDENCE

10) ADJOURNMENT

RECEIVED
JUL 16 1976

For further information, contact the Southeast Uplift Office of the Portland Development Commission, 4316 SE Hawthorne Blvd., Ph. 233-6236.

M I N U T E S

SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

July 6, 1976

SEUL Advisory Board Members Attending:

Virginia Seidel, Chairperson (HAND)
Larry Lubin, Vice-Chairman (Buckman)
Marie Brown, Sec. (So. Tabor)
Bill Arndt (Kerns)
Robert Johnson (Brooklyn)
Augusta Richter (SURGE)
Grant Nelson (Mt. Tabor)
Marilyn McCabe (Foster-Powell)
Larry Lindstrom (Sunnyside)
Jo Brown (Laurelhurst)
Dave Utzinger (Mem-at-large)
Simon Thompson (Richmond)
Clyde Brummell (SMILE)

SEUL Advisory Board Members Not Present or Represented:

Ray Grant (Montavilla)
Dick Priestley (Mem-at-large)
Vern Kinnee (Mem-at-large)
John Stryker (Eastmoreland)
Wayne Hallgrimson (Mem-at-large)

Others attending:

Ron Daniels
Hunter Moore
Lilly Moore
Frank Palm
Mike Lehne
Jack Stowe
Mrs. Jack Stowe
Bert Crosswhite
Virginia Crosswhite
Jean Robertson
Bob Robertson
Mel Replogle
Shirley Stone
Mike Barclay
Terry Sandblast, Bur of Plng
Kathy Zimmerly, PDC
Ruth Davis, PDC

The meeting was called to order at 7:15 p.m. by Virginia Seidel, Chairperson. The minutes of the previous meeting were approved as mailed.

ELECTION OF OFFICERS

Virginia Seidel asked for nominations from the floor for SEUL Board Chairman. Grant Nelson, Larry Lubin and Bob Johnson were nominated for Chairman. Bob Johnson declined the nomination. Votes were taken by secret ballot. Grant Nelson was elected Chairman.

Vice-Chairman: Larry Lubin was nominated and elected unanimously by voice vote.

Secretary: Marilyn McCabe was nominated and elected unanimously by voice vote.

Virginia Seidel turned the meeting over to the new Chairman, Grant Nelson. Mel Replogle was asked by Ms. Seidel to take his position at the table as the new delegate from HAND.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Terry Sandblast, Bureau of Planning, reported on the actions of the following cases:

CU49-76 Conditional Use request by PGE Co. to construct bulk power sub station between 13th & 15th, SE Linn and SE Ochoco. Hearings Officer approved with conditions to coincide with SEUL recommendations (SEUL approved.)

V12-76 Street Vacation request to vacate SE 9th between SE Raymond and SE Schiller. Due to lack of quorum, request has been rescheduled for July 20 for Planning Commission hearings. (SEUL approved.)

V15-76 Street vacation request to vacate SE Henry between Foser Rd. and SE 99th. Request has been rescheduled for July 20 for Planning Commission hearing. (SEUL approved.)

<u>Zoning Cases and street matters referred by the Planning Commission for review and recommendations.</u> (Petition representatives were present to answer questions)

6522R Revocable permit request at 1145 SE 50th to use a travel trailer as a temporary dwelling.

The Board unanimously recommends approval of the request as it is felt the applicant has demonstrated a need and expressed willingness to comply with front yard code requirements. It was the consensus of the Board that the casual use of the trailer would not adversely affect the surrounding residential area.

A verbal report was given by Terry Sandblast. The applicant, Jack Stowe, related that his 72 year old mother requires some independence as well as time alone but her physical condition prohibits her from living alone. He stated that he had previously built a canopy between the house and trailer to provide shelter from rain. In addition, he had installed a 50 gallon propane tank in order to provide continuous heat to the trailer. As the result of objections from neighbors he removed both the canopy and propane tank. By obtaining legal permission through proper channels, he is hopeful he can re-install those items.

Terry Sandblast reiterated the code requirements and stated that the code does not permit travel trailers to be used as permanent dwelling units but they are allowed to be located on residential lots if they are not within the required front yard.

6528 Zone Change request from A1 to A1P in conjunction with a retail business developed on the SW corner of SE 14th & Belmont.

The Board unanimously recommends approval on the condition that the applicant meets code requirements regarding parking lot screening and front yard width in order to protect the residential character of SE 14th. Because the applicant agreed to provide compatible lighting and landscaping, as well as request that a bus shelter be placed on the Belmont frontage, the Board feels that this development will be an asset to the neighborhood and will not involve uses which are not compatible with the adjacent residential area. Although the Buckman Community Association expressed concerns regarding location of an additional non-residential retail service business east of SE 12th Ave., they recommended approval because it was felt that the applicant agreed to provide amenities which will be of service to the neighborhood and will allow an existing neighborhood business to remain in the area.

A verbal report was given by Terry Sandblast. The applicant, Frank Palm, stated he has previously attempted to purchase adjacent commercially zoned property without success as the owners preferred to maintain their residence in that location. He stated that plans call for a 15 ft. setback on 14th Street side.

Larry Lubin related the BCA's concerns regarding this zone change. Questions were asked regarding the amount of traffic to be generated in terms of customer volume and the size of deliveries. The applicant stated that he is involved with an industrial supply business which specializes in cutting tools and abrasives. The products are delivered by UPS vans and involves about 25 packages per day. In response to a question regarding square footage of the warehouse area, the applicant stated the area covers 6,000 sq. ft. It is proposed to build and expand to 12,750 sq. ft. in order to provide needed office space.

The BCA representative expressed a concern regarding large trucks using adjacent residential streets for deliveries. The applicant responded by further explaining the type of shipments and stressing that there are usually only two deliveries per day, one to deliver and the other to pickup.

6520 Zone Change request from A2.5 to C2 at SE 15th & Tacoma for a music/language arts school.

By a vote of 12 in favor and 1 opposed, the Board recommends denial of the Zone Change request and approval of a Revocable Permit for a fine arts related language and music school/studio. The Board feels the applicant will upgrade and put the property back on the tax rolls and the proposed use is more compatible with adjacent uses, especially if the applicant can obtain written agreements to use off-street parking facilities from nearby businesses and organizations. SMILE recommended conditional approval of the request because they wish to promote fine arts in the area and it is felt that SE Tacoma is not conducive to residential development.

Terry Sandblast gave an oral report on staff recommendations. The applicant, a voice teacher, said he has taught music for a number of years and decided he wanted to open his own studio. He said that while he plans to upgrade the building, it is proposed to maintain the historical character of the building which has been used as a church for many years. The applicant feels the proposed use of the building will better serve the neighborhood by allowing an opportunity for fine arts education in the Sellwood area. In response to a question, the applicant stated he has unsuccessfully looked elsewhere for a suitable site that he could afford. He related the hours of operation will vary and there will be some evening performances.

The SMILE representative stated the neighborhood is most agreeable to the request as it was felt the church use has had a negative impact on the neighborhood.

SUB20-76 Request by Ronald E. Daniels for preliminary subdivision of 18 single-family lots on a 4.01 acre site on Tax Lots 81, 182, 17, Sec. 24, 1S, 1E (SE Tacoma & Johnson Creek).

With one abstention and one opposed, the Board approved as per staff recommendations with the suggestion that School District #1 and Milwaukie Schools sign an agreement to allow children to attend Milwaukie schools because of the area's inaccessibility to City schools.

The Board feels the development will increase the City's tax base and provide needed housing which is compatible with the surrounding neighborhood. Its development would also remove a current neighborhood nuisance area. The Eastmoreland Community Club preferred that the area be developed as a park but, because this is unlikely, they recommended approval contingent upon approval of the proposed tennis club and allowing children to attend Milwaukie schools.

Terry Sandblast displayed maps of the area and briefly reported on staff recommendations. The proposed subdivision area lies north of Johnson Creek and Eastmoreland Golf Course with existing residences to the south. The applicant, Ron Daniels, related that this site was chosen as it is attractive and it is felt that the development would benefit the community. There would be a large amount of open and undisturbed area remaining. In response to questions raised concerning price range of homes to be built, the applicant stated the homes will be expensive and would be built by other contractors. C. Brummell related that this is an exclusive area and it is not feasible to build low-cost homes on the site.

Kathy Zimmerly reported that John Stryker, Eastmoreland Representative, called the office and advised that members of the Eastmoreland Community Club had been polled and recommended approval of Conditional Use for subdivision contingent upon approval of the recreational facility.

Terry Sandblast advised that several letters have been received at the Planning Commission from adjacent property owners who stated that their lots are much larger than the proposed 5,000 sq. ft. and they feel that the subdivision should have large lots also. The applicant responded that because the land is very expensive, it will be necessary to subdivide into 18 lots in order to keep the cost of the tennis club development within reason. C. Brummell related that he previously owned some of the property involved in the request and would, therefore, abstain from voting on the matter.

CU54-76 Conditional Use request to develop tennis courts on SE Tacoma and Johnson Creek.

By a vote of 13 in favor and 2 abstentions, the Board recommends approval as per the staff report because it is felt such a facility is needed in the area and would be compatible with the neighborhood. The Eastmoreland Community Club recommends approval.

A verbal report was given by Terry Sandblast along with reference to map depicting the area involved for the proposed tennis court and clubhouse. The applicant propose to construct a private tennis/swimming facility for recreational use by club members. Most of the membership will be solicited from the surrounding Eastmoreland neighborhood. The facility will be maintained & operated by the membership organization with membership limited to 300.

The applicant related that the landscaping will be preserved as much as possible by retaining existing trees and shrubs. Additional trees and shrubs will be planted around buildings and paved areas. Because of the Johnson Creek flood plain area involved, consideration will be given by the applicants in making allowances for proper drainage and site grading. Kathy Zimmerly related that the Eastmoreland Community Club has expressed enthusiastic approval of the tennis club.

CU60-76 Conditional Use request for gas station at SE 33rd & Division.

Because the applicant was not present and the Richmond Neighborhood Association had not heard the request, it was decided to defer this request until the next meeting on July 19th.

6525 Zone Change request from R10 to M3 in order to provide wholesale, retail outlet for bakery resale items at 116th & Foster.

Unanimous approval is recommended as per staff report providing applicant complies with sign code requirements. It was the consensus of the Board that the property is not conducive to residential development due to its close proximity to the drive-in theater, SE Foster Rd., and Johnson Creek. The SURGE representative recommended approval.

Terry Sandblast reported on the staff recommendations. He stated that the floor area is limited and the conclusion is that all code requirements will be met except floor area and sign for which there will have to be a variance. The applicants and representatives related that a zone change to M3 would be in the best interests of the neighborhood and property. The applicants said the area would not be suitable for residential development and feels development of the property with landscaping, buffers, etc. would be an unquestionable improvement.

In answer to a question regarding what is the planned use of the building, the applicant stated that the primary use of the building will be a distribution center for bakery goods, with a retail store at the front of the building. Deliveries will be made by semi-trucks which will occur in the evening. Sixteen (16) route trucks will be parked overnight under cover. There will be 3 or 4 employees working in the retail store and the applicant assured that there will be ample parking.

CU58-76 Conditional Use request to provide day care center for 50 children between ages 3 and 6 at 7061 SE Division.

Although the applicants were present, the Mt. Tabor Neighborhood Association representative stated the association had not had an opportunity to hear the case; it was moved to defer SEUL's recommendation until July 19th in order to give the neighborhood an opportunity to review.

<u>Consideration of Bylaw Amendments</u>
A motionn was made to substitute the minority report for the majority report of the bylaws amendments. During discussion of the motion, it was pointed out that a major difference between the two reports is the percentage (25% as opposed to 49%) of the total board membership for members-at-large. By show of hands, a vote was taken

and the motion failed with 5 in favor and 6 opposed.

Another motion was made to accept bylaws committee recommendations. Jo Brown stated she opposes the 25% figure as she feels the members-at-large give a broader base of representation and suggested a compromise of 33%. It was reported that SMILE prefers that no more than 25% be members-at-large.

After considerable discussion, it was moved to table the motion regarding the bylaw amendments. Motion carried with two opposed.

Consideration of Membeer-at-Large application for membership

The applicant for member-at-large was not present at the meeting and it was moved to set over further consideration of the application until the next meeting on July 19th. In the interim, it was suggested that the applicant and Dick Priestley be advised that this matter will be on the July 19th agenda.

COMMITTEE REPORTS

Kathy Zimmerly reported that SEUL's SE Quadrant representative, George Brown, has moved out of the area and a replacement representative from the SEUL Board is needed. It was suggested that this matter be placed on the agenda for the July 19th meeting.

ANNOUNCEMENTS

Jo Brown reported that the son of the Laurelhurst Association president had drowned and suggested the Board members sign a letter expressing condolences.

* * *

A hearing on licensing an RCF at 1520 SE 54th will be held July 19th, 7:00 p.m., at City Council Chambers.

* * *

It was reported that a letter had been sent to the Chairman of the Eastmoreland Community Club regarding their SEUL representative, John Stryker, and his poor attendance at the SEUL meetings. Grant Nelson suggested another letter be written if Mr. Stryker does not attend the next meeting.

* * *

There will be a hearing Wednesday, 7:30 p.m. at Bridger School regarding Kaiser Clinic.

* * *

It was reported that the Sunnyside Neighborhood Association Traffic Committee has been meeting to discuss solutions to traffic problems near SE 45th & Belmont. Representatives from Mt. Tabor and Laurelhurst also serve on the committee.

The meeting adjourned at 10:20 p.m.

/rd
PDC 7/12/76

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: TUESDAY, JULY 6, 1976, 7:15 p.m., SHARP

WHERE: Southeast Uplift Conference Room
4316 SE Hawthorne Blvd.

* *

A G E N D A

1. Call to Order
2. Approval of minutes from previous meeting.
3. ELECTION OF OFFICERS
4. Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board.
5. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation:

   6522R Revocable Permit request at 1145 SE 50th to use a travel trailer as a temporary dwelling.

   6528 Zone Change request from A1 to A1P in conjunction with a retail business development on the SW corner of SE 14th & Belmont.

   6520 Zone Change request from A2.5 to C2 at SE 15th & Tacoma for a music/language arts school.

   CU54-76 Conditional Use request to develop tennis courts on SE Tacoma & Johnson Creek (Note: a subdivision request (20-76) in conjunction with this development is being considered by the Planning Commission at noon on July ~~8~~ 20

   CU60-76 Conditional Use request for gas station at SE 33rd & Division.

   ~~CU48-76 Conditional Use request for a fill at SE 30th & Powell~~.

   6525 Zone Change request from R10 to M3 in order to provide wholesale/retail outlet for bakery resale items at SE 116th & Foster.
6. Consideration of proposed bylaw amendments.
7. Consideration of member-at-large application for membership.
8. COMMITTEE REPORTS
9. Reports of Development Commission and Planning Commission staff on current activities.
10. ANNOUNCEMENTS/CORRESPONDENCE
11. Adjournment

* *

For further information, contact Kathy Zimmerly at the Southeast Uplift Office of the Portland Development Commission, 4316 SE Hawthorne Blvd., Phone 233-6236.

PDC/SEUL 6/28/76

M I N U T E S
SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

June 21, 1976

SEUL Advisory Board Members Attending:

Virginia Seidel, Chairperson (HAND)
Larry Lubin, Vice-Chairman (Buckman)
Marie Brown, Sec. (So. Tabor)
Bill Arndt (Kerns)
Ray Grant (Montavilla)
Robert Johnson (Brooklyn)
Augusta Richter (SURGE)
Grant Nelson (Mt. Tabor)
Marilyn McCabe (Foster-Powell)
Larry Lindstrom (Sunnyside)
Jo Brown (Laurelhurst)
Wayne Hallgrimson (Mem-at-large)
Dave Utzinger (Mem-at-large)
Dick Priestley (Mem-at-large)
Vern Kinnee (Mem-at-large)
Simon Thompson (Richmond)
Clyde Brummell (SMILE)

SEUL Advisory Board Members Not Present or Represented:

John Stryker (Eastmoreland)

Others attending:

Gary D. Zimmerman
Marlene Bayliss
A. A. Armstrong, PGE
Bob Sullivan, PGE
Bob Kallen, "
Dave Allaway, "
K. Zimmerly, PDC
Jerry Sand
Shirley Stone
Terry Sandblast, Bur of Plng
Ruth Davis, PDC

The meeting was called to order at 7:15 p.m. by Virginia Seidel, Chairperson. The minutes of the previous meeting were approved as mailed. It was pointed out that the minutes did not note that during discussion with School District, one of the representatives did not know there was a difference between the SEUL Advisory Board and SE Quadrant Board of Multnomah County Human Services.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Terry Sandblast, Bureau of Planning, reported on the actions of the following cases:

CU41-76 Conditional Use request by School District #1 for classroom additions at Mt. Tabor School (5800 SE Ash). Hearings Officer approved. (SEUL approved).

CU36-76 Conditional Use request at 5412 NE Flanders for addition to existing day care center and church educational facility. Request denied by Hearings Officer. (SEUL denied).

CU37-76 Conditional Use at 7505 NE Oregon for conversion of a single-family home to a two-family home. Request denied by Hearings Officer, however, revocable permit for two family use was granted. (SEUL approved with conditions.)

PC6477 Zone Change request from R5 to A1 by Sisters of Precious Blood at 1208 SE 76th, to use existing monastery for use as rooming and boarding house for elderly citizens. The petition for this request dropped below 50%, therefore there was no hearing.

BYLAWS AMENDMENTS

Copies of the minority report were distributed. The report was submitted by Jo Brown, Marilyn McCabe, Dave Utzinger and Ray Grant. Virginia Seidel asked the Board members to review the recommendations. After considerable discussion and review of the amendments, it was moved to send Board members copies of both the minority and majority reports to allow time for review before the next meeting at which time a vote on the proposed amendments will be taken.

Zoning Cases and street matters referred by the Planning Commission for review and recommendations. (Petition representatives were present to answer questions).

CU49-76 CONDITIONAL USE request by Portland General Electric Co. to construct bulk power substation between 13th and 15th, SE Linn and SE Ochoco.

The Board unanimously recommends approval because the applicant documented the need to enlarge the existing substation and he has worked closely with the neighborhood to develop compatible landscaping and security plans. SMILE approved this recommendation.

Terry Sandblast gave a verbal report and described the proposed construction and its location. The petition representative introduced the other representatives present. Virginia Seidel asked the Board members if they had questions or if there were any objections from those in attendance. There were none. Larry Lubin pointed out that throughout the processing of this request, and the associated street vacation, the applicants have been very cooperative. The SMILE representative agreed and said the applicant has agreed to work with the neighborhood if any future problems arise.

V12-76 STREET VACATION request to vacate SE 96th between SE Raymond and SE Schiller.

Unanimous approval is recommended because public access is not needed at this location and the vacation would alleviate a neighborhood nuisance factor associated with broken bottles. The SURGE representative indicated that the neighborhood has been in favor of this vacation for years.

A verbal report was given by Terry Sandblast. He stated the purpose of the request is to provide fire and service lane between freeway and school. SE 96th Ave. will be a dead end street south of S E Schiller St. after the I-205 Freeway has been constructed. He related that because of the close proximity to Lents Grade School, the School District staff met with the State Highway Division staff and the City Engineer's office to review the I-205 Freeway route and it was suggested that the District should request the closure and vacation of SE 96th from SE Schiller south to SE Raymond. The District proposes to leave the roadbed for a fire and service lane, extend the school's north property line fence to the freeway right-of-way, and place a gate across 96th Ave. to Schiller St.

V15-76 STREET VACATION request to vacate SE Henry between Foster Road and SE 99th.

The Board unanimously recommends approval as indicated in the staff report with the condition that the 15 ft. wide strip for pedestrian and bicycle access be improved. The Board feels that auto access is not needed at this location and would benefit the neighborhood by providing a shorter access from the residential to the commercial area. The SURGE representative said she talked with residents in the area and they approve the street vacation.

Terry Sandblast gave a verbal report regarding the request and said its purpose is to coincide with the widening of S. E. Foster Road. The street vacation is proposed to give additional area to the two abutting properties.

Concerns were expressed as to the merits of having a bicycle path in the area due to the hazards involved with traffic. The SURGE representative felt that the area did not even warrant a pedestrian walkway, much less a bike path, as it is deemed unsafe. Those in favor of the bike path and pedestrian walkway felt that if the City improves the pathway, it will be also maintained by the City and access to buslines is needed.

* * *

Terry Sandblast reported that the Variance Committee has had several resignations and neighborhoods are being asked to nominate replacements, preferably professional people. He stressed the importance of the Variance Committee as being essential to the Planning and Zoning function of the City in instances where interpretation and enforcement of the regulations of the Zoning Code would result in difficulties or unnecessary hardships. The Variance Committee meets each Tuesday between 9 a.m. and noon. The case load has increased substantially this year, and, at present, the Committee is understrength due to the resignations of one member and two alternate members. Information regarding the candidates for the Variance Committee should be submitted to Terry Sandblast, Bureau of Planning, 424 SW Main, Portland, Or 97204, as soon as possible and, preferably, no later than the first week of July, 1976.

ANNOUNCEMENTS

The Bureau of Neighborhood Environment has requested the SEUL Board to nominate a person to serve on a 5-member Noise Review Board. Mel Replogle was unanimously selected as the SEUL Board nominee.

It was also announced that Mel Replogle will serve as HAND's delegate to the SEUL Board after the first meeting in July and Virginia Seidel will serve as his alternate.

* * *

Kathy Zimmerly read a letter from Tri-Met regarding Southeast Transit Improvement Plans. She asked if the Board would like to invite Tri-Met to a Board meeting. It was decided that Tri-Met should meet with neighborhood associations instead of SEUL.

Larry Lubin noted that Tri-Met's Transit Improvement Plan does not include the area north of Hawthorne Blvd. Dave Utzinger responded that he was informed that in the reorganization process, the area from Belmont north has particular problems that need to be addressed in a completely separate study.

Kathy Zimmerly reported that a representative of Citizens for Immediate Adoption of Trolley buses requested SEUL to recommend that trolley buses be used by Tri-Met. After discussion, a motion was passed to recommend to Tri-Met that any and all possibilities be explored that would improve the transportation system. Clyde Brummell said he feels that consideration should be given to find transportation modes which reduce noise and pollution levels.

* * *

It was announced that City Council will soon be considering building condemnations at 8311 SE Woodstock and 1933 SE 12th.

* * *

It was reported that at the Board's request, a letter was sent to John Stryker regarding his poor attendance at SEUL Board meetings. It was suggested that a letter be written to the Eastmoreland Community Club with copy of John Stryker's letter attached, advising them of the lack of Eastmoreland representation at SEUL Board meetings.

* * *

It was announced that a meeting regarding rebuilding Duniway School will be held at the school on June 22 at 7:30 p.m.

* * *

A letter was read concerning a briefing for City Council members and staff regarding proposed Powell Blvd. improvements. It will be held on Wednesday, June 30, 1:30 p.m. in Room 200, City Hall annex.

* * *

The Joint Legislative Committee on Land Use will meet at 9:00 a.m. on Wednesday, June 23 in room 338, Smith Memorial Center to discuss final distribution of LCDC planning assistance grants for fiscal 1975-77 involving requests from 110 jurisdictions.

* * *

A letter from Greg Baldwin, Portland School District, was read in its entirety. In the letter, Mr. Baldwin suggested that a joint program for improved communication be initiated and asked for suggestions from neighborhood groups in order to solve the communication problems. During discussion, the following were suggested as alternatives for resolving communication problems: the School Administration could request that a representative from the School District become a SEUL member-at-large, and the School's Citizen Advisory Committee could have a specially designated slot for neighborhood association representatives. It was decided that adding another member-at-large could not be accomplished until bylaw revisions are passed. In the interim, it was suggested that a committee, including Chuck Liebert and Simon Thompson, study the alternatives.

* * *

Kathy Zimmerly reminded that elections will be held at the next meeting, July 6th. She asked if the Board wanted to hold elections at the beginning of the meeting or after consideration of the zoning cases. The Board members agreed that it would be best to hold the elections at the beginning of the meeting.

* * *

Dick Priestley related that he has submitted an application for member-at-large from Claude Dannelley. During discussion a question was raised regarding whether a subcommittee should be appointed to screen members-at-large applications. It was decided that the matter should be placed on the next SEUL agenda. Dick Priestley sug-

gested that if the Board approves, he would like to be designated as an alternate for Mr. Dannelley.

* * *

Clyde Brummell explained that he has been absent from several recent Board meetings because he has been working on an energy planning board associated with the Alaska Pipeline.

* * *

Larry Lubin related that he received notification of a variance request in his neighborhood which was applied for in order to obtain bank financing for purchasing a home located on a substandard lot.

* * *

Mel Replogle reported that the portable swimming pool at Abernethy School is very popular and there are no problems with it.

The meeting adjourned at 9:00 p.m.

/rd
PDC 6/28/76

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, JUNE 21, 1976, 7:15 p.m., **SHARP**

WHERE: Southeast Uplift Conference Room
4316 S. E. Hawthorne Blvd.

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AGENDA

1. Call to Order
2. Approval of minutes from previous meeting.
3. Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board.
4. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.

   CU49-76 CONDITIONAL USE request by Portland General Electric Co. to construct bulk power substation between 13th and 15th, SE Linn and SE Ochoco.

   V12-76 STREET VACATION request to vacate S.E. 96th between S.E. Raymond and S. E. Schiller.

   V15-76 STREET VACATION request to vacate S.E. Henry between Foster Road and S. E. 99th.
5. COMMITTEE REPORTS
6. Reports of Development Commission and Planning Commission staff on current activities.
7. ANNOUNCEMENTS/CORRESPONDENCE
8. Adjournment

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For further information, contact Kathy Zimmerly at the Southeast Uplift Office of the Portland Development Commission, 4316 SE Hawthorne Blvd., Phone 233-6236.

RECEIVED
JUN 17 1976

PDC/SEUL 6/15/76

M I N U T E S

SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

June 7, 1976

SEUL Advisory Board Members Attending:

Larry Lubin, Vice-Chairman (Buckman)
Marie Brown, Sec. (So. Tabor)
Mel Replogle (HAND)
Bill Arndt (Kerns)
Ray Grant (Montavilla)
Robert Johnson (Brooklyn)
Augusta Richter (SURGE)
Grant Nelson (Mt. Tabor)
Marilyn McCabe (Foster-Powell)
Walter Tooze (Sunnyside)
Jo Brown (Laurelhurst)
Wayne Hallgrimson (Mem-at-large)
Dave Utzinger (Mem-at-large)

SEUL Advisory Board Members Not Present or Represented:

Simon Thompson (Richmond)
Dick Priestley (Mem-at-large)
Vern Kinnee (Mem-at-large)
Clyde Brummell (Sellwood-Moreland)
John Stryker (Eastmoreland)

Others attending:

Chuck Liebert	Ted Hoch	Joseph Parker
Gay Liebert	Bill Gerald	William McCormick
Roger Anthony	Abe Miller	Jackie Williams
Daryl Pulley	Dwight Edman	Terry Sandblast, Bur of Plng
Greg Baldwin	Cherie MacGillivray	Kathy Zimmerly, PDC
Larry Mentrum	Shirley Stone	Ruth Davis, PDC

The meeting was called to order at 7:25 p.m. by Larry Lubin, Vice-Chairman. The minutes of the previous meeting were approved after discussion of additional information reported at the previous meeting regarding Kaiser Clinic operations. It was reported that all Kaiser Clinics close at noon on Saturday and the doctors who have transferred to the Sunnyside Clinic have been replaced at the Division St. Kaiser Clinic by other doctors. It was related that the City Council has scheduled another hearing on the Kaiser Clinic parking situation on July 7th. The hearing will be held in the evening somewhere in the vicinity of the Division St. clinic.

Discussion with Greg Baldwin regarding School District Policies on Community Involvement in School Planning Matters.

Greg Baldwin, Facilities Planner for Portland Public Schools, related that the School District is currently initiating projects which will be funded by the recently passed serial levy. He said 70% of the projects are in HCD or Model Cities neighborhoods and it is hoped that they will stimulate other investments in the affected neighborhoods. In addition to serving on the Mt. Hood Freeway Task Force, Baldwin related that he feels the School District can play a role in projects like the Buckman Economic Development proposal by providing vocational training at Washington High School which would be aimed at the job market in lower Buckman.

During discussion of why Mt. Tabor School was not represented at the previous SEUL meeting when their conditional use was considered, Jo Brown referred to a copy of letter from Dr. Blanchard to all school principals in which Dr. Blanchard encouraged the schools to work with neighborhood groups in coordinating various projects, and to keep the neighborhoods informed of all activities.

Based on his experiences as a Kerns parent and neighborhood representative, Chuck Liebert questioned whether the School District's citizen participation mechanisms are just a rubber stamp for school administration policies. He said that, although Kern parents didn't expect to win all the battles, they felt the School District should have communicated more adequately with the neighborhood. Mr. Baldwin concurred that all questions from Kerns residents were not answered, but explained that the declining enrollment at Kerns was the main factor that prompted the school closure. He related that they are currently working on a community school for the area which would involve Washington and Monroe High Schools. He added, however, that Monroe High School administration is not in favor of their becoming a community school because they feel Monroe should remain a metropolitan school.

Several board members suggested that the School District could improve communication by participating in neighborhood association activities. Mr. Baldwin responded that, since the main problem is communication, he feels that some sort of proposal should be initiated for the purpose of maintaining more adequate communication between the School District and neighborhoods. Mel Replogle suggested that a committee be appointed to study ways the School District and SE neighborhoods could formalize communication channels. He related that perhaps the School District should have a representative on the SEUL Board. Chuck Liebert volunteered to serve on the committee. During discussion, Larry Lubin related that on June 10, Linus Pauling Park at Washington High School will be dedicated.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Terry Sandblast, Bureau of Planning, reported on the actions of the following cases:

CU38-76 CONDITIONAL USE request by Douglas & Nancy Hamilton for a preschool to serve a maximum of 18 children at 3030 SE Rex. Hearings Officer approved with condition that staff review after one year the neighborhood impact based upon staff observation and contact with neighbors to determine whether the conditional use should be extended indefinitely or whether it should be terminated. (SEUL approved.)

CU43-76 CONDITIONAL USE request by Bureau of Water for excavation, fill and construction of a one million gallon water reservoir near SE 118th & Lexington. Hearings Officer approved with conditions. (SEUL approved).

PET 6519 Zone Change request by U. S. National Bank from A2.5 to C2 in order to add a second drive-up teller's window at 3854 SE Salmon. Planning Commission approved only the east five feet of Lot 10, Block 1 to be rezoned from A2.5 to C2 with conditions. (SEUL recommended denial).

JEANS SUBDIVISION - Harold Jeans, applicant; request to create subdivision of ten lots in an A2.5 zone at SE 92nd south of SE Flavel for future development of apartments. Request was continued by the Planning Commission in order to study legal ramifications of building in the Johnson Creek flood plains. (SEUL approved.)

Zoning Cases and street matters referred by the Planning Commission for review and recommendations. (Petition representatives were present to answer questions).

CU41-76 Reconsideration of CONDITIONAL USE request by School District #1 for classroom additions at Mt. Tabor Elementary School (5800 SE Ash).

The Board unanimously recommends approval with the suggestion that the sight obscured area west of the new construction (see Exhibit 4 of staff report) be fenced during closed hours at the school. The Board feels the additions will allow the school to provide an improved educational program without detrimental impact on the surrounding neighborhood.

Slides of the area were shown by Terry Sandblast. The petition representative, Bill Gerald, Mt. Tabor Elementary School Principal, stated that it is proposed to construct two large classrooms for an additional 90 students who will be coming from Sunnyside School (7th and 8th grade students). The project completion date is set for September, 1976. In response to a question, the principal advised that the total enrollment will be 525 students. Mr. Gerald stated that Sunnyside will become a smaller school and that moving the 7th & 8th grades to Mt. Tabor will allow the School District to provide better facilities and programs at both schools.

Regarding loading and unloading students from buses, it was related that the buses will not be stored on the school premises and that the loading and unloading will occur on the back covered area off SE Ash.

The Sunnyside Neighborhood Association representative questioned whether his Association had been contacted regarding moving 7th & 8th graders from Sunnyside. The School District representative responded that the Sunnyside Citizens Advisory Committee has approved the move and he thought that the SNA had also discussed it. During the meeting Mr. Tooze telephoned the SNA Chairman and he advised the Board that this matter has never come up on the SNA agenda but it was briefly mentioned informally at one of their meetings.

CU36-76 CONDITIONAL USE request at 5412 NE Flanders for addition to existing day care center and church educational facility.

By a vote of 9 in favor, 2 opposed and 2 abstentions, denial is recommended because the applicant failed to show that outdoor play area, off-street parking and off-street loading facilities could meet code requirements and poses a potential detriment to the neighborhood. The Board encouraged the applicant to address code related requirements for existing, as well as proposed conditional uses associated with the facility.

Slides of the area were shown by Terry Sandblast. The petition representative, Larry Mentrum, stated that the proposal would accommodate 44 children. The play area is 3800 sq. ft. which is fenced and the hours of operation would be from 6:30 a.m. to 6:00 p.m., Monday through Friday. Mr. Mentrum said the Day Care Center also owns a rental house to the west and the back yard of this house could be used for play area as well.

In response to questions regarding parking facilities, the applicant stated that they proposed to use one of Providence Hospital's lots. This response raised a question regarding Providence Hospital's own parking problems. The applicant stated that inasmuch as parents pick up and deliver children at staggered times, there would be no congestion. Terry Sandblast related that the Bureau of Planning received a letter opposing the request because inadequate parking facilities cause traffic congestion in the area. Considerable concern was expressed that there is only one parking space to accomodate four teachers. In addition, questions were raised concerning the lack of off-street loading space and violation of previous conditional use permits held by the applicant.

CU37-76 CONDITIONAL USE request at 7505 NE Oregon for conversion of a single-family home to a two-family home.

Unanimous approval is recommended with the condition that all City codes are met. The Board feels the applicant will provide needed low cost housing in the area without detrimental impact on the neighborhood and would allow legal continuation of a use which has existed for 46 years.

Terry Sandblast displayed slides of the area. He stated that staff is recommending approval on condition that all code requirements are met.

Darryl Pulley, petition representative, stated that the applicant did not know the dwelling was not a legal duplex until an inspection was conducted in connection with remodeling. He said that the applicant did not know he had to obtain permits for his remodeling activities. He related that a petition which was circulated in the neighborhood expressed approval of the proposed change. Terry Sandblast stated that this structure is similar in size to other homes in the neighborhood and the existing structure has a 46 year history as a two-family dwelling with no record of complaints concerning its previous use as a two-family dwelling. Jackie Williams expressed opposition to the request as she felt approval would be rewarding the applicant's illegal actions in remodeling without required permits. The Montavilla representative stated that his association has not discussed this case.

COMMITTEE REPORTS

Chuck Liebert stated he was the only citizen who attended the CRAG Housing Task Force meeting. L. Lubin responded that this is an example of the apathy that exists in our area. He related that the Port of Portland has been holding a series of meetings concerning the dry dock proposal and the attendance has been minimal or none at all. Mr. Lubin commented at some length regarding lack of participation at the various public meetings.

* * * * *

Bylaws Committee Recommendations - the following report was given by Kathy Zimmerly regarding bylaw revisions. Larry Lubin reminded board members that "Guidelines for Qualification of Members-at-large" are not a part of the bylaws themselves.

The Committee adopted the following revisions:

1) "Article V, Directors, Section 1C: Directors accepted from the membership-at-large and appointed by the Mayor shall not exceed twenty-five (25%) percent of the total Board of Directors". (Dick Priestley asked to go on record as favoring retention of 49% members-at-large instead of the recommended 25% of total Board membership).

2) "Article V, Directors, Section 3" should be entitled "Section 4" and "Section 3" should read as follows: "Each Director shall be aware of the possibility of conflict of interest and shall be encouraged to declare his/her interest prior to discussion and/or voting".

Ray Grant stated that he feels someone from outside the Board should assist in re-writing the bylaws. Dave Utzinger objected to the wording of the proposed amendments. After further discussion, Larry Lubin responded that several months have been spent in re-writing bylaws and criticized Board members who object to the proposed amendments but do not attend the Committee meetings at which the amendments are drafted.

* * * * *

Subdivision Regulations Committee - Marilyn McCabe reported on the subdivision committee meeting which was held with Frank Frost from the Bureau of Planning. She related that one of the suggested amendments included a request that neighborhood associations be notified of proposed subdivisions. After discussion a motion was passed to send a letter to the Planning Commission regarding the proposed Subdivision Code Amendments.

* * * *

The following announcements were made by Kathy Zimmerly:

- Ray Pallani, advocate for Electric Trolley Buses, asked that the Board be informed that Tri-Met will act on the Trolley Bus report on July 6.
- The Board was reminded that election of SEUL Board officers will be coming up at the first meeting in July. As Monday, July 5th is a legal holiday, the Board decided to reschedule the meeting for TUESDAY, July 6th.
- A zoning request to locate a Franz Bakery Thrift Shop at SE 115th & Foster Rd. will be heard by the SEUL Board in the near future.
- On Friday, June 11th, Tri-Met will have a special preview of Southeast Transit Improvement Plan for leaders of SE neighborhood associations, representatives of key SE Portland institutions, and representatives of environmental groups. They will ask for comments and ideas to help set up a series of community meetings in the coming weeks.
- Applications for HCD Home Rehab assistance programs in the 7 Inner Southeast neighborhoods are currently being taken at the SEUL Office. Thus far, 36 applications have been taken but because this number is below quotas established by PDC's Housing Services Department, much staff time must be devoted to housing marketing. Board members and others were encouraged to advise interested homeowner occupants of the loan programs available in the Coalition neighborhoods.

* * * *

The Board expressed concern that the Eastmoreland representative, John Stryker, had not attended a SEUL Board meeting for some time and it was recommended that a letter be written advising him of the importance of attending the meetings on a regular basis. It was also noted that SMILE has not been represented for several meetings.

SEUL Advisory Board, Inc.
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page -

Laura - Please note.

A resident who lives in the area between the Mt. Tabor and Sunnyside neighborhoods asked to address the Board regarding his inability to receive assistance with problems in his neighborhood. He related that he was referred by ONA to Montavilla for assistance in resolving neighborhood problems but when he went to one of their meetings, he discovered that he should have been referred to Mt. Tabor or Sunnyside. Grant Nelson related that Mt. Tabor's boundaries could be extended to include the area in question, but he might prefer to be included in Sunnyside because it is an HCD neighborhood. The resident requested to be placed on the Mt. Tabor mailing list so that he could become involved with the association and, hopefully, resolve some of the problems that exist in his neighborhood.

The meeting adjourned at 10:10 p.m.

/rgd
PDC 6/14/76

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, JUNE 7, 1976, 7:15 p.m., SHARP

WHERE: Southeast Uplift Conference Room
4316 S E Hawthorne Blvd.

* *

A G E N D A

1. Call to Order

2. Approval of minutes from previous meeting.

3. Discussion with Greg Baldwin regarding school district policies on community involvement in school planning matters.

4. Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board.

5. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.

   CU41-76 CONDITIONAL USE request by School District #1 (reconsideration) for classroom additions at Mt. Tabor School (5800 SE Ash)

   CU36-76 CONDITIONAL USE request at 5412 NE Flanders for addition to existing day care center and church educational facility.

   CU37-76 CONDITIONAL USE at 7505 NE Oregon for conversion of a single-family home to a two-family home.

   PC6477 ZONE CHANGE request from R5 to A1 by Sisters of Precious Blood at 1208 SE 76th, to use existing monastery for use as rooming and boarding house for elderly citizens.

6. COMMITTEE REPORTS

7. Reports of Development Commission and Planning Commission staff on current activities.

8. ANNOUNCEMENTS/CORRESPONDENCE

9. ADJOURNMENT

* *

For Further information, contact Kathy Zimmerly at the Southeast Uplift Office of the Portland Development Commission, 4316 SE Hawthorne Blvd., Phone 233-6236.

PDC/SEUL 6/1/76

MINUTES
SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

May 17, 1976

SEUL Advisory Board Members Attending:

Virginia Seidel, Chairperson (HAND)
Larry Lubin, V. Chairperson (Buckman)
Marie Brown, Sec. (So. Tabor)
Bill Arndt (Kerns)
Ray Grant (Montavilla)
Robert Johnson (Brooklyn)
Augusta Richter (SURGE)
Grant Nelson (Mt. Tabor)
Vern Kinnee (Mem-at-large)
Marilyn McCabe (Foster-Powell)
Walter Tooze (Sunnyside)
Simon Thompson (Richmond)
Dick Priestley (Mem-at-large)
Wayne Hallgrimson (Mem-at-large)

SEUL Advisory Board Members Not Present or Represented:

John Stryker (Eastmoreland)
Jo Brown (Laurelhurst)
Dave Utzinger (Mem-at-large)
Clyde Brummell (SMILE)

Others attending:

Nancy Hamilton	H. Kenneth Anderson	City Commissioner Connie McCready
Carol Hahn	Gloria Warner	Terry Sandblast, Bur of Plng
Mike Elrod	Harold S. Jeans	Kathy Zimmerly, PDC
Shirley Stone	J. A. Labadie	Ruth Davis, PDC

The meeting was called to order at 7:15 p.m. by Virginia Seidel. The minutes of the previous meeting were approved with the following correction: Virginia Seidel stated that on Page 5, under Current Staff Activities, 2nd paragraph, the minutes should reflect that she attended the Budget hearings, but she did not read the letter to Council because they had already received copies of it.

PRESENTATION Regarding Southeast Public Works Projects by Commissioner Connie McCready

Commissioner McCready related that one of the Public Works' successes involved the Sidestripping Program in Southeast and noted how well citizens, PDC and Public Works staff worked together to make it successful. She said that so far 8 miles have been sidestripped in Southeast and 10 miles of resurfacing is scheduled for this fiscal year. She related more than $150,000 is being spent in Southeast on sewer reconstruction to relieve basement flooding. In regards to street lighting, surveys have been taken and street lighting has become a priority in some neighborhoods. She said the City is experimenting with sodium vapor lamps because they are 2½ times more energy efficient and less costly than the mercury vapor lights. Ms. McCready stated that, despite budgetary limitations, no major public works programs have been cut, but that because very few streets need flushing, this activity has been cut back. The savings in this area alone, $380,000, has been transferred to the Sidestripping Program.

In response to a question regarding future neighborhood cleanup activities, Commissioner McCready stated that her department has been honored with an award for the Clean Sweep Program held last year. She stated that, although the Clean Sweep Program is not budgeted for this fiscal year, her office will assist any neighborhood

in organizing their own cleanup campaign.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Terry Sandblast, Bureau of Planning, reported on the actions of the following cases:

CU 21-76 Conditional Use request by Montavilla Christian Church for private primary and secondary school in basement of existing church at 550 NE 76th. Hearings officer approved for a maximum of 50 children for one year with condition that staff do a study after the one year period, and if staff finds no adverse impact during that period, the requested number of students might be permitted. (SEUL approved unanimously.)

V7-76 Street Vacation request by PGE to vacate SE 14th and SE 15th between SE Ochoco St. and SE Linn St. to consolidate property for expansion of existing substation. Planning Commission approved. (SEUL approved.)

V6-76 Street Vacation request by Fred Schriever for vacation of NE Hoyt from NE 64th to the eastern terminus to utilize the area for residential development. Planning Commission approved. (SEUL approved.)

CU28-76 Conditional Use and variance request by the Park Bureau and School District #1 to allow removable swimming pool on grounds of Abernethy Grade School at 2421 SE Orange Avenue. Hearings Officer approved. (SEUL approved.)

Zoning Cases and street matters referred by the Planning Commission for review and recommendations. (Petition representatives were present to answer questions).

CU43-76 Conditional Use request by the Bureau of Water Works for excavation, fill and construction of a one million gallon water reservoir near SE 118th & Lexington.

Unanimous approval is recommended as per plans presented. The Board feels the facility is needed in the area. The SURGE neighborhood representative visited the area and reported that area residents agree that there is a need for a larger water reservoir, but concern was expressed that the facility should be landscaped so that it will be less conspicuous.

Terry Sandblast displayed slides of the property. The applicant stated that the existing tank does not belong to the City and will eventually be removed. He said the new tank will be approximately six times larger because the water supply is needed to accommodate the neighborhood needs, as well as the adjacent cemetery.

6519 Zone Change request by U. S. National Bank of Oregon from A2.5 to C2 in order to add a second drive-up teller's window at 3854 SE Salmon.

By a vote of 13 in favor and 1 abstention, the Board recommended denial of this request becuase further encroachment of C2 into the residential area is not warranted. The Board recommends that the applicant pursue the staff suggestion involving creation of a perpetual easement on the

subject property to allow for the construction and maintenance of a widened driveway leading to the proposed second drive-up teller window. The easement would allow continued use of the property for residential purposes and still allow the applicant to provide additional teller facilities and relief of traffic congestion on SE Salmon.

The Sunnyside Neighborhood Association representative reported that his association will make a recommendation on this case at their meeting on May 20.

Slides were shown by Terry Sandblast. The petition representative stated that the single drive-up teller window is inadequate to serve the needs of customers and creates excessive traffic congestion on SE Salmon. He questioned the Planning Commission's recommendation for an easement to allow for construction and maintenance of a widened driveway. Terry Sandblast explained that in the event the property is sold, then the entire lot would be sold and, without an easement, there would not be a right-of-way. The petition representative stated he could not envision the bank ever selling the property for residential use. He stated the reason for putting in the second window is that the one window has reached its maximum capacity (182 cars per day).

The Sunnyside Neighborhood Association representative reported that his neighborhood had not considered the case prior to the SEUL meeting. He added, however, that Sunnyside will meet on Thursday, May 20 and will make their recommendation at that time. He abstained from voting on the SEUL recommendation.

CU38-76 Conditional Use request by Douglas & Nancy Hamilton for a preschool to serve a maximum of 18 children at 3030 SE Rex.

Unanimous approval is recommended. The Board feels that the proposed preschool will benefit the immediate neighborhood without adversely affecting the neighborhood liveability. The applicant indicated that Eastmoreland Community Club has not met on this matter.

Slides of the property were shown by Terry Sandblast. In response to a question regarding whether the children are all from the immediate area, the applicant stated all but one of the 12 potential students reside in the area. When asked if the applicant had contacted neighbors in the area, she stated that the neighborhood had not been canvassed, per se, but that anyone she has talked with has expressed approval. Terry Sandblast related that the Planning Commission had received several letters, two of which were favorable and one expressing opposition. The letter of opposition was based upon the appearance of the property. When asked about the approximate length of time the school will be operating, the applicant stated it is hoped that this will be an ongoing operation as many young families are moving into the neighborhood.

Terry Sandblast suggested that the applicant have a representative present at the May 25th hearing, even though they have requested postponement. She agreed to do so. During discussion of the lack of representation from Eastmoreland at recent meetings, it was suggested that, even if neighborhood representatives cannot attend, they should provide either oral or written reports on cases affecting their neighborhoods.

CU41-76 Conditional Use request by School District #1 for classroom additions at Mt. Tabor School (5800 SE Ash).

The Board unanimously recommends denial because the applicant was not present and did not provide information regarding potential impact of the proposal on the surrounding community, i.e., the number of additional school buses that will be involved, loading and unloading facilities, the amount of play area being planned and where the play area will be relocated. The Mt. Tabor Neighborhood Association representative reported that this case has not been presented to his association.

Slides of the area were shown by Terry Sandblast. There was no representative present from the School District. The Mt. Tabor representative reported that his association has not considered this case. He said he does not feel there will be any objection to the request itself, but felt there would be opposition to the concept of the proposed Middle School program.

Kathy Zimmerly advised that she had contacted Mr. M. W. Lindsay by letter and phone prior to the SEUL meeting and was advised that AREA III representatives could not attend because of a meeting conflict. She said she gave them the name and phone number of the Mt. Tabor representatives but they evidently did not reach them. She added that School District representatives told her that he was unaware of any neighborhood association in the area.

After discussion, a motion was passed to send a letter to the School District with copy to the Principal of Mt. Tabor Elementary School, advising them of the importance of their working with neighborhood associations in facilities planning. The letter is also to include the names and address of Southeast neighborhood association contact persons.

JEANS SUBDIVISION - Harold Jeans, applicant; request to create subdivision of ten lots in an A2.5 zone at SE 92nd south of SE Flavel for future development of apartments.

The Board approved the subdivision by a vote of 8 in favor, 2 opposed and 2 abstentions. Those voting in favor felt there was need for additional rental housing in the area. Those in opposition expressed concern about allowing a housing development in too close proximity to the Johnson Creek floodway.

There were no slides but a verbal description was given by Terry Sandblast. He said that the staff report is not complete at this time but that it was placed on the SEUL agenda because it will be heard by the Planning Commission prior to the next SEUL meeting.

The applicant, Harold Jeans, stated it is proposed to run storm water to Johnson Creek on the north of the property. The sewer accommodations have been approved by the City during the pre-application procedure. He stated all lots have been engineered and surveyed to comply with zoning code lot depth, width and area. The plans were also approved by the City Fire Department. He estimates that the 10 lots proposed will attract a population of approximately 80 people. He stated that most of the apartments will not accomodate children. He stressed the fact that in

subdividing this site, financing will be more available from lending institutions. He contemplates selling to other builders, as well as developing them himself. It is expected that it will take approximately two years to complete the development and another five years to realize any profit from the development.

Concerns were expressed about Johnson Creek flooding problems in that area. The applicant responded that a survey was taken of those who have lived in the area for many years and no record was found for this particular site experiencing flooding. The applicant stated that he would not consider developing the site as a PUD because he does not want to deal with complaints from homeowners associations.

No neighborhood report was given.

COMMITTEE REPORTS/ANNOUNCEMENTS

Action on Bylaw Committee recommendation was tabled pending another Bylaws Committee meeting to include Jo Brown, Dave Utzinger and Ray Grant.

* * * *

Virginia Seidel asked if there were any questions regarding written reports she prepared for Board members on Mt. Hood Freeway properties and the Tri-County Commission on Local Governments. There were none.

* * * *

Subdivision regulations will be heard by the Planning Commission on June 15th. It was decided that the Subdivision Committee should meet with Frank Frost, Bureau of Planning, prior to the next SEUL meeting. Subdivision Committee members included Larry Lubin, Marilyn McCabe, Virginia Seidel, Clyde Brummell.

* * * *

The Inner Southeast Coalition, in cooperation with Portland Development Commission, will be holding a Home Maintenance Workshop on May 25th, 7:30 p.m., at PGE Auditorium, 3700 SE 17th Avenue. The Workshop will involve presentations/demonstrations by various craftsmen, followed by a question/answer period on various home maintenance topics. All interested persons were encouraged to attend.

* * * *

Kathy Zimmerly announced that on May 27th at the SEUL Office, 7:30 p.m., the Port of Portland will hold an informational meeting.

* * * *

Sunnyside Neighborhood Association will meet Thursday, May 20, 7:30 p.m.to discuss traffic congestion on Belmont between 44th and 47th, a zone change, and use of a Sunnyside residence as a motorcycle clubhouse.

* * * *

Sellwood-Moreland is sponsoring a meeting on May 18th, 7:30 p.m., at the Anchorage Restaurant, regarding Willamette Greenway.

* * * *

Marie Brown reported that the latest information regarding Kaiser Clinic is that they are closing at noon on Saturdays and that several doctors have transferred to the Sunnyside Clinic.

* * * *

The meeting adjourned at 9:15 p.m.

/rd PDC 5/21/76

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, MAY 3, 1976, 7:15 p.m., SHARP

WHERE: Southeast Uplift Conference Room
4316 S. E. Hawthorne Blvd.

\# #

AGENDA

1. Call to Order
2. Approval of minutes from previous meeting.
3. Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board.
4. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.

   CU28-76 - Conditional Use and variance request by the Park Bureau and School District #1 to allow a removable swimming pool on the grounds of Abernethy Grade School at 2421 SE Orange Avenue. The pool is to be located at the northerly end of the property and a variance will be needed to allow the structure to be located in the required front yard.

   CU21-76 Conditional Use request by Montavilla Christian Church for a private primary and secondary school in the basement of an existing church facility for a maximum of 80 students in grades 1 - 12 with nine teachers; Located at 550 NE 76th, the first year proposal is for 30 students in grades 2-9 with four teachers.

   V7-76 Street Vacation request by Portland General Electric to vacate SE 14th and SE 15th between SE Ochoco St. and SE Linn St. in order to consolidate property for a new substation.

   V6-76 Street Vacation request by Fred Schriever for vacation of NE Hoyt from NE 64th to the eastern terminus (approx. 74 ft.) in order to utilize the unimproved street area for residential development.

5. COMMITTEE REPORTS: Bylaw revisions; Tri-County Commission on Local Government; Housing
6. Reports of Development Commission and Planning Commission staff on current activities.
7. Community activities
8. Announcements/Correspondence
9. ADJOURNMENT

PDC/SEUL 4/26/76

Nick

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

April 19, 1976

SEUL Advisory Board Members attending:

Virginia Seidel, Chairman (HAND)
Larry Lubin, V. Chairman (Buckman)
Marie Brown, Sec. (So. Tabor)
Bill Arndt (Kerns)
John Olson (Montavilla)
Lane Brown (Brooklyn)
Augusta Richter (SURGE)
Joseph Parker (Laurelhurst)
Grant Nelson (Mt. Tabor)
Vern Kinnee (Mem-at-large)
Marilyn McCabe (Foster-Powell)
Larry Lindstrom (Sunnyside)
Simon Thompson (Richmond)
Dick Priestley (Mem-at-large)

SEUL Advisory Board Members Not Present or Represented:

Dave Utzinger (Mem-at-large)
John Stryker (Eastmoreland)
Clyde Brummell (SMILE)
Tom Beasley (Mem-at-large)

Others attending:

Donna Walker, Community Press
Shirley Stone
Mary Ann Schwab
Dwight Edman
Lee Liberstone
Jay Call
Gerald Miller
Ernest Bonner, Bur of Plng
Allan Fox, Bur of Plng
Terry Sandblast, Bur of Plng
Jack L. Foster
Mrs. Jack Foster
Mayor Neil Goldschmidt
Kathy Zimmerly, PDC
Ruth Davis, PDC
Nancy Fleagle, PDC
Cherie MacGillivray
Mike Jones

The meeting was called to order at 7:20 p.m. by Virginia Seidel, Chairperson. The minutes of the previous meeting were approved with the following amendment: Page 1, 2nd paragraph - Bill Stacey should be amended to read Bob Stacey. Page 3, 2nd paragraph from bottom should be corrected to include: The applicant stated there would be no charge for parking at the hospital.

Kathy Zimmerly announced that Simon Thompson is the new delegate from the Richmond Neighborhood Association and Chris Rinne is the new Alternate. Tom Beasley, it was reported, has retired and a letter from PGE was sent to the Mayor nominating Wayne Hallgrimson, who resides at 6405 SE 18th Avenue to replace Mr. Beasley as member-at-large. The Board voted unanimously to accept the appointment of Mr. Hallgrimson as a member-at-large and Simon Thompson and Mrs. Rinne as the Richmond representatives. It was related that Lane Brown is the Brooklyn Alternate for Bob Johnson. Nancy Fleagle was introduced as the PDC Field Representative at Southeast Uplift Office. She is replacing Steve Jones who is transferring to the PDC Housing Services Department.

Review of Planning in Southeast

Ernie Bonner, Director of the Bureau of Planning, related that City General Fund reductions have necessitated cutbacks of Bureau of Planning personnel. He said that because of the budgetary problems, he wanted to discuss with the Board if there were agreeable ways to reduce Bureau of Planning services to SEUL without adversely affecting

Board functions. He said that the cost for staff assistance at SEUL meetings by Terry Sandblast requires paying 8 hours of overtime per month and he questioned whether he would have enough money in his overtime account to cover it. Mr.Bonner asked for suggestions from the Board on how to alleviate the additional cost. Several Board members related examples of how important it is for technical staff to attend Board meetings because they provide information, not only for neighbors, but also Bureau of Planning staff and zoning petitioners. A Board member stated that the Board has taken for granted that Mr. Bonner understood the function and importance of Bureau of Planning staff participation at SEUL meetings. A Board member asked Mr. Bonner that if paying overtime expense was the issue, had they considered giving compensatory time instead of money. Mr. Bonner replied that Federal law requires overtime pay for working more than 8 hours per day. He said that giving compensatory time does not work out either because the land use controls staff is being reduced from 16 to 11 and they are needed in the office during the day to handle an increasing workload.

A Board member suggested that because the SEUL Program is a joint effort by Bureau of Planning and PDC, perhaps PDC could pay the overtime for land use control staff to attend SEUL Board meetings. A Board member asked if other employees could fill this function, such as CETA workers. After further discussion, the Board members agreed that zoning staff was needed, and CETA workers would not fulfill that need. The Board further agreed that the present staff from Bureau of Planning, Terry Sandblast, has served the Board well.

Mr. Bonner asked the Board to write a letter regarding the Board's needs for technical staff assistance. The Board passed a motion to write such a letter to the Mayor and to stress that it is important for the future of the SEUL Program to maintain professional staff assistance for zoning and future planning projects and programs.

Alan Fox, Bureau of Planning, gave a presentation which summarized the kinds of technical assistance that will be provided the Southeast Coalition neighborhoods in addition to planning associated with Powell Blvd. improvements and the Mt. Hood Corridor, etc. He stated that there would be no direct staff assistance to neighborhoods to do comprehensive planning. He said staff will work with neighborhood associations on specific projects and problem areas but that comprehensive planning will have to be done by the neighborhoods themselves.

In answer to questions regarding comprehensive planning for the City, Mr. Bonner related that he sees it as a three year process in which Southeast Uplift should definitely be involved. He said the City has applied for $140,000 to comprehensive planning from LCDC and they hope to also receive additional Federal Grants for economic development and airport planning studies. He said Tri-Met is helping with transportation planning and they will also involve the School District in various aspects of the plan. He said that it will take six to nine months to assemble information and develop a time line.

<u>Presentation by Mayor Neil Goldschmidt</u>

Mayor Neil Goldschmidt spoke briefly and explained the various programs that were presently in existence within the City and the proposed developments in the near future. He cited projects that are presently being pursued such as street and arterial plans.

individual neighborhood data and comprehensive planning. He related the current budget review has resulted in a cutback of Planning personnel and stressed that projects cannot be developed overnight and that it takes a long time to build up to the level of participation where the community feels comfortable that it is representing itself well.

He cited specific examples of how we are simultaneously undertaking neighborhood planning, comprehensive planning and private and public housing assistance programs but, "our ability to deliver is hampered by budgetary and manpower problems". He applauded Bureau of Planning efforts to provide comprehensive work programs for each of its staff members. He also mentioned OP&D, PDC efforts to couple public and private monies to improve housing.

Mayor Goldschmidt informed the Board that on April 22, the City Council will consider budgets for OP&D, Bureau of Planning and HCD and he said a motion will be made at the hearing to divert $250,000 from neighborhood and housing HCD budgets to human service programs. He related that he doubted he could support this but wanted to inform the Board that it is being considered.

After Mr. Goldschmidt left, the Board unanimously passed the following motions: 1) To request that City Budgets include sufficient funds for staff rom the Bureau of Planning and PDC in order to continue SEUL Board and Southeast neighborhood planning, project implementation and support services; and 2) that inner SE Coalition HCD budget allocations be maintained at requested levels.

<u>Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board</u>. Terry Sandblast, Bureau of Planning, reported on the actions of the following cases:

CU15-76 Conditional Use request by Providence Medical Center for a 3-story 440-vehicle parking facility, a 5-story hospital service facility, expansion of hospital service facility, and new sign over the main entry. This request was postponed by the Hearings Officer until April 22nd in order to obtain more data on parking and information regarding expansion of hospital. (SEUL approved.)

CU12-76 Conditional Use request by Warner Pacific College in order to utilize Mittleman addition near SE 60th & Lincoln for recreational facilities. Hearings Officer will consider on April 27th. (SEUL approved).

PET 6510 Zone Change from County R10 to City R10 for an annexed area at SE 122nd & Brookside Drive. Hearings Officer approved. (SEUL approved.)

<u>Zoning Cases and street matters referred by the Planning Commission for review and recommendations</u>. (Petition representatives were present to answer questions.)

CU19-76 Conditional Use request by Alfred F. Parker, deedholder, and Flying "J" Oil Co., optional purchasers, for a gasoline service station on the Southwest corner of SE 39th & Stark St. Proposed to establish an independent retail gasoline station with 3 bays.

By a vote of 8 in favor, 3 opposed and 1 abstention, the Board recommends approval of a gas station on the property and installation of a sign as shown in the plans on the corner of the lot with the conditions that exit and entrances be approved by the Traffic Engineer and that landscaping be provided as outlined in the applicant's presentation. The Board feels the proposed design would enhance the area and would not be detrimental to the surrounding neighborhood. Concerns were expressed regarding whether another gas station is needed at this location, potential traffic congestion and proposed placement of the pumps may need to be altered so that entrance and egress are less confusing. The Sunnyside Neighborhood Association recommended approval because the proposed use would be less detrimental than commercial uses involving sale of liquor adjacent to Laurelhurst Park.

Slides were shown by Terry Sandblast, Bureau of Planning. The applicant, Jay Call, distributed drawings and photos describing the design of the proposed gas station. He explained that the gas company is an independent company as opposed to a branch of a national chain. Other than a station located at 212th & Stark, the applicant owns no other station in Oregon. Mr. Call related that at the Sunnyside Neighborhood Association meeting, he encountered criticism regarding the size of plants used for landscaping as it was felt that larger plants should be used. He said they have had discussions with the traffic engineer and feel confident they have satisfied many traffic related problems. The applicant stated the company has been in business for seven years and have never had business failure or problems with operators. One Board member questioned why other larger oil company dealers had not succeeded at that location and yet this independent dealer feels they will succeed. The applicant stated that the price of gasoline could be a major factor because larger companies cannot compete with independents in price and, therefore, volume sales would pose a difference.

6511 Zone Change Request from R5S to A2.5S (with a variance for lot area on the west 49.09 ft. of the lot), by Eugene W. & Lavina E. Page, deedholders, and Jack L. & Sharon J. Foster, contract purchasers, at 9025 NE Hassalo.

The Board voted unanimously to approve the zone change request and variance as proposed with the condition that the front yard be landscaped and that off-street parking be provided. The Board feels that it is unlikely that the area will ever be developed for single-family use; the proposed zone change would be compatible with the surrounding area; and the applicant has shown that rental housing is needed in the area. The Montavilla representative recommended approval of the request with the conditions noted above.

Terry Sandblast displayed slides of the affected property. The applicant, Jack Foster, responded to a question as to whether he had definite plans for the duplexes by stating that the duplexes will be one-level units.

ANNOUNCEMENTS/CORRESPONDENCE

Kathy Zimmerly announced that CRAG will be holding a Housing Workshop on May 10th and suggested that SEUL could sponsor a special meeting to discuss Southeast housing problems prior to the workshop. The Board agreed to do so. It was decided to hold a bylaw revision committee meeting prior to the next SEUL Board meeting.

* * * * *

Kathy Zimmerly announced that on Thursday, April 22nd, Budget Hearings will continue on HCD, Planning Commission and OPD. Virginia Seidel encouraged all those interested to attend and stressed the importance of the budget hearings as it related to Planning Commission assistance to the SEUL Board. The Board, at this point, requested a letter be written and delivered to Council members prior to the hearings.

* * * * *

Kathy Zimmerly read a letter from the Vice-Chairman of SEUL to J. David Hunt, Executive Director, PDC, requesting additional staff to properly maintain HCD and non-HCD neighborhood support services due to increased marketing responsibilities associated with expansion of the HCD Program into seven Southeast neighborhoods. No formal response has been received but staff was advised that there will be sufficient staff. Virginia Seidel stated that the Mayor related to her that Buckman would have their own office and the marketing would not necessarily be done out of the Southeast Uplift office.

* * * * *

Kathy Zimmerly announced that there will be an informational meeting on I-205 Freeway on May 19th at the Floyd Light Middle School, 10710 SE Stark St., at 2pm and 7:30 pm.

* * * * *

Virginia Seidel announced that Hosford-Abernethy had their election last week and new officers were elected.

* * * * *

Kathy Zimmerly announced that Kerns has elected their new officers. Sarah Joshel was introduced as the new chairperson of Richmond.

The meeting adjourned at 10:00 p.m.

/rd
PDC 4/26/76

RECEIVED
APR 29 1976

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, APRIL 19, 1976, 7:15 p.m., SHARP

WHERE: Southeast Uplift Conference Room
4316 S. E. Hawthorne Blvd.

A G E N D A

1. Call to Order

2. Approval of minutes from previous meeting.

3. Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board.

4. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation:

   6507 ZONE CHANGE REQUEST from A1 to A2.5 by various deedholders in the Buckman neighborhood for various properties between SE 27th to SE 28th, SE Pine to North of SE Ash in the westerly portion (possible initiation may extend to at least the adjacent lots for a total of 5 blocks).

   6508 ZONE CHANGE REQUEST from A1 to A2.5 by various deedholders in the Buckman neighborhood for various properties between SE 25th to SE 27th, SE Yamhill to South of SE Salmon (possible initiation may extend to at least the adjacent lots for a total of 5 blocks).

   CU19-76 CONDITIONAL USE REQUEST by Alfred F. Parker, deedholder, and Flying "J" Oil Co., optional purchasers, for a gasoline service station on the Southwest corner of SE 39th & Stark St. Proposes to establish an independent retail gasoline station with 3 boys. Plans show curb cuts on both SE 39th Ave. and SE Stark.

   6511 ZONE CHANGE REQUEST from R5S to A2.5S (with a variance for lot area on the west 49.09 ft. of the lot), by Eugene W. & Lavina E. Page, deedholders, and Jack L. & Sharon J. Foster, contract purchasers, at 9025 NE Hassalo. Proposal indicates division of the site into 3 parcels; of these, the existing house on the center parcel would remain and one duplex would be constructed on either side of the existing house. The 3rd parcel would need a variance to reduce the lot area from the required 5,000 sq. ft. to 4950 sq. ft.

5. Review of planning projects in Southeast.

6. Reports of Development Commission and Planning Commission staff on current activities.

7. Community activities/ Committee Reports

8. Announcements/Correspondence

9. ADJOURNMENT

PDC/SEUL 4/12/76

M I N U T E S

SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

April 5, 1976

SEUL Advisory Board Members Attending:

Larry Lubin, V. Chairman (Buckman)
Marie Brown, Sec. (So. Tabor)
Bill Arndt (Kerns)
Raymond Grant (Montavilla)
Robert Johnson (Brooklyn)
Augusta Richter (SURGE)
Jo Brown (Laurelhurst)
Grant Nelson (Mt. Tabor)
Dave Utzinger (Mem-at-large)
Vern Kinnee (Mem-at-large)
Marilyn McCabe (Foster-Powell)
John Stryker (Eastmoreland)
Larry Lindstrom (Sunnyside)
Mike Gallagher (Richmond)

SEUL Advisory Board Members Not Present or Represented:

Virginia Seidel, Chairman (HAND)
Clyde Brummell (SMILE)
Dick Priestley (Mem-at-large)
R. Tom Beasley (Mem-at-large)

Others attending:

Dennis Mosier
Jim Heide
Dale Caldwell
James Weifelman
G. Christopher
Joseph Parker
James Atkinson
Darrell Smith
Mary Ann Schwab
Shirley Stone
Lee Perlman
Terry Sandblast, Bur of Plng
Kathy Zimmerly, PDC
Ruth Davis, PDC

The meeting was called to order at 7:20 p.m. by Larry Lubin, Vice-Chairman. The minutes of the previous meeting were approved as mailed.

Kathy Zimmerly related that the Richmond delegate, George Brown, has moved to Salem and that Mike Gallagher will serve as the interim delegate until the Richmond Neighborhood Association appoints a replacement. It was also reported that Marilyn McCabe is the new Foster-Powell delegate and Bill Stacey is the Foster-Powell alternate.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Terry Sandblast, Bureau of Planning, reported on the following:

V4-76 Street vacation request by TRI-MET to vacate SE Mall St., east of SE 17th in order to expand facilities and consolidate properties. This case will be heard by the Planning Commission on April 6, 1976. (SEUL approved with conditions.)

6483 PGE, deedholders; Tri-Met, Contract purchasers. Zone Change request from A2.5 to C2 on E. Side of SE 16th to construct 102-space off-street parking lot for Tri-Met employees. Planning Commission denied request. Letter received from Tri-Met that they have no objections to Brooklyn Action Corps request that Tri-Met's revocable permit for a parking lot be revoked. (SEUL recommended denial)

Zoning Cases and street matters referred by the Planning Commission for review and recommendations. (Petition representatives were present to answer questions).

CU12-76 CONDITIONAL USE request by Warner Pacific College in order to utilize the Mittleman Addition near SE 60th & Lincoln for recreational facilities, student resource center and construction of a 222-space parking lot.

By a vote of 13 in favor and 1 abstention, the Board recommends approval as per conditions one through eight outlined in staff report, but with an additional condition: that porous paving be installed in order to minimize water run off from parking lots, etc. It is felt that the proposed use is compatible with the surrounding neighborhood, especially since the applicant indicates there will be opportunity for public access to the facilities under conditions controlled by the college to prevent cruising, etc. on the site. In addition, it was felt the college has justified the need for these facilities, there will be minimal negative impact on traffic circulation and the applicant has worked closely with the surrounding neighborhood in regard to access, parking, landscaping and open space development. Concerns were expressed by the Mt. Tabor Executive Committee as to whether there is a need at this time for any more than 150 parking spaces on the site. The Mt. Tabor Neighborhood Association was reported to have approved the concept of the proposal at previous meetings, but final recommendations were not available at the time of the SEUL Board meeting on the case.

Slides of the property were shown by Terry Sandblast, Bureau of Planning. The petition representative, Bill Shrout, described a map depicting the area of the proposed facilities. In response to a question regarding the possibility of building a new gym for basketball, the applicant stated development plans are as yet incomplete but that the priorities are for the swimming pool and learning center. He emphasized that the College intends to control the parking lot access, as well as the recreational facilities. When asked about the potential for other open space areas, applicant stated they feel what is presently proposed will be sufficient. Dave Utzinger related that the Bicycle Task Force has proposed bike paths for the same area as the proposed walkway. Regarding the parking lot, a question was asked as to whether all parking spaces would be built simultaneously. The applicant stated that additional spaces will be added as needed, with the ultimate capacity of 222.

PET 6510 ZONE CHANGE from County R10 to City R10 for an annexed area at S.E. 122nd & Brookside Drive.

By a vote of 12 in favor, 1 opposed and 1 abstention, the Board recommends approval. The Board feels that any zone other than City R10 would constitute a spot zone.

Slides were shown of the property. It was related that the area was annexed in order to provide City sewer and water hookup. The SURGE representative stated that she visited the area and found no objection to the zone change.

CU15-76 CONDITIONAL USE request by Providence Medical Center for the following:

1) A 440-space three-story parking structure to be located on the west 1/2 of the block bounded by NE Hoyt and Irving between NE 49th and 52nd.

2) A five-story hospital services facility located southwest of the existing duplex.

3) Use of a portion of the 3rd, 4th and 6th floors of Providence Hall for general hospital use, and

4) Installation of a new sign above the main entrance.

With 13 in favor and one opposed, the Board voted to approve the request for a 4-story parking structure, a 4-story hospital services facility, and the 3rd, 4th and 6th floor use of Providence Hall for hospital purposes, so long as the development is in substantial compliance with plans submitted. The Board concurred that a need was established for accessible health care facilities in the Inner City and that there is a substantial need for additional off-street parking inthe area. The Board feels that the applicant should be commended for efforts to relocate tenants and structures displaced by the development. Concerns were expressed regarding whether the applicant will provide adequate parking for visitors and patients. Although the area is not represented on the SEUL Board by a neighborhood association, a formative organization, City Center Neighborhood Association, has met with the applicant and they indicated approval of the applicant's proposal.

While slides were being shown, the petition representative described the area. He related that to his knowledge, the hospital is not requesting a sign and that the hospital services facility will be four stories, not five stories as noted in the staff report.

During discussion, the applicant stated that there are presently 613 parking spaces, including satellite parking lots, but there is still a deficit of 260 parking spaces. He said that Providence anticipates outgrowing the proposed parking lot in 1981 and there is the possibility of adding 3 more stories to the structure for a total of 1,000 spaces. He related that Providence has contracted with Martin Investment to move the dwellings displaced by the development to Northeast Portland. He stated that the cost of the parking project will be $1.5 million, not including property acquisition and that no federal money is being used for the development. A concern was expressed that developments like this raise hospitalization costs.

Discussion of Comprehensive Planning Status Report

Kathy Zimmerly reported that on April 19th Allen Fox from the Bureau of Planning will attend the SEUL Board meeting to discuss Southeast Planning projects, including SE Coalition neighborhood planning and special projects such as the Mt. Hood corridor and Powell Boulevard improvements. A report from the March 29 Special SEUL meeting on Comprehensive Planning was handed out to Board members.

After discussion of the report, it was decided to write a letter to the Bureau of Planning requesting that the SEUL Office be provided with copies of comprehensive planning reports to facilitate citizen review of the information.

ANNOUNCEMENTS/REPORTS

It was reported that City Council is currently reviewing next year's City Budget. The Board decided not to review any specific budgets, but members were encouraged to attend the hearings. During discussion of budgets, Jo Brown expressed a concern that there will not be sufficient staff for SEUL and neighborhood support services because of increased marketing responsibilities in the seven SE Coalition neighborhoods. It was decided to write a letter to PDC requesting clarification of this matter.

* * * * *

The following City Council hearings were announced: Wednesday, April 7, hearing on application for 2nd year HCD funding; April 12, review of HCD, PDC & Bureau of Planning budgets; April 26, review of ONA budget.

* * * * *

Bob Johnson, Brooklyn representative, reported on the Powell Boulevard Citizens Advisory Committee. He said the Committee would like to have more input from neighborhood associations regarding the plan for Powell Blvd. improvements. There are presently three alternatives being considered and input from all sources is needed.

* * * * *

Grant Nelson reported that Neil Goldschmidt and Francis Ivancie will be on the agenda of the Mt. Tabor Neighborhood Association meeting to be held May 5th at Mt. Tabor Elementary School, 5800 SE Ash. The presentation will start at 8:00 p.m.

* * * * *

Marie Brown reported that the South Tabor Community Association will meet Tuesday, April 13th to discuss alternatives to removing the Sequoias on SE 71st. They will also elect new officers and review Powell Blvd. and Mt. Hood Corridor developments.

The meeting adjourned at 9:55 p.m.

/rd
PDC 4/12/76

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, APRIL 5, 1976 , 7:15 p.m., SHARP

WHERE: Southeast Uplift Conference Room
4316 S. E. Hawthorne Blvd.

* *

A G E N D A

1. Call to Order
2. Approval of minutes from previous meeting.
3. Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board.
4. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation:

   CU15-76 Conditional Use request by Providence Medical Center for the following:
   1) A 3-story 440-vehicle parking facility between NE Irving & N. E. Hoyt, NE 49th to NE 52nd;
   2) A 5-story hospital service facility to be located at the south end of the hospital;
   3) Expansion of hospital activities into the former nurses' wing;
   4) A new sign over the main entry.

   CU12-76 - Conditional Use request by Warner Pacific College in order to utilize the Mittleman Addition near SE 60th & Lincoln for recreational facilities, student resource center and construction of a 222-space parking lot.

   PET 6510 - Zone Change from County R10 to City R10 for an annexed area at S. E. 122nd & Brookside Drive.
5. Discussion of Comprehensive Planning Status Report
6. Reports of Development Commission and Planning Commission staff on current activities.
7. Community activities.
8. Announcements/Correspondence
9. Adjournment

PDC/SEUL 3/29/76

M I N U T E S

SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

March 15, 1976

SEUL Advisory Board Members Attending:

Larry Lubin, V. Chmn (Buckman)
Marie Brown, Sec. (So. Tabor)
Bill Arndt (Kerns)
Raymond Grant (Montavilla)
Robert Johnson (Brooklyn)
Augusta Richter (SURGE)
Jo Brown (Laurelhurst)
Grant Nelson (Mt. Tabor)
Clyde Brummell (SMILE)
Dick Priestley (Mem-at-large)
Dave Utzinger (Mem-at-large)
Marilyn McCabe (Foster-Powell)
Mel Replogle (HAND)

SEUL Advisory Board Members not present or represented:

Larry Lindstrom (Sunnyside)
R. Tom Beasley (Mem-at-large)
John Stryker (Eastmoreland)
Vern Kinnee (Mem-at-large)
George Brown (Richmond)

Others attending:

Joseph Parker
Rick Blessinger, Tri-Met
Rick Andrew
David Blomgren
Connie Rodgers
Ruth Stewart
Jackie Williams
Shirley Stone
Bessie Hershey
Terry Sandblast, Bur of Plng
Kathy Zimmerly, PDC
Ruth Davis, PDC

The meeting was called to order at 7:30 p.m. by Larry Lubin, V. Chairman. The minutes of the previous meeting were approved as mailed.

Jo Brown, Laurelhurst representative, introduced her new alternate, Joseph Parker.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Terry Sandblast, Bureau of Planning, reported on the actions of the following cases:

6483 Zone Change request by PGE, deedholders, and Tri-Met, optional purchaser from A2.5 to C2 in order to provide off-street parking for Tri-Met employees on Lot 1-8, Block 13, Benedictine Heights. Request denied by Hearings Officer. (SEUL recommended denial).

PET 6497 Zone Change request from R5 to A2.5, east of 6214 N E Willow St. Planning Commission received a letter of appeal from applicant, as the request had been previously denied by Hearings Officer. (Case was tabled by SEUL).

VI-76 Street Vacation request by Knappton Towboat Co. to vacate SE Caruthers St. from SE 2nd to the Willamette River in order to expand facilities. Planning Commission recommended denial with recommendation that the applicant apply for a revocable permit to use the property. (SEUL unanimously recommended denial of street vacation but approved revocable permit for street closure with conditions.)

Zoning Cases and street matters referred by the Planning Commission for review and recommendations. (Petition representatives were present to answer questions).

V4-76 Street vacation request by TRI-MET to vacate SE Mall St. east of SE 17th in order to expand facilities and consolidate properties.

Approval is unanimously recommended on the condition that the applicant receive Brooklyn Action Corps and Southeast Uplift Board approval of landscaping plans to be submitted at a later date. The Board feels that the street vacation will be of benefit to the community if it is landscaped properly; it will promote improved traffic flow on the applicant's property in and around the proposed maintenance building; the property is zoned correctly for its intended use; S. E. Mall is not needed as a public right-of-way; and overall plans imply that the applicant will eventually provide improved employee and bus parking facilities.

The Brooklyn Action Corps recommended approval on the condition that the public benefit from the vacation by requiring the applicant to submit plans which would improve employee and bus parking facilities in the area.

Slides of the property were shown by Terry Sandblast, Bureau of Planning. During discussion of the case, the petition representative, Rick Blessinger, stated the area to be vacated would be completed in two or 3 years and that the architects are about 30% completed with the design. When asked if this vacation would ease the parking problems, the petitioner's response was "no, not until the new facility at S. E. 96th & Powell is completed". He stated this portion of S. E. Mall is not proposed to be used for parking.

CU 14-76 Conditional Use request by Bible Temple, Inc., in order to construct a 51-space parking lot and convert a residence to church-related activities in the vicinity of NE 76th to NE 78th, south of NE Glisan.

By a vote of 11 in favor and 2 abstentions, the Board recommends approval as per conditions outlined in the staff report with the addition of one condition; that low fencing and screening be provided between dwellings having institutional use as opposed to residential use.

The Board feels that the applicant's current proposal represents a significant step toward solving the adverse impacts of institutional uses in a residential neighborhood. The Montavilla Community Association recommended approval.

Terry Sandblast showed slides of the property. The petition representative explained that the Conditional Use is intended to provide a U-shaped parking lot which will accomodate 51 vehicles. He said that the plan calls for a house located at 405 NE 78th to be removed as it is substandard. He said he feels the plans preserve the residential character of the neighborhood and would improve the overall liveability in the community, as well as easing traffic congestion by providing needed off-street parking.

In response to a question, it was related that there are presently 90 live-in students with a total enrollment of approximately 170-175. The petition representative stated that their Temple Christian School for grades 1 through 12 expects to move out of the area to Lynch School in September and this will eliminate the need for renting space from Hope Presbyterian for the college's use. In answer to a question regarding whether Bible Temple has future expansion plans, the petition representative replied that they have decided not to build a new auditorium and any future expansion would involve commercially zoned property.

During discussion of the case, Terry Sandblast related that, according to a recent legal opinion, design review can no longer be used as a condition for approving zoning matters outside Design (D) zones. Further, an opinion by the Court of Appeals held that the Fasano "burden of proof" by the applicant is applicable for conditional use and zone changes. Mr. Sandblast stated that the Bureau of Planning staff feels that Bible Temple has presented evidence that this Conditional Use will lessen impact on the neighborhood and has, therefore, fulfilled the Fasano "burden of proof".

Review of Neighborhood Association Response to SEUL Board Members-at-large Category and Selection Process.

Larry Lubin asked if the Board members had received their copy of the memorandum dated March 10, 1976, regarding a summary of neighborhood association responses to the member-at-large category and selection process, and Executive Committee recommendations. He suggested that the Board needs to decide whether to revise the SEUL bylaws. Clyde Brummell stated the Sellwood-Moreland Improvement League (SMILE) reviewed the matter and voted as follows: The SMILE Board recommended the SEUL Advisory Board be composed of 51% neighborhood representatives and that at least 51% of the meeting quorum must be neighborhood association representatives. Ray Grant stated that Montavilla's position would be given at a later date.

After discussion of the various neighborhood responses, a motion was passed to appoint a committee to review the bylaws and to discuss policies and/or amendments regarding Board representation at public meetings, and choosing/removal of Board members. Jo Brown stated that she questions whether the bylaws need to be amended. She said she feels the problems could be handled by policy revisions instead of bylaw amendments.

The following board members were appointed to serve on the Bylaws Committee: Clyde Brummell, Grant Nelson, Marie Brown and Dick Priestley. Virginia Seidel & Larry Lubin will be ex-officio members. The Committee was instructed to report back to the Board with recommendations within two months.

During discussion of the above matter, it was decided to write a letter to the Oregon State Highway Division reaffirming the appointment of Mel Replogle as the SEUL representative to the Powell Boulevard Citizens Advisory Committee with Dave Utzinger to serve as his alternate because Mr. Replogle cannot attend all the meetings.

ANNOUNCEMENTS

Clyde Brummell announced there will be a SMILE meeting at the Sellwood Community Center on April 2nd, 10:00 a.m., regarding the Willamette Greenway.

Announcements (Cont.)

Marie Brown reported that on 71st Ave. there are 5 large redwood trees that Youngson School Administration wants to remove as they are tearing up the sidewalks and curbs. She said most area residents feel that if the trees must be removed, then other trees should replace the redwoods which would be equally attractive and offer shade. Kathy Zimmerly suggested that a letter be written concerning the matter and the Board members agreed that a letter would be appropriate.

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Clyde Brummell announced that he filed his candidacy ro run against Dan Mossee for County Commissioner.

* * * * *

Kathy Zimmerly asked the Board if they would be interested in applying for a Federal non-profit status so that we can do bulk mailing at 1.8¢, as opposed to the current rate of 7.1¢. Several Board members concurred that the present postage costs are exhorbitant. The Board passed a motion unanimously to ask staff to pursue obtaining a Federal non-profit mailing status at the request of the SEUL Executive Committee.

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Kathy Zimmerly reported that she will be meeting in the near future with PACT to discuss the types and levels of support services to be provided to Southeast neighborhoods by the two offices.

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Kathy Zimmerly reported that the Area III Advisory Board was discussing the proposed closure of Kerns Grade School on March 15.

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A letter to the City Auditor, from the HAND Chairman, regarding a variance which HAND opposed, was reported on by Kathy Zimmerly.

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Kathy Zimmerly read a letter from the HAND Chairman to Jim McConnell, PACT, asking that PACT sponsor a Candidate's Fair.

* * * * *

Bob Johnson, Brooklyn representative, reported on the controversy surrounding Little League being able to reserve the baseball diamond at South Powell Park so that neighborhood use is severely limited.

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Larry Lubin commented on the importance of SEUL Board meetings starting promptly at 7:15 p.m.

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Kathy Zimmerly reported on a letter from Brooklyn requesting revocation of Tri-Met's revocable permit for a parking lot. The Board was asked if they wanted to make a recommendation on the matter. It was decided that if Brooklyn requests SEUL to hear the case, then the matter will be placed on the agenda.

Ray Grant reported that the Kaiser hearing will be held at City Council within onr or two weeks.

* * * * *

Dave Utzinger stated that he feels the Hearings Officer should be invited to attend a SEUL meeting. Larry Lubin stated that he feels it would not be of benefit.

The meeting adjourned at 9:30 p.m.

/rd
PDC 3/22/76

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: TUESDAY, FEBRUARY 17, 1976, 7:15 p.m.

WHERE: Southeast Uplift Conference Room
4316 S. E. Hawthorne Blvd.

** *

A G E N D A

1. Approval of minutes from previous meeting.

2. Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board.

3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation:

   CU7-76 Reconsideration of Conditional Use request by Staub Memorial Congregational Church in order to establish a private elementary school for grades Kindergarten through 6th for a maximum of 50 students at 3210 SE Taylor St. (Board members should refer to their staff reports for the 1/19/76 SEUL meeting.)

   PET 6497 Zone Change request from R5 to A2.5, east of 6214 NE Willow St., is scheduled to be heard by the Hearings Officer on February 24th, but on advice from Planning staff, the applicant may request postponement of the request. (Due to the tentative nature of this case, no staff report is available at this time.)

   PET 6483 Possible reconsideration of Zone Change request by PGE, deedholders, and Tri-Met, optional purchaser, from A2.5 to C2 in order to provide off-street parking for TRI-MET employees on Lot 1-8, Block 13, Benedictine Heights (east side of SE 16th between SE Center and SE Bush streets). (Depending on actions to be taken by the Brooklyn Action Corps on February 11th, this case may or may not be reconsidered by the Board.)

4. Report from affected neighborhood association representatives regarding appointments to the Board.

5. Presentation by Don MacGillivray regarding Neighborhood History Project as it relates to Southeast neighborhood histories in preparation for next summer's Bi-Centennial activities.

6. Reports on Development Commission and Planning Commission staff on current activities.

7. Community Activities - Request by KOAP-TV, Educational Channel, for volunteers to answer phones for their fund-raising telethon on March 13th.

8. ANNOUNCEMENTS/ CORRESPONDENCE

9. Adjournment

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PDC/SEUL 2/11/76

SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

M I N U T E S

February 2, 1976

SEUL Advisory Board Members attending:

Virginia Seidel, Chmn (HAND)
Larry Lubin, V. Chmn (Buckman)
Marie Brown, Sec. (So. Tabor)
Bill Arndt (Kerns)
Louis Ream (Foster-Powell)
Raymond Grant (Montavilla)
Robert Johnson (Brooklyn)
Augusta Richter (SURGE)
George Brown (Richmond)
Jo Brown (Laurelhurst)
Grant Nelson (Mt. Tabor)
Clyde Brummell (SMILE)
Walter Tooze (Sunnyside)
Vern Kinnee (Mem-at-large)
John Stryker (Eastmoreland)

SEUL Advisory Board Members not Present or represented:

Dick Priestley (Mem-at-large)
R. Tom Beasley (Mem-at-large)

Others attending:

T. L. McAuley	Lloyd Wolfe	Mel Replogle
Sam Griggs	Ms. Lloyd Wolfe	Rockne Stephenson
Mrs. Sam Griggs	Ginger James	Dave Utzinger
Irvin Meeks	John James	Dwight Edman
Richard Schur	Terry Hill	Shirley Stone
J. Schultz	Gail Barnard	Lucille Johnson
Florence Kerns	Don Lindgren	Mary Post
Susie Barnard	Jack Louman	Terry Sandblast, Bur of Plng
Don Burgess	Bill Lorenzana	F. Ray Bowman, PDC
Mrs. Don Burgess	Dwight Botel	Ruth Davis, PDC

The meeting was called to order at 7:30 p.m. by Virginia Seidel, Chairperson. The minutes of the previous meeting were approved as mailed.

DATE CHANGE of NEXT REGULARLY SCHEDULED MEETING
As February 16th is a legal holiday, the Board decided to meet on TUESDAY, FEBRUARY 17th at 7:15 p.m., 4316 SE Hawthorne Blvd.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Terry Sandblast, Bureau of Planning, reported on the action of the following cases:

S30-75 Subdivision proposal by Granum-Harris Construction to construct nine single-family dwellings with attached garages at NE Oregon and NE 30th in an R5 zone. Planning Commission approved. (SEUL approved with conditions).

V32-75 Street Vacation request by Raymond Twilleager on SE 42nd Ave. to use the area between SE Reedway and SE Ellis for residential purposes in an R5 zone. Planning Commission approved. (SEUL approved with conditions).

6489R Revocable Permit request by Thelma A. Collins in order to keep for one year seventeen (17) cats in her home at 1725 SE Elliott Ave., in Zone A2.5. Hearings Officer approved for 2½ years with the conditions that: 1) cat population be reduced to the legal limits; and 2) that no more animals be added. (SEUL approved with conditions.)

6486 Zone Change request from R5 to A2.5 by Gene and Charles Orcutt, deed-holders; Gary Burgess, optional purchaser, in order to construct a duplex on SE Boise, east of SE 39th Ave. Hearings Officer approved. (SEUL approved with conditions).

6488 Zone Change request from A2.5 to C2 by Mary and James Bryant, deed-holders; Western Oregon Conference of S.D.A., optional purchasers, in order to create a parking lot at 3825 SE Alder. Planning Commission staff reported that no hearing was held as the petition percentage fell below the required 50%. (SEUL voted to defer request).

CU7-76 Conditional Use request by Staub Memorial Congregational Church in order to establish a parochial elementary school for grades K through 6 at 3210 SE Taylor. Planning Commission staff reported that this case will be heard on February 24th to allow applicant time to prepare their case. (SEUL voted to table request).

<u>Zoning Cases and street matters referred by the Planning Commission for review and recommendations</u>. (Petition representative was present to answer questions).

CU8-76 Tremont Evangelical Church, applicant; by Robert Waldo, Chairman of the Board of Trustees; Conditional Use request to allow construction of a new church building and provide additional parking between S.E. Knight and S. E. Woodstock streets west of S. E. 72nd Avenue.

The Board voted unanimously to approve the request subject to the condition that the applicants meet code requirements regarding the screening and paving of the parking lot. The Board feels the construction of the new church building will improve the general liveability of the neighborhood by upgrading the subject property. The SURGE representative visited the area and, in contact with nearby residents, encountered no objections.

Terry Sandblast, Bureau of Planning, showed slides of the subject property. The petition representative, architect for the project, displayed his own drawings of the proposed construction. He stated that it was the intent of the applicant that this new building would result in an improvement of the area and would provide a buffer between the residential and the C2 property, as well as give access between Wodstock and Knight which would allow for better traffic flow. He related that the present facilities, north of Knight Street, will be retained to be used

primarily for a youth and activities center.

In response to questions, the petition representative stated that seating capacity of the new sanctuary will be approximately 450. The membership at the present time is approximately 150.

A Board member expressed concern that in January, 1974 a Conditional Use Permit was granted for a parking lot where the new structure is to be placed, but that to date the lot has not been paved to meet code requirements. In light of this, the petition representative was asked what are the plans for paving the new parking lot. His response was that "the total parking area will be paved to meet code requirements. It is proposed that the residential character of the neighborhood will be maintained, and this was taken into consideration in designing the new building".

Further Zoning Matters

Terry Sandblast related that the Bureau of Planning staff has recommended that the Tri-Met case be returned to the Board for review and recommendation because, although the Board originally recommended denial of the request for a parking lot, the applicant feels that they now have more information to substantiate their request than was previously presented to the neighborhood and the SEUL Board.

During discussion of the matter, the Richmond representative stated that he feels that if new evidence is provided by zoning applicants, it should go through the proper channels, i.e., to neighborhood association, to the SEUL Board and then to Planning Commission or Hearings Officer.

It was related that the Brooklyn Action Corps Board will meet on February 11th to decide whether to reconsider their recommendation of denial of the Tri-Met request. After further discussion, it was moved and unanimously passed that IF A MATTER IS REFERRED TO A NEIGHBORHOOD ASSOCIATION A SECOND OR SUBSEQUENT TIMES, IT WILL BE RETURNED TO THE SEUL BOARD IF THERE IS ADDITIONAL OR NEW INFORMATION PROVIDED BY THE APPLICANT OR THE NEIGHBORHOOD

As a result of the above motion, staff was requested to write a letter to Tri-Met advising them of the Board's action.

Virginia Seidel stated that a subcommittee will be formed to work on developing policies and procedures for reviewing and re-reviewing cases like Tri-Met.

Discussion of reconsideration of process for selection of members-at-large

Virginia Seidel referred to the correspondence that was included in the packets to the Board members pertaining to a current member-at-large application by Dave Utzinger, and asked if any of the neighborhood association representatives had a response, or if any action had been taken. A letter from the HAND Chairman was read which stated that members-at-large should be selected from a pre-qualified list of applicants. Mr. Replogle added this concern is that all Board members should represent a group, rather than just themselves.

The Eastmoreland Neighborhood Association representative, John Styker, stated he did not have the opportunity to discuss or consider the applicant with his Board and suggested that this matter be returned to the neighborhood associations for review and recommendation. Mr. Stryker stated that he personally questions the need for member-at-large on the SEUL Board. Grant Nelson related that the Mt. Tabor Executive Board also opposes the membership-at-large concept. Mr. Lubin and Mr. Brummell responded that since its inception, the SEUL Board has needed members-at-large in order to increase participation by all segments of the Southeast community.

John Stryker made a motion that the Board defer action on selection of members-at-large for one month to allow the neighborhood associations to respond. Considerable discussion followed this motion in an attempt to justify why it should be necessary to defer action on this particular applicant. After considerable discussion, a vote was taken on Mr. Stryker's motion. Motion carried that in one month, the member-at-large membership matter would be reconsidered.

V.Seidel asked staff to write a letter to each of the neighborhood chairmen advising them of the Board's action and soliciting their comments and/or suggestions before the March 1 SEUL Advisory Board meeting.

Discussion continued on the matter of the current applicant for member-at-large, Dave Utzinger.

Jo Brown asked to reconsider her vote on the original motion of John Stryker to defer action for one month to allow the neighborhood associations to respond. She MOVED FOR RECONSIDERATION OF THE PREVIOUS MOTION TO POSTPONE BECAUSE WE HAVE THE BYLAWS THAT ARE NEEDED IN ORDER TO CARRY THROUGH THE PROCESS AND IF THERE IS A WISH TO AMEND THE BYLAWS, THAT CAN BE DONE BY A PROPER MOTION AT ANOTHER MEETING. A show of hands resulted in the following vote: 7 in favor, 5 opposed, 1 abstention. Motion carried that the matter of process be reconsidered in one month, but that the matter of Dave Utzinger's application for member-at-large be considered at this meeting.

Following this motion, another motion was made and seconded to TABLE THE MOTION TO RECONSIDER. Vote count by show of hands: 7 in favor, 4 opposed, 2 abstentions. Motion carried.

The Buckman representative requested that a vote be taken again to consider seating Dave Utzinger as a SEUL Board member-at-large. Several board members gave brief comments concerning the applicant in question as justification for consideration of his application. The Mt. Tabor representative expressed opposition to the application.

MOTION WAS MADE AND SECONDED TO ACCEPT DAVE UTZINGER'S APPLICATION FOR MEMBER-AT-LARGE. Show of hands resulted in passage of the motion by the following vote: 12 in favor - 1 opposed.

John Stryker moved that the March 1st meeting agenda include discussion of SEUL bylaws and related member selection processes. Motion seconded and carried unanimously.

It was suggested that if no comments are received from the neighborhood associations, there would be no need for a committee to be appointed to review the SEUL bylaws.

ANNOUNCEMENTS/CORRESPONDENCE

Ray Bowman, Asst. Director, Project Field Services, PDC, reported on the following:

The Multnomah County Community Action Agency will hold a board meeting on Tuesday, February 10, 7:30 p.m, at 12240 N E Glisan St.

* * * * *

The Joint Legislative Committee on Land Use will hold its next meeting on February 18th at the Portland Water Bureau Auditorium, 1800 SW 6th Ave. No time was given.

* * *

A second meeting on the HCD Program will be jointly held by the PDC and Planning Commission on THURSDAY, February 12 at 12:00 noon - Room 200, City Hall Annex. The City Council will hold a public hearing on the program on Thursday, February 26th, 2:00 p.m.

* * * * *

The Oregon State Highway Division advises that Multnomah County will conduct a public meeting to receive testimony regarding I-205 alternative on Wednesday, February 4 at Room 602, County Courthouse, 7:30 p.m. There will be discussion of the proposed transitways.

* * * * *

A letter was sent to the Bureau of Buildings regarding property owned by Charles and Beverly Huddleston at 2880 SE Division, requesting them to advise the property owners of an apparent violation of the Code as regards screening & paving of their property. A response was requested as to the results of their investigation.

* * * * *

A letter was sent to the Bureau of Neighborhood Environment concerning derelict vehicles in the 3900 to 4100 blocks of S. E. Boise. A response was requested.

* * * * *

Louis Ream reported that OSHD will hold a meeting February 17th concerning the disposition of properties in the former Mt. Hood Freeway corridor.

* * * * *

Mr. Ream also reported on a meeting to be held Wednesday, February 25 at Kellogg School, to discuss information concerning school reorganization plans. Mel Replogle reported on a meeting to be held February 19, 7:30 p.m. at Hosford-Abernethy elementary school concerning school reorganization and requested all interested persons to attend. Larry Lubin reminded that the current Buckman Newsletter, which is available at the SEUL office, contains an article on Buckman School and asked everyone to read this item.

Clyde Brummell suggested a letter be written to the School District advising them to keep in touch with the neighborhoods instead of sending notices that action has already been taken. Jo Brown stated that letters have been sent to all principals from the School District asking their cooperation with neighborhood associations in pre-planning, etc.

* * * * *

Dave Utzinger reported that the Citizens Advisory Committee concerning the Powell Blvd. Improvements met for the first time for orientation last Wednesday afternoon and, upon advice of the SEUL and other neighborhood associations, their next meeting has been scheduled for the evening on February 12th. Although Mel Replogle has been appointed as the SEUL representative, Dave Utzinger volunteered to also attend these meetings.

There being no further business to discuss, the meeting adjourned at 10:10 p.m.

/rd
PDC 2/9/76

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, MARCH 15, 1976, 7:15 p.m.

(Note: Meeting will begin promptly at 7:15 p.m.)

WHERE: Southeast Uplift Conference Room
4316 S.E. Hawthorne Blvd.

* * *

AGENDA

1. Call to Order.
2. Approval of minutes from previous meeting.
3. Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board.
4. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation:

   V 4-76 Street vacation request by Tri-Met to vacate S.E. Mall Street east of S.E. 17th in order to expand facilities and consolidate properties.

   CU 14-76 CONDITIONAL USE request by Bible Temple, Inc. in order to construct a 51-space parking lot and convert a residence to church-related activities in the vicinity of N.E. 76th to N.E. 78th, south of N.E. Glisan.
5. Review of neighborhood association response to SEUL Board members-at-large category and selection process.
6. Reports of Development Commission and Planning Commission staff on current activities.
7. Community activities.
8. Announcements/Correspondence.
9. Adjournment

PDC/SEUL 3/5/76

M I N U T E S

SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

March 1, 1976

SEUL Advisory Board Members Attending:

Virginia Seidel, Chmn (HAND)
Larry Lubin, V. Chmn (Buckman)
Marie Brown, Sec. (So. Tabor)
Bill Arndt (Kerns)
Raymond Grant (Montavilla)
Robert Johnson (Brooklyn)
Augusta Richter (SURGE)
Jo Brown (Laurelhurst)
Grant Nelson (Mt. Tabor)
Clyde Brummell (SMILE)
John Stryker (Eastmoreland)
Vern Kinnee (Mem-at-large)
Dick Priestly (Mem-at-large)
Dave Utzinger (Mem-at-large)

SEUL Advisory Board Members not Present or Represented:

Louis Ream (Foster-Powell)
George Brown (Richmond)
Larry Lindstrom (Sunnyside)
R. Tom Beasley (Mem-at-large)

Others attending:

Cherie MacGillivray
Shirley Klug
Mrs. Clyde Brummell
Kathy Zimmerly, PDC
Rockne Stephenson
Peggy Eckton
Mel Replogle
Ruth Davis, PDC
Shirley Stone
R. J. Hasler
Terry Sandblast, Bur of Plng

The meeting was called to order at 7:30 p.m. by Chairman Virginia Seidel. The minutes of the previous meeting were approved with the following correction:

Page 4, Paragraph 2, a notation should be made that Laurelhurst did provide a written response regarding re-appointment of Jo Brown as the Laurelhurst Neighborhood Association representative to SE Uplift.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Terry Sandblast, Bureau of Planning, reported on the actions of the following cases:

CU 7-76 Conditional Use request by Staub Memorial Congregational Church in order to establish a private elementary school for grades K through 6 for a maximum of 50 students at 3210 SE Taylor. The hearings officer deferred the request for 30 days. (SEUL recommended denial).

PET 6497 Zone change request by William DeBellis from R5 to A2.5, east of 6214 NE Willow. The Hearings Officer denied the request. (SEUL tabled the request.)

During review of the Planning Commission actions, Terry Sandblast recommended that the opening phrasing of the letter regarding zoning recommendations from SE Uplift to the Planning Commission should be changed because the hearings officer process allows more

time for appeal to City Council than was previously allowed. A motion was passed to strike the appeal phrase from the SEUL letter.

Zoning cases and street matters referred by the Planning Commission for review and recommendations. (The petition representative was present to answer questions.)

V 1-76 Street Vacation request by Knappton Towboat Co. to vacate SE Caruthers Street from SE 2nd Ave. to the Willamette River in order to expand facilities.

The Board unanimously recommended denial of the street vacation but approval of a Revocable Permit for closure of the street with the condition that the applicant is able to satisfy objections raised by other bureaus and agencies. The Board feels that closure of the street would assist the applicant in providing needed parking and storage facilities, in alleviating vandalism, and in furnishing the area with improved aesthetic qualities such as fencing. Retaining public ownership on the revocable permit basis would facilitate reacquisition of the property, if at a future date the area is deemed appropriate for public access to the river. HAND recommended approval of the street vacation request.

During discussion of the request, concern was expressed that permanent vacation of the street would hamper the possibility for future public access to the river at this location. It was noted that the Water Bureau, the City Engineer, and the Fire Marshal also opposed the vacation. The petition representative stated that he would agree to provide utility and fire access onto the property. He also stated that he doubts the property has any potential for a marine or public moorage because there is not enough room for public parking, the river frontage is too narrow, and the river bank is too high. The petitioner related that Knappton is presently using the street for storage and that a street vacation would put the property on the tax rolls, allow them to legally fence the property, provide needed storage and parking facilities, and obtain additional space for a float and a marine shop. It was pointed out to the applicant that he would probably have to obtain permits from numerous agencies if he wishes to provide additional docking facilities. Several Board members and the HAND chairman expressed agreement with the applicant that this property would probably not be economically feasible or suitable to become a part of the Willamette Greenway.

It was related during discussion of the case that the Planning Commission will be considering on March 2, 1976, the Willamette Greenway Conditional Use Ordinance.

Following action on the street vacation request, questions regarding procedures for conducting meetings resulted in passage of the following motion: Meetings shall be conducted at the pleasure of the chair and in accordance with the SEUL Bylaws. (Vote: 9 in favor, 3 opposed)

Review of neighborhood response to SEUL Board Members-at-large category and selection process. Kathy Zimmerly related that three neighborhoods have responded to the letter regarding neighborhood opinions on SEUL Members-at-large and several associations have the matter on their March meeting agendas. After discussion, the following motion was passed: That this agenda item be set over until the next regular Board meeting. (Vote: 9 in favor, 3 opposed)

Community Activities

Bill Arndt asked for SEUL support of the Kerns Citizens Advisory Committee recommendations regarding deferment of the closure of Kerns School until AREA III school reorganization plans are more complete. After reviewing the proposal, the Board voted unanimously to support Kerns in making recommendations to the Area III Citizens Advisory Committee on March 15, 1976. Mel Replogle suggested neighborhoods, including Hosford-Abernathy, may wish to ask SEUL for support of their recommendations to Area III.

Peggy Eckton, SE Quadrant Manager for the Multnomah County Department of Human Services, provided Board members with information regarding proposed cuts in Human Services budgets. She related that the proposed cuts are made necessary because of a projected deficit in excess of $2 million in County revenues.

Shirley Klug, representing the East Precinct Council, advised the Board of proposed Police Bureau personnel and budget cuts which she feels may threaten the ability of the police to even minimally protect life and property. She encouraged all those interested to attend East Precinct Council meetings on the first and third Thursdays of each month.

During discussion of proposed budget cuts, etc., it was decided that the Board will selectively review budget proposals as the information becomes available. Emphasis on review was requested to be for bureaus and agencies dealing with matters of concern to SEUL (i.e. Office of Planning and Development, Bureau of Planning, Office of Neighborhood Associations, Portland Development Commission).

Staff Reports

Kathy Zimmerly reported that in response to changes in emphasis of staff activities related to the HCD program, the SEUL chairperson has suggested that the SEUL Executive Committee meet with her and other PDC staff regarding the amount and types of support services that will be available to neighborhoods through the SEUL Office. The Board agreed that it would be helpful to neighborhoods and staff to have the policies regarding support services reviewed and up-dated to reflect staff and budgetary limitations and the need for more volunteer assistance.

Kathy Zimmerly reported that the Hearings Officer's decision for approval of Tremont Evangelical Church's Conditional Use request included a condition that the applicant accede to traffic control regulationsand suggestions of the City Traffic Engineer, in consultation with the City planning staff and a representative of SEUL Board, should they desire representation. The Board agreed that they would like to be represented in working out details of the case and asked staff to ascertain when meetings will take place.

Kathy Zimmerly reported that several important zoning cases will be coming up for review in the near future: Warner Pacific College's conditional use request regarding the SE 60th Ave. and Lincoln St. property, a conditional use request by Bible Temple for parking and residence conversion, a request for parking facilities at Providence Hospital, and Portland General Electric's conditional use request for the Sellwood Substation.

Dave Utzinger suggested that Board meetings begin at 7:00 p.m. because of the long agendas and too many Board members leaving early. After discussion it was decided that an earlier meeting would be a hardship on some Board members. Instead, staff was

instructed to make a special note at the top of the next agenda that meetings begin promptly at 7:15 p.m.

The Board agreed that the Chairperson should write a letter to the Fire Bureau thanking them for the prompt response and emergency aid given a staff member who became ill during the meeting.

Announcements

A CRAG workshop on metropolitan housing needs will be held on May 10, 1976. It was decided that the Board will meet with a CRAG representative in the near future to discuss recommendations to be made at the workshop.

Governor Straub will hold a Town Hall meeting on March 4, 1976, at 7:30 p.m. at Kellogg School.

The meeting adjourned at 9:45 p.m.

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, MARCH 1, 1976, 7:15 p.m.

WHERE: Southeast Uplift Conference Room
4316 S. E. Hawthorne Blvd.

* *

A G E N D A

1. Call to Order

2. Approval of minutes from previous meeting

3. Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board.

4. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation:

   V1-76 Street vacation request by Knappton Towboat Co. to vacate S. E. Caruthers Street from S. E. 2nd to the Willamette River in order to expand facilities.

   C[redacted] CONDITIONAL USE [redacted] parking [redacted] convert a residence to church [redacted] of N.E. 76th to N. E. 78th, south of N. E. Glisan.

   C[redacted] CONDITIONAL USE request by Warner Pacific College, in order to utilize the Mittleman Addition near S. E. 60th & Lincoln for recreational facilities, a student resource center and construction of a 222-space parking lot.

5. Review of neighborhood association response to SEUL Board members-at-large category and selection process.

6. Reports on Development Commission and Planning Commission staff on current activities.

7. Community activities

8. Announcements/ Correspondence

9. Adjournment

PDC/SEUL 2/23/76

M I N U T E S

SOUTHEAST UPLIFT ADVISORY BOARD, INC.
Portland Development Commission
City of Portland

January 19, 1976

SEUL Advisory Board Members attending:

Virginia Seidel, Chmn (HAND)
Larry Lubin, V. Chmn (Buckman)
Marie Brown, Sec. (So. Tabor)
Bill Arndt (Kerns)
Louis Ream (Foster-Powell)
Raymond Grant (Montavilla)
Robert Johnson (Brooklyn)
Augusta Richter (SURGE)
Ron Graham (Richmond)
Grant Nelson (Mt. Tabor)
Larry Lindstrom (Sunnyside)
Dick Priestley (Mem-at-large)
Dave Utzinger (Mem-at-large)

SEUL Advisory Board Members not present or represented:

Jo Brown (Laurelhurst)
Clyde Brummell (SMILE)
Vern Kinnee (Mem-at-large)
John Stryker (Eastmoreland)
R. Tom Beasley (Mem-at-large)

Others Attending:

Jim Sunderland	Don MacGillivray	Kathy Zimmerly, PDC
Shirley Stone	Cherie MacGillivray	Ruth Davis, PDC
Marilyn McCabe	Rev. Norm Lewis	Spencer Vail, Bur of Plng

The meeting was called to order at 7:30 p.m. by Virginia Seidel, Chairperson. The minutes of the previous meeting were approved with the following corrections:

Page 3, under "Further Zoning Matters", 2nd line of motion should read: "It will be returned to the SEUL Board only at the request of either party, if there is additional or new information provided by the applicant or the neighborhood".

Page 4, Paragraph 5, last sentence "Motion carried that the, etc.", should be deleted. The next paragraph, the first sentence should read: "Following this motion, another motion was made and passed to table the original motion". A second sentence should be added to the paragraph which reads: Following discussion, the Board reached a consensus that the matter of process should be reconsidered in one month, but that the matter of Dave Utzinger's application for member-at-large would be considered at this meeting".

Page 5, last paragraph should be corrected to state "Mr. Ream also reported on a meeting to be held Wednesday, February 25 at Kellogg School to discuss information concerning sale of highway division owned properties".

Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Spencer Vail, Bureau of Planning, reported on the action of the following case:

CU 8-76 Conditional use request by Tremont Evangelical Church in order to build a new sanctuary and provide additional parking between S. E. Knight and S. E. Woodstock streets, near SE 72nd Avenue. Hearings Officer approved with conditions. (SEUL approved unanimously with conditions).

Zoning Cases and street matters referred by the Planning Commission for review and recommendations. (Petition representative for the first case was present to answer questions.)

CU7-76 Reconsideration of Conditional Use request by Staub Memorial Congregational Church in order to establish a private elementary school for grades Kindergarten through 6th for a maximum of 50 students at 3210 SE Taylor.

The Board voted 6-5 with one abstention to recommend denial of the Conditional Use request because it was felt that the applicant failed to provide sufficient information regarding need for the facility, hours of operation, student/teacher ratios, parking, loading and playground facilities, and plans for screening. Those members voting with the minority felt that if the applicant could meet all pertinent code requirements, the request should be approved. The Sunnyside Neighborhood Association Coordinating Committee unanimously recommended approval after having discussed the matter at two meetings and surveying the neighborhoods, with the condition that a sound barrier be established between the parking lot and the two adjacent houses.

Slides of the subject property were shown by Spencer Vail, Bureau of Planning. Mr. Jim Sunderland, petition representative, gave a brief presentation and explained that this will be a private school, interdenominational, which is felt by many to be an asset to the neighborhood. He stated neighbors have been contacted individually and letters have been mailed advising of the proposed school.

Spencer Vail read excerpts from responses the Bureau of Planning had received from nearby property owners. They indicated half were opposed and half were in favor. Those who were opposed expressed concerns regarding parking, noise, increase in taxes, and objection to additional children in the area.

In response to a question regarding requirements for children to attend the school, the applicant stated the ability to pay and a reasonably good discipline record are criteria as it was not intended that the school would serve as a "correctional institution". When asked about the cost of tuition, the applicant was unable to give an exact figure, but he said in his past experience, tution averages around $600 per year.

When asked who would be administering the school and the curriculum, the applicant replied that administration would be handled by the principal and a Board composed of parents and one or two of the church trustees.

A motion to approve the application with the condition that all code requirements pertinent to this type of school are met, failed by a vote of 7 opposed and 5 in favor.

PET 6497 Zone Change request from R5 to A2.5, east of 6214 N E Willow St.

By a vote of 6 to 2, the Board asks that the request be tabled because the applicant was given insufficient notice of the Board meeting and could not attend; Board members were not provided with sufficient advance information regarding the case; and because the area of the zone change is not represented by a neighborhood association, Board members would like to visit the area and talk with neighbors prior to making a recommendation on the request.

Concerns were expressed that by tabling the case, the Hearings Officer may make a decision prior to review by the Board. It was decided, however, that because the applicant could not be present, there was not enough information available upon which to make a balanced decision on the case.

Further Zoning Matters

The Bureau of Planning representative, Spencer Vail, reported that the Tri-Met Zone Change hearing has been postponed until March because the Hearings Officer did not receive a written staff report 10 days in advance of the scheduled February 24th hearing. During discussion which followed, it was pointed out that Tri-Met could build a parking lot on the site without a zone change. The Brooklyn Action Corps representative responded that most of his constituents opposed the zone change to C2 and most also feel that there are other appropriately zoned properties in the area which could be used for Tri-Met parking. Staff was asked to draft another letter to Tri-Met advising them that if they wish to have the Board reconsider their zone change request, they must notify the SEUL office one week in advance of the regularly scheduled SEUL meeting.

In response to a request by Providence Hospital regarding their application for more parking facilities, Kathy Zimmerly asked the Board if they would agree to appointing a special subcommittee to preview such multi-neighborhood cases prior to submission of their application to the Planning Commission. It was decided that in special cases, as requested, Board members could meet with applicants and staff to provide information from a neighborhood perspective, but that no decisions could be made because such actions could be in violation of certain Fasano requirements.

Presentation by Don MacGillivray regarding Neighborhood History Project

Mr. MacGillivray showed slides dating back to the mid 1800's of various residential and business areas of Southeast Portland. He related a workshop is planned to train those who are interested in developing histories of their neighborhoods. It is hoped that neighborhood volunteers will produce a program which will show the history of their respective neighborhoods during Bi-Centennial activities this summer. He solicited information and photographs from any interested citizens. He related he is particularly lacking information on Brooklyn, Woodstock and Richmond neighborhoods. He asked anyone who had information or photos to call him at 248-4414.

Correspondence/Announcements

Kathy Zimmerly reported that City Council will hear the 2nd year HCD Program application on Thursday, February 26, at 2:00 p.m. She related that this is the 2nd formal public hearing prior to filing the application with HUD and all affected neighborhoods should be represented in support of their projects.

* * * * *

Kathy Zimmerly related no written response has been received regarding letters which were sent to chairpersons and eleven Board members and alternates on December 23, 1975 regarding their association's preference for SEUL Board appointments or re-appointments. The letter stated that if no response was received by January 19, 1976, it would be assumed that the same persons would retain their positions on the SEUL Board for an additional two-year term which would end on December 31, 1977. Representatives from Eastmoreland, Sunnyside, Richmond, Laurelhurst, Brooklyn and HAND were urged to send in the information as soon as possible.

* * * * *

Kathy Zimmerly reported that Patti Jacobsen of Office of Neighborhood Associations is coordinating efforts to publish newspaper articles and announcements regarding City neighborhood associations activities and meetings. She said that a calendar of events is being prepared for Southeast and it was suggested that news from the neighborhoods should be given two weeks in advance of an event or meeting.

* * * * *

It was reported that the SEUL office has received several responses from neighborhoods regarding the members-at-large issue. It was decided that the responses will be reviewed at the next SEUL meeting and a decision will be made at that time as to whether a special meeting should be scheduled for a detailed review and recommendations on the issues involved.

* * * * *

Dave Utzinger asked several questions regarding the makeup of the Citizens Committee on Powell Boulevard Improvements. He said he felt there may be too much business representation. It was decided to write a letter to the OSHD regarding the makeup of the Committee and expressing the concern that the Committee should have more representation from neighborhoods.

* * * * *

It was reported that a 3rd hearing on the I-205 Freeway will be heard at City Council on Thursday at 2:00 p.m. The Noise Ordinance will be heard by City Council at 9:30 am Wednesday, February 18th.

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Virginia Seidel reported that KOAP-TV is requesting volunteers for their fund-raising telethon to be held on March 13th. They need assistance with answering phones.

The meeting adjourned at 10:20 p.m.

* * MEETING NOTICE * *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, FEBRUARY 2, 1976

WHERE: Southeast Uplift Conference Room
4316 S. E. Hawthorne Blvd.

* *

A G E N D A

1. Approval of minutes from previous meeting.

2. Discussion of changing date of next regularly scheduled SEUL Board meeting - - February 16th is President's Day.

3. Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board.

4. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation:

   CU 8-76 Conditional Use request by Tremont Evangelical Church in order to build a new sanctuary and provide additional parking between S. E. Knight and S. E. Woodstock streets, near SE 72nd Avenue.

5. Discussion of reconsideration of process for selection of members-at-large.

6. Report from affected neighborhood association representatives regarding appointments to the Board.

7. Reports on Development Commission and Planning Commission staff on current activities.

8. Community activities.

9. Announcements/Correspondence

10. Adjournment

* *

PDC/SEUL 1/26/76

M I N U T E S

SOUTHEAST UPLIFT ADVISORY BOARD, INC .

Portland Development Commission
City of Portland
January 19, 1976

SEUL Advisory Board Members attending:

Virginia Seidel, Chmn (HAND)
Larry Lubin, V. Chmn (Buckman)
Marie Brown, Sec. (So. Tabor)
Bill Arndt (Kerns)
Louis Ream (Foster-Powell)
Raymond Grant (Montavilla)
Robert Johnson (Brooklyn)
Augusta Richter (SURGE)
George Brown (Richmond)
Jo Brown (Laurelhurst)
Grant Nelson (Mt. Tabor)
Clyde Brummell (SMILE)
Larry Lindstrom (Sunnyside)
Vern Kinnee (Mem-at-large)
John Stryker (Eastmoreland)

SEUL Advisory Board Members not present or represented:

Dick Priestley (Mem-at-large)
R. Tom Beasley (Mem-at-large)

Others attending:

Art Stubbs
Dave Utzinger
Inez Hein
Don Hein
Mel Replogle
Cherie MacGillivray
Rockne Stephenson
Jim Worthington
Ted Lutts
Harold Follett
Thelma Collins
Gary Beyer
David Nelson
L. Gomas
Shirley Stone
Roger Speece
Wilbur Adams
Nina Lindstrom
Mary Ann Schwab
John Sunderland
Norm Lewis
Wayne Schulte, OSHD
Terry Sandblast, Bur of Plng
Kathy Zimmerly, PDC
Ruth Davis, PDC

The meeting was called to order at 7:30 p.m. by Virginia Seidel, Chairperson. The minutes of the previous meeting were approved.

Mrs. Seidel related that the Mt. Tabor Executive Committee has written a letter to the Mayor protesting the Board's acceptance of Dave Utzinger as a SEUL Board member-at-large. She suggested that, because of the length of the evening's agenda, the matter should be considered at the next SEUL Board meeting. In the interim, copies of the Mt. Tabor letter, Mr. Utzinger's response and Mr. Utzinger's application for the member-at-large position on the SEUL Board will be mailed to each Board member in order to better evaluate the issues raised. Board members agreed to reconsider the matter at the next meeting.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Advisory Board. Terry Sandblast, Bureau of Planning, reported on the action of the following cases:

PET 6485 Zone Change Request from R5 to A2.5 by Richard L. Whitney at 3210 SE Brooklyn (Block 21) Waverleigh Heights. Hearings Officer denied the request (SEUL also denied).

CU 98-75 Judson & Harriet Lewis, deedholders and optional purchasers; Conditional Use request at 8722 to 8724 SE Yamhill St. to use existing buildings for the sprouting of alfalfa seeds. Hearings Officer approved. (SEUL approved).

6483 PGE, deedholders; Tri-Met, Contract purchasers. Zone Change request from A2.5 to C2 at E. Side of SE 16th Ave. to construct 102 space off-street parking lot for Tri-Met employees. It was reported that the petition will be considered by the Hearings Officer next month because the necessary amount of petition signatures have been obtained. (SEUL recommended denial).

S30-75 Subdivision proposal by Granum-Harris Construction in order to construct 9 single-family dwellings with attached garages at NE Oregon and NE 30th in an R5 zone. Planning Commission report will be made at next meeting. (SEUL approved with conditions).

V32-75 Street vacation request by Raymond Twilleager on SE 42nd Ave. to use the area between SE Reedway and SE Ellis for residential purposes in an R5 zone. Planning Commission will report at next meeting. (SEUL approved with conditions).

Zoning Cases and street matters referred by the Planning Commission for review and recommendations. (Petition representatives were present to answer questions.)

6489R Revocable Permit request by Thelma A. Collins in order to keep for one year seventeen (17) cats in her home at 1725 SE Elliott.

The Board voted unanimously to approve the applicant's request as it is felt the applicant is performing a service to the community in providing exemplary shelter for cats and that no harm was being done to the neighborhood as long as the animals are confined to the premises.

The Hosford-Abernethy representative reported that their Executive Board reviewed the matter after having contacted nearby residents and, with the exception of one complaint, all other neighbors approved. HAND Association approved with the condition that the number of cats be gradually reduced within a reasonable period of time (one year).

6486 Zone Change request from R5 to A2.5 by Gene & Charles Orcutt, deedholders; Gary Burgess,optional purchaser, in order to construct a duplex on S. E. Boise, east of S. E. 39th.

The Board unanimously recommends approval providing that the applicant submits sufficient justification for the Zone Change as required by the Fasano decision. The Board feels that the lot is not economically feasible to develop for a single-family dwelling and that two-family use would be more beneficial to the neighborhood and fits in with the surrounding zoning pattern.

During discussion of the case, Board members suggested that a letter be sent to the Bureau of Buildings regarding derelict autos in the vicinity of 3900 to 4100 SE Boise. It was also suggested that a letter be written regarding a parking lot at 2880 S E Division which is not screened and paved according to the terms of a zone change request recommended by SEUL on February 3, 1975, and subsequently granted by City Council.

6488 Zone Change request from A2.5 to C2 by Mary and James Bryant, deedholders; Western Oregon Conference of S.D.A., optional purchasers, in order to create a parking lot at 3825 S. E. Alder.

The Board voted unanimously to defer the request to comply with the Sunnyside Neighborhood Association's request that they complete a survey of the neighborhood and discuss it at a public meeting prior to making a recommendation to SEUL.

Concerns were expressed by area neighbors and SEUL Board members that the applicant's existing lots are not properly screened; that the dwelling on the lot is more appropriate for residential purposes; that the proposed parking lot will be hazardous and may devalue residential properties in the area because of future potential for commercial development; and that the parking problems in the area are of such magnitude that the proposed lot will merely provide convenience for the employees and not benefit the community. It was suggested that the applicant needs to explore use of appropriately zoned lots near S. E. 39th & Stark and to present a comprehensive parking plan which suggests solutions to parking congestion problems associated with the large number of S.D.A. employees using residential on-street parking. Concerns were also expressed that the applicant's adjacent area properties are reportedly being used for purposes not in conformance with existing zoning.

CU7-76 Conditional Use request by Staub Memorial Congregational Church in order to establish a parochial elementary school for grades K through 6 at 3210 SE Taylor.

The Board unanimously voted to table the request until the applicant has met with the Sunnyside Neighborhood Association, and asked that he provide more complete information regarding: the number and income levels of children to be served, student/teacher ratios, justification of need for such a facility in the area, parking provisions, playground facilities, and hours of operation. Board members stressed that they do not wish to discourage the applicant from pursuing the

request because it is felt that private schools provide a needed service to the community. In order to more adequately judge the impact on the neighborhood, however, more information is needed..

I-205 PRESENTATION

Wayne Schulte, representative from the Oregon State Highway Department (OSHD), displayed a map which depicted design alternatives for the I-205 Freeway. He explained that by March, 1975 there had been considerable objections expressed from the City and County regarding the original 8-lane plan and, subsequently, the City and County came up with an eleven point guideline plan to design the freeway in a manner that would meet the Portland metropolitan transportation needs now and in the future. Mr. Schulte related that in meetings represented by some 2200 citizens, the main thrust was that people want more access than was originally proposed.

Mr. Schulte distributed handouts which identified Plan No. 1, 2 and a traffic movement comparison sheet. He stated Plan No. 3 would be forthcoming.

Further discussion focused on the effects of on and off ramps in the various neighborhoods and possible traffic congestion which could result. It was related that OSHD has asked for a representative from the SEUL Board to serve on a Powell Boulevard Advisory Board. Mel Replogle was appointed as the SEUL representative. Marie Brown will serve as the representative from SEUL regarding Banfield Improvement studies. It was suggested to Mr. Schulte that meetings regarding highway improvements be held in the evening, so that as many persons as possible could attend.

Mr. Schulte related that projected traffic counts for interchanges west of I-205 are incomplete but that it is expected East-West arterials will increase volumes in the vicinity of the Banfield.

REVIEW OF SOUTHEAST COALITION'S REQUEST FOR HCD FUNDING

L. Lubin related that a PDC, Planning Commission meeting will be held on Wednesday, January 28th. Southeast Coalition will make a request for 2nd year HCD Program funds. He described several of the Inner Southeast Coalition's requests, including the Vest Pocket Community Center in Buckman.

After further discussion, the Board voted to recommend approval of the Inner Southeast Neighborhood's requests for 2nd year HCD funding.

ANNOUNCEMENTS

Kathy Zimmerly announced that the third and final round of HCD meeting will be scheduled during February for the seven Inner Southeast neighborhoods in preparation for the City Council hearing on HCD on February 26th.

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K. Zimmerly reported that there will be a training symposium regarding Residential Care Facilities on January 28th. The regular meeting will be held February 10. The first license hearings will be March 9 and March 15th.

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KGW-TV will hold a luncheon and communications workshop on Wednesday, January 28 from 11:00 a.m. to 4:00 p.m.

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Montavilla Delegate, Ray Grant, reported on the Kaiser Hearing at City Council. He stated the Mayor requested that area neighbors and Kaiser Clinic representatives submit proposed solutions to Clinic parking problems and legal briefs which are to be presented in one month to City Council.

The meeting adjourned at 10:15 p.m.

rd/kz
PDC 1/26/76