

\* \* MEETING NOTICE \* \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, JANUARY 5, 1975

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Blvd.

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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.
  - S30-75 Subdivision proposal by Granum-Harris Construction in order to construct 9 single-family dwellings with attached garages at NE Oregon & NE 30th in an R5 zone.
  - V32-75 Street vacation request by Raymond Twilleager on SE 42nd Ave. between SE Reedway & SE Ellis to use the area for residential purposes in an R5 zone.
  - PET 6485 ZONE CHANGE request from R5 to A2.5 by Richard L. Whitney at 3210 SE Brooklyn (Block 21 Waverleigh Heights).
4. Appointment of nominee(s) to serve on the Planning Commission sponsored Committee for Citizen Involvement which will have the responsibilities of assisting in the development of a program for citizen involvement to be adopted by City Council; assisting in carrying out the program for citizen involvement; and evaluating the citizen involvement process.
5. Reports of Development Commission and Planning Commission staff on current activities.
6. Community activities.
7. Announcements/Correspondence
8. Adjournment

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**\* \* M I N U T E S \* \***

**SOUTHEAST UPLIFT ADVISORY BOARD, INC.  
Portland Development Commission  
City of Portland  
December 15, 1975**

**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)  
Betty Sheppard (SURGE)  
Vern Kinnee (Mem-at-large)  
George Brown (Richmond)  
Jo Brown (Laurelhurst)  
Dick Priestley (Mem-at-large)  
Peter Plumridge (Mt. Tabor)

**SEUL Advisory Board Members not Present or Represented:**

Clyde Brummell (SMILE)  
Walter Tooze (Sunnyside)  
R. Tom Beasley (Mem-at-large)  
John Stryker (Eastmoreland)

**Others attending:**

Rockne Stephenson  
Rick Blessinger  
Lane Brown  
Bob Stacey  
Harriet Lewis  
John Holland  
Mary Pedersen, ONA  
Patti Jacobsen  
D. MacGillivray  
Tim Staeger

Stanley D. Lovell  
Betty Barker  
Cherie MacGillivray  
Harold Steele  
Mrs. Harold Steele  
Chuck Liebert  
Dwight Edman  
Shirley Stone  
Grace E. Kaplan

Benita Pimroy  
Sara Joshel  
Betty Ream  
Marilyn McCabe  
John Sheppard  
Linda Sheppard  
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 as mailed.

**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:

**CU 82-75** Immanuel Temple Church by Clarice J. Rice. Conditional Use request to create an off-street parking lot that would be located west of the dwelling owned by the church at 2930 NE Pacific St. Planning Commission denied the request for off-street parking. (SEUL voted to defer request).

**CU 97-75** Robben & Sons Heating, Inc. by Lionel Robben, deedholder. Conditional Use request to fill on Powell Blvd. between SE 30th and 32nd Avenues in Zone M3. Planning Commission approved with the following three conditions: that they meet Chapt. 70 of the Building Code; sewer requirements from any conditions imposed by the City Engineer's Office be complied with; and the Conditional Use Permit be valid for only two years. (SEUL approved request).

- 6477 The Sisters of the Precious Blood, deedholders; Henry, Hermine & Erhard. Arndt and T. Wolff, contract purchasers. Zone Change request from R5 to A1 at 1208 SE 76th to use the existing monastery building as a rooming and boarding house for the physically and mentally competent elderly citizens. Planning Commission postponed. (SEUL voted to table the matter).
- V28-75 Street vacation request for S.E. Alder between 26th and 27th by the Portland Development Commission, Housing and Community Development Program. Planning Commission approved. (SEUL agreed).
- CU 80-75 Multnomah School of Bible. Conditional Use request for dormitories and access walkways at NE Glisan between NE 82nd and NE 90th. Planning Commission approved with conditions. (SEUL approved with conditions).
- CU 89-75 Charles and Beverly Huddleston, deedholders. Conditional Use request to re-establish a service station at 2880 SE Division St. Applicant had withdrawn request.
- 6473 Housing Authority of Portland, deedholder, by Wesley Korman. Zone Change request from R5 to A2.5 at 4626 SE Clinton St. to convert existing four 2-bedroom units into eight efficiency units. Planning Commission approved. (SEUL approved unanimously).
- 6475 Kenneth E. & Gladys M. Garber, deedholders. Zone Change request from A2.5 to C2 at 8525 SE 13th Ave. to convert existing dwelling to an interior design studio. Planning Commission approved for a C4 zone rather than C2 (SEUL approved with conditions).
- 6474 Fred and Marian Benson, deedholders. Zone Change request from R5 to A2.5 at 708 SE 46th Avenue to remove the existing dwelling on subject property and construct a duplex. Planning Commission approved (SEUL approved.)
- CU 91-75 Portland Rowing Club, by Paul Lask, Deedholder. Conditional Use request for excavation and fill at foot of SE Harney St. to dredge the area that lies within the boundaries of subject property. Planning Commission approved with condition that north/south access be provided with 10 ft. width at high water level. (SEUL approved).

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

- CU 98-75 Judson and Harriet Lewis, deedholders and optional purchasers; M.S.M. Investment Co., deedholder; and W. Dolin, contract purchaser. Conditional Use request at 8722 to 8724 SE Yamhill St. to use existing buildings on the subject properties for the sprouting of alfalfa seeds in gallon jars and on trays.

Approval is recommended. The Board felt that due to the special nature of the business and the neighbors not objecting to the use as proposed, the applicant's business would have no detrimental impact on the neighborhood and it provides a needed service and employment in the community. Concern was expressed that the property not be used at a later time for a commercial purpose which would deter maintenance of the residential environment which now exists. The Montavilla Community Association approved with the condition that there be no further expansion of the business.

After slides were shown of the properties, the applicant was asked to explain in some detail the nature of the business. The applicant stated they are growing alfalfa sprouts and are selling to various outlets, including Fred Meyer and others. Deliveries are made during the day and evening. One neighbor in attendance stated there is no objection to the business. She stated the applicant is a good neighbor, but she wanted to make certain that neighbors would have some say if someone else were to take over the business. Another neighbor stated she did not want the area to become commercial.

The Montavilla representative stated the Montavilla Community Association had made a survey of the neighborhood and determined that the business was conducted very well and did not encounter opposition.

Terry Sandblast asked how much area was involved in the business operation. The applicant stated the building is 18' x 20' and the main part of the building will be used for packaging. She said the building is currently occupied with one apartment on the west side and one upstairs.

In answer to questions, the applicant stated that there are 12 people working in the business, 3 of whom work full time. There is one van and one station wagon used for delivery. Terry Sandblast suggested that the business would perhaps be more appropriately designated as a home occupation but that because non-family members are employed in the business, it would have to be considered as a Conditional Use.

6483 Portland General Electric, deedholders, Tri-County Metropolitan Transportation, optional purchaser. Zone Change request from A2.5 to C2 at East side of SE 16th Avenue to construct a 102 space off-street parking lot for Tri-Met employees.

The Board unanimously recommended to deny the request. The Board felt that C2 zoning would be an unwarranted encroachment in the residential area which is adjacent to a school and is in the Brooklyn Action Corps HCD target area. It was also felt that the parking lot would not be used and could result in future commercial development of the property. The Brooklyn Action Corps concurred with the Board's recommendation.

Slides were shown of the property. The petition representative, Betty Barker, gave a brief presentation. She stated the fleet of Tri-Met buses has grown and ridership has increased. There are presently 404 drivers, 90 maintenance and 30 office personnel (approximately 500) located at the SE 17th St. facility.

She stated the main problem is one of congestion. Although an underground garage on SE 102nd & Powell is proposed in the future, there is an immediate need for parking space at the SE 17th St. location.

Three representatives from the Brooklyn Action Corps were present to express opposition to the parking lot. One representative stated that this property has been identified as a target area for HCD loans. It was the consensus of the three Brooklyn representatives that there are a number of alternative locations that have been ignored as to their use and availability. In addition, BAC objected to the lot's close proximity to the school and residents want to maintain the area as residential. Dwight Edman of the BAC related that the neighborhood wants to work cooperatively with Tri-Met but that the current proposal could create more problems for the neighborhood than it would solve.

#### ANNOUNCEMENTS

Kathy Zimmerly reported that a SEUL representative to SE Quadrant Human Services Advisory Board is needed. George Brown of Richmond was selected as the new representative.

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K. Zimmerly reported on one of the agenda items for the next SEUL Board meeting which will be street vacation on SE 42nd between Reedway and Ellis.

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K. Zimmerly announced that the East Precinct Council will hold a panel discussion dealing with Juvenile Problems, citing examples of cases from start to finish. The next meeting will be held December 15, 7:30 p.m. at 4735 E. Burnside.

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K. Zimmerly reported that PDC has imposed income limitations on HCD loan programs for Buckman. She added that all Southeast Coalition neighborhoods have held their 2nd round of HCD meetings and preliminary budgets have been set. The Southeast Coalition will meet December 16 at the PACT office. Representatives of Office of Planning & Development, Portland Development Commission and the Lighting Bureau will be present.

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It was related the Brooklyn Action Corps has produced a fund raising calendar which is available for \$1.00. Copies can be obtained at the SEUL Office and PACT.

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V. Seidel announced that SEUL was contacted by the Boundaries Commission concerning SEUL representation on a Tri-County Local Governments Study Commission. V. Seidel was elected as the SEUL representative.

Dave Utzinger expressed concern regarding I-205 hearings. It was suggested that I-205 representatives come to SEUL to discuss design alternatives as they relate to affects on Southeast neighborhoods as a whole. It was decided to request OSHD to attend a SEUL meeting in the near future.

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Dave Utzinger also related that because issues of the "Community Press" newspaper differ from one section of the city to another, some SEUL area neighborhoods do not receive editions with articles which affect them. It was decided that a letter be written to the "Community Press" requesting that they reconsider their boundaries to include Southeast news in one edition.

The meeting adjourned at 9:10 p.m.

kz:rgd  
PDC 12/18/75

Library of Congress  
December 18, 1975

Dear Sir: I have received your letter of December 11, 1975, regarding the matter of the...  
I am sorry that I cannot provide you with a more definitive answer at this time. The...  
I will continue to monitor the situation and will contact you again if any further...  
Very truly yours,  
[Signature]

I have also reviewed the materials provided to me by the...  
The information contained therein appears to be accurate and complete. I will...  
I will be sure to keep you informed of any developments in this matter.

Sincerely,  
[Signature]

100-123456  
12/18/75

RECEIVED  
DEC 29 1975

\* \* MEETING NOTICE \* \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, JANUARY 19, 1976, 7:15 p.m.

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

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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.
  - 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.
  - 6486 Zone Change request from R5 to A2.5 by Gene and Charles Orcutt, deedholders, Gary Burgess, optional purchaser, in order to construct a duplex on SE Boise, east of SE 39th.
  - 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 SE Alder.
  - 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.
4. Discussion of proposed I-205 Freeway Design alternatives with members of Oregon State Highway Division staff.
5. Discussion of Inner-Southeast Neighborhood Coalition, Housing & Community Development Program requests for 1976-77 in preparation for an HCD hearing by the Planning Commission and PDC on January 21, 1976.
6. Reports of Development Commission and Planning Commission staff on current activities.
7. Community Activities
8. Announcements/Correspondence
9. Adjournment

RECEIVED

JAN 14 1976

PDC/SEUL 1/8/76



MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

Portland Development Commission

City of Portland

January 5, 1976

SEUL Advisory Board Members attending:

Virginia Seidel, Chmn (HAND)  
Larry Lubin, V. Chmn (Buckman)  
Marie Brown, Sec. (So. Tabor)  
Bill Arndt (Kerns)  
Marilyn McCabe (Foster-Powell)  
Raymond Grant (Montavilla)  
Robert Johnson (Brooklyn)  
Augusta Richter (SURGE)  
George Brown (Richmond)  
Jo Brown (Laurelhurst)  
Dick Priestley (Mem-at-large)  
Grant Nelson (Mt. Tabor)  
Clyde Brummell (SMILE)  
R. Tom Beasley (Mem-at-large)  
Larry Lindstrom (Sunnyside)

SEUL Advisory Board Members not Present  
or Represented:

Vern Kinnee (Mem-at-large)  
John Stryker (Eastmoreland)

Others Attending:

Dave Utzinger  
Jean Whitney  
R. L. Whitney

Nancy Duggan  
Mike Granum  
F. J. Heinzl  
Shirley Stone

Ray Twilleager  
Terry Sandblast, Bur of Ping  
Kathy Zimmerly, PDC  
Ruth Davis, PDC

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

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 6483 Zone Change request by PGE (deedholder) and TRI-MET (optional purchaser) from A2.5 to C2 in order to provide off-street parking for Tri-Met employees on Lots 1-8, Block 13, Benedictine Heights (East side of SE 16th between SE Center & SE Bush Streets). The petition fell below 50% so a hearing will not be held as scheduled. (SEUL denied request).

CU 98-75 Conditional Use request by Judson & Harriet Lewis to use a garage building to grow alfalfa sprouts at 8722 SE Yamhill in an R5 zone. Staff Report will be made at next meeting. (SEUL approved).

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

V30-75 Presbyterian Church of Laurelhurst, deedholder; Granum-Harris, Sponsor-Builder. Request for subdivision at north side of NE Oregon Street and west side of NE 33rd Avenue to subdivide parcel into 9 lots.

The Board unanimously recommended approval with the conditions that curbs and sidewalks be installed and all code requirements are met. The Board felt the subdivision would provide needed single-family, owner-occupied housing in the inner-city. The Kerns Neighborhood Association concurred with the recommendation.

The applicant explained that homes proposed will involve 1100 square feet of living area, 3 or more bedrooms, single story, double garages, fireplaces, two baths with price range from \$32,000 to \$34,000. Concerns were expressed that an additional fire hydrant may need to be provided and that curbing be provided on N.E. Oregon.

The Kerns representative stated that the Kerns Neighborhood Association approved the concept of R5 but questioned placement of the interior lot. Terry Sandblast stated the lots do meet code requirements for R5.

The representative from the Laurelhurst Neighborhood Association expressed concern that the proposed structures meet more than minimum code requirements so that the buildings will endure in appearance and condition. In answer to a question regarding whether the property should be divided into 8 lots instead of 9, the applicant stated that building on 8 lots would be economically infeasible.

V32-75 Raymond and JoAnne Twilleager, petitioners. Street vacation request at S. E. 42nd Avenue between S.E. Reedway and S. E. Ellis Street for the purpose of using for residential purposes.

Unanimous approval of the vacation provided that access to the garages be maintained either by private driveways or a 15 ft. dedicated alley. The street is not needed for public access and the vacation would provide more adequate access and parking for abutting property owners; it would remove a neighborhood nuisance; and would place the property on the tax rolls.

Slides were shown of the property. The petition representative stated the main reason for the request for street vacation was the problem with dust in the summer and mud during winter months. It was explained that residents will have to provide their own paved driveways to their garages, but that this would be far less expensive than improving the street. Questions were raised regarding parking of recreational vehicles along the unimproved street and the ultimate disposition of these vehicles if the street is vacated. The applicant stated he proposed to park his travel trailer behind his home under a shelter.

6485 Richard L. and Dorothy J. Whitney, applicants. Zone Change request from R5 to A2.5 at 3210 SE Brooklyn Street, to convert existing five-bedroom single-family dwelling to a two-family dwelling.

By a vote of 10 in favor and 5 abstentions, denial is recommended because the Board wishes to encourage large single-family dwellings in this price range which are suitable for family occupancy. Concern was expressed that the zone change would hinder the Richmond Neighborhood Association's goal of stability through encouragement of single-family occupancy, and the applicant failed to show that there are not other suitably zoned properties available for the conversion as proposed, and the required variances could adversely affect neighborhood liveability. The Richmond Neighborhood Association concurs with the Board's recommendation.

Slides were shown of the property and surrounding area. The applicant referred to a plot plan and floor plan. He stated he had purchased the subject property two years ago. It is a 5 bedroom home with 3 bedrooms on the second floor and 2 on the main floor. It is proposed to make the upper floors into an apartment and the applicant plans to live on the main floor after substantial rehab work.

The applicant stated that the parking area will be enlarged to accommodate two cars. It was related that the applicant would have to apply for variances on lot size and roof overhang if the zone change were granted.

The Richmond representative stated that the Richmond Neighborhood Association recommended denial by a split vote. He said that he had talked to 15 neighbors in the area and found 3 who strongly objected to the proposal. He stated that if the zone change is granted, the applicant should reduce the pitch of the driveway.

#### Appointment of nominee(s) to serve on the Planning Commission sponsored Committee for Citizen Involvement (CCI)

Kathy Zimmerly explained the purpose of this committee which will have the responsibilities of assisting in the development of a program for citizen involvement to be adopted by City Council, and assisting in carrying out the program for citizen involvement and evaluating the citizen involvement process. It was reported that Clyde Brummell was being nominated to serve on the Committee from the SMILE. After discussion, Grant Nelson was nominated to serve as the SEUL Board representative on the Committee.

#### ANNOUNCEMENTS and OTHER BUSINESS

Virginia Seidel announced that the next meeting of the Tri-County Local Government Commission will be on January 13, 5:00 pm, at the CRAG Offices; The January 6 meeting of Chapter 13 has been cancelled.

-- It was reported that an application for a member-at-large position has been received. After discussion, the applicant, Dave Utzinger, was voted as a member-at-large. Jo Brown suggested that the neighborhoods and other special interest groups, such as churches, be informed that vacancies exist.

-- Kathy Zimmerly reported that a I-205 representative will be at the January 19th SEUL Board meeting at 9:00 p.m. She further reported that a joint Planning Commission/PDC hearing on 2nd year HCD funding will be held January 21 at the Water Services Building, at 7:00 p.m.

-- It was announced that at the PDC meeting held January 15, income limitations were imposed on the Rehab Program in Buckman.

-- Mt. Tabor will meet on January 14 at Mt. Tabor Grade School regarding disposition of the SE 60th & Lincoln property to Warner Pacific College.

-- Letters were sent to 6 neighborhood representatives advising that terms of office for representatives on the SEUL Board had expired. A form was enclosed to indicate the association's preference. The letter stated that if no response was received by January 19, 1976, it would be assumed that the present representative would continue on the Board for an additional two-year term which would expire on December 31, 1977.

-- It was reported that the new Hearings Officer will begin hearing zoning matters this month. All zoning matters (except variances, subdivisions, etc.) will be heard by the Hearings Officer unless it involves a policy matter and then the Planning Commission will hear the case. All property owners within 400 ft. will be notified of the hearings. Because the Planning Commission staff must provide reports and recommendations to the Hearings Officer 10 days prior to the hearing, SEUL will be provided with more complete information and at an earlier date than was done previously. Terry Sandblast advised that, in general, there will be no changes with SEUL and neighborhood review procedures.

/rdPDC  
1/8/76

RECEIVED  
JAN 1 1976

\* \* MEETING NOTICE \* \*

RECEIVED  
NOV 28 1975

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, DECEMBER 1, 1975, 7:15 p.m.

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

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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 Southeast Uplift Advisory Board.
3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation:
  - CU 97-75 Conditional Use request by Robin and Son Heating to fill on Powell Boulevard at SE 30th.
  - SUB 30-75 Subdivision request by Granum-Harris Construction for single-family dwellings with attached garage on 9 lots on N.E. 33rd & Pacific.
  - 6477 Zone Change request by Erhard & Henry Arndt from R5 to A1 at SE 76th & Salmon for a retirement home.
  - CU 82-75 Reconsideration of Conditional Use Request by Immanuel Temple Church, Inc. for a parking lot west of 2930 NE Pacific in Zone A1.
4. Reports of Development Commission and Planning Commission staff on current activities.
5. Community activities.
6. Announcements/Correspondence
7. Adjournment.

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KZ:rd  
PDC 11/24/75

M I N U T E S  
SOUTHEAST UPLIFT ADVISORY BOARD, INC.  
Portland Development Commission  
City of Portland  
November 17, 1975

**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)  
Clyde Brummell (SMILE)  
Louis Ream (Foster-Powell)  
Jo Brown (Laurelhurst)  
Augusta Richter (SURGE)  
Robert Johnson (Brooklyn)  
Dick Priestley (Mem-at-large)  
Geo. Brown (Richmond)

**Others attending:**

Wesley Korman  
Mel Replogle  
Roy Case  
John Benson  
David Blomgren  
Rockne Stephenson

Shirley Stone  
Jim Worthington  
Chris Rapsold  
Carl Geist  
Dave Catlis  
Roy Peterson

Dave Utzinger  
Terry Sandblast, Bur of Plng  
Kathy Zimmerly, PDC  
Ruth Davis, PDC

**SEUL Advisory Board Members not Present or Represented:**

Vern Kinnee (Mem-at-large)  
Walter Tooze (Sunnyside)  
John Stryker (Eastmoreland)  
Grant Nelson (Mt. Tabor)  
Tom Beasley (Mem-at-Large)

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 correction: George Brown, Richmond delegate, was listed as absent at the last meeting and this should be corrected to show that he was present.

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 two cases considered at a previous meeting.

**CU 88-75** Conditional Use request for a variance to include allowable lot coverage and a request to amend an ordinance by Bible Temple, Inc. at 7626 N E Glisan. Planning Commission denied this request. (SEUL agreed).

**CU 82-75** Conditional Use request by Immanuel Temple Church for a parking lot at N. E. Pacific and 30th in Zone A1. Applicant advised Planning Commission by letter that they request their case be withdrawn for the present. Planning Commission will schedule this case the first part of December.

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

CU 80-75 Multnomah School of the Bible, deedholder, by Carl Geist. Conditional Use Request for dormitories and access walkways at N. E. Glisan Street between N. E. 82nd Ave. and N. E. 90th Ave. Applicant proposed to use 18 dwellings as dormitories until funds are available and construction completed. The applicant also desires to establish two walkways and gates that would lead from NE Pacific St. to the campus.

Unanimous approval by SEUL Board of request for use of existing dwellings as student dormitories and two walkways as proposed, with the condition that the applicant provide the Planning Commission with a list of other dwellings (not included in the present request) which are owned by the applicant and may require additional conditional use permits if they are used solely to house students. The Board feels the applicant has justified the need and advantages for on-campus student housing because the Board is assured that the applicant will adequately control the use and maintain the property. The Board also appreciates the school's operation with little or no governmental subsidation. Concern was expressed that more information is needed regarding growth potential for the school. The Montavilla Community Association concurs with the SEUL Board's recommendation.

Terry Sandblast, Bureau of Planning, displayed slides of the property involved in the request. Petition representative, Carl Geist, also showed slides of the campus. Mr. Geist pointed out that the school does not represent any particular church affiliation, but rather it is an interdenominational school. He said the school started in 1936 with 39 students and at present there are 804 students registered from 47 different states, with 23 religious denominations represented. He added that the school is supported entirely by tuition and donations with no assistance from state or federal funds.

The Montavilla representative stated that the Montavilla Community Association recommends approval of the request.

In answer to a question regarding whether any of the properties owned by the School are on tax rolls, Mr. Geist responded that none of them are. The SMILE representative stated several objections to the tax free status of the school.

T. Sandblast asked if any other properties were owned by the School. Mr. Geist stated 23 other properties are owned by the school to house married students.

CU 89-75 Charles and Beverly Huddleston, deedholders; Nae Kim, contract purchaser. Conditional Use request to re-establish a service station at 2880 SE Division Street.

Bureau of Planning advised that applicant had withdrawn request.

Virginia Seidel asked Terry Sandblast if he had pursued any further the fact that there is no screening on the back of the Huddleston property. Ms. Seidel related that in investigating this case, she found that the lack of screening is a nuisance to some of the nearby neighbors. It was suggested and motion passed that the Board write a letter to the Bureau of Buildings regarding the lack of screening as a possible code violation.

6473 Housing Authority of Portland, deedholder, by Wesley Korman. Zone Change Request from R5 to A2.5 at 4626 SE Clinton Street to convert existing four two-bedroom units into eight efficiency units.

Unanimous approval of the request, including variances regarding density and off-street parking requirements because this applicant provides a needed public service without detrimental impact on the surrounding area. The Board feels that the zone change and variances are justified due to the well documented need for public housing for elderly in the City; few elderly own or use autos; and allowing one of the two-bedroom units to remain would not serve the best interest of providing more low cost housing for the elderly in a complex proven to successfully serve their needs. The Richmond Neighborhood Association concurs with the SEUL Board's recommendation.

6474 Fred and Marian Benson, deedholders. Zone Change Request from R5 to A2.5 at 708 SE 46th Ave., to remove the existing dwelling on subject property and construct a duplex.

Unanimous approval by SEUL Board because the property is located in the vicinity of existing A2.5 zones, the existing dwelling is in poor condition and is located too close to adjacent dwellings so that it may constitute a fire hazard; the lot is large and could, therefore, help meet the need for more housing units in the inner-city. Concern was expressed that the applicant should rearrange the proposed units and parking spaces to improve aesthetics of the development and increase maneuverability within the proposed parking lot.

During discussion of the case, concerns were expressed that on-street parking for residents of the area is hampered by cars belonging to employees and visitors of the office complex at S.E. 46th & Belmont. It was suggested that the applicant provide off-street parking spaces to help relieve the on-street parking problems.



SEUL Advisory Board, Inc.  
Minutes - November 17, 1975

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**6475** Kenneth E. and Gladys M. Garber, deedholders, and Roy K. and Patricia A. Case, contract purchasers. Zone Change request from A2.5 to C2 at 8525 SE 13th Avenue, to convert existing dwelling to an interior design studio.

Unanimous approval with the following conditions: that the residential character of the dwelling be maintained; that adequate screening be provided which should be in conformance with maintaining the aesthetic quality of the area; and that the driveway be improved to encourage public use. The Board feels the request is compatible with the existing land use pattern and is in conformance with the Sellwood-Moreland Improvement League's proposed plan to encourage design-complementary C2 zoning on SE 13th, Marion to Harney, for use by antique dealer-type businesses. SMILE concurs with the SEUL Board's recommendation.

During discussion of the case, the applicant stated the area has several non-conforming commercial uses and he feels that the design studio will fit well into the character of the area. To the suggestion that C4 zoning conforms better with the existing zoning pattern, Bureau of Planning staff stated that C4 is inappropriate for the intended use.

**CU 91-75** Portland Rowing Club, by Paul Lask, secretary; deedholder. Conditional Use Request for excavation and fill at foot of SE Harney Street, to dredge the area that lies within the boundaries of subject property.

Unanimous approval as requested because the applicant's proposal will provide an improved living area for affected living units and maneuverability for boats without detrimental impact on the surrounding area. SMILE agrees with the SEUL Board's recommendation.

During discussion, applicant stated that the dredging permit has passed all Licensing requirements which included reviews by 23 governmental bodies.

**V28-75** Street vacation request for S. E. Alder between 26th and 27th by the Portland Development Commission, Housing and Community Development Program.

Unanimous approval because the abutting property owners and the Buckman Community Association agree that this unimproved street is not needed as a public right-of-way and its vacation would eliminate neighborhood nuisances associated with its being an unimproved street, i.e., cars running into the SE 27th bank, dust, mud and its use as a motorcycle race track.

During discussion, the Buckman representative stated that the street vacation is one of the project improvements identified by the Buckman Community Assoc. for HCD assistance.

ANNOUNCEMENTS

It was announced that the City Council will hear the matter of Human Relations Commission on Wednesday, November 19, 1975, at 2:00 p.m. to determine future funding. All interested citizens wishing to testify were urged to attend.

\* \* \* \*

Joint Legislative Committee on Land Use will meet Tuesday, December 2, 9:30 a.m. at City Hall Council Chambers.

\* \* \* \*

The Multnomah County Division of Health Services will be giving a presentation of community health services on November 25, 7:00 pm, at 12240 N E Glisan.

\* \* \* \*

The 3rd reading of the ONA Ordinance will be heard at 2:00 p.m., Thursday, November 20th, at City Council.

\* \* \* \*

Kathy Zimmerly reported that SE Coalition neighborhoods have been meeting to discuss the Housing and Community Development program and determine priorities for possible funding next year. The second round of meeting has been set to discuss projects and preliminary budgets. She encouraged Southeast Coalition neighborhood representatives to report their activities to the SEUL Board. Kathy also reported that there are 12 new streets designated for sidestripping and much staff time has been devoted to obtaining property owner agreements for the street improvements.

\* \* \* \*

Terry Sandblast reported that a zone change request regarding the monestary at 76th & Salmon will be heard at the next SEUL meeting.

\* \* \* \*

Augusta Richter announced SURGE meeting with Clinton-Kelly Concerned Citizens will be held November 18th at Clinton-Kelly School. Rockne Stephenson, of the Clinton-Kelly Concerned Citizens related that urgent needs of that community involve installation of a railing around the playground at Glenwood Park, installation of lights in the park and locking the restrooms at night due to vandalism. It was also announced that Dale Christiansen of the Park Bureau and City Commissioner Mildred Schwab will be present at the December 2nd meeting at Clinton-Kelly School to discuss park improvements requested by Clinton-Kelly Concerned Citizens. After discussion, a motion was passed to write a letter expressing approval of the requested improvements.

\* \* \* \*

It was announced that the second of a series of meeting with the I-205 Citizens Advisory Committee will be held on Tuesday, Nov. 18, 1:00 p.m. in the Highway Division Conference Room at 5821 NE Glisan St.

The meeting adjourned at 10:20 p.m.

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**MINUTES**  
**SOUTHEAST UPLIFT ADVISORY BOARD, INC.**  
**PORTLAND DEVELOPMENT COMMISSION**  
**CITY OF PORTLAND**  
**October 6, 1975**

**Southeast Uplift Advisory Board  
Members Attending:**

Larry Lubin, V. Chmn (Buckman)  
Marie Brown, Sec. (So. Tabor)  
Vern Kinnee (Mem-at-Large)  
Walter Tooze (Sunnyside)  
Raymond Grant (Montavilla)  
Tom Beasley (Mem-at-Large)  
Clyde Brummell (SMILE)  
Louis Ream (Foster-Powell)  
John Stryker (Eastmoreland)  
Jo Brown (Laurelhurst)  
Robert Johnson (Brooklyn)  
Peter Plumridge (Mt. Tabor)  
George Brown (Richmond)

**Others attending:**

Shirley Stone  
James Bean  
Dave Utzinger  
Lucille Johnson  
Joyce Foote  
Hal Beighley

Ken Hallgren  
Kit Cody  
Trudy Wallace  
Donald Eckton  
Karol Eckton  
Peggy Eckton

**Southeast Uplift Advisory Board  
Members Not Present or Represented:**

Virginia Seidel (HAND)  
Bill Arndt (Kerns)  
Augusta Richter (SURGE)  
Dick Priestley (Mem-at-Large)

The meeting was called to order at 7:30 p.m. by Larry Lubin, Vice-Chairman. The minutes of the previous meeting were approved as mailed. Peter Plumridge was introduced during the meeting as the Mt. Tabor alternate.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Advisory Board. Terry Sandblast, Bureau of Planning, reported that the action of one case considered at a previous meeting for a Conditional Use request by the Wings of Healing Temple to pave parking lot at S. E. 20th Ave. and S. E. Market St. is not scheduled to be heard at the Planning Commission until their October 14th meeting.

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

**V22-75** Lee Herron, applicant; Vacation of portion of S. E. Taggart Street to enlarge adjacent commercial property and provide off-street parking. It was reported that this case has been withdrawn at the applicant's request.

6469

Publisher's Paper Company, deedholder; James Bean, optional purchaser. Zone Change Request from R7 and R10 to C2 in order to develop the subject property with a mortuary at Mt. Scott Boulevard near S. E. 98th Avenue.

Approval by a vote of 9 in favor, 2 opposed and 2 abstentions. Those voting in favor felt the location adjacent to two major cemeteries would help eliminate traffic congestion associated with funeral processions. Those opposed felt the applicant failed to show there were no other appropriately zoned properties in the vicinity. Concerns were expressed regarding: 1) accesses to avoid congestion and traffic hazards; 2) whether adequate parking would be provided; 3) whether the applicant proposes other commercial uses for the property; and 4) whether there would be adequate retaining walls in areas requiring excavation.

Slides were shown of the property. The petition representative stated that the property is not suitable for residential purposes due to its proximity to the highway and steep terrain. It was reported that the SURGE representative contacted adjacent property owners and they have no objections to the proposal.

CU 78-75

Timothy Kirks, Virgil Grogan, deedholders; J. C. and E. F. Mattox for Victory Baptist Church, contract purchasers, and Donald and Karol Eckton, optional purchasers. Zone Request to R5 for the purpose of establishing a day care facility that would serve 20 children between ages 3 to 5 years and 40 children between ages 6 to 10 years, at 901 S. E. Spokane.

In addition, the applicant requests a variance to reduce the outdoor play area requirement of 6,000 sq. ft. to 2,430 sq. ft.

Unanimous approval of the Conditional Use and variances for reduced playground area and loading requirements with the condition that a 6 foot unclimbable fence be installed around the playground. The Board felt that the applicant will provide a much needed public service in the area. The Board further stated that the playground and loading requirements should be waived because the applicant provided adequate explanation that waiver of the requirements would not be detrimental to the children or surrounding area residences. SMILE concurred with this recommendation.

Slides of the area were shown. The petition representative stated that there was a need in the community for such a child care program. Concerning the playground area, the petition representative stated that not all children would be utilizing the playground area at one time, but rather the play periods would be staggered. He explained that forty of the children are of school age and would not be there during the day. It was also pointed out that Sellwood Park is only a short distance away. When asked about funding of this project, it was stated that it is a non-profit organization and it meets state and federal child care requirements.

V24-75 Warner Pacific College, applicant. Applicant requests vacation of street at S. E. 69th Avenue north of S. E. Division Street to consolidate property.

Unanimous approval. The Board feels the street is not needed as a public right-of-way.

The petition representative was present and displayed a master plan of the area involved. It was reported that the master plan is currently being revised and it will be presented for review and recommendation at a later date.

REPORT FROM SPECIAL SUBCOMMITTEE ON SUPPORT SERVICE OPTIONS

Jo Brown reported that at the Subcommittee meeting on September 25th, questions to be asked of City Council members and PDC were drafted. She stated the subject areas included the following: 1) assurance of SEUL autonomy and continued support funding; 2) definitions of the purpose of Office of Neighborhood Associations and Citizens Participation and determination if the two are compatible; 3) Federal guidelines on citizens participation for HUD programs, such as HCD. Ms. Brown related that prior to talking with City Council members and PDC, a cover letter will be prepared which outlines the makeup and accomplishments of the SEUL Board. She stated the Subcommittee would also like to discuss the possible reinstatement of the District Planning Organization (DPO) portion of the neighborhood association ordinance. It was decided to place the latter matter on the next SEUL agenda.

REPORT FROM NEIGHBORHOOD REPRESENTATIVES REGARDING BUDGET REQUESTS

The Brooklyn representative stated their association is interested in obtaining access to Ross Island.

The Montavilla delegate reported that his association will submit plans for a mini-park at the west end of the Stark-Washington couplet.

REPORTS OF DEVELOPMENT COMMISSION & PLANNING COMMISSION STAFF ON CURRENT ACTIVITIES:

Kathy Zimmerly reported on the batting averages from January, 1974 through August, 1975, as follows:

	<u>Petitions</u>	<u>Cond. Uses</u>	<u>Overall Percentage</u>	<u>TOTALS</u>
SEUL & Planning Commission	45/54 = 83%	53/55 = 96%	98/109 = 90%	109
Planning Commission & City Council	40/46 = 86%	5/5 = 100%	45/51 = 88%	56
SEUL & City Council	40/48 = 86%	4/5 = 80%	44/51 = 86%	56
<b>TOTALS</b>	54	55	109	

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ANNOUNCEMENTS

A City Council hearing will be held on October 22nd regarding proposed transitional use code amendments. It was decided that a subcommittee meeting should be held prior to that date.

\* \* \* \*

Dave Utzinger reported on the Housing Task Force meeting. He said they are currently considering housing legislation.

\* \* \* \*

Residential Care Facilities licensing requirements meeting will be held on October 14 and 21st at the Water Bureau Building at 7:00 p.m.

\* \* \* \*

The I-205 Advisory Committee will meet at the Oregon State Highway Department metro office at 2:00 p.m. October 7th (5821 N E Glisan).

\* \* \* \*

Kathy Zimmerly stated she has a draft of the neighborhood selection and programming criteria for second year HCD activities. She encouraged anyone interested in the report to see her after the meeting.

The meeting adjourned at 9:30 p.m.

kz:rd  
PDC 10/13/75

\* \* MEETING NOTICE \* \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, DECEMBER 15, 1975, 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:
  - CU 98-75 CONDITIONAL USE REQUEST by Judson & Harriet Lewis to use a garage building to grow alfalfa sprouts at 8722 S E Yamhill in an R5 zone.
  - PET 6483 ZONE CHANGE REQUEST by PGE (deedholder) and TRI-MET (optional purchaser) from A2.5 to C2 in order to provide off-street parking for Tri-Met employees on Lots 1-8, Block 13, Benedictine Heights (East side of SE 16th between SE Center & SE Bush Streets).
4. Reports of Development Commission and Planning Commission staff on current activities.
5. Community activities.
6. Announcements/Correspondence
7. Adjournment

\*\*\*\*\*

NOTE: ANNUAL CHRISTMAS FESTIVITIES: PLEASE TRY TO ATTEND THIS INFORMAL GET-TOGETHER and BRING YOUR OWN FAVORITE CHIP, DIP OR OTHER HOLIDAY TREAT. DELEGATES, ALTERNATES and NEIGHBORHOOD ASSOCIATION CHAIRPERSONS ARE ESPECIALLY INVITED TO ATTEND.

KZ:rd  
PDC 12/8/75



M I N U T E S

SOUTHEAST UPLIFT ADVISORY BOARD, INC.  
Portland Development Commission  
City of Portland  
December 1, 1975

101M  
96.

SEUL Advisory Board Members Attending:

Larry Lubin, V. Chmn (Buckman)  
Marie Brown, Sec. (South Tabor)  
Bill Arndt (Kerns)  
Raymond Grant (Montavilla)  
Clyde Brummell (SMILE)  
Louis Ream (Foster-Powell)  
Robert Johnson (Brooklyn)  
Augusta Richter (SURGE)  
Vern Kinnee (Mem-at-large)  
Larry Lindstrom (Sunnyside)  
George Brown (Richmond)  
Tom Beasley (Mem-at-large)  
Grant Nelson (Mt. Tabor)

SEUL Advisory Board Members not Present  
or Represented:

Virginia Seidel (HAND)  
Dick Priestley (Mem-at-large)  
John Stryker (Eastmoreland)  
Jo Brown (Laurelhurst)

Others attending:

Rockne Stephenson	E. Arndt	Daniel R. Cothert
Nancy Duggan	Michael Livingston	Walter Willette
D. Pollack	Lucille Johnson	Terry Sandblast, Bur of Plng
L. Allen	Sara Joshel	Kathy Zimmerly, PDC
Art Peters	Jackie Williams	Ruth Davis, PDC
Shirley Stone		

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

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 case:

CU 91-75 Portland Rowing Club, by Paul Lask, secretary, deedholder. Conditional Use request for excavation and fill at foot of SE Harney St., to dredge the area that lies within the boundaries of subject property. Planning Commission submitted this matter to the Full Planning Commission as there was question as to whether or not there should be a pedestrian access north and south along the property. Mr. Sandblast stated he would report Planning Commission actions on the other cases at the next SEUL meeting.

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

CU 82-75 Immanuel Temple Church by Clarice J. Rice. Reconsideration of Conditional Use request for a parking lot west of 2930 N E Pacific in Zone A1.

Unanimous approval for Lot 4, Block 9 only. The Board felt the applicant has adequately proved a need for the lot, especially since preference will be given to handicapped parish members. The Kerns-Neighborhood Association concurred with the recommendation.

CU 97-75 Robben and Sons Heating, Inc., by Lionel Robben, deedholder. Conditional Use request to fill on Powell Blvd., between SE 30th and 32nd Avenues in Zone M3.

Unanimous approval of the request subject to all applicable building regulations. The Board feels that the proposal will remove a hazardous pit and provide compatible M3 zoned property. Concern was expressed that, although the area needs filling, seepage must be controlled.

During discussion of the case, concerns were raised regarding water seepage at this location, as well as the adjoining properties.

6477 The Sisters of the Precious Blood, deedholders; Henry, Hermine & Erhard. Arndt and T. Wolff, contract purchasers. Zone Change request from R5 to A1 at 1208 SE 76th to use the existing monastery building as a rooming and boarding house for the physically and mentally competent elderly citizens.

The Board recommended that the application be tabled so that the applicant can more adequately investigate and become more acquainted with code requirements (especially, Chapter 13 Fire Code and Planning and Zoning Code), as well as the Fasano requirements. The Montavilla Community Association recommended approval of the zone change request.

During discussion of the case several persons expressed concern that the building was not appropriate for the proposed use. In order to protect the building from being torn down, it was suggested that it be given an historical designation.

The Montavilla representative stated that the Montavilla Community Association recommended approval of the zone change request because the building has been previously used for a similar purpose, there is a need for housing for elderly citizens, and the neighborhood was assured that there would be no changes in the exterior of the building.

During discussion of a motion to approve the request for A1 on Lots 6-13 with conditions, the decision was made to table for reasons given above and to allow the owners more time to explore other alternative uses for the building.

The Chairman advised the applicant that the Bureau of Planning staff will be pleased to assist him in explaining the code requirements.

ANNOUNCEMENTS

L. Lubin announced an agenda item at City Council regarding "granting a revocable permit to construct three non-complying concrete service driveways in the area of S.E. Ankeny and Ash Streets between SE 24th and 26th Avenues" under Agenda Item #3576. Concern was expressed that the neighborhood had not been previously advised of this request which was initiated by the City Engineer's Office. After discussion, a motion was passed to write a letter to City Council advising that the Board questions the process by which this request was brought before City Council without the benefits accrued by community review of a request which would remove on-street parking, as well as create driveway cuts which may pose safety hazards to pedestrians and motorists.

\* \* \* \* \*

K. Zimmerly announced that there will be a Christmas Party after the next SEUL Advisory Board meeting on December 15th.

\* \* \* \* \*

K. Zimmerly announced that a hearing will be held at City Council on Thursday, December 11 at 2:00 p.m. regarding the proposed Noise Ordinance. The Bureau of Neighborhood Environment has requested support of the SEUL Board for this ordinance by communication to City Council either in the form of letters, phone calls, or personal appearance at the hearing. Motion was passed to approve the concept of the Noise Ordinance.

\* \* \* \* \*

A report was read regarding Kaiser Clinic from the Hearings Officer, City Council, Wayne D. Landsverk. The recommendations to City Council listed in the report are as follows:

- A) "Require that Kaiser, at a minimum, provide the number of parking spaces mandated by the code for its net square footage (implicit in this is an amendment of the zone change ordinance to reduce the existing setback requirement);
- B) Require that priority for spaces in clinic parking lots be given to patients, and that employees be allowed to park there only to the extent that the clinic can demonstrate to the city that it is not needed for patient parking;
- C) Encourage Kaiser to provide off-site parking, and cooperate with Kaiser in making this successful;
- D) Direct the Bureau of Traffic Engineering to develop alternatives for posting area streets so as to lessen the impact and diffuse the number of cars (at a minimum, it would seem that the south side of Sherman should be designated "No Parking");
- E) Recognize the absurdity of arbitrarily tying parking requirements to building square footage or number of employees without considering the nature of the use, and amend the appropriate sections of the Planning & Zoning Code so that, at least in such cases as clinics, the number of spaces required would reflect the intensity of the use".

The hearing on Kaiser Clinic will be heard by City Council on January 14 at 7:30 p.m.

\* \* \* \* \*

It was announced that another of a series of meetings regarding the I-205 Freeway will be held Tuesday, December 2 at 2:00 p.m. in the Highway Division Conference Room at 5821 N E Glisan Street.

\* \* \* \* \*

E. Lubin announced that on Thursday, December 4, 7:30 p.m, there will be a meeting of the group that has been doing the historical building neighborhood survey.

\*\* \* \* \*

K. Zimmerly reported on the second round of HCD meetings for the SE Coalition neighborhoods. The first round of meetings with each of the seven neighborhoods were held in November, and the second round will deal with proposed project budgets which may be funded under HCD.

Also, K. Zimmerly announced there are two Lewis & Clark students each working 20 hours per week at the SEUL office. They are assisting with the sidestripping street improvement project and other citizen participation related activities in SURGE and unorganized areas in Southeast.

There being no further business to discuss, the meeting adjourned at 10:20 p.m.

kz/rgd  
PDC 12/8/75

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\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC:

WHEN: Monday, August 18, 1975, 7:15 p.m.  
WHERE: Southeast Uplift Conference Room  
4316 S.E. Hawthorne Boulevard

\*\*\*\*\*

AGENDA

1. Approval of the minutes of the 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:
  - CU 58-75 Conditional use request by the Housing Authority of Portland for an activity building at 4626 S.E. Clinton for residents of adjacent HAP apartments.
  - 6461 Zone change request from R5 to A2.5 for four apartment units west of S.E. 42nd, on the north side of S.E. Boise Street.
5. Reports of Development Commission and Planning Commission staff on current activities.
6. Community activities.
7. Announcements.
8. Adjournment.

\*\*\*\*\*

For more information or transportation, call 233-6236.

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MINUTES  
SOUTHEAST UPLIFT ADVISORY BOARD, INC.  
PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND  
August 4, 1975

**Southeast Uplift Advisory Board  
Members Attending:**

Virginia Seidel, Chmn (HAND)  
Larry Lubin, V-Chmn (Buckman)  
Marie Brown, Sec (South Tabor)  
Raymond Grant (Montavilla)  
Robert Johnson (Brooklyn)  
George Brown (Richmond)  
Bill Arndt (Kerns)  
John Stryker (Eastmoreland)  
Grant Nelson (Mt. Tabor)  
Augusta Richter (SURGE)  
Clyde Brummell (SMILE)  
Walter Tooze (Sunnyside)  
Dick Priestley (Mem-at-large)  
Marilyn McCabe (Foster-Powell)

**Others Attending:**

Shirley Stone	Lucille Johnson
Gordon Oliver	David Blomgren
W.H. (Dutch) Sammler	Jim Worthington
Simon P. Thompson	Mr. & Mrs. E. Kirnak
Sara Joshel	Connie Cleaton, Bur. of Plng.
Mel Replogle	Laurel Wentworth, "

**Southeast Uplift Advisory Board  
Members Not Attending or  
Represented:**

Jo Brown (Laurelhurst)  
John Hartog (Mid-Southeast)  
Vern Kinnee (Mem-at-large)  
Tom Beasley (Mem-at-large)

Terry Sandblast, Bur. of Plng
Ernie Munch, " "
Kathy Zimmerly, PDC
Kristen Goodman, PDC

The meeting was called to order at 7:30 p.m., and the minutes were approved with the following change: that Larry Lubin is also a member of the subcommittee for review of proposed Planned Unit Development and Subdivision regulations.

Kathy Zimmerly, PDC staff, presented a draft of an application form to be completed by prospective SEUL members-at-large. She asked Board members to suggest corrections, additions or deletions. Discussion focused on whether a member-at-large should have an alternate. It was decided to table the matter until the next meeting.

Chairperson Virginia Seidel reported that it has been brought to her attention that the Mid-Southeast Neighborhood Association has not had a representative in attendance at SEUL meetings for at least six months. Following discussion, motion carried that a letter be directed to the chairman of this association stating that unless a representative is named to the Board within two weeks, the position will be considered temporarily vacant.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Advisory Board. Terry Sandblast, Bureau of Planning, reported on the action of two zoning cases considered at the previous meeting:

6450 S. Fred & Mary Hall, deedholders. Zone change request from A25 to A1 at S.E. 69th Avenue and Long Street in order to construct an 11-unit apartment complex. Denied, but Planning Commission did approve variance for construction of a 5-unit apartment complex. (SEUL disagreed.)

6453 Thomas & Doris Wortendyke, deedholders; Don & Kathy Calkins, lessees. Zone change request from R5 to M3 at 8134 S.E. Taylor Street for off-street parking and display of campers in conjunction with adjacent camper sales business. Decision deferred due to absence of the petitioner. (SEUL recommended denial.)

It was also announced that the Northwest Pump Equipment Company request for C2 zoning at S.E. 21st Avenue & Ankeny Street will be heard by City Council on August 6th.

#### Further zoning matters.

Ernie Munch, Bureau of Planning, was present to discuss ideas for solving Southeast traffic problems and disposition of properties in the former Mt. Hood Freeway corridor. He explained that the ideas regarding traffic related problems emanated from several regional neighborhood associations meetings. He said that certain streets have been categorized as follows: transit related; auto related; and residential related. He indicated one of the goals is to discourage through-traffic on residential streets and encourage this traffic to take advantage of arterials developed for this type of use, i.e. through street widening, left-turn lanes and removal of on-street parking. Transit oriented streets included: Burnside, Belmont, Hawthorne and Division. Some of the questions from the floor included: 1) What time frame will this program be following for finalization of proposed plans? Answer: Hopefully, plans will be ready in six months. 2) What is being done to discourage truck traffic in residential areas? Answer: He has met with several trucking associations to discuss what can be done about this problem; ideas include adding left-turn lanes for making access and egress easier from one arterial to another, and encouragements to use the Banfield Freeway. 3) Have plans taken into consideration whether there will be an increase or decrease in energy consumption and urban sprawl; and what about mass transit? Answer: Projections are that there will be a decrease in energy consumption, a slowing in urban sprawl, and Tri-Met is exploring the use of light rail, electric and smaller buses. 4) How many people can be accommodated by Powell/Division improvements as opposed to those served by the Mt. Hood Freeway? Answer: Fewer autos would be accommodated by arterial street improvements, but in terms of numbers of people, Mr. Munch said he did not know the answer.

With reference to proposed Powell Boulevard improvements, Mr. Munch explained that one of the alternatives suggested would involve moving commercial and residential dwellings away from arterial streets. Several questions were asked regarding relocation costs and whether replacement cost would equal relocation benefits. Questions were also raised regarding why public transit was apparently being forced on people without a vote and why the Bureau of Planning staff did not actively seek input from the Sellwood-Moreland Improvement League.

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

6457R Emmel & Claire Kirnak, deedholders. Request for revocable permit to operate wine business as a home occupation at 7234 S.E. Main. The applicant intends to use the approximately 1,300 sq. ft. basement area of his home for this home occupation, rather than conforming to the limitation of 200 sq. ft. of space that is allowed to be devoted to a home occupation. The majority of space would be used for the storage of wine bottles. The Board recommends approval, with the condition that there be a minimum of walk-in business. (Vote: ten in favor, two opposed, one abstention.)

Reasons presented for recommending approval were that there were no objections expressed from the association or neighboring residences; and the additional basement space is to be used for storage only, i.e. it is not a matter of whether the applicant can make wine in his basement, but rather whether he can use more floor area for storage without a detrimental impact on the neighborhood. Regarding the dissenting votes, Clyde Brummell of SMILE, asked that his objections be recorded as being due to the fact the neighborhood association had not called a meeting of the association to hear this matter.

Focus for discussion on this matter concerned scale and scope of the business. The petitioner stated that he has obtained a business license from the City of Portland to utilize space in his basement for storage of 200 gallons of home brewed wine; however, he projects an expansion of his business and will be in need of storage space for 500 gallons. He added that the City of Portland, OLCC, and the Internal Revenue Service have investigated and concluded that his business falls within the confines of a home occupation. The South Tabor delegate reported that she had called on nearby residences, and there were no objections to the wine-making. A motion by the Montavilla delegate recommended that the petition be denied for being contrary to the best interests of society and there being no indicated need for this type of operation in a residential neighborhood. Motion died for lack of a second.

In further discussion, the petitioner stated that this business would be carried on in conjunction with his insurance business, i.e. orders for the wine would be taken from his clientele. There would be no day-to-day walk-in business for small orders. The Mt. Tabor delegate stated that his association has not held a public meeting concerning this application because their association has adjourned for the summer. He said that since he has not been notified of any objections, his personal opinion was in favor of approving the application. A motion was then made by the SMILE delegate that the matter be deferred until the association has an opportunity to consider the application. During discussion, it was pointed out that it was unfair to the petitioner to delay decision on his request for the six-week period that the Mt. Tabor Association would not be meeting. The Mt. Tabor delegate explained that during his association's summer recess, matters of concern would be relayed to the delegate; if he receives no adverse comments, he routinely enters a favorable opinion



as a representative of the association. The SMILE delegate stated that he felt this practice was against the policy of public representation. However, his motion died for lack of a second. The Sunnyside delegate then made a motion to recommend approval of the request, with the condition that there be a minimum of walk-in business. Motion carried with ten votes in favor, two opposed and one abstention. Clyde Brummell stated for the record that he objected due to the fact the neighborhood association representatives had not called a meeting of the association to hear this matter. (Reasons for approval, as previously stated, were then heard.)

CU 56-75 Multnomah School of the Bible, deedholder, by Carl W. Geist. Conditional use request for approval of site campus plan for area located north of N.E. Glisan and west of N.E. 87th Avenue. Applicant proposes that site plan be approved as the master campus plan. New buildings would be built as funds become available; however, the school proposes to develop some off-street parking areas this year prior to the beginning of the August 25, 1975 school session. Motion carried to approve recommendation of this request. (Vote: ten in favor, two opposed, one abstention.)

Reasons for approval: 1) The school had adequately planned in advance for its expansion; 2) it is working to preserve the amenities of the neighborhood and its residents; and 3) expansion plans are within the boundaries of the school campus. Reasons expressed against approval of this petition were that making decision at this time, prior to any recommendation from the neighborhood association, would be contrary to regulations that all zoning cases must be discussed by affected neighborhood associations.

During discussion of this matter, the Montavilla delegate advised that he would make no formal recommendation because his neighborhood has not held a public hearing on the matter, but added that he has received no objections. He then asked the petitioner's representatives questions regarding residential properties owned by the school and location of the maintenance building. The SMILE delegate made motion that the petition be denied on the basis that the neighborhood association has not met to discuss the matter, and he also believed it was a violation of the Fasano decision. Motion died for lack of a second. The SMILE delegate then indicated that if SEUL took action on this petition, he would make court case of their decision to act as a public body when the neighborhood association has not met to recommend approval or disapproval of the petition prior to consideration by SEUL. It was explained that SEUL delegates, in agreement with SEUL bylaws, may vote in accordance with individual association bylaws.

Petitioner's representatives presented plans for the addition of off-street parking. At present, he estimated the school has approximately 180-200 available parking spaces. The school is planning to expand from its present capacity of 800 students to about 1200 students. It was noted that, presently, the school is served from two directions by Tri-Met buses, but the representative said that little use of the

transit system is made by students because most live on or near the campus. Motion to recommend approval of this petition was carried by show of hands vote; ten in favor, two against, one abstention. (Reasons for recommending approval are as previously stated.)

Reports of Development Commission and Planning Commission staffs on current activities.

- Kathy Zimmerly presented a written report of findings by the SEUL subcommittee for review of Planned Unit Developments, which met July 31st. Chairperson Virginia Seidel briefly explained the committee's recommendations and said that the committee would meet at a later date to discuss subdivision recommendations. (It was later decided to meet Monday, August 11th, for a noon meeting. Members will be given a telephone reminder of the meeting.)
- Kathy Zimmerly noted that the first SEUL meeting in September would fall on Labor Day, September 1st. It was decided to postpone that meeting until Tuesday, September 2, 1975.
- Kathy Zimmerly read letters signed by Mel Replogle, Chairman of HAND, relating HAND's position on disposition of properties along the former Mt. Hood Freeway corridor. These letters went to Governor Straub, Mayor and City Council, SEUL Advisory Board and the Office of Planning & Development. It was recommended that copies of this correspondence be sent to chairmen of those neighborhoods adjacent to the corridor and that written information presented by Ernie Munch earlier in the meeting should be provided to all Southeast neighborhood association chairmen.
- Official notification of Kaiser Clinic parking problem hearing has been received by the SEUL office. A hearings officer has been selected and there will be a hearing on August 26th, 7:30 p.m., at City Hall.
- A letter from the Bureau of Planning has been received stating that copies of staff reports, meeting notices and agendas, minutes, etc., will no longer be available at no cost. Annual subscription charge will be \$35.00. Board members asked Planning Commission staff to seek clarification of how this will affect information the SEUL Board routinely needs.

Community activities.

Chairperson Virginia Seidel reported that a letter was received informing of a "problem" house at 2343 S.E. 43rd Avenue. She said the structure is currently in violation of sanitation and building codes, and should be brought up to code or demolished. The Richmond delegate reported that a petition has been circulated and has received support from the neighbors and the Richmond Neighborhood Association. Motion was carried that, as the Richmond association is in favor of supporting this petition, a letter from the SEUL Board be written in support of this recommendation.

Ms. Seidel further reported that on July 31st, KGW-TV held an open house for neighborhood people. KGW is proposing a one-hour program, once monthly, dealing with neighborhood problems and neighborhood associations. She said KGW staff has worked out a format in which a card will be mailed to people on neighborhood associations mailing lists asking about their neighborhood concerns, interests, etc.

Meeting adjourned at 10:15 p.m.

RECEIVED  
AUG 14 1975

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MEETING NOTICE

SOUTHEAST UPLIFT ADVISORY BOARD

WHEN: Monday, June 3, 1974 7:15 pm

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

\*\*\* \*\*

AGENDA:

- 1) Approval of minutes of the last meeting.
- 2) Review of Planning Commission actions on zoning cases and street matters reviewed by the SEUL Board.
- 3) Zoning cases and street matters referred by the City Planning Commission for Board review and recommendation. Included in these will be 3 Revocable Permits requested by Richmond Neighborhood Association to maintain 3 mini-parks located at:  
2543 S.E. 32nd Ave.  
3817 - 3829 S.E. Ivon St.  
2613 S.E. 47th Ave.
- 4) Recommendations regarding the proposed "Hearings Officer Process" to be considered by City Council on June 6, 1974.
- 5) Reports of Development Commission and Planning Commission staff on current activities.
- 6) Community Activities and Announcements.
- 7) Adjournment.

For more information or transportation call 233-6236.

file

SOUTHEAST UPLIFT ADVISORY BOARD

\* MEETING NOTICE \*

RECEIVED  
JUL 10 1974

WHEN: MONDAY, July 15, 1974 7:15 PM

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Boulevard

\*\*\* \*\*

AGENDA:

1. Approval of minutes of the last meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
3. Zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
4. Reports of Development Commission and Planning Commission staff on current activities.
5. Community Activities.
6. Announcements.
7. Adjournment.

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For more information or transportation call 233-6236.

Zone cases to be considered will include:

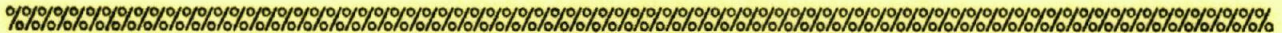
- Pet. 6372 - R10 to A2.5 at 7700 SE 98th;
- Pet. 6374 - A1 to C2 at 3345 NE Wasco St.;
- Pet. 6375 - R5 to A2.5 between 1231 and 1305 SE 84th Ave.

\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD

WHEN: Monday, August 5, 1974 7:15 PM

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Boulevard



AGENDA:

1. Approval of the minutes of the last meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
3. Zoning cases and street matters referred by the City Planning Commission for Board review and recommendation. Tentatively scheduled are the following:
  - 1) Ordinance amendment request by Foursquare Church located at 1302 SE Ankeny to amend plans previously approved.
  - 2) CU57-74. Request for a parking lot by Woodstock Church of God located at 4937 SE Woodstock.
  - 3) Pet. 6372. Request by Joe Wiese for zone change from R10 to A2.5 located at approximately 7700 SE 98th.
  - 4) Request for annexation of Bureau of Parks Leach property located at 122nd Dr. near Brookside Drive.
  - 5) Request for annexation of Binnsmead School, located at SE 85th, north of Division.
  - 6) 6378R. Request for lawnmower repair shop at 6304 SE Harold.
  - 7) CU2-74. Request for a new church by Chinese Presbyterian Church to be located in the vicinity of SE Clinton, east of SE 75th Ave.
4. Reports of Development Commission and Planning Commission staff on current activities.
5. Community Activities and Announcements.
6. Adjournment.

For more information or transportation, call 233-6236.

SOUTHEAST UPLIFT ADVISORY BOARD

\* MEETING NOTICE \*

RECEIVED  
JUN 27 1974  
JUN 27 1974

WHEN: Monday, July 1, 1974 7:15 pm

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

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AGENDA:

1. Approval of minutes of the last meeting.
2. Election of Southeast Uplift Board Officers.
3. Review of Planning Commission actions on zoning cases and street matters reviewed by Southeast Uplift Board.
4. Zoning cases and street matters referred by the City Planning Commission for Board review and recommendation. Tentative items include:
  - 6371R - SE 22nd and Hawthorne, Recycling center;
  - 6361R - 425 NE 80th, Revocable permit for pattern making shop in R5 zone;
  - CU 50-74 - 1134 SE Spokane St., Church parking lot.
5. Reports of Development Commission and Planning Commission staff on current activities.
6. Community Activities and Announcements.
7. Adjournment.

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For more information or transportation call 233-6236.

\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD

WHEN: Monday, September 9, 1974

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Boulevard

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AGENDA

1. Approval of the minutes of the previous meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
3. Zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
4. Review of proposed by-law revisions and Articles of Incorporation.
5. Reports of Development Commission and Planning Commission staff on current activities.
6. Community Activities.
7. Announcements.
8. Adjournment.

\*\*\*\*\*  
For more information or transportation, call 233-6236

Note: To avoid laboring on Labor Day, the first meeting in September will be September 9th. The second September meeting will follow the regular schedule and take place on Sept. 16th.





\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD

WHEN: Monday, October 21, 1974

WHERE: Southeast Uplift Conference Room

4316 SE Hawthorne Boulevard

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AGENDA

1. Approval of the minutes of the previous meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
3. Zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
  - a) Pet. 6387 Franklin Service Corporation, deedholders. Zone change request from R5 to A2.5 to allow the construction of 150 dwelling units on the subject property described as Lots 3 thru 36, Block 1; 3 thru 19, Block 3, Mittleman located east of SE 60th Ave. adjacent to SE Grant and Sherman Streets.
4. Presentation by Land Conservation & Development Commission regarding state-wide goals and guidelines, critical and citizen involvement standards.
5. Reports of Development Commission and Planning Commission staff on current activities.
6. Community Activities.
7. Announcements.
8. Adjournment.

\*\*\*\*\*  
For more information or transportation, call 233-6236.

\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD

WHEN: Monday, November 4, 1974

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Boulevard

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AGENDA

1. Approval of the minutes of the previous meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
  - a) Pet. 6398 - Zone change request by Electro-Chemical Metal Finishing, Inc. from A1 to M2 at SE 27th & Holgate for expansion of manufacturing facilities.
  - b) Pet. 6124 - Zone change request by Pharis Huggins to amend an ordinance to allow continuation of a duplex on NE 79th & Burnside.
  - c) Pet. 6400 - Zone change request by the Robert Randall Co. from R5 to A2.5 at NE 90th & Oregon to construct a duplex.
  - d) Pet. 6399 - Zone change request by Oregon Credit Union League from A1 to A1P on SE Ash & 18th to provide parking and landscaping.
  - e) CU 103-74 - Conditional Use request to pave an area of 3108 sq. ft. and install 4 basketball standards on SE 11th & Franklin in zone A2.5.
  - f) CU 105-74 - Conditional Use request by Reorganized Church of Latter Day Saints to allow the 3 classroom addition at 4837 NE Couch Street in zone R5.
  - g) CU 106-74 - Conditional Use request by Larry & Nina Lindstrom to provide a daycare/pre-school/kindergarten facility at 3834 SE Morrison in zone A2.5.
4. Reports of Development Commission and Planning Commission staff on current activities.
5. Community Activities.
6. Announcements.
7. Adjournment.

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For more information or transportation, call 233-6236.

\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD

WHEN: Monday, December 2, 1974, 7:15 p.m.

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Boulevard

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AGENDA

1. Approval of the minutes of the previous meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
  - a) 6403R - Revocable permit request by Precision Cast Parts for a propane tank in an M2 zone at SE 45th & Harney.
  - b) 6407R - Revocable permit request by the YMCA Project MOVE for a recycling program at 4821 SE Lincoln.
  - c) CU 118-74 - Conditional Use request in zone R5 by the Portland Habilitation Center, Inc. for additional parking and an increase of the loading service area at SE 73rd and Center.
4. Reports of Development Commission and Planning Commission staff on current activities.
5. Community Activities.
6. Announcements.
7. Adjournment.

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For more information or transportation, call 233-6236.

RECEIVED  
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\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD

WHEN: Monday, November 18, 1974, 7:15 p.m.

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Boulevard

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AGENDA

1. Approval of the minutes of the previous meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
  - a) CU 95-74 - Conditional Use request by the Bureau of Parks for basketball facilities at SE 22nd and Rex in Westmoreland Park
  - b) CU 101-74 - Conditional Use request by the Bureau of Parks for basketball facilities at SE 17th and Taylor in Col. Summers Park.
  - c) Pet. 6401 - Zoning change request by Smitty's Pancake House from R5 to R5P at SE McLoughlin and Tacoma.
  - d) Pet. 6403R - Revocable Permit request by Precision Cast Parts for a propane tank in an M2 zone at SE 45th and Harney.
4. Police Consolidation staff report.
5. Reports of Development Commission and Planning Commission staff on current activities.
6. Community Activities.
7. Announcements.
8. Adjournment.

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\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: Monday, January 6, 1975, 7:15 p.m.

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Boulevard

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AGENDA

1. Approval of the minutes of the previous meeting.
  2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
  3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
    - a. CU 1-75 Conditional Use request by Lincoln Street Baptist Church to establish an 11 space off-street parking lot on the NW corner of SE 32nd Place & Lincoln Street, in zone R5.
    - b. CU 2-75 Conditional Use request by School District #1 to allow a two phase building program to facilitate conversion of Binnsmead Elementary School to a middle school program. Location is between SE 85th & SE 87th, north of Division in zone R7.
    - c. Pet. 6373 Planning Commission initiation of zone change from R5 to A2.5 to remove from a nonconforming status a duplex and an 8 plex near SE 57th and SE Mall.
    - d. Pet. 6408 Zone change request from R5 to M3 to expand a used car lot at 8212 SE Hawthorne.
    - e. Pet. 5723 Request to amend Ordinance 131279 to allow a gate to be (Amendment) be placed in the fence line which separates the A1 and R5 portions of property located at the terminus of SE Windsor Ct., east of SE 64th Ave.
    - f. Pet. 6212 Zone change request from R5 to A2.5 and A1, located on (Reconsideration) the northeast corner of SE 75th Ave. & SE Division.
  4. Reports of Development Commission and Planning Commission staff on current activities.
  5. Community Activities; Announcements.
  6. Adjournment.
- \*\*\*\*\*

\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: Tuesday, February 18, 1975, 7:15 p.m.

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Blvd.

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AGENDA

1. Approval of the minutes of the previous meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
  - a. Amendment to 5957 R to allow additional space in a building in the expansion of the basement area located at 4039 SE Clinton.
  - b. 6418 Zone Change request from A2.5 to C4 for property located on Lots 6, 7, Block 12, Alton Park to allow office use on the property.
  - c. CU 18-75 Conditional Use request for a fill of 100,000 cu. yds. located at Oaks Amusement Park.
  - d. CU 19-75 Conditional Use request for tennis court lighting located on 89th & Claybourne at Glenwood Park.
4. Reports of Development Commission and Planning Commission staff on current activities.
5. Community Activities.
6. Announcements.
7. Adjournment.

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For more information or transportation, call 233-6236.

\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: Monday, March 3, 1975, 7:15 p.m.

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Blvd.

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AGENDA

1. Approval of the minutes of the previous meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
  - a. 6419 Zone Change request from A2.5 to A2.5P for the Matterhorn Corp. located at NE Couch west of 82nd Ave.
  - b. 6420 Zone Change request from R5 to R5P for Hanson and Holman located at SE 83rd and Bybee.
4. Reports of Development Commission and Planning Commission staff on current activities.
5. Community Activities.
6. Announcements.
7. Adjournment.

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For more information or transportation, call 233-6236.



\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: Monday, March 17, 1975, 7:15 p.m.

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Boulevard

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AGENDA

1. Approval of the minutes of the previous meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
  - a. 6426 Zone Change request from A1 to C2 for use as a veterinary clinic located at 3325 and 3337 NE Wasco.
  - b. 6212 Reconsideration of Zone Change request from zones R5 and A2.5 to A1, located on the northeast corner of SE 75th Ave. and SE Division Street to allow the applicant to develop the subject property with Tax Lot 54 to the east.
4. Reports of Development Commission and Planning Commission staff on current activities.
5. Community Activities.
6. Announcements.
7. Adjournment.

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For more information or transportation, call 233-6236.

*Route  
to Mary  
Pederson  
3/24/75*

RECEIVED  
APR 10 1975  
OFFICE OF PLANNING &  
DEVELOPMENT

\* MEETING NOTICE \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: Monday, April 7, 1975, 7:15 p.m.

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Boulevard

RECEIVED  
APR 01 1975

AGENDA

1. Approval of the minutes of the previous meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
  - CU 25-75 Conditional Use request to reestablish the service station use of property located at 2020 SE Division in zone C2.
  - CU 26-75 Conditional Use request to create a 54-space parking lot located at SE 32nd and SE Stark in zone A1.
  - CU 27-75 Conditional Use request for a 2-phase retirement community project comprised of a 120-bed home for the aged in Phase 1 and an 80-bed intermediate care facility in Phase 2, located between SE 30th Ave. and 33rd Ave. south of SE Holgate in zone A2.5.
  - 6427 Zone Change request from R5 to A2.5 in order to construct a four-plex located on the northwest corner of SE 76th Ave. and SE Clay St.
4. Report from special subcommittee to study questions concerning Southeast citizen participation needs and alternatives.
5. Reports of Development Commission and Planning Commission staff on current activities.
6. Community Activities.
7. Announcements.
8. Adjournment.

\*\*\*\*\*  
For more information or transportation, call 233-6236.

\* MEETING NOTICE \*

→ SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: Monday, January 20, 1975, 7:15 p.m.

WHERE: Southeast Uplift Conference Room  
4316 SE Hawthorne Boulevard

\*\*\*\*\*  
AGENDA

1. Approval of the minutes of the previous meeting.
  2. Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board.
  3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.
    - a. Pet. 6411 Planning Commission initiation for zoning of an annexed area located at the Foster Road Drive-In Theater.
    - b. CU 4-75 Conditional Use request for a building addition to the PAL Boys' Club located at 9330 SE Harold.
  4. Review of proposed by-law amendments.
  5. Reports of Development Commission and Planning Commission staff on current activities.
  6. Community Activities.
  7. Announcements.
  8. Adjournment.
- \*\*\*\*\*

For more information or transportation, call 233-6236.

RECEIVED  
JAN 16 1975

SPECIAL MEETING  
MINUTES  
PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM  
MARCH 11, 1975

Southeast Uplift Advisory Board  
Board Members attending:

Dick Priestley, Chm. (Member-at-large)  
Virginia Seidel, V-Chm. (HAND)  
Jo Brown, Sec'y (Laurelhurst)  
Robert Johnson (Brooklyn)  
Chuck Liebert (Kerns)  
Larry Lubin (Buckman)  
Art Stubbs (Member-at-large)  
Augusta Richter (SURGE)  
Vern Kinnee (Member-at-large)  
Dave Utzinger (Mt. Tabor)  
John Stryker (Eastmoreland)  
Louis Ream (Foster-Powell)  
Bill Lorenzana (SMILE)  
Raymond Grant (Montavilla)

Others attending:

Sara Joshel, HAND  
M.D. Replogle, HAND  
Gordon Oliver, The Press  
Dan Gallup, South Tabor  
Cherie MacGillivrey, Comm. Des. Center  
Marilyn McCabe, Foster-Powell  
Bess Nielsen, SMILE  
Dwight Edman, Brooklyn  
Maureen McMahon, Buckman  
Margaret Strachen, Buckman  
Larry Lindstrom, Sunnyside  
Grant Nelson, Mt. Tabor

SEUL Board Members Not Represented  
or Present:

Steve Rutherford (Richmond)  
John Hartog (Mid-Southeast)  
Tom Beasley (Member-at-large)  
Helen Belec (Sunnyside)  
Marie Brown (South Tabor)

Others attending:

Bob Walsh, P.D.C., Commissioner (Chm)  
Elaine Cogan, P.D.C., Commissioner  
Gary Stout, OPD  
Mary Pedersen, OONA  
Thomas Kennedy, P.D.C.  
John Kenward, P.D.C.  
Chuck Olson, P.D.C.  
Ray Bowman, P.D.C.  
Pat LaCrosse, P.D.C.  
Kathy Zimmerly, P.D.C.  
Rita Hughes, P.D.C.  
Mrs. John Kenward  
Don R. Hughes

The meeting was called to order at 7:30 p.m. by Dick Priestley, Chairman. It was explained that the purpose of the meeting was to address concerns expressed by the Southeast Uplift Advisory Board over the past several months regarding the future role of Southeast Uplift. Mr. Priestley added that the meeting also would acquaint members of the Portland Development Commission with the present functions of the SEUL Board and Program. He then requested everyone to introduce themselves.

The first agenda item regarding a statement of the SEUL budget was explained by John Kenward, Executive Director, PDC, and Pat LaCrosse, Deputy Director. It was pointed out that the SEUL Program is currently funded by Portland Development Commission local funds but there will be a change in the method of funding for the '75-'76 fiscal year in light of the Housing & Community Development (HCD) Program. Mr. LaCrosse stated that for '74-'75 the total amount budgeted for SEUL is \$49,986.00 (approximately \$36,000 for personal services and \$14,200 for overhead

such as rent, supplies, stamps, etc.). He added that through February, 1975 \$31,000 of this budget has been obligated. It was explained that for '75-'76 a total of \$291,800 has been budgeted because of Buckman becoming an action area through the HCD Program. Mr. LaCrosse further explained that \$99,000 would be for personal services, \$29,000 for support services, \$100,000 for loans, and \$42,000 for capital outlay and \$21,000 out of local PDC funds. Mr. Kenward added that the HCD budget in Southeast is based on the Buckman Program which SEUL had recently endorsed in recommending approval of the "Southeast Plan". It was also stated that part of the Buckman HCD Budget will include provision for activities associated with programming second year activities in Southeast.

In answer to the second agenda question regarding permanence of the SEUL staff, Mr. Kenward explained that SEUL employees are considered permanent, but that their geographical area of assignment may change from time to time. He added that two or three CETA employees may be working in Southeast if a request by the Office of Neighborhood Associations (OONA) is approved. Thomas Kennedy, Director, Project Field Services, PDC, added that the request came from the PACT office and, subsequently, Mary Pedersen of OONA asked for positions to be filled to aid the Inner Southeast Coalition in citizen participation activities.

In response to the third agenda item regarding housing rehabilitation programs, other than HCD for Southeast Portland, Mr. Kenward stated that currently there is a Critical Maintenance Loan Program for elderly and/or handicapped available to anyone who meets the qualifications. He further stated that within the HCD Program, Buckman will be eligible for the Public Investor's Loan Program (PIL) and also for other loan programs which have interest and pay-back criteria based on income levels.

In response to a question regarding what role the SEUL Board and staff will play in the implementation of the programs, Mr. Kenward stated that the SEUL Board has been very successful as a review body for planning and zoning matters in Southeast, and presumes that the Board will wish to continue to make recommendations in the planning and development of Southeast Implementation programs.

Portland Development Commissioner Elaine Cogan stated that SEUL is in a "state of limbo" at present because it is using local funds to function while waiting for supplemental federal funds under the HCD Program. She suggested that SEUL was ahead of its time in developing an effective citizen participation program but that policies regarding how the OONA will fit into future Southeast projects and services have yet to be addressed by the City and affected area citizens. Mrs. Cogan added that recommendations from the SEUL Board on zoning and other matters are given serious consideration by the Planning Commission and City Council and that SEUL has established a reputation for good judgement as proven in the high percentage of agreement with Planning Commission and City Council decisions. Portland Development Commission Chairman, Bob Walsh, suggested that the City is obligated to serve citizens and that the Board should communicate its needs and goals to the City.

Board member Art Stubbs explained that the questions being considered at the meeting were formulated by a SEUL subcommittee after several months of discussion among Board members. He suggested that the question regarding permanence of SEUL staff was a result of concern that the effectiveness of the SEUL Program

depends to a large extent upon its being assured that staff are permanently assigned to SEUL. He pointed out that many service organizations are of a temporary nature and citizens need to be able to depend on the continued existence of a program to have it work successfully. Mr. Stubbs expressed the Board's desire that the Portland Development Commissioners get a better feeling of SEUL's purpose and needs, as well as to clarify functions of the Program.

In regard to staff permanence, Commissioner Walsh responded that PDC staff do not have Civil Service Status and that certain legal questions which will be resolved in the next three to four months may result in some staff being placed under Civil Service. He further stated that permanent employees' positions are provided for in the budget each fiscal year and the changing needs are re-evaluated each year. Mr. LaCrosse added that the PDC Personnel Policy closely parallels that of the Civil Service.

Larry Lubin, Chairman, Buckman, suggested that his concern is for the continued function of Southeast Uplift aside from the HCD Program. Mr. Kenward responded that this decision is arrived at by a year-by-year analysis of City priorities and must be consistent with the wishes of City Council.

The Mt. Tabor delegate, Dave Utzinger, stated a concern regarding the current SEUL budget, \$49,000 are local funds, but that in the '75-'76 budget only \$21,000 will come from local funds. He asked if any services will be deleted from the program. Mr. Kenward stated that \$99,000 in additional funds will come out of HCD money and will go toward implementation activities in Buckman and planning activities in other Southeast neighborhoods. Commissioner Cogan suggested that there is no intention of cutting back the program in the next fiscal year.

Dwight Edman, Chairman, Brooklyn, asked if there are plans for a field office in Buckman. Mr. Kenward responded that the present SEUL office will serve as the field office for the area. In answer to a question regarding whether the present office has enough working space, it was stated that the present space will be sufficient to begin the program. Additional space will be provided only as needed.

In response to the last agenda item regarding whether the Commissioners view SEUL as their vehicle for citizen participation compliance in Federal and State grant applications, Mrs. Cogan stated that there is no plan to create another group for this purpose in Southeast Portland. Mr. Kenward added that City Council established the Office of Neighborhood Associations for the purpose of serving citizen participation needs in the entire city. In responding to statements regarding the role of the Office of Neighborhood Associations in Southeast, several Board members pointed out that since SEUL consists of delegates appointed or elected by neighborhood associations, as well as members-at-large representing other interests, the SEUL Board has a broader role to play than merely citizen participation in neighborhood associations.

In response to a question regarding the SEUL Program's present location on a chart depicting the functions of agencies in the organization and implementation of HCD in the city, Mr. Kenward explained that project imple-

mentation is about to begin in Southeast (Buckman), and that many neighborhoods have already organized and are setting their priorities for future implementation programs. He added that City Council will consider the Ordinance to make application to HUD for the HCD funds on Thursday, March 13th at 2:00 p.m.

In response to a request for a statement of the budget for printing and mailings, Commissioner Cogan assured that a budget could be prepared for Board members wishing the information. In the discussion which followed, it was pointed out that policy and procedure guidelines regarding SEUL office services to neighborhood associations were adopted some time ago by the Board because of limits on the physical time available to produce large quantities of meeting notices and other services.

There was concern expressed by Virginia Seidel of HAND that wider coverage for neighborhood associations be provided for by PDC through mailings. Art Stubbs and Dan Gallup expressed concerns that postage is wasted on a large percentage of notices mailed and that a more effective means of reaching citizens might be by volunteer distribution through block leaders, telephoning, schools, newspaper ads, etc. Joe Brown of Laurelhurst suggested that mailings might be increased if neighborhood associations provided volunteer help to stamp and address notices. It was concluded that policy and procedure guidelines should be reviewed and updated by Board members and staff.

Dwight Edman, Chairman, Brooklyn Action Corps, expressed concern regarding the proposed Area III School closures and asked what stand would PDC take in regard to the issue. Commissioner Cogan responded that she did not feel it appropriate for the Development Commission to take a position on the closure issue at this time. She added that on April 23rd there will be a meeting in Mt. Tabor to discuss the issue. The Buckman Chairman indicated that the viability of inner Southeast Portland may be at stake and the closure of schools could be detrimental to the residential quality of the neighborhoods. After further discussion, it was decided that the issue should be discussed at a later date.

Commissioner Cogan read a letter dated March 11, 1975, from Cindy Banzer, Mt. Tabor chairman, expressing confidence and support for SEUL staff assistance to the Mt. Tabor Association and urging continuance of PDC involvement in citizen participation for Southeast Portland. Dave Utzinger of Mt. Tabor asked that, since most citizens participation programs in the City are funded through OONA, do Development Commissioners see the SEUL Board as being funded in the future out of the Office of Neighborhood Association budget? Mary Pedersen of OONA was asked to respond to the question. She explained that SEUL is one of several citizen organizations in the City and that more communication is needed between PDC staff and OONA to work out details and alternatives in regard to citizen participation in Southeast. She added that arrangements for citizen participation will be based on needs of the citizens and the availability of funds. Ms. Pedersen also announced that a workshop is scheduled for the first Saturday in April at Portland State from 9:30 to 3:30 to discuss planning for citizen participation in Portland.

Thomas Kennedy, Director, Project Field Services, PDC, explained the inter-relationship between citizens, OONA, OPD and PDC in the City's HCD Program, as depicted on the PDC Project Services functional flow chart. He commented briefly on the several stages in Portland's HCD Program outlined in the chart. PDC Chairman, Commissioner Bob Walsh, commented that this chart has proven itself instrumental in assessing the roles each group is to play in preparing and implementing the city's HCD Program.

After discussion, it was unanimously voted to establish a SEUL subcommittee to study questions regarding Southeast citizens participation needs and alternatives in order to assist in more clearly defining the roles PDC and OONA will play. Virginia Seidel and Jo Brown were appointed to form the committee which will be announced at the next regularly scheduled SEUL Board meeting.

Concern was expressed that, although SEUL is recognized by the City, there has been no formal recognition of neighborhood associations. Ms. Pedersen explained that the SEUL Program and Board was established by City Council Resolution and that, although each affiliated Southeast neighborhood association is, in fact, established, formal recognition by the City would put them in a better position. She further stated that it is her goal to see that all neighborhoods receiving HCD funds are formally recognized before the Program begins. Ms. Pedersen stated that Buckman is now close to recognition but that she would like to have their Bylaws mailed to every household in the neighborhood before the process is complete.

Several Board members expressed the concern that the SEUL Board should remain an autonomous organization. It was pointed out that because of its autonomy, the Board has been better able to support and/or criticize policies and programs according to its own goals and objectives.

The Chairman then opened the meeting to other specific questions or announcements from those in attendance.

Jo Brown of Laurelhurst announced a meeting at the YWCA, Saturday, March 15th, from 9:00 a.m. to 12:00 noon to present results of a study regarding integration in the schools, bussing, and open housing. School closures will also be discussed.

Virginia Seidel asked how soon HCD activities are expected to begin in Southeast. It was explained that before any activity can occur, 60 to 75 days are needed for federal review of the HCD application. However, it was added that some work can be done beforehand such as preparing publications and staff training, etc.

The Mt. Tabor delegate announced that his Association will meet Wednesday, March 12th at 7:30 p.m. at the Mt. Tabor School. He added that Mayor Goldschmidt will be present to discuss citizen participation.



SEUL Minutes

Page -6-

The HAND Chairman announced there will be a PTA meeting at Abernathy School on Thursday, March 13th at 7:30 p.m. Discussion topics will include school closures. It was explained that no official action will be taken on the school closures until June, 1975.

The meeting adjourned at 9:45 p.m.

KZ:rh

\* \* MEETING NOTICE \* \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, NOVEMBER 17, 1975, 7:15 p.m.

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

\*\*\*\*\*

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 Southeast Uplift Advisory Board.
3. Tentatively scheduled zoning cases and street matters referred by the City Planning Commission for Board review and recommendation:
  - V28-75 Street vacation request for SE Alder between 26th & 27th.
  - CU80-75 Conditional Use Request by Multnomah School of Bible for dormitory and access walkways in vicinity of Glisan between 82nd and 90th.
  - CU89-75 Request by Huddleston for gas station at 2880 SE Division
  - 6473 Zone change request from R5 to A2.5 by HAP at 4626 SE Clinton in order to convert four 2-bedroom units into 8 efficiency units.
  - 6474 Zone Change Request from R5 to A2.5. at 8525 SE 13th for an interior design studio.
  - CU91-75 Conditional Use request for Portland Rowing Club for excavation of fill at foot of Harney Street.
4. Reports of Development Commission and Planning Commission staff on current activities.
5. Community activities.
6. Announcements/Correspondence
7. Adjournment.

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For more information or transportation, Call 233-6236.

KZ:rd  
PDC 11/10/75

RECEIVED  
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MINUTES  
SOUTHEAST UPLIFT ADVISORY BOARD, INC.  
PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND  
November 3, 1975

Southeast Uplift Advisory Board  
Members attending:

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

Others attending:

Lucille E. Johnson  
Shirley Stone  
David K. Blomgren  
Darrell Propst  
Daniel Strausser  
Duane Brittell  
Kuth Stewart

Marilyn McCabe  
Connie Rodgers  
Ruth Stewart  
Walter Willette  
Mel Replogle  
Dave Utzinger  
Rockne Stephenson

Southeast Uplift Advisory Board  
Members Not Present or Represented:

Tom Beasley, Mem-at-Large  
Dick Priestley, Mem-at-Large  
George Brown (Richmond)

Jackie Williams  
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 as mailed. Virginia Seidel stated, in reference to the item "Report from Special Subcommittee on support service options", that meetings had been held with Commissioners Schwab, Ivancie, Jordan, Commissioner McCready's assistant and Mayor Goldschmidt.

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 one case considered at a previous meeting.

CU 82-75 Conditional Use request by Emanuel Temple Church for a parking lot at N.E. Pacific and 30th in Zone A1. The Planning Commission deferred action, as recommended by SEUL Advisory Board, to allow applicant opportunity to meet with the Kerns Neighborhood Association.

Zoning Cases and street matters referred by the Planning Commission for review and recommendation. (Petition representative was present to answer questions and offer comment).

CU 88-75 Bible Temple, Inc., by K. R. Iverson and Warren H. Steele, Prescott

Corporation by Cora Brady and Robert and Charlotte Montgomery, deedholders, for a variance to increase the lot coverage allowable 30% (18,000 sq. ft.) to 40% (24,050 sq. ft.) and to amend Ordinance 139460 by deleting the condition that the duplex on Lot 23, Block 24, Mt. Tabor Villa, remain.

The Board recommended denial of the variance because: 1) the applicant failed to demonstrate exceptional circumstances or deprivation of property rights possessed by other parties in the neighborhood; and 2) the request is not in conformance with the policies and agreements established in Ordinance 139460. The vote was 12 in favor of the motion to deny, 1 opposed and 1 abstention. The Montavilla Community Association recommended approval of the request.

The Board recommended denial of the Ordinance Amendment request by a vote of 12 in favor and 1 opposed. The Board felt that, since all the conditions of the Ordinance were the result of many hours of negotiations by the neighbors, the applicant and City officials, it should stand as originally agreed upon and approved by City Council. The Montavilla Community Association recommended approval of the Ordinance amendment request.

The petition representative, Duane Brittell, explained that he has been working with the Planning Commission Design Review Committee for Bible Temple. Mr. Brittell stated that the request to remove the duplex on Lot 23 is being made because it is felt that landscaping and open space would provide a better buffer. In answer to a question regarding whether Bible Temple has complied with any of the provisions of Ordinance 139460, Mr. Brittell replied that they have not, but it is their intention to do so because it was his understanding that building permits will not be issued until all provisions are complied with.

Ms. Jackie Williams asked for specifics regarding who on the Design Review staff made that suggestion that the duplex on Lot 23 be removed. The representative replied that at the first meeting of the Design Review Committee, it was recommended that he work closely with Design Review staff in the initial design phase. He stated that he subsequently met with Rudy Barton and Leo Williams, and at one of these meetings, Rudy Barton did make recommendation concerning the duplex. In reply to Jackie Williams' question: "Mr. Barton made a recommendation that Lot 23 would be used?" Mr. Brittell replied: "He did not word it quite like that - he mentioned that it was well worth studying the possibility of removing the duplexes".

In response to a question as to whom the Montavilla SEUL delegate represented - himself or the neighborhood, the chair ruled that Mr. Grant is an elected representative of the Montavilla Association and it is up to the Association to determine whether he is prejudiced or not.

During discussion of the lot coverage aspect of the request, it was voted to consider the variance and Ordinance amendment separately. Motion passed with one abstention.

The first item to be discussed separately was the Variance. The petition representative stated he came to the meeting to answer questions but he was unprepared to elaborate extensively. The Montavilla Board delegate read a letter from the Montavilla Community Association citing the following as their reasons for recommending approval:

- 1) The design is appropriate for the physical and structural characteristics of the area;
- 2) The design contributes to the aesthetic upgrading of the area;
- 3) It is the best possible land use, while not having unnecessary bulk;
- 4) Presents a pleasing visual impact by allowing for adequate landscaping, including buffer landscaping.

After lengthy discussion, a motion was made and carried that the variance request be denied.

Discussion turned to the amendment to the ordinance which would remove duplex located on Lot 23. Virginia Seidel asked the Board members if there were any questions or if someone would like to make a motion. The Montavilla representative made the following motion:

"Because the Design Review Committee and the Montavilla Community Association approved, it was felt that the Board should approve the Ordinance amendment and variance request." Motion died for lack of a second.

After a brief discussion, Larry Lubin moved to recommend denial of any change in the Ordinance. Motion was seconded and carried (show of hands resulted in vote of 12 in favor and 1 opposed).

#### ANNOUNCEMENTS

Kathy Zimmerly reported that she and Cherie McGilvray, SE Coalition staff member, met with the Bureau of Planning staff to discuss SE planning activities and to begin setting up the first round of Coalition neighborhood meetings to determine priorities for HCD and Capital Improvements activities for the 2nd fiscal year and later. The meetings will take place with each of the neighborhoods within the coming three weeks.

- - - The Noise Ordinance will be heard at City Council on Demcember 11th, time to be announced.
- - - There will be a meeting of Residential Care Facility Licensing Board (final hearing to draft Ordinance) to consider adoption of licensing requirements on November 4, 12:30 p.m. at Room 321 , City Hall.
- - - Wayne Potter, Bureau of Neighborhood Environment, has advised that he is taking steps to set up an advisory board in order to involve neighborhood associations in policymaking and identifying nuisances on a more systematic basis. It was suggested that Mr. Potter be invited to speak at a SEUL Board meeting in the near future.

- - - Virginia Seidel reported that a meeting will be held November 4, 7:15 A.M., Room 106 City Hall on Chapter 13 (fire code).

- - - A meeting of the City Housing Task Force will be held Wednesday, Nov. 12 at 7:30 p.m. in Room 200, Bureau of Planning, 424 SW Main St. Status reports from the Investment in housing, zoning, maintenance of rental properties and Value and Rent work groups will be presented at the meeting.

Community Activities

Virginia Seidel reported that she received a letter from Police Chief Baker concerning the bunco games that are appearing around town again and wanted residents to be informed.

A question was raised regarding why the position letter from SEUL to City Council via the City Auditor was not read at the October 29th hearing on the ONA Ordinance. Ms. Seidel said she hand delivered the letter to the Auditor but did not know why it was not read into the record.

Meeting adjourned at 9:30 p.m.

/rgd  
PDC 11/7/75

RECEIVED  
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\* \* MEETING NOTICE \* \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: TUESDAY, SEPTEMBER 2, 1975, 7:15 p.m.

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

AGENDA

1. Approval of the minutes of the 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:
  - 6464 Zone Change request from R5 to C4 in order to convert a dwelling to an office at 10245 S. E. Holgate.
  - 5412 Ordinance amendment in order to change a condition of the Ordinance from a masonry wall to a cyclone fence with slats on property located west of 6035 N. E. Glisan.
4. Reports of Development Commission and Planning Commission staff on current activities.
5. Community activities.
6. Announcements
7. Adjournment.

For more information or transportation, call 233-6236.

MINUTES  
SOUTHEAST UPLIFT ADVISORY BOARD, INC.  
PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND  
August 18, 1975

Southeast Uplift Advisory Board  
Members Attending:

Virginia Seidel, Chmn. (HAND)  
Larry Lubin, V. Chmn. (Buckman)  
Marie Brown, Sec. (South Tabor)  
Louis Ream (Foster-Powell)  
Augusta Richter (SURGE)  
George Brown (Richmond)  
Bill Arndt (Kerns)  
Robert Johnson (Brooklyn)  
Larry Lindstrom (Sunnyside)  
Dick Priestley (Mem-at-large)  
Grant Nelson (Mt. Tabor)  
R. Tom Beasley (Mem-at-large)  
Vern Kinnee (Mem-at-large)  
Jo Brown (Laurelhurst)  
Raymond Grant (Montavilla)

Southeast Uplift Advisory  
Board Members Not Present  
or represented:

Clyde Brummell (SMILE)  
John Stryker (Eastmoreland)  
John Hartog (Mid-Southeast)

Others attending:

Shirley Stone	Dave Utzinger	Frank Frost (Bur of Plng)
Ted Amato	Barbara Harold	Terry Sandblast (Bur of Plng)
Bill DeBellis	Wes Korman	Kathy Zimmerly (PDC)
Lucille Johnson	Marilyn McCabe	Ruth Davis (PDC)
M. D. Replogle	K. E. Baldwin (Bur of Plng)	Kristen Goodman (PDC)
W. H. (Dutch) Sammler	Simon Thompson	

The meeting was called to order at 7:30 p.m. by Virginia Seidel, Chairperson.  
The minutes of the last meeting were approved with the following correction:  
Page 3, last sentence - the word "favorable" should be deleted.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Advisory Board. Terry Sandblast, Bureau of Planning, reported on the action of **four** cases considered at previous meetings.

V19-75 Street vacation request to vacate the north five feet of S. E. Tolman between S. E. 70th and S. E. 71st avenues, in order to enlarge the yard area. The Planning Commission approved. (SEUL agreed).

6457R Emmel & Claire Kirnak, deedholders. Request for revocable permit to operate a wine business as a home occupation at 7234 S.E. Main. The Planning Commission deferred action because the applicant was absent. (SEUL approved with a condition).



CU56-75 Multnomah School of the Bible, deedholder. Conditional Use request for approval of the site campus plan for the area located north of N. E. Glisan and west of N. E. 87th Ave. Approval with conditions. (SEUL agreed).

6431 Gordon R. Jantz, deedholder. Zone change request from R5 to A2.5 in order to construct a nine-unit apartment complex east of N. E. 82nd and south of N. E. Holladay. The Planning Commission approved with conditions. (SEUL recommended denial).

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

6461 Herman and Maria Neukamm, deedholders; William V. DeBellis, Jr. and Ted Amato, optional purchasers. Zone Change and variance request from R5 to A2.5 on S. E. Boise St., west of 42nd Ave., in order to construct a four-unit apartment complex.

Approval of the zone change and variance because there is a need in the area for this type of housing and, since the development is well planned, it would be an asset to the neighborhood. Concern was expressed that this would constitute a spot zone. (Vote: 12 in favor; 1 against; 1 abstention).

During discussion of the case, the applicant reported that in a survey he conducted, it showed that there are only five vacancies among the 329 apartment units in the vicinity of the proposed zone change. Because no Mid-Southeast neighborhood representative was present to report a recommendation, Virginia Seidel reported that she has visited seven residences in the area. She stated that a concern of the residents was that the adjacent single family dwelling would be torn down and another zone change requested. The applicant responded that the house was too valuable to tear down.

Another concern was that additional single adult housing would force out housing for families with children. The applicant replied that he felt renting the units to more than three persons per unit would shorten their economic life. Concern was also expressed that Code parking requirements are inadequate because it does not allow for off-street guest parking.

CU 58-75 Housing Authority of Portland by Wesley Korman. Conditional Use request to construct a 2,500 square foot tenant activity building at 4626 S. E. Clinton. Unanimous approval because the facility would provide a needed community service. The Board commends the applicant for outstanding efforts to maintain and upgrade this public housing complex.

During discussion of the case, the applicant explained that the activity building would be used by the 66 residents of Peaceful Villa, who average 72 years of age. It was explained that the building will be on a single level and will provide space for washers and dryers, as well as facilities

for Loaves and Fishes, and recreation.

In answer to a question by the Richmond neighborhood representative, the applicant stated that no other changes in the facilities are contemplated, except to convert one building from family housing to eight efficiency apartments. He also stated that rents would not be raised because, according to HUD regulations, all occupants pay 1/4 of their monthly income for rent. The RNA representative stated that his association had asked him to contact area residents, and if there were no serious objections, he could recommend approval. Mr. Brown related that he had done this and, therefore, recommended approval.

#### Further Zoning Matters

Mrs. Karen Baldwin, Bureau of Planning, was present to answer questions regarding the SEUL Subcommittee report on Planned Unit Developments (PUD). It was explained that the Subcommittee recommendations center on giving developers sufficient incentives to use the PUD option by means of: 1) applying the density of the underlying zone to the net site area, and adding 10%; and 2) deducting the amount of land set aside for nonresidential uses from the site size and adding the amount devoted to streets in the subdivision plan.

After discussion, a motion was passed to approve the first recommendation. (Vote: 8 in favor; 1 opposed; 4 abstaining). The second recommendation also passed by a vote of 12 in favor and 1 opposed.

The Board turned to review of the Subcommittee's subdivision regulations report with Frank Frost of the Bureau of Planning. After discussion, the Board adopted the following to be emphasized and/or included in the Subdivision Regulations:

- 1) That an appropriate neighborhood association representative be notified of the pre-submission conference between the land divider and affected City bureaus, etc.
- 2) That affected City bureaus provide a detailed report of findings prior to the public hearing on the proposed subdivision.
- 3) That the requirements for a pre-submission conference, public hearings, agreements for improvements and performance bonds be included in the final regulations.
- 4) That all property owners, as well as occupants, within a 400 ft. radius of the proposed subdivision (including major partitions), be notified of the request.
- 5) That consideration be given to standards regarding the amount of potential curb parking vs. off-street parking ratios.

Frank Frost noted that the Board's recommendations would be included in his report to the Planning Commission, although probably not in their present form. Also, he stated that he would forward results to the Board when they become available.

Correspondence

Kathy Zimmerly reported that a letter was sent to Wayne Landsverk of the City Attorney's office regarding the Board's position on the Kaiser Clinic parking problem. Minutes of past meetings dealing with this subject were included as evidence for the August 26th hearing on this matter. Dick Priestley agreed to represent the SEUL Board at the hearing.

\* \* \*

A letter was sent to C. N. Christiansen, Bureau of Buildings, regarding the Board's position (in accordance with the Richmond Neighborhood Association) concerning a house located at 2343 SE 43rd Avenue. Kathy Zimmerly reported she has received a letter from the Bureau that action is being taken to rehabilitate the house to code specifications.

\* \* \*

Letter to Brad Brainard, Mid-Southeast Neighborhood Association, stating that his Association has not been represented at Board meetings for the past six months. It was reported that no response has been received. The Board decided, as an interim measure, to divide this neighborhood into sections and ask adjacent neighborhood representatives to take responsibility for reporting on zoning cases in the area.

\* \* \*

Letters to and from Clyde Brummell regarding the action taken by the SEUL Board at the previous meeting. A letter from the SMILE Chairman stated that their representatives will be instructed to vote "no" on all zoning matters which have not been voted on at a neighborhood association public meeting. After discussion, the Board supported the Chairman's interpretation of the SEUL, Montavilla and Mt. Tabor Bylaws (i.e., there is no requirement that these associations hold public meetings before making recommendations at SEUL meetings).

ANNOUNCEMENTS

Kathy Zimmerly reported that the City's Housing Task Force is asking for nominees to serve as members. Marilyn McCabe volunteered to serve.

\* \* \*

September 25th will be the date that the City Council meets to review the OONA Ordinance.

\* \* \*

The Residential Care Facilities hearing will be held on Wednesday, August 20 at City Council.

\* \* \*

It was mentioned that the Board had decided at its previous meeting to discuss the application form for SEUL members-at-large. Discussion was tabled due to the late hour, until the next meeting (September 2nd).

SEUL Minutes  
August 18, 1975  
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\* \* \*

Larry Lubin stated that he has received correspondence from CRAG regarding a workshop to be held September 3, 1975, 7:30 p.m., at 527 S. W. Hall Street, to discuss environmental services and implementation of LCDC regulations.

The meeting adjourned at 10:15 p.m.

KZ:rgd  
PDC 8/21/75

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\* \* MEETING NOTICE \* \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, OCTOBER 20, 1975, 7:15 p.m.

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

\*\*\*\*\*

A G E N D A

1. Approval of the minutes of the 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:  
CU 82-75      Conditional Use request by Emanuel Temple Church for a parking lot at N.E. Pacific and 30th in zone A1.
4. Discussion of proposed amendments to the Neighborhood Association's Ordinance.
5. Reports from Development Commission and Planning Commission staff on current activities.
6. Community activities.
7. Announcements.
8. Adjournment.

\*\*\*\*\*

For more information or transportation, call 233-6236.

/spj  
PDC 10/15/75

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**MINUTES**  
**SOUTHEAST UPLIFT ADVISORY BOARD, INC.**  
**PORTLAND DEVELOPMENT COMMISSION**  
**CITY OF PORTLAND**  
**September 15, 1975**

**Southeast Uplift Advisory Board  
Members Attending:**

Virginia Seidel, Chmn. (HAND)  
Larry Lubin, V.Chmn (Buckman)  
Marie Brown, Sec. (So. Tabor)  
Augusta Richter (SURGE)  
Larry Lindstrom (Sunnyside)  
Dick Priestley (Mem-at-Large)  
R. Tom Beasley (Mem-at-Large)  
Vern Kinnee (Mem-at-Large)  
Marilyn McCabe (Foster-Powell)  
Jo Brown (Laurelhurst)  
George Brown (Richmond)  
Chuck Liebert (Kerns)

**Southeast Uplift Advisory Board  
Members Not Present or Represented:**

Raymond Grant (Montavilla)  
Robert Johnson (Brooklyn)  
Grant Nelson (Mt. Tabor)  
Clyde Brummell (SMILE)  
John Stryker (Eastmoreland)

**Others Attending:**

Shirley Klug  
Rev. Max Wyatt  
Simon Thompson

M. D. Replogle  
Lynn Foster  
Shirley Stone

Terry Sandblast, Plng.Bur.  
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 last meeting were approved with the following correction: Page 3, paragraph 3, 4th sentence "grandfather clause" should be deleted and replaced with: "but with a one year delay from the effective date of the ordinance".

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 two cases considered at previous meetings.

6464. Zone Change Request from R5 to C4 at 10245 S. E. Holgate Blvd. Request to convert single family dwelling to an office. Planning Commission approved with the condition that the zone change be reviewed by a design committee. (SEUL agreed.)

5412. Ordinance Amendment for changing a masonry wall to a cyclone fence. Planning Commission approved with condition that chain link fence be installed with wood slats and that the fence be covered with ivy. (SEUL approved with conditions.)

Zoning Cases and street matters referred by the Planning Commission for review and recommendation. (Petition representative was present to answer questions and offer comment).

CU 73-75 Wings of Healing Temple, deedholder, by Rev. Max Wyatt.  
Conditional Use Request to asphalt and improve a graveled off-street parking lot that the church has been using for approximately 15 years.

Unanimous approval providing code requirements are met. The Board felt the area would be enhanced in appearance by paving the lot and would deter nuisance problems associated with the lot in its present condition.

Slides were shown of the area in question. The petition representative stated that he did not realize the church parking lot did not meet code requirements. In response to a question concerning the size of the congregation, the petitioner stated the average attendance is 250 persons with a maximum seating capacity of 460. Terry Sandblast related that the Code would require 40 spaces. He said he felt the lot could be arranged to meet code requirements.

Virginia Seidel stated she visited the neighborhood and contacted eight homes in the area. Two of those she contacted objected to the parking lot being paved; one felt this would intensify the use of the lot, the other objected because it was felt a fence with a locked gate should be installed in lieu of paving the lot.

It was related that a fence is proposed (3'6") on top of a 3 foot embankment. Mr. Lubin felt it was unfortunate that there were not more shrubs around the lot. The petitioner stated this would be no problem, that additional shrubs can be added. In response to a question regarding whether traffic could be diverted to SE 20th, it was the consensus that access onto 20th would be too hazardous.

#### Further Zoning Matters

Terry Sandblast reported that the Bible Temple has requested a Variance in conjunction with its Conditional Use Request and it will be heard on Tuesday.

Jo Brown questioned why Variance Committee matters did not come before the SEUL Board. She related that Laurelhurst is appealing to City Council a variance committee decision affecting Laurelhurst. Terry Sandblast stated that variances are not normally sent to SEUL due to the large number of them.

#### Discussion regarding future support service alternatives for the Southeast Uplift Program

Larry Lubin reported on the PDC Commission meeting he and several other neighborhood representatives attended on Monday, September 8, 1975 at the PDC downtown office. He stated that he felt the meeting raised more questions than it answered. He said the thrust of the meeting centered on whether citizens participation related activities by PDC should be relinquished to ONA. He further stated that the Commissioners felt that much of the criticism of the PDC administrative budget was due to support service costs.



Mr. Lubin stated that much of the criticism could be alleviated if budget reporting were more detailed. He concluded that it was his feeling that if the neighborhood associations are not associated with agencies which give them more direct access to the officials who make the final decisions, then all neighborhood associations will soon deteriorate for the lack of a voice in the decision making process. He stated "unless and until we see evidence to the contrary, it is my feeling that Southeast Uplift activities should be handled directly through PDC, the Planning Commission or OPD".

The Chairman asked if other neighborhood association representatives had recommendations from their associations. Most responded that they will be discussing the matter in the near future.

After discussion, it was decided that the Special Subcommittee should meet and discuss SEUL support service options. The meeting was tentatively scheduled for September 25, 1975, 7:30 p.m., at SEUL Conference Room. Staff was advised to notify Clyde Brummell and John Stryker of the meeting.

#### Correspondence

Correspondence to the Mayor and The City Commissioners was read which defined the position taken by the SEUL Board and the Buckman Community Association in regard to the request for postponement of the September 25, ONA hearing until the neighborhood associations have had sufficient opportunity to review the issues involved. It was reported that the request will be on the City Council agenda on Wednesday, September 17th.

\* \* \* \* \*

A letter dated September 4, 1975 from the Office of Neighborhood Associations was read. The letter pertained to budget requests and asked that interested neighborhoods submit their budget requests for consideration in budgeting for 1976-77. It was suggested that budget requests may be for: 1) improved services; 2) capital improvements; or 3) a reduction in some existing, under-used service. Upon receipt of these requests at the ONA office, they will be submitted to the Budget Task Force Committee for review.

Chairperson Virginia Seidel asked if there were any suggestions for neighborhood budget requests which SEUL could suggest or support. After discussion, there were three items suggested: 1) a more systematic neighborhood cleanup method; 2) street trees; 3) tear up and relay street improvements. Neighborhood representatives were asked to discuss the matter with their associations.

\* \* \* \* \*

A letter from Commissioner Charles Jordan to Mayor Neil Goldschmidt dated July 30, 1975 was read. The letter concerned first year progress report of the Woodland Park Mental Health Center and its impact on the surrounding community, as well as its first aid services.

A letter to Bruce Martin was read advising that Marilyn McCabe has been selected to serve on the Task Force Committee. Volunteers were requested for an alternate to serve on this committee. Chuck Liebert volunteered to serve as an alternate.

ANNOUNCEMENTS

Shirley Klug reported that she is serving on the East Precinct Council, composed of ten neighborhood representatives who act as a liaison between the police bureau and citizens. The Council meets the first and third Thursday of each month at East Precinct. She encouraged members to participate in the ride-along program in order to learn more about Police Bureau functioning.

\* \* \* \*

Mel Replogle stated that HAND will be meeting with Commissioner Mildred Schwab to discuss their park proposal. He requested support from the other associations. He said the proposed park area covers 6.2 acres and will be in the vicinity of S. E. 16th to 20th, Clinton to Division. It was reported that 28 structures would have to be removed for development of the park.

A motion was made and passed unanimously to approve the concept of the HAND park and to write a letter in support of it.

Other Business

In regards to a matter discussed at the previous SEUL Advisory Board meeting, the Richmond representative reported that his association would not be willing to assume any responsibilities for investigating zoning matters in the Mid-Southeast neighborhood area.

There being no further business to discuss, the meeting adjourned at 8:55 p.m.

/rgDavis  
PDC 9/17/75

RECEIVED  
SEP 29 1975

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SEP 29 1975

\* \* MEETING NOTICE \* \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, October 6, 1975, 7:15 p.m.

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

\*\*\*\*\*

A G E N D A

1. Approval of the minutes of the 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:
  - V22-75 Street Vacation request for Southeast Taggart between S. E. Grand and S. E. 6th Avenue in order to enlarge commercial property and provide off-street parking.
4. Report from Special Subcommittee on support service options
5. Report from neighborhood representatives regarding budget requests.
6. Reports of Development Commission and Planning Commission staff on current activities.
7. Community activities.
8. Announcements
9. Adjournment

\*\*\*\*\*

For more information or transportation, call 233-6236.

/rgd  
PDC 9/19/75

\* \* MEETING NOTICE \* \*

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: MONDAY, SEPTEMBER 15, 1975, 7:15 p.m.

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

\*\*\*\*\*

A G E N D A

1. Approval of the minutes of the 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:
  - CU 73-75 Conditional Use request for parking lot improvements at 2030 S.E. Hawthorne by Wings of Healing Temple.
4. Discussion regarding future support service alternatives for the Southeast Uplift Program.
5. Reports of Development Commission and Planning Commission staff on current activities.
6. Community activities.
7. Announcements.
8. Adjournment.

\*\*\*\*\*

For more information or transportation, Call 233-6236.

KZ:spj  
PDC 9/9/75

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SEP 11 1975

MINUTES  
SOUTHEAST UPLIFT ADVISORY BOARD, INC.  
PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND

September 2, 1975

**Southeast Uplift Advisory Board  
Members Attending:**

Larry Lubin, V.Chmn. (Buckman)  
Dan Gallup (South Tabor)  
Marilyn McCabe (Foster-Powell)  
Augusta Richter (SURGE)  
George Brown (Richmond)  
Bill Arndt (Kerns)  
Robert Johnson (Brooklyn)  
Vern Kinnee (Mem-at-large)  
Raymond Grant (Montavilla)  
Walter Tooze (Sunnyside)

**Others attending:**

Kenneth Brummer  
William V. Bierck  
John D. Abbott  
John J. Jennings  
Joyce Foote

Shirley Stone  
Lucille Johnson  
Dave Utzinger  
Terry Sandblast  
(Bur. of Plng)

**Southeast Uplift Advisory  
Board Members Not Present  
Or Represented:**

Virginia Seidel (HAND)  
Clyde Brummell (SMILE)  
John Stryker (Eastmoreland)  
Jo Brown (Laurelhurst)  
Dick Priestley (Mem-at-lg)  
Grant Nelson (Mt. Tabor)  
Tom Beasley (Mem-at-lg)

Pete Goforth  
Simon Thompson  
Sara Joshel  
Kathy Zimmerly, PDC  
Ruth Davis, PDC

The meeting was called to order at 7:30 p.m. by Larry Lubin, Vice-Chairman. The minutes of the last meeting were approved with the following correction: Page 2, Case 6431, "Approved with conditions" should be added to read: "restricting to 6 units".

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 two cases considered at previous meetings.

CU 58-75

Conditional use request by the Housing Authority of Portland for an activity building at 4626 S. E. Clinton for residents of adjacent HAP apartments. The Planning Commission approved. (SEUL agreed).

6461

Zone Change request from R5 to A2.5 for four apartment units west of S. E. 42nd, on the north side of S. E. Boise Street. The Planning Commission has not yet considered this case. (SEUL voted favorably).

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

6464 Mrs. Ottilia Bierek, deedholder. Oregon-Southern Idaho-Wyoming District Council of Labors, optional purchasers. Zone Change request from R5 to C4 at 10245 S E Holgate Blvd. Applicant proposes to convert the existing single family dwelling to an office. No exterior changes to the structure are proposed, however, the applicant has indicated that some interior changes will be made to accomodate the office.

Unanimous approval with conditions that the residential character of the dwelling be maintained and that any exterior changes to the property, including signs, landscaping and parking be subject to design review. The Board feels that if the above conditions are met, the facility would enhance the area.

Slides were shown of the property. The petition representative reported that residents on the block had been contacted and signed a petition expressing approval of the proposed change in the dwelling. He stated that Holgate Farms, a grocery store across the street, has agreed to allow parking on their parking lot to alleviate parking on the street. Regarding the exterior improvements, other than replacing the existing windows, there are no plans for further exterior changes.

The SURGE representatives, who contacted several area residents, expressed concern that if a zone change is granted, owners could make exterior changes which could have a detrimental impact on the area. It was the consensus of the Board that the residential character of the dwelling should be maintained and the petitioners agreed that, except for a sign, no changes in the exterior design would be made to the dwelling.

5412 James F. and Barbara Haggerty, deedholders, Peter B. and Carol R. Goforth, contract purchasers. Ordinance Amendment in order to change a condition of the ordinance from a masonry wall to a cyclone fence with wood slats on property located at 6035 N. E. Glisan.

Approval of the Ordinance Amendment as requested if the fence extends on north and east boundaires, and all other code requirements are met. (Vote: 9 in favor; 1 opposed).

Unanimous approval of a variance allowing off-street parking improvements without the required 5 foot planting area adjacent to the front property line.

The Board feels that off-street parking facilities should be encouraged and that the proposal will aesthetically improve the property and aid local neighborhood businesses. Concern was expressed that there may be maintenance problems and possible damage to adjacent properties if the fence is hit by vehicles.

There was discussion of the masonry wall as opposed to a cyclone fence. The applicant did not feel the area would necessarily be enhanced by a masonry wall and stated the difference in cost was a factor he had to consider. The Montavilla representative reported that one of the adjacent property owners complained to him that his fence has been knocked down by tavern patrons. Mr. Grant stated he would vote no on the proposal because the masonry wall fence would provide better protection for adjacent area property owners.

#### Further Zoning Matters

Kathy Zimmerly reported on the Subdivision-PUD Subcommittee's recommendations regarding transitional use Code Amendments. The Subdivision Committee met on August 27th in order to make a recommendation to the Planning Commission for their September 2nd meeting. The Committee recommended approval of the Planning Commission's staff report with additional recommendations as follows:

- 1) Retention of the transitional use bonus concept in the code, but with far more restrictive provisions than the code presently provides.
  - a. Reducing the bonus in any R zone to no more than one two-family dwelling. All other requirements of the R zone (yards, building height, etc.) to apply.
  - b. Reduce the bonus in the A2.5 zone to permit increased densities according to the following schedule:
    - Three units - 5,000 sq. ft. of lot area.
    - Four units - 6,500 sq. ft. of lot area.
    - Five units - 7,500 sq. ft. of lot area.
    - Each additional unit - 2,500 sq. ft. of lot area.

The Subcommittee felt that reduction of the transitional use bonus incentive will help reduce AI density encroachment of residential neighborhoods allowed under existing code provisions. It was reported that the Planning Commission will recommend to City Council that the staff report be adopted but with a one year "grandfather clause". After discussion, it was decided to hold another subcommittee meeting prior to the City Council hearing on transitional use code amendments. Terry Sandblast agreed to provide the Subcommittee with a transcript of Planning Commission actions prior to the next Subcommittee meeting.

#### Correspondence

A memo was read from Mary Pedersen to Commissioner Schwab regarding Clyde Brummell's complaint on the SEUL and Southeast neighborhood association recommendation procedures. Ms. Pedersen related to Commissioner Schwab that she had contacted various of the neighborhood representatives, reviewed the bylaws and determined that no bylaws had been violated. She recommended that the matter be referred to the SEUL Board, not to the City Attorney.

SEUL Advisory Board, Inc.  
Minutes - September 2, 1975  
page -4-

Kathy Zimmerly reported that copies of correspondence from H&ND regarding disposition of Mt. Hood Freeway properties were sent to all Southeast neighborhood association chairmen in order to encourage them to become involved in planning for future use of the former freeway corridor. Concern was expressed that the Mid-Southeast neighborhood association is inactive and should become involved in the planning process. Marilyn McCabe reported that Foster-Powell will be discussing the matter at their meeting on September 8th.

#### Announcements

Dave Utzinger reported on the Kaiser Clinic hearing held on August 26, 1975. He said that Delores Berard's testimony was based on a concern the original zone change was acquired by Kaiser representatives making misleading statements about the facility to the City Council which granted it. He reported Ms. Berard stated the clinic is over-used according to plans filed for the original zone change and that it is disturbing the neighborhood liveability. It was further reported that an attorney representing Kaiser maintained his client obtained legal permits for expansion of the facility and it is his goal to get together with neighbors and work out a satisfactory solution.

Larry Lubin stated the hearing to review the Office of Neighborhood Association Ordinance scheduled for September 25th may not give neighborhood associations sufficient time to discuss the issue due to summer recesses. After discussion, a motion was unanimously passed to write a letter requesting additional time for the neighborhoods to convene prior to the hearing and that the hearing be held in the evening so that more people could attend.

In other action, the Board instructed staff to reproduce the Member-at-Large application form discussed at previous meetings. It was decided that, if necessary, changes in the form could be made after it has been in use for awhile.

There being no further business to discuss, the meeting adjourned at 9:45 p.m.

kz;rgd  
PDC 9/4/75



MINUTES  
SOUTHEAST UPLIFT ADVISORY BOARD, INC.  
PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND  
July 7, 1975

Southeast Uplift Advisory Board  
Members Attending:

Dick Priestley, Chmn. (Mem.-at-lg)  
Virginia Seidel, V.-Chmn. (HAND)  
Jo Brown, Sec. (Laurelhurst)  
Marie Brown (South Tabor)  
Larry Lubin (Buckman)  
Bill Arndt (Kerns)  
George Brown (Richmond)  
Louis Ream (Foster-Powell)  
Augusta Richter (SURGE)  
Walter Tooze (Sunnyside)  
Robert Johnson (Brooklyn)  
John Stryker (Eastmoreland)  
Raymond Grant (Montavilla)  
Bill Lorenzana (SMILE)

Others attending:

Jack Lee  
Shirley Stone  
Robert Buys  
W.H. (Dutch) Sammler  
Irving Ott  
M. B. Maberry

Sara Joshel  
Edwin Y. Chen  
Jessie Y. Chen  
Dave Utzinger  
Vivian Wong  
Simon P. Thompson

Lucille Johnson  
Michael Sunno  
Frank Frost (Bur. of  
Planning)  
Terry Sandblast (" ")  
Kathy Zimmerly (PDC)  
Kristen Goodman (PDC)

Southeast Uplift Advisory Board  
Members Not Present or Represented

John Hartog (Mid-Southeast)  
Grant Nelson (Mt. Tabor)  
Tom Beasley (Mem.-at-lg)  
Art Stubbs (Mem.-at-lg)  
Vern Kinnee (Mem.-at-lg)

The meeting was called to order at 7:30 P.M., and the minutes were approved with the following correction: Meeting date was changed from June 2, 1975 to June 16, 1975.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Advisory Board. Terry Sandblast of the Bureau of Planning reported on the action of two zoning cases considered at the previous meeting.

6444 Northwest Pump and Equipment Co., deedholder. Zone change request from A1 to C2 for Lot 4, Block 5, located at 2103 and 2109 S.E. Ankeny. Approved. (SEUL disagreed.)

D 13-75 City of Portland, petitioners. The City of Portland has recently received a signed street deed for the widening of S.E. 152nd Avenue north of S.E. Barbara Welch Road. Approved. (SEUL agreed.)

Zoning cases and street matters referred by the Planning Commission for review and recommendation: Mr. Sandblast presented the following requests for review and consideration by the Southeast Uplift Advisory Board. (Petition representatives were present to answer questions.)

CU 48-75 Edward and Iris Fielitz, deedholders; Matthew Maberry, contract purchaser of Lots 17 and 18, Block 42, Laurelhurst, located at N.E. Wasco Street near 33rd Avenue. Conditional use request to establish a veterinary clinic on the subject property to treat and perform surgery on small animals. Approval with the condition that the residential appearance of the structure be maintained.

This decision is consistent with the Board's past approval of the request; it is felt that the applicant will provide a needed service to the area.

CU 50-75 Chinese Presbyterian Church, deedholder, by Jack K. Lee and Henry Wong, of Tax Lot 10, Section 8, T1S, R2E, located between S.E. 75th and S.E. 77th, south of S.E. Clinton Street. Conditional use request to construct a new church on the subject property that contains 41,588 sq. ft. of lot area that is located south of and adjacent to S.E. Clinton Street. Approval of plans submitted with the condition that the applicant agrees in writing to improve S.E. Clinton Street between S.E. 75th and S.E. 76th at no cost to abutting property owners.

The Board felt that the church would be an asset to the neighborhood and would serve a social need. Concerns were expressed regarding limitations of the site for future expansion and the Board cautioned the petitioner's representatives that future expansion plans may not necessarily receive approval.

#### Further zoning matters.

Frank Frost of the Bureau of Planning presented the first staff draft of the City of Portland's proposed subdivision regulations. He explained that cities and counties in the state of Oregon are required by state law to adopt subdivision regulations, and that most cities and counties have had such regulations for years. Portland is unique in that it has never had formally adopted subdivision regulations, primarily because it is such an urbanized area.

The purpose of such regulations is to basically establish procedures, standards and requirements for dividing land. The regulations are not an amendment to the zoning code, but will be a separate ordinance passed by City Council. Mr. Frost added that since they hoped to present the proposed ordinance to Council prior to January 1, 1976, they would like to begin having public hearings in August. After some discussion, Augusta Richter volunteered to serve on a review committee, and it was recommended that Clyde Brummel should also serve. Virginia Seidel will chair the committee.

It was also decided to place discussion of proposed Transitional Use Code amendments on the August 18th SEUL agenda.

#### Election of officers to SEUL Board.

The following persons were elected by unanimous vote to serve as 1975-76 officers on the Southeast Uplift Advisory Board: Chairman, Virginia Seidel; Vice-chairman, Larry Lubin; Secretary, Marie Brown. It was decided that officers will begin serving their one-year terms at the close of the meeting.

Reports of Development Commission and Planning Commission staffs on current activities.

Terry Sandblast, Bureau of Planning, reported that bulldozing being accomplished at S.E. 60th and Lincoln is the result of the Fire Bureau declaring the Franlin Service Corporation property a fire hazard.

Kathy Zimmerly, Portland Development Commission, announced that there are vacancies on the following Citizens Budget Task Forces: Public Affairs, General Services, Public Safety, Police, Office of Management Services, Parks, and Planning and Development. Nominations are currently being taken by the City to fill these positions. Dave Utzinger, Marilyn McCabe and Walter Tooze volunteered to serve.

Kathy Zimmerly announced that on Thursday, July 10th, the HCD workshop will be held by the Buckman Community Association at St. Francis Parish Hall. She also reported that there will be a preview workshop on July 8th, 2:00 P.M., at the SEUL office, with the Buckman Coordinating Committee. Inner Southeast Coalition representatives and staff from the Portland Development Commission, Bureau of Planning, Office of Planning & Development and PACT will be present.

Ms. Zimmerly also reported that Commissioner Ivancie intends to introduce a resolution to City Council asking the Governor to rescind his decision to transfer Mt. Hood Freeway construction funds.

Kathy Zimmerly said she had enjoyed working with Dick Priestley as chairman this past year and that she is looking forward to the coming year with the new Executive Board.

Announcements:

Louis Ream reported that the Foster-Powell Block Party will be held on July 12th on S.E. 74th between Holgate and Raymond Streets.

Michael Sunno reported that the neighborhood associations movement is strong in Eugene and Salem. He said that the Salem and Eugene neighborhood associations newsletters were very good, and provided the Board with examples of them.

The meeting adjourned at 9:25 P.M.

KZ:kg

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JUL 15 1975

[Faint, mostly illegible text, likely a letter or document header]

MINUTES  
SOUTHEAST UPLIFT ADVISORY BOARD, INC.  
PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND  
July 21, 1975

Southeast Uplift Advisory Board  
Members Attending:

Virginia Seidel, Chmn. (HAND)  
Larry Lubin, V. Chmn. (Buckman)  
Marie Brown, Sec. (South Tabor)  
Grant Nelson (Mt. Tabor)  
Louis Ream (Foster/Powell)  
Augusta Richter (SURGE)  
Bill Arndt (Kerns)  
Larry Lindstrom (Sunnyside)  
Robert Johnson (Brooklyn)  
Dick Priestley (Mem-at-lg)  
Vern Kinnee (Mem-at-lg)  
Tom Beasley (Mem-at-lg)

Others Attending:

Dave Utzinger  
Mr. & Mrs. S. Fred Hall  
Tom Wortendyke  
Gordon Oliver  
Simon Thompson

Sara Joshel  
Lucille Johnson  
Warren Harding  
Marilyn McCabe  
Shirley Stone

Southeast Uplift Advisory Board  
Members Not Attending or Represented:

John Stryker (Eastmoreland)  
Jo Brown (Laurelhurst)  
Raymond Grant (Montavilla)  
John Hartog (Mid-Southeast)  
George Brown (Richmond)  
Clyde Brummel (SMILE)

Terry Sandblast, Bur. of Plng.  
Karen Baldwin, Bur. of Plng.  
Kathy Zimmerly, PDC  
Kristen Goodman, PDC

The meeting was called to order at 7:30 p.m., and the minutes were approved as printed. Terry Sandblast of the Bureau of Planning read a letter addressed to the City Council from the Franklin Services Corporation stating that they would be withdrawing their zone change application due to sale of the subject property to Warner Pacific College.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Advisory Board. Terry Sandblast of the Bureau of Planning reported on the action of two zoning cases considered at the previous meeting:

CU 48-75 Edward and Iris Fielitz, deedholders; Matthew Maberry, contract purchaser of Lots 17 and 18, Block 42, Laurelhurst, located at N.E. Wasco Street near 33rd Avenue. Conditional use request to establish a veterinary clinic on the subject property to treat and perform surgery on small animals. Approved with conditions. (SEUL agreed.)

CU 50-75 Chinese Presbyterian Church, deedholder, by Jack K. Lee and Henry Wong, of Tax Lot 10, Section 8, T1S, R2E, located between S.E. 75th and S.E. 77th, south of S.E. Clinton Street. Conditional use request to construct a new church on the subject property that contains 41,588 sq. ft. of lot area that is located south of and adjacent to S.E. Clinton Street. Approval with conditions. (SEUL agreed.)

Minutes

Southeast Uplift Advisory Board

July 21, 1975

Page 2

Further zoning matters.

Karen Baldwin of the Bureau of Planning presented a report and recommendations on proposed City of Portland guidelines for Planned Unit Developments. She explained that the existing guidelines contained in the zoning code are obscure and difficult to deal with. The City is proposing to substitute a PUD ordinance as a more complete and workable set of guidelines for the present guidelines. She added that the new regulations would require preliminary meetings of applicants with citizen representatives and city staff and would better allow each case to be considered on its own merits. Ms. Baldwin said that many cities adopted PUD regulations at least ten years ago. In answer to a question, she said these regulations would most affect Southwest Portland, but there is also the possibility for PUD's in the former freeway corridor, as well as the fringes of the city. Ms. Baldwin suggested these regulations would not be as complex as the subdivision regulations and that if the Southeast Uplift Advisory Board would like to review PUD's in conjunction with the subdivision regulations, it could be accomplished by the same committee. After some discussion, it was decided that a review committee composed of Augusta Richter, Clyde Brummel, Dave Utzinger, Marilyn McCabe and Virginia Seidel should meet with Ms. Baldwin Tuesday, July 29th, at 12 Noon to review these guidelines prior to public hearings, which hopefully will begin in August.

Zoning cases and street matters referred by the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for review and consideration by the Southeast Uplift Advisory Board. (Petition representatives were present to answer questions.)

6450 S. Fred and Mary Hall, deedholders. Zone change request from A2.5 to A1 at SE 69th Avenue and SE Long Street in order to construct an eleven-unit apartment complex. Unanimous approval with the condition that the applicant meet all code requirements.

The Board felt that A1 zoning at this location is appropriate adjacent to the M3 strip zone along Foster Road; the development would be near a busline and commercial area; alternative uses for the property, including its being vacant, are less desirable; and it would seem economically infeasible to develop property at A2.5 density.

6453 Thomas and Doris Wortendyke, deedholders; Don and Kathy Calkins, lessees. Zone change request from R5 to M3 at 8134 S.E. Taylor Street for off-street parking and display of campers in conjunction with adjacent camper sales business. By a split vote, denial is recommended.

Those Board members voting for denial felt that the zone change would represent an encroachment into the residential neighborhood. Those wishing to approve the request favored straightening out the existing M3 zoning pattern.

V 19-75 Mr. Chester W. Moore, petitioner, requesting street vacation of the north five feet of S.E. Tolman Street between S.E. 70th and S.E. 71st Avenues in order to enlarge the yard area. Unanimous approval as the 60' street right-of-way is not needed at this location.

Reports of the Development Commission and Planning Commission staffs on current activities:

Terry Sandblast reported that the Bureau of Planning and the Traffic Bureau have been requested by the Mayor's Office to make an indepth study of the possible impact of additional traffic on the Sunnyside neighborhood if the Food Stamp District Center is located in the Tooze & Associates "Old Belmont Square" office complex at S.E. 46th & Belmont in September. Mr. Sandblast stated that he would like to have the Southeast Uplift Board's reaction to the proposed location of the Food Stamp service at the new building on Belmont Street, at 46th Avenue. The Sunnyside delegate reported that his association has not formally considered the Food Stamp matter, but that in his personal opinion, its location near the population center of Southeast would be beneficial because it would facilitate centralized delivery of human services.

It was stated that the major problem with the food stamp center's proposed location would be the lack of available parking for clientele coming to the center. It was also noted that the problem with poor north/south bus service would discourage use of Tri-Met. A Board member who works at the complex said that parking is already congested in the area and it is almost impossible to find an off-street parking space after 8:30 a.m. A nearby resident reported that recent studies showed that during working hours, the number of automobiles parked on the street increased 90% over those parked on the street during non-working hours.

Another major concern for locating the Food Stamp Center at Old Belmont Square was the impact on neighborhood, because of narrow streets and inadequate off-street parking facilities. Terry Sandblast said that although current plans for the Belmont Square development are within the requirements of the City of Portland Planning and Zoning Codes, there is concern that the intensity of the planned use is not addressed by the Code.

The SURGE delegate expressed concern that appropriate action be taken on this matter before a problem develops like the one at the Kaiser Clinic, on S.E. 76th & Division. After further discussion, the Board unanimously recommended that an alternative site be found for the Food Stamp Distribution Center unless it is shown that the area can handle the projected additional traffic volumes without adversely affecting neighborhood livability.

As requested at the previous Southeast Uplift Advisory Board meeting, Terry Sandblast reported that Planning Commission approval and recommendations regarding Pet. #6444, by Northwest Pump and Equipment, for C2 zoning at 2103 & 2109 S.E. Ankeny Street, were based on its being contiguous to the existing C2 zone. Larry Lubin requested that Planning Commission staff inform the Board of the date of the City Council hearing on the case. Mr. Sandblast agreed to do so.

Kathy Zimmerly read drafts of letters to Mr. John Kenward and Mr. Dale Cannady, which were prepared at the direction of the SEUL chairman, thanking them for past services to the city and neighborhoods. A motion was passed that these letters be prepared in final form and mailed. Also, it was directed that a letter be sent to Art Stubbs, delegate-at-large, informing him that due to quorum problems, etc., his position will be considered vacant and thanking him for past services.

Kathy Zimmerly reported that a letter was received from KGW-TV inviting those interested to a coffee on Thursday, July 31, at 7:30 p.m., for the purpose of improving public service programming through improved communication with neighborhood associations.

Ms. Zimmerly also reported that she had received an inquiry regarding whether the Board will be considering the subject of whether shotguns should be carried in police patrol cars. She asked if the SEUL Board wished to invite a representative to a SEUL meeting to speak on this subject, or whether they preferred the matter be taken directly to the individual neighborhood associations. It was the Board's decision that the matter be taken to each association.

Kathy Zimmerly further reported that she has received information from the Bureau of Planning that a Hearings Officer for the Kaiser Clinic parking problem has been selected. Scheduled date for the hearing is August 26th, 7:30 p.m., in the City Council chambers. After discussion, staff was directed to draft a letter to be presented at the August 26th hearing by Dick Priestley. It was decided that the Southeast Uplift Advisory Board statement should merely report past involvements with the problem and not suggest any new solutions.

It was also announced that Ernie Bonner and the planning staff will be present at the next Board meeting to speak on arterial streets and district planning.

Announcements:

Dave Utzinger announced that the Planning Workshops he attended were very informative. He reported that in one of the teacher's opinion, the Southeast Uplift Advisory Board would be subject to Fasano, but that it would probably never be enforced.

Meeting adjourned at 10:00 p.m.



MINUTES  
SOUTHEAST UPLIFT ADVISORY BOARD, INC.  
PORTLAND, DEVELOPMENT COMMISSION  
CITY OF PORTLAND  
June 2, 1975

Southeast Uplift Advisory Board  
Members Attending:

Dick Priestley, Chairman (M.-at-1g)  
Virginia Seidel, Vice Chm. (HAND)  
Jo Brown, Secretary (Laurelhurst)  
Raymond Grant (Montavilla)  
Grant Nelson (Mt. Tabor)  
Bill Arndt (Kerns)  
Lerry Lubin (Buckman)  
Marie Brown (South Tabor)  
Clyde Brummell (SMILE)  
John Stryker (Eastmoreland)  
Vern Kinnee (Mem-at-1g)  
George Brown (Richmond)  
Augusta Richter (SURGE)  
Marilyn McCabe (Foster-Powell)

Southeast Uplift Advisory Board  
Members Not Present or Represented:

Robert Johnson (Brooklyn)  
John Hartog (Mid-Southeast)  
Tom Beasley (Mem-at-1g)  
Larry Lindstrom (Sunnyside)  
Art Stubbs (Mem-at-1g)

Others Attending:

W.H. (Dutch) Sammler  
Shirley Stone  
Simon P. Thompson  
W.H. Robbins  
Amber Rutherford

Dave Utzinger  
Joyce Foote  
Terry Sandblast (Bur. of Plng.)  
Steve Jones (PDC)  
Kathy Zimmerly (PDC)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestly. The minutes of the previous meeting were approved with a correction that Clyde Brummell represents SMILE rather than Brooklyn. George Brown was introduced and accepted by the Board as the newly appointed delegate from Richmond Neighborhood Association.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the action of one zone case considered at the previous meeting.

D 13-75 City of Portland, petitioner. The City of Portland, recently has received a signed street deed for the widening of S.E. 152nd Avenue north of S.E. Barbara Welch Road. This deed involves the 15 foot wide strip, Tax Lot 75, Section 24, R2E, which is located east of S.E. 152nd. Approved. (SEUL agreed.)

Zoning case and street matters referred by Planning Commission for review and recommendation. Mr. Sandbløst presented the following request for review and consideration by Southeast Uplift Advisory Board. (The petition representative was present to answer questions.

6444 Northwest Pump and Equipment Co., deedholder. Zone change request from A1 to C2 for Lot 4, Block 5 located at 2103 and 2109 S.E. Ankeny. By a vote of 7 to 4 and 2 abstentions, the Board recommended denial in concurrence with the recommendation of the Buckman Community Association. The Board felt that the residential character of the property should be maintained; the applicant failed to show necessity for expansion into the residential zone; further development at C2 density could generate greater traffic problems on S.E. Ankeny, and no evidence of benefit to the neighborhood was presented.

Reasons stated by the dissenting votes in favor of the proposed change included:

1) The need for employment within the city, 2) A1 is felt to be a poor utilization of the subject property; and 3) the need for off-street parking for the applicant's service vehicles.

Further zoning matters:

In response to a question by the South Tabor delegate, Mr. Sandbløst related that due to losing the option on the property and modification of plans previously approved, the Chinese Presbyterian Church will be required to obtain a new conditional use permit for the church development on S.E. Clinton, between S.E. 75th and 77th avenues.

Kathy Zimmerly reported that she has received several calls asking why the SEUL Board recommended approval of Eastside Van and Storage's request for a street vacation and zone change to M3 in the vicinity of S.E. 48th and Powell. Amber Rutherford, who lives near the proposed zone change property, told the Board that she objects to the vacation of S.E. 48th because it would further limit access to Powell Blvd. It was pointed out that the abutting property owners would probably not be willing to pay for improvement of the street. Members encouraged Ms. Rutherford to present her objections at the City Council hearing on the matter.

Report from special sub-committee on process for selection of Southeast Uplift Members-at-large.

Jo Brown reported that contact was made with a PDC Commissioner regarding a meeting to discuss the future role of the SEUL Program. It was recommended that the meeting be postponed until the new PDC Executive Director has been on the job for at least one month.

Jo Brown read the sub-committee's report on the process for selection of Southeast Uplift Members-at-large. After discussion, the Guidelines were unanimously adopted with the following changes:

3. add-"members-at-large may apply at the SEUL office at any time.
5. strike the parenthetical question.
6. strike the parenthetical questions.
7. "The Board shall review at quarterly intervals the attendance of members-at-large and consider vacant positions which have not been reasonably active (by not attending three consecutive meetings without cause). Within one Month the Board shall select..."

The Guidelines are to be dated June 16, 1975. The special committee, with staff assistance, was directed to draft a uniform application form to be used in selecting new members-at-large.

#### Nominations for SEUL Board election of officers on July 7, 1975.

The Chairmen opened nominations for officers. Those nominated included:

Chairmen- John Stryker (Eastmoreland)  
Vice Chairmen- Vera Kinnee (Member-at-large)  
Larry Lubin (Buckman)  
Secretary- Marie Brown (South Tabor)

Virginia Seidel was nominated for Chairman and Vice Chairman, subject to her approval, as she was not present during nominations. Nominations will also be taken from the floor prior to the elections on July 7, 1975.

#### Reports of Development Commission and Planning Commission staffs on current activities.

Kathy Zimmerly reported that Buckman will be sponsoring a tax assessment workshop on June 26, at 7:30 p.m., at the Buckman Senior Adult Center, 1407 S.E. Belmont. Announcements were made regarding urban planning workshops in July and a public forum on the S.E. 12th-Sandy-Burnside intersection study. It was decided to ask representatives of Stevens, Thompson and Runyan to present their findings regarding the intersection study at a future SEUL meeting.

In response to a request from the Portland Recycling Team, the Board agreed to write a letter of endorsement regarding their operation in Buckman. It was explained that Portland Recycling would like to start a similar recycling program in Northwest Portland but will need endorsements as well as supplemental City or Federal funds to do so.

The meeting was adjourned at 9:00 p.m.

SJ/KZ:ja  
PDC 6/24/75

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

April 7, 1975

Southeast Uplift Advisory  
Board Members Attending:

- 2 Dick Priestley, Chm. (Mem.-at-lrge.)
- S Virginia Seidel, V-Chm. (HAND)
- S Jo Brown, Sec'y. (Laurelhurst)
- 2 Robert Johnson (Brooklyn)
- S Marie Brown (South Tabor)
- ? Bill Arndt (Kerns)
- 2 Raymond Grant (Montavilla)
- S Louis Ream (Foster-Powell)
- ? Dave Utzinger (Mt. Tabor)
- S Clyde Brummell (SMILE)
- S Larry Lubin (Buckman)
- ? Vern Kinnee (Mem.-at-lrge.)
- X Steve Rutherford (Richmond)
- S Tom Beasley (Mem.-at-lrge.)
- ? Walter Tooze (Sunnyside)

SEUL Board Members Not Represented or Present:

- S Augusta Richter (SURGE)
- John Hartog (Mid-Southeast)
- John Stryker (Eastmoreland)
- Art Stubbs (Mem.-at-lrge.)

Others Attending:

William B. Rigg  
Stan Ely  
George H. Hollett  
Mark Weaver  
Shirley Stone  
So Hin Wong  
Louis Apa

Others Attending:

Nina Chastain  
M.D. Replogle  
Walter Willette  
Denise Willette  
Deborah Willette  
Sara Joshel  
W.H. Sammler

Others Attending:

Elmer Zeller  
Don Hughes  
Oliver Creswick  
Joyce Foote  
Terry Sandblast (Bur. of Plng.)  
Kathy Zimmerly (P.D.C.)  
Rita Hughes (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. Walter Tooze was introduced and accepted as the newly appointed delegate from the Sunnyside Neighborhood Association as requested in a letter dated April 4, 1975 from the Sunnyside Chairman, Nina Lindstrom. After discussion, the minutes of the March 17th meeting were approved as printed. It was then unanimously voted to approve the minutes of the March 11th Special Meeting as amended to include Marie Brown among those present at the meeting. The Sunnyside delegate indicated that it is his understanding that Larry Lindstrom will be appointed as Sunnyside alternate and a letter of confirmation will be forthcoming.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the actions of six zone cases considered at previous meetings.

- CU 19-75 Portland Bureau of Parks, deedholder; Conditional use request to install tennis court lights located at SE 89th Avenue and SE Claybourne Street at Glenwood Park. Approval with conditions. (SEUL agreed.)
- 6419 Matterhorn Corporation and Elmer's Pancake and Steakhouse Corporation, deedholders. Zone change request from A2.5 to A2.5P to construct a parking lot to be used in conjunction with the restaurant located on the northwest corner of NE 82nd Ave. and Burnside St. Approval with conditions. (SEUL agreed.)
- 6420 Rolland & Colleen Hanson, deedholders. Zone change request from R5 to R5P for Lots B, 1 and 2, located on the southwest corner of SE Bybee Blvd. and SE 83rd Ave. in order to construct a parking lot to be used in conjunction with the grocery store at SE 82nd and Bybee Blvd. Approval with conditions. (SEUL agreed.)
- 6422 Hans Hoeh, deedholder. Zone change request from R5 to A2.5 for Lot 9, Block 3 located at 1513 SE Yukon Street in order to construct a duplex. Denial. (SEUL agreed.)
- 6426 Dr. Edward M Fielitz, deedholder; Matthew B. Maberry, contract purchaser. Zone change request from A1 to C2 for Lots 17 and 18, Block 42, Laurelhurst, located at 3325 and 3337 NE Wasco Street. Approval with conditions. (SEUL agreed.)
- 6212 Lydia Gwinner (deceased) by Al Gwinner and Samuel Hooker, co-executors and Joseph Weston, optional purchaser. Zone change request for Tax Lot 107, Section 5, T1S, R2E, located on the northeast corner of SE 75th Ave. and SE Division Street from zones R5 and A2.5 to A1. Approval with conditions. (SEUL approved with conditions.)

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for consideration by the Board. (Petition representatives from all cases were present to answer questions.)

- CU 25-75 Louis and Amelia Apa, deedholders; Pak Leong and So Hin Wong, lessees of Lots 2, 3 and 4, Block 1, Meadowland, located at 2020 SE Division in zone C2. Conditional use request to reestablish service station use of the property.

The Board unanimously recommended approval with the conditions that adequate screening

be provided and that nuisances associated with the auto body shop be removed from the applicant's adjacent property. Concern was expressed that overnight storage of vehicles be limited. It was felt that the service station will provide a needed service to the community.

During discussion of the case, it was pointed out by Planning Commission staff that operation of the body shop and storage of junk vehicles on adjacent property is in violation of allowable uses in the C2 zone. In answer to a question regarding why a conditional use request is required for the applicant to provide gasoline pumping service, Mr. Sandblast stated that City Council recently passed an Ordinance which places service station requests under conditional use status. The HAND delegate reported that their Association recommends approval of the request because the neighbors feel there is a need for gasoline service in the area, but they also desire removal of the derelict autos on the applicant's adjacent property.

CU 26-75 Sisters of Mercy of Oregon, deedholders. Conditional use request to create a 54-space parking lot east of Mt. St. Joseph's Residence and Extended Care Center located at SE 32nd and Stark in zone A1.

By a vote of 11 in favor and 2 opposed with 1 abstention, the Board recommended approval because the proposed parking facility will: 1) conform with the proposed parking code amendment; 2) eliminate access to the residential area on the south; 3) consolidate most of the guest and employee parking; and 4) provide better protection from vandalism. Concern was expressed that an existing 29-space parking lot is not being used and the applicant did not, therefore, adequately demonstrate that the new facility will encourage off-street parking.

During discussion, it was explained that if the request is approved, there will be a total of 124 parking spaces provided which will conform with the proposed hospital parking code requirements. The applicant stated that adequate screening and landscaping is provided and there will be catch basins to receive extra storm run-off. He added that the 29-space lot is undesirable to many employees because of vandalism in the area.

CU 27-75 I.O.O.F. Grand Lodge of Oregon by Stan Ely, Grand Master, and Chester Robinson, Grand Secretary, deedholder. Conditional use request to construct a 2-phase retirement community project comprised of a 120-bed home for the aged in Phase 1 and an 80-bed intermediate care facility in Phase 2. Included in Phase 1 is a kitchen and dining facility for both phases.

The Board unanimously recommended approval with the conditions that: 1) no exit be permitted on SE 32nd Street; 2) living screening be provided in accordance with code requirements (the entire south side of the property); and 3) adequate parking be provided to meet proposed hospital code requirements. It was felt that the proposed facility will satisfy a public need and that the removal of the existing structurally deficient building will improve the appearance of the neighborhood.

During discussion of the case, the applicant explained that after study it was decided that it would be economically unfeasible to expand the old facility and bring it up to code. He related that the present facility has 74 beds, all of which are occupied, and there is a waiting list. In answer to a question, he stated that the

Page 4.

target date for completion will be 15 to 16 months after the project is begun in June. It was added that 43 parking spaces will be provided and space is available if it is necessary to increase parking facilities. The applicant explained that the facility will house ambulatory elderly patients and attempt rehabilitation, as opposed to the adjacent Friendship Health Center which serves the needs of the acutely ill patient.

Planning Commission staff suggested that the plan should indicate direction signs to the parking lot. In answer to a question as to whether they would be amenable to a dedication of a portion of the property on SE 33rd, the applicant responded that they would be willing to consider the suggestion. During the slide presentation, it was pointed out that the present parking facility on the site lacks the code required screening for the lot. The applicant was encouraged to provide the screening as soon as possible.

6427 abnres-Nina Chastain, deedholder. Zone change request from R5 to A2.5 in order to construct a four-plex on a 9,000 sq. ft. site located on the north and northwest corner of SE 76th Ave. and SE Clay Street.

The Board recommended denial (1 abstention) because it was felt that requirements set by the Fasano Decision have not been satisfied by the applicant. The Board felt that approval of A2.5 would create a spot zone and could set precedent for similar requests in the area.

During discussion, Planning Commission staff pointed out that the zoning code requires 10,000 sq. ft. for construction of a four-plex and this property has a total of only 9,000 sq. ft. He added that in order to construct a four-plex on the site, a Variance would have to be granted if the zone change request is approved. The applicant was present to explain that she has owned the property since 1956 and feels that the construction of a four-plex on the property would not harm the residential character of the neighborhood. She said other multiple family dwellings exist nearby and that immediate neighbors do not object to the proposal. It was pointed out by several Board members, however, the request as presented does not demonstrate a public need. The Mt. Tabor delegate explained that the neighborhood association did not have a recommendation because they had not yet discussed the request at a meeting. Planning Commission staff explained that both Montavilla and Mt. Tabor Neighborhood Associations were notified on August 19, 1974 and again on March 18, 1975 regarding this case. The applicant was encouraged to present the request to the Planning Commission using standards set by Fasano as well as gathering neighborhood support for the proposal.

During discussion which followed, several questions were asked of Planning Commission staff regarding notification procedures. Terry Sandblast explained that the applicant is advised at the time of the initial phone inquiry that the procedure will involve contact with the neighborhood association and the SEUL Board. In answer to a question regarding which persons receive notifications, Kathy Zimmerly responded that each association has designated a person to be notified but the information is presently in need of updating due to elections, etc.

*Ken-  
Mary should  
get a copy  
JES  
agree*

It was pointed out that there has been a breakdown in the 6 to 8 week lag time which Planning Commission staff had indicated would exist in the newly adopted notification procedures. Jo Brown suggested that Planning Commission staff phone the neighborhood association contact person when a request is initially filed so that the association might have more time to study the request and work cooperatively with the applicant. The HAND Chairman, Mel Replogle, explained that his Association contacts the applicant and added that he believes it is a joint responsibility of the neighborhood association and zoning applicant to contact each other. It was also suggested that SEUL delegates periodically contact Planning Commission staff regarding upcoming requests. After further discussion, Walter Tooze agreed to prepare a draft procedure to improve the process of communication among the Planning Commission, zoning petitioners, the SEUL Board and neighborhood associations. He said he would present his suggestions at the next regular SEUL Board meeting.

Reports from special subcommittee to study questions concerning Southeast citizen participation needs and alternatives.

Virginia Seidel distributed a list of concerns and questions which were prepared at the subcommittee meeting of April 3rd at her home. It was explained that the committee decided not to draw conclusions until more input and information is received. Virginia Seidel reported that the subcommittee consists of Jo Brown, Art Stubbs, Vern Kinnee, Chuck Liebert, John Stryker, Clyde Brummell and herself. She added that Chuck Liebert and John Stryker were unable to attend the meeting on April 3rd.

It was explained that most of the questions at the April 3rd meeting dealt with funding. Dave Utzinger suggested that the issues involved go further than monetary considerations. He questioned that if SEUL receives funding through OONA for support services, could the Board remain as autonomous as it has under the Portland Development Commission? Larry Lubin suggested that the SEUL Board is unique in the City because it functions as a District Planning Organization with broader interests than citizen participation. As a means of measuring time spent assisting neighborhood associations and the SEUL Board, staff was asked to compute for the month of April time spent on SEUL Program related activities (including sidestripping and Critical Maintenance Loan referrals, etc.) as opposed to those directly related to individual neighborhoods. Virginia Seidel added that one of the alternatives suggested involves P.D.C. contracting with OONA to administer the SEUL Program. It was pointed out most of the decisions regarding these matters will ultimately be made by City Council.

After further discussion it was decided that the subcommittee would meet during the week of April 14th and make a report at the next SEUL meeting. Board members were urged to submit any questions or suggestions to Virginia Seidel or Jo Brown.

Reports of Development Commission staff on current activities.

Kathy Zimmerly reported that letters have been received from the Mayor and Commissioner Schwab regarding the endorsement of the Montavilla proposal to restrict location of massage parlors. It was explained that the Mayor will introduce legislation to restrict the location of future massage parlors and attempt to restrain the activities of those currently in operation.



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It was announced that the Design Committee hearing regarding the Bible Temple proposal is scheduled for Wed., April 9th, 7:30 p.m. in Room 200 of the City Hall Annex.

Kathy Zimmerly reported that a letter has been received from Dwight Edman, Chairman of Area III School Coalition regarding recommendations on the school reorganization plan. She explained that support and/or criticism of these recommendations has been requested. During discussion, the HAND Chairman announced that both sides of the school closure issue will be heard at a meeting on April 12th, 12:00 noon at the PACT Office. It was also announced that Buckman Community Association will meet on Thurs., April 10th, at 7:30 p.m. at Buckman School and that the entire agenda will be devoted to the school reorganization plan.

After discussion, it was moved and unanimously passed to address a letter to Dwight Edman in support of the Area III School Coalition proposal because the Board agrees the process by which the original proposal was developed requires formation of a new Task Force to study the social and environmental impact of school closures and building reorganization. Jo Brown asked that the letter also suggest that more citizen involvement in decisions affecting schools could lead to more citizen support for school bond issues, etc.

#### Announcements and Community Activities.

The Montavilla delegate announced that his Association will meet on April 10th, 7:30 p.m. at 414 SE 81st.

Virginia Seidel reported that she had attended a workshop dealing with citizen communication on April 5th. It was sponsored by OONA, CUE and P.S.U. and more such workshops are planned in the future.

The Mt. Tabor delegate announced his Association will meet on Tues., April 8th, 7:30 p.m. at Mt. Tabor School and that the agenda will be devoted to the school closure issue. Mr. Utzinger suggested that he would like to have a slot for "new business" on SEUL Agendas. As an example, he explained that there is a need to discuss whether or not the SEUL Board is subject to certain Fasano Decision requirements. He added that the Board may have to request the aid of the City Attorney to determine what is required in this area. It was suggested that Mr. Utzinger draft a letter to the City Attorney and present it for review at the next meeting.

Several Board members requested that the April 21st SEUL Agenda provide for discussion of "to smoke or not to smoke" at SEUL meetings.

The meeting adjourned at 10:30 p.m.

KZ:rh

MINUTES  
SOUTHEAST UPLIFT ADVISORY BOARD, INC.  
PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND  
June 2, 1975

Southeast Uplift Advisory Board  
Members Attending:

Grant Nelson (Mt. Tabor)  
Marie Brown (South Tabor)  
Louis Ream (Foster-Powell)  
Larry Lubin (Buckman)  
Bill Arndt (Kerns)  
Mel Replogle (HAND)  
Augusta Richter (SURGE)  
John Stryker Eastmoreland)  
Mike Gallagher (Richmond)  
Raymond Grant (Montavilla)  
Larry Lindstrom (Sunnyside)

Others Attending:

Shirley Stone  
Simon P. Thompson  
Terry Sandblast (Bur. of Planning)

Southeast Uplift Advisory Board  
Members Not Present or Represented:

Dick Priestley (Mem.-at-large)  
Jo Brown (Laurelhurst)  
Clyde Brummel (Brooklyn)  
Tom Beasley (Mem.-at-large)  
Vern Kinnee (Mem.-at-large)  
John Hartog (Mid-Southeast)  
Art Stubbs (Mem.-at-large)

Steve Jones (PDC)  
Kathy Zimmerly (PDC)

Due to the absence of the Chairman, Vice Chairman and Secretary, John Stryker was elected to chair the meeting. The meeting was called to order at 7:30 P.M. and the minutes were approved as printed. Mike Gallagher was introduced as the interim delegate from the Richmond Neighborhood Association, replacing Steve Rutherford.

Review of Planning Commission actions on zoning cases and street matters received by the Southeast Uplift Advisory Board. Terry Sandblast of the Bureau of Planning reported on the action of five zoning cases considered at a previous meeting, as follows:

- V 10-75 Edward Hulchinson, petitioner. Street vacation request for a portion of SE fireinze Lane between SE 75th Ave., and SE 77th Ave. to interrupt the "circular" traffic pattern and Block 1, Loomis, thus preventing its use as a street racetrack. Approved (SEUL agreed.)
- CU 41-75 Celestine Shaw, deedholder, Rub-A-Dub Car Wash, Inc., Lessee of Lots 1, 2, 3, 16, 17, 18, Block 8, Holgate Addition, located on SE McLoughlin Blvd. near SE 17th Ave. in zone M3S. Conditional use request to establish a gasoline dispensing operation in connection with the existing car wash. Approved with conditions. (SEUL agreed)
- CU 42-75 Elana N. Burge, administratrix of the estate of Mamie Grace Burke, deedholder, Charles Harris III and Sam Allen. Optional purchasers of Tax Lot 9, Section 8 152E, located 240 ft. south of SE Division at SE 76th Ave. in zone R5. Conditional use request for a unit ownership development comprised of seven detached single-family dwellings with attached garages and two guest parking spaces. Approved with conditions. (SEUL approved with conditions.)

Minutes

Southeast Uplift Advisory Board, Inc.

June 2, 1975

Page 2

- 6438 Richard and Dorothy Chase, deedholders of the south 815 ft. of Lot 17, all of Lot 18, and the north 16 ft., 5 in. of Lot 19, Block 15, Mt. Tabor Villa Annex, located adjacent to NE 80th near Flanders. Zone change request from R5 to A2.5 in order to construct a duplex on the subject property; request for Variance to allow the use of the property as the site of a duplex. Denied. (SEUL approved with conditions.)
- 6420 Rolland and Colleen Hanson, deedholders. Zone change request from R5 to R5P to construct a parking lot located on the southwest corner of SE Bybee and SE 83rd Avenue. Approved with conditions. (SEUL agreed.)

Zoning cases and street matters referred by Planning Commission for review and recommendation. Mr. Sandblast presented the following request for consideration by the Southeast Uplift Advisory Board:

- D 13-75 City of Portland, petitioner. The City of Portland recently has received a signed street deed for the widening of SE 152nd Avenue north of SE Barbara Welch Road. This deed involves the 15 ft. wide strip, Tax Lot 75, Section 24, T1S, R2E, which is located east of SE 152nd. The Board unanimously recommended approval with the condition that street construction not be permitted until additional footage is acquired to provide for an appropriate 50 ft. right-of-way. The deeded 15 ft. strip, plus the existing 20 ft. strip, provide adequate property size for the needed sewer service.

Report from special sub-committee to study the future role of Southeast Uplift.

John Stryker presented the Sub-committee's preliminary report on alternative funding options, including advantages and disadvantages of each: 1) PDC in cooperation with the Planning Commission (status quo); 2) Planning Commission; 3) Office of Neighborhood Associations; 4) Local Improvement District; 5) Do Nothing. Mr. Stryker stated that more information is required by the Sub-committee prior to a decision or recommendation on the various funding alternatives. After discussion, the Board accepted the report and instructed the Sub-committee to continue deliberations for one month and solicit input from neighborhood associations.

Mel Replogle expressed concern regarding cooperation between PACT and the Southeast Uplift Advisory Board in providing services to the Southeast neighborhoods. A decision was made to include as a future agenda item, discussion of the relationship between PACT and SEUL as it relates to future funding of the Southeast Uplift Program.

A motion passed to change certain language in the Sub-committee report prior to its distribution to the neighborhoods: No. 3, "Office of Neighborhood Associations", "Disadvantages", will read "...the Office is controversial and the Commissioner in charge is not closely tied to administration of planning and development activities." The Board asked that a cover letter to neighborhood association chairmen be written and that it quote from minutes of the Portland Development Commission meeting of April 28, 1975, in which action was taken by the Commission to instruct staff to start phasing down activities unrelated to the physical processing of the HCD Program. Several Board members expressed concern that

Minutes

Southeast Uplift Advisory Board, Inc.

June 2, 1975

Page 3

policies of affected bureaus and agencies may be revised if the Office of Neighborhood Associations' budgetary problems are not resolved.

The sub-committee report on selection of members-at-large was deferred to the June 16th meeting. The Montavilla delegate expressed concern regarding maintenance of Board autonomy in connection with Mayoral appointments of Southeast Uplift Advisory Board members. Discussion was deferred until consideration of the report on selection of members-at-large.

Appointment of Nominating Committee for Southeast Uplift Advisory Board election of officers. A motion passed to constitute the Southeast Uplift Advisory Board as the nominating committee. Nomination of officers for the July election will occur at the June 16th SEUL Board meeting, as required by the Southeast Uplift Advisory Board bylaws.

Report of Development Commission and Planning Commission staffs on current activities. Kathy Zimmerly read a memo from the City Auditor to Ernie Bonner of the Bureau of Planning stating that the Kaiser Clinic parking problems will be referred to a Hearings Officer. It was decided that no action should be taken by the Board until official notification of the decision is received from the City.

Community Activities: Grant Nelson reported that a special Mt. Tabor meeting with Commissioner Mildred Schwab has been scheduled for June 3rd, at Mt. Tabor School to consider proposed solutions to traffic in Mt. Tabor Park.

Augusta Richter announced that Margaret Melvin will speak at the June 3rd SURGE meeting regarding "Operation Clean Sweep". They will also consider Youth Environmental Project activities in the area.

Larry Lubin reported that Buckman will have a "mini" clean-up on June 7th. He added that the Southeast Neighborhood Facility will be hosting a Health Fair on June 7th to provide free immunization and a variety of medical testing procedures.

Louis Ream, Foster-Powell, announced that on Saturday, June 21st, there will be a Potluck Block Party on SE 74th Avenue between Holgate and Raymond.

Meeting adjourned at 9:00 P.M.

SJ/KZ:kg

PDC 6/5/75

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SOUTHEAST UPLIFT PROGRAM

The next regular meeting of the Southeast Uplift Board is scheduled for:

Tuesday, February 19, 1974 at 7:15 PM

in the SEUL Conference Room, 4316 SE Hawthorne Blvd.

\*\*\*\*\*

AGENDA:

1. Approval of minutes of the last meeting.
2. Review of Planning Commission actions on zoning cases and street matters reviewed by Southeast Uplift Board.
3. Zoning cases and street matters referred by the City Planning Commission for Board review and recommendation.  
6325R - Revocable Permit request for sign at intersection of Holgate and McLoughlin.  
6329R - Revocable Permit request for office at NE 65th and Glisan.  
CU 12-74 - Request for church expansion and parking at SE 61st and Stark.  
CU 11-74 - Request for temporary parking at SE 33rd and Holgate.  
CU 80-73 (reconsideration) - Request for use of Seventh Day Adventist School at SE 50th and Couch as a church facility.
4. Community Activities.
5. Reports of Development Commission and Planning Commission staff on current activities.
6. Announcements.
7. Adjournment.

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FOR MORE INFORMATION OR TRANSPORTATION CALL 233-6236.

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

May 19, 1975

Southeast Uplift Advisory  
Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)  
Jo Brown, Sec'y. (Laurelhurst)  
Mel Replogle (HANO)  
John Stryker (Eastmoreland)  
Clyde Brummell (SMILE)  
Robert Johnson (Brooklyn)  
Bill Arndt (Kerns)  
Larry Lubin (Buckman)  
Louis Ream (Foster-Powell)  
Augusta Richter (SURGE)  
Marie Brown (South Tabor)  
Raymond Grant (Montavilla)  
Walter Tooze (Sunnyside)  
Tom Beasley (Mem.-at-lrge.)  
Ron Graham (Richmond)  
Vern Kinnee (Mem.-at-lrge.)

Others Attending:

Sam Allen  
Don Hughes  
Fred Rusina  
Dave Duncan  
W.H. Sammler

Others Attending:

Dave Utzinger  
Shirley Stone  
Ed Hutchinson  
Alex Gallegos  
Marilyn McCabe

SEUL Board Members Not Represented or Present:

John Hartog (Mid-Southeast)  
Art Stubbs (Mem.-at-lrge.)  
Grant Nelson (Mt. Tabor)

Others Attending:

Rex Nicoud  
Darwin M Batney  
Terry Sandblast (Bur. of Plng.)  
Kathy Zimmerly (P.D.C.)  
Rita Hughes (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. The minutes of the previous meeting were approved as printed.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the action of five zoning cases considered at a previous meeting.

CU 30-75 Grant H. Wilson, deedholder of property located at 3630 SE Nehalem St. in zone R5. Conditional Use request to convert a single-family dwelling to a two-family use. Denied. (SEUL approved with conditions.)

- CU 33-75 Belmont Care Center, deedholders. Conditional Use request to expand dining facilities and to remodel exterior necessitating a Variance for an increase in eave projections beyond the allowed 30 inches. Approved both requests. (SEUL agreed.)
- 6433R Norlin, Inc., by Ken Garrison. Revocable Permit request to use subject property for storage of inoperable vehicles. Approved with conditions. (SEUL agreed.)
- 6432 Milton Erickson, Lucille Erickson, Sevin and Velma Ostrom, deedholders. Zone Change request from R20 to R10 to develop property with three single-family dwellings located at Barbara Welch Road and Barbara Welch Lane. Denied. (SEUL agreed.)
- 6439 Manifold Business and Investments, Inc., Alice Wilkenson, Charles and Florence Ruckles, deedholders, Society of St. Vincent de Paul, optional purchaser of property located at 3634 - 3638 SE 27th Ave. Zone Change request from A2.5 to M3 in order to park the Society's trucks at night and on week-ends. Denied request as stated but approved M3B with conditions. (SEUL deferred.)

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for consideration by the Board. (Petition representatives from all cases were present to answer questions.)

- CU 41-75 Celestine Shaw, deedholder, Rub-A-Dub Car Wash, Inc., lessee of Lots 1, 2, 3, 16, 17, 18, Block 8, Holgate Addition, located on SE McLoughlin Blvd. near SE 17th Ave. in zone M3S. Conditional Use request to establish a gasoline dispensing operation in connection with the existing car wash.

In agreement with SMILE, the Board unanimously recommended approval of plans as submitted with the condition that no left turn be permitted onto SE 17th Ave. It was felt that a gasoline dispensing facility will provide a needed service to the community and that design and landscaping plans would make it an asset to the neighborhood. Concern was expressed regarding increased traffic congestion during rush hours but it was felt that some of this would be alleviated by limiting access onto SE 17th Avenue.

In response to a question, Terry Sandblast explained that the zoning code now requires gas stations submit a request for conditional use in order to re-establish pumping service that has been inoperable for 12 months or more. It was pointed out that historically this site has been used as a gasoline service station. The applicant presented plans and explained that the closest similar facility is directly across the street but it is not easily accessible due to the cross traffic on McLoughlin Blvd. He added that the next station is on SE Tacoma, 7 blocks away. The petitioner also stated that this facility would provide only a car wash and a gas pumping service. It was added that entrance to the facility is made easier because of the deceleration lane on McLoughlin Boulevard.



CU 42-75 Elana N. Burge, administratrix of the estate of Mamie Grace Burk, deedholder, Charles B. Harris III and Sam E. Allen, optional purchasers of Tax Lot 9, Section 8 1S2E, located 240 ft. south of SE Division at SE 76th Ave. in zone R5. Conditional Use request for a unit ownership development comprised of seven detached single-family dwellings with attached garages and two guest parking spaces.

In agreement with South Tabor Community Association, the Board unanimously recommended approval with the condition that plans be approved by the fire marshall. It was felt that this development will provide needed close-in housing, that construction of single-family dwellings are desirable in this neighborhood and that the removal of the derelict structure on the site will improve the appearance of the neighborhood. Concern was expressed that a need for a Variance for this development depends on ownership of the accessway onto SE 76th Avenue.

The petitioner explained that the value of each unit will be approximately \$28,000 to \$30,000, will include 1,000 to 1,050 sq. ft. and will rent for approximately \$230 to \$250 per month. The South Tabor delegate reported that the petitioner met with her Association and the proposal is agreeable. She added that neighbors favor vacation of the accessway onto SE 76th Ave. It was pointed out by Planning Commission staff that it is not known whether or not this accessway is deeded, but that if acquired by the applicant, the need for a Variance would be eliminated.

The petitioner stated that the cul de sac will have a 50 ft. radius. In response to a question, he added that no fire hydrant is planned as yet but that he would be amenable to such requirements if specified in the City code. It was also pointed out that the Water Bureau provides installation of hydrants on public streets as needed. The petitioner indicated that attached double car garages will be provided each unit and that there will be 2 additional off-street parking spaces for each unit, in front of the garages.

6438 Richard and Dorothy Chase, deedholders of the south 815 ft. of Lot 17, all of Lot 18, and the north 16 ft. 5 inches of Lot 19, Block 15, Mt. Tabor Villa Annex, located adjacent to NE 80th near Flanders. Zone Change request from R5 to A2.5 in order to construct a duplex on the subject property; request for a Variance to allow the use of the property as the site of a duplex.

In agreement with the Montavilla Community Association, the Board unanimously recommended approval with the condition that off-street parking be located parallel to the street in order to provide optimal space for landscaping. Because of existing A2.5 zoning in the neighborhood, it was felt the proposed duplex is a reasonable request, will provide needed low-income housing and its location near a Tri-Met route will encourage use of mass transit in the City. Concern was expressed that development of the proposal meet all code requirements pertaining to such developments.

Terry Sandblast explained that this has been the sity of many zone changes and previously the owners of the dwelling to the north preferred ti to remain single-family. He added that the code requires 5,000 sq. ft. for construction of a single-family dwelling or a duplex and that the applicant would need a Variance for either proposal.

The applicant explained that presently he has a Variance for construction of a single-family dwelling but prefers to develop the property as a duplex instead. He added that adjacent property owners do not object to the proposal and presented a plan and photos of a similar duplex for the Board's viewing. The applicant pointed out that the units are two-bedroom and will provide minimum code-required square footage.

The Montavilla delegate reported that his Association recommends approval of the proposal since neighbors do not object and because of the need for low-cost housing in the area.

In response to suggestions regarding reduction in asphalt in front of the units for off-street parking, the petitioner stated that he is amenable to a revision in design providing more landscaping on the property.

V 10-75 Edward J. Hutchinson, petitioner, requests that a portion of SE Firenze Lane between SE 75th Ave. and SE 77th Ave. be vacated to interrupt the "circular" traffic pattern around Block 1, Loomis, thus preventing its use as a street racetrack.

Unanimous approval per recommendation of the Foster-Powell Neighborhood Association because it was felt that there is no need for this portion of the street as a public thruway, it would help eliminate a public nuisance and Vacation of the street will put the property onto the tax roles.

The petitioner explained that his property was previously Loomis Park and he said the streets around the park were constructed by WPA workers and are presently in poor condition. He added that if the request is granted, he plans to divide the property with a neighbor and the respective yards will be extended. It was pointed out that vacation of a section of this circular street will discourage its use as a racetrack and will provide all neighbors concerned with more privacy.

Report from special subcommittee to study the future role of Southeast Uplift.

Jo Brown explained that no report had been prepared due to lack of a quorum at their last meeting. Vern Kinnee suggested that issues be opened for full Board discussion since no decisions have yet been reached by the committee. John Stryker pointed out that a written committee report would allow the Board to better focus on issues and alternatives. Jo Brown added that the alternative sources of funding for SEUL are uncertain due to a recent decision by City Council to fund OONA for only the first half of the fiscal year subject to review in six months.

The SMILE delegate, Clyde Brummell, stated that subsequent to the budget decision, he had spoken with three Council members about the issue and that the consensus of feeling is that "a large portion of PDC and SEUL activities will be intermingled and put into the Bureau of Neighborhoods in six months". It was suggested that if SEUL takes a stand now, the decision to be funded by OONA would not necessarily be inevitable. However, it was also pointed out that time spent on an immediate decision may be wasted if the situation changes in light of possible funding problems for OONA, possible amendments to the Neighborhood Associations Ordinance and the fact that PDC has recently appointed a new executive director.

After further discussion, it was moved and passed (1 opposed) to direct the subcommittee to meet before the next regular SEUL meeting and to prepare a written report for review and recommendation.

Jo Brown pointed out that the committee has also been asked to re-draft the SEUL Bylaws to provide for a procedure for selecting members-at-large.

Reports of Development Commission staff on current activities.

Kathy Zimmerly reported that City Council will address the Kaiser Clinic parking problem on either May 28th or May 29th. Some of the suggested alternatives for handling the problem include: 1) hiring a hearing officer; 2) referring the matter back to the Planning Commission; or 3) considering the matter in an open session. After discussion, it was voted to address a letter to City Council reiterating the request that City Council hold a public hearing in order to resolve the problems. It was agreed that Marie Brown will read the letter to City Council on the appropriate date.

Kathy Zimmerly reported that the SEUL Board has been requested to appoint a representative to the Multnomah County Human Services Board. Mel Replogle subsequently agreed to represent SEUL as an interim representative.

It was reported that an abbreviated statement has been drafted regarding conflict of interest to be added to the "Guidelines for Consideration of Zoning Matters". Several questions were raised as to the definition of a conflict of interest. It was decided that a more broad based statement is needed to encompass the issues involved. Larry Lubin and Dave Utzinger volunteered to work with staff in drafting the statement to be added to the "Guidelines".

Announcements

It was announced that Mary Pedersen has requested a representative from the SEUL Board to co-chair a meeting on Thursday, May 29th at 7:30 p.m. regarding evaluation of OONA and the Neighborhood Associations Ordinance. John Stryker was subsequently appointed to represent SEUL at the meeting.

It was announced that the Inner SE Coalition will meet on May 20th, 7:30 p.m. at the PACT Office and that discussion will include comprehensive planning, the status of the 701 planning grant, and information regarding a CETA worker for Buckman.

It was announced that a Y.E.P. meeting for Outer Southeast neighborhoods will be held on May 20th at the SEUL Conference Room, 7:30 p.m.

Kathy Zimmerly announced the Metropolitan Services District will sponsor workshops regarding the Johnson Creek Flood Control Project which will be held on May 27, 28, and 29 at different locations outside the City limits.

It was announced that an Arterial Streets meeting will be held on May 22nd at Trinity Baptist Church, 7:30 p.m. for the Laurelhurst, Montavilla, and Mt. Tabor Neighborhoods.

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Ron Graham reported that he recently attended a CRAG meeting and learned that much of the money designated for the Mt. Hood Freeway will be used to construct a light rail system from the suburbs to the City. It was added that although the Mt. Hood Freeway issue is not dead, any attempt to revive it will necessitate selection of a new corridor.

The meeting adjourned at 9:15 p.m.

KZ:rh

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

FEBRUARY 3, 1975

Southeast Uplift Advisory  
Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)  
Jo Brown, Sec'y. (Laurelhurst)  
Robert Johnson (Brooklyn)  
Larry Lubin (Buckman)  
Helen Belec (Sunnyside)  
Dave Utzinger (Mt. Tabor)  
Marie Brown (South Tabor)  
Raymond Grant (Montavilla)  
Augusta Richter (SURGE)  
Chuck Liebert (Kerns)  
Louis Ream (Foster-Powell)  
Clyde Brummell (SMILE)  
Art Stubbs (Mem.-at-lrge.)

Others Attending:

G.J. Lindstedt  
K.D. Rhoten  
Nae Kim  
Joe Wiese  
Shirley Stone

Others Attending:

George Hidstrone  
Cecil Naslund  
Don Hughes  
W.H. Sammler  
Mrs. A.R. Armstrong

SEUL Board Members Not Represented or Present:

Virginia Seidel, V-Chm. (HAND)  
John Stryker (Eastmoreland)  
John Hartog (Mid-Southeast)  
Tom Beasley (Mem.-at-lrge.)  
Steve Rutherford (Richmond)  
Vern Kinnee (Mem.-at-lrge.)

Others Attending:

Mrs. Carmen Becker  
Simon P. Thompson  
Terry Sandblast (Bur. of Pln.)  
Ray Bowman (P.D.C.)  
Rita Hughes (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. Mr. Priestley introduced Ray Bowman of the Portland Development Commission to the Board. The minutes of the previous meeting were then unanimously approved as printed, as were the Special Meeting Minutes of January 16th.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the actions of two zone cases considered at a previous meeting.

CU 4-75 Boys Club of Portland, Inc., deedholder Roy J. Cippine, Executive Director. Conditional Use request to construct an addition to the existing club building located on the northeastern portion of the Pal Club property. Approval with conditions. (SEUL approved with conditions.)

PC 6411 City of Portland Planning Commission initiation of City zoning for an annexed area located near SE 115th Ave. and SE Foster Rd. The Planning Commission recommended adoption of M3 zoning North of Foster Rd., and R10 South of Foster Rd. (SEUL recommended R10 North and South of Foster Rd.)

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for consideration by the Board. (Petition representatives from all cases were present to answer questions.)

CU 8-75 Joseph and Ada Buxton, deedholders; First Covenant Church contract purchaser. Conditional Use request to convert the existing single-family dwelling located on the east 104 ft. of Lots 6 and 7, Block 3, Laurelhurst, 107 NE 45th, in Zone R5, to church offices on the ground floor and to youth activity in the basement.

The Board recommended approval (one opposed) with the conditions that the property be maintained as a separate lot apart from the existing church owned property, that screening and landscaping be maintained and activities be limited during evening hours in deference to immediate neighbors. It was felt that the recreational facilities for the youth will provide a needed service in the community. Concern was expressed that no major alterations be made to the structure (i.e.; removal for future parking lot) to avoid encroachment on the residential character of the neighborhood.

The petition representative was present and explained that the house will be used primarily between 9:00 a.m. and 5:00 p.m. and that a maximum of three to four employees will use the proposed office space. He added that there is no immediate plan for structured use of the youth facility but that it will be used on a casual basis, providing space for recreational activities (i.e.; ping pong, etc.) and will have adult supervision. In answer to a question regarding code regulations, the petitioner stated that the building has been inspected and that they are amenable to installing the required sheet rock to enclose the beams and furnace in the basement.

During discussion which followed, concern was expressed regarding possible noise from late evening recreational activities disturbing immediate neighbors. The Laurelhurst delegate reported that neighbors she has contacted regarding the proposal have voiced no objections.

6414 Glen and Joan Wilcox, deedholders; Joe and Lucille Wiese, contract purchasers. Zone Change request from R10 to R7 for Tax Lot 111, Section 21, T1S, R2E, in order to construct low-cost housing units.

The Board recommended approval (one opposed) because it was felt that development of the property on an R7 basis would not overburden the cost per unit and it would be beneficial to persons in the lower income bracket as well as to the City and the County, and would fulfill a public need for this type of housing. Concern was expressed that there is opposition to the request among immediate neighbors and that adjoining property values might be decreased with the increased density of housing.

In the discussion which followed it was explained that the applicant is now able to construct up to six dwellings. However, the zone change would allow up to three additional units, making the proposal economically feasible. It was added that the petitioner had previously been denied a request for A2.5 zoning on the subject property.

The SURGE delegate pointed out that adjacent neighbors oppose the proposal, hoping to maintain R10 zoning. Area residents were present to voice this opposition.

The petitioner explained that his intention is to divide the property into 75 x 100 ft. lots and to construct low-cost housing (under \$30,000) which may be eligible for purchase under a government subsidy program.

Terry Sandblast of the Bureau of Planning, reminded Board members that the petitioner must satisfy requirements set by the Fasano Decision. Several Board members expressed that R10 zoning is economically unfeasible in a growing society and that this proposal is an example of an attempt to contain density within City limits, thereby avoiding future encroachment on agricultural lands.

6416 Charles and Beverly Huddleston, deedholders; Nae Kim and Kim Rhoten, contract purchasers. Zone Change request from A2.5 to M3 for Lot 1 and the west 25 ft. of Lot 2, Block 4, East Portland Heights to construct a 60 ft. by 70 ft. one-story addition to the existing repair garage.

The Board unanimously recommended approval with the conditions that the applicant adhere to the plans as submitted, that screening be provided as shown and that all construction and regulatory conditions be met. It was felt that the addition will be an improvement to the general appearance of the neighborhood and that the facility will provide a needed service to the community. Concern was expressed that adequate off-street parking be provided.

The petitioner explained that their intention is to construct a steel building housing four additional service bays for auto repair (decreasing the number of parked cars now outside of the building). He added that screening will be provided and that by upgrading the existing structure, it will enhance the appearance of the neighborhood.

After further discussion, Board members agreed this proposal would be beneficial to the community if the petitioner is in compliance with all regulations.

#### Discussion of proposed meeting regarding the future role of Southeast Uplift.

Ray Bowman was present to answer questions regarding the role of the Portland Development Commission (PDC). He explained that the Portland Development Commission is closely aligned with project implementation in the City's Housing and Community Development Program (i.e.; housing rehabilitation, installation of street lights, planting of trees, etc.), and works cooperatively with other City agencies in planning and development projects. He added that PDC Project Field Services has responsibility in program marketing and related referrals within project areas, and provides supportive services to project area associations and committees. Mr. Bowman further explained that responsibilities for general city-wide "citizen participation" rests with the City's Office of Neighborhood Associations (OONA).

Board members expressed concern regarding the suggestion by other City agencies that there is a duplication of services between the Southeast Uplift Program and other programs, pointing out that there is an immediate need to communicate to City officials the purpose of SEUL - that it is an effective working agent providing neighborhood input into zoning decisions and planning and development matters affecting the Southeast community as a whole. Several Board members also expressed concern that existing neighborhood

associations must now be certified and show that they are not in violation of the Neighborhood Associations Ordinance. Buckman Chairman, Larry Lubin, reported that their association is now involved in this certification process, but that as yet, as far as he knows, no association has been formally recognized by either OONA or the City Council.

Board members expressed the desire to communicate their concerns to the Commissioners with specific questions regarding future funding for the SEUL Program needing clarification at a near future meeting of the Board and PDC Commissioners. It was agreed that the Board's desire for a meeting between PDC Commissioners and SEUL Board would be communicated by PDC staff to the Commissioners, and a specific date for the availability of the Commissioners to meet with the SEUL Board would be set. An official letter of invitation will then follow, once an amenable date has been decided upon.

Reports of Planning Commission staff on current activities.

Terry Sandblast reported that the 60th & Division proposal is tentatively scheduled for March.

Announcements and Community Activities.

Dave Utzinger reported that he has been involved in a study of the adequacy of parking code requirements for apartments in Southeast. He expressed concern that the Board take initiative in this matter. It was moved and passed that a committee be appointed to study the requirements and if they should decide that there is inadequacy, specific recommendations should be made. The Chairman then appointed Dave Utzinger, Art Stubbs, Virginia Seidel and Marie Brown to the committee.

Dick Priestley reported that a letter has been received from the Secretary of the Mt. Tabor Neighborhood Association announcing the election of Grant Nelson as delegate-alternate to SEUL. It was unanimously voted to accept Mr. Nelson to the Board.

Art Stubbs reported that he had attended the first meeting of the Multnomah County Bureau of Human Resources and that a second meeting date is being scheduled.

Other announcements included the following:

The City Council Hearing on Housing & Community Development will be held on Feb. 12th at 2:00 p.m. Art Stubbs has been appointed to represent the SEUL Board at the hearing.

The Budget Review hearing for the Bureau of Public Works will be held all day at the Water Services Building on Feb. 4th.

Jo Brown has recently been appointed to the Residential Care Facility Licensing Board.

Southeast Uplift and southeast neighborhood associations have been requested to give testimony regarding City noise regulations to be tentatively heard by City Council on March 13, 1975.

A special Legislative Briefing for the LCDC will be held on Feb. 8th, 10:00-2:00 in Salem.



Page 5.

Mr. Levi Russell is available upon request to speak to neighborhood associations regarding tips on home winterizing. For more information contact the SEUL Office.

Dave O'Brien of the Mt. Tabor Neighborhood Association has informed us that there is a need for storage space for Christmas decorations used on Peacock Lane. Anyone with suggestions may contact the SEUL Office.

An abbreviated City Council Agenda appeared in the January 27th edition of the Oregonian but it was explained that the printing would cease because it was found to be illegal to print the agenda in an abbreviated form.

The meeting adjourned at 10:05 p.m.

RB/rh

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

JANUARY 20, 1975

Southeast Uplift Advisory  
Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)  
Virginia Seidel, V-Chm. (HAND)  
Jo Brown, Sec'y. (Laurelhurst)  
Robert Johnson (Brooklyn)  
Larry Lubin (Buckman)  
Helen Belec (Sunnyside)  
Dave Utzinger (Mt. Tabor)  
Marie Brown (South Tabor)  
Raymond Grant (Montavilla)  
Art Stubbs (Mem.-at-lrge.)  
Augusta Richter (SURGE)  
Chuck Liebert (Kerns)  
Vern Kinnee (Mem.-at-lrge.)  
Steve Rutherford (Richmond)

Others Attending:

W.H. Sammler  
Jan Giles  
Sara Joshel

Others Attending:

Eleanor Avent  
Don Hughes  
Simon P. Thompson

SEUL Board Members Not Represented or Present:

John Stryker (Eastmoreland)  
John Hartog (Mid-SENA)  
Louis Ream (Foster-Powell)  
Tom Beasley (Mem.-at-lrge.)  
Clyde Brummell (SMILE)

Others Attending:

Terry Sandblast (Bur. of Plng.)  
Calvin C. Lucas (P.D.C.)  
Kathy Zimmerly (P.D.C.)  
Rita Weissenborn (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. Kathy Zimmerly introduced Raymond Grant as the new delegate from Montavilla. John Olson was elected as Montavilla's alternate delegate. It was unanimously voted to seat Mr. Grant on the Board. It was moved and passed to accept the minutes of the January 6th meeting as amended to the following: Page 3, under CU 2-75, that Binnsmead Elementary School be changed to read Binnsmead Middle School; and Page 3, fourth paragraph, the word "additional" be deleted. A Draft of the minutes of the Jan. 16th Special Meeting on the Southeast Plan for Housing & Community Development (HCD) was distributed. It was voted to accept the minutes as amended. A Draft of the letter to City Council regarding the "Southeast Plan" was then distributed and Board members approved with the amendments that Hosford-Abernethy's project category be changed to "Traffic Control Devices" and "Park", and that the "SUBJECT" in the heading include "Southeast Plan for HCD Funding". In discussion which followed it was decided to appoint a Board member to present the letter at the City Council hearing on February 12th at 2:00 p.m. Art Stubbs and Dave Utzinger volunteered to read the letter at the hearing.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the actions of six zone cases considered at a previous meeting.

- V 34-74 Street Vacation request by Publishers Paper for portions of SE 100th, SE 101st, 102nd, SE Duke, and SE Glenwood. Dedication of the westerly extension of SE Knapp St. It was explained that the Planning Commission adopted the staff report in approving the street vacation requests, however, the proposed dedication was denied. Approval was made of a proposal for a westerly extension of SE Knapp St. toward SE Flavel at the Freeway. (SEUL agreed.)
- CU 1-75 Multnomah County Division of Assessment and Taxation by Harold L. Holub, Assistant Land Agent, deedholder; and Lincoln Street Baptist Church, optional purchaser; Conditional Use request to establish an 11-space off-street parking lot that will have ingress from SE 32nd Pl. and egress to SE Lincoln St. Approved with conditions. (SEUL approved with conditions.)
- CU 2-75 School District Number 1, deedholder; Conditional Use request to allow a two-phase building program including additional classroom and gymnasium space and off-street parking to facilitate the conversion of Binnsmead Elementary School to a middle school program, located between SE 85th and SE 87th, north of SE Division Street in zone R7. Approved with conditions. (SEUL approved with conditions.)
- Pet. 6373 Planning Commission initiation of a zone change for Lots 6, 7 and 8, Block 1, and Lot 1, Block 2, Hessemer Addition, located near SE 57th and SE Mall, from R5 to A2.5. Denied. (SEUL approved.)
- Pet. 6408 K.A. Johnson and A.O. Luckenbaugh, deedholders. Zone change request from R5 to M3 located at 8212 SE Hawthorne Blvd., in order to expand a used car lot presently located between the subject property and SE 82nd Ave. Denied. (SEUL approved with conditions.)
- 5723 Estel C. and Francis P. Owen, deedholders; Request to amend Ordinance 131279 to  
Amendment allow a gate to be placed in the fence line which separates the A1 and R5 portions of property located at the terminus of SE Windsor Ct., east of SE 64th. Denied. (SEUL approved with conditions.)

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for consideration by the Board.

- CU 4-75 Boys Club of Portland, Ind., deedholder Roy J. Cippine, Executive Director. Conditional Use request to construct an addition to the existing club building located on the northeastern portion of the Pal Club property.

The Board unanimously recommended approval with the condition that the applicant, in consultation with Planning Commission staff, attempts to place trees on the subject property. It was felt that the construction of additional recreational and meeting facilities will provide a needed service in the community.

Kathy Zimmerly explained that the applicant's representative could not be present for the meeting but that he had explained that he would be amenable to conditions such as screening in order to secure approval of the request. During discussion it was pointed out that in the past trees have been planted on the property but they have been destroyed by vandals.

Concern was expressed that compliance with conditions is a relevant factor in the Board recommendation and that the appearance of the property is an important consideration. The SURGE delegate pointed out the pressing need for additional facilities in their community for meeting space, etc. and recommended that the Board approve the request.

PC 6411 City of Portland Planning Commission initiation of City zoning for an annexed area located near SE 115th Ave. and SE Foster Rd.

The Board unanimously recommended the area south of Foster Rd. be zoned City R10 in conformance with adjacent zoning. By a vote of 13 yes, 1 no, and 1 abstention, the Board also recommended the area north of Foster Rd. be zoned City R10 because it would help maintain zoning continuity in the area. It was felt that R10 zoning is appropriate because it would be more in conformance with adjacent zoning. Concern was expressed that any zoning other than residential should be maintained until such time as the owners develop a specific plan for the area.

Planning Commission staff explained that annexation occurred in 1969 and that originally this area was zoned County M2 but was changed to M3. During discussion several alternative recommendations were explored. It was pointed out that any zone other than M2 would leave the Drive-in in a non-conforming status. It was moved that the Board recommend M2 zoning for the property north of Foster Rd. and that County R10 be changed to City R10 south of Foster Rd. but the motion was withdrawn. Concern was expressed that if the area were zoned M2 industrial encroachment on nearby residential areas would occur. Concern was also expressed that R10 zoning would be unrealistic for this area because it would be economically unfeasible for the development of single family dwellings so near an M2 zone. Some Board members favored recommendation of light manufacturing zoning for the area because of its proximity to rail facilities. However, it was decided that if the property were zoned R10, it would protect the area from any unnecessary industrial encroachment until more specific plans are proposed for the area.

#### Review of proposed By-Law Amendments

At the Board's request, Kathy Zimmerly read the proposed SEUL By-Law Amendments which included a provision for the recording of minority and majority views as well as a grievance procedure. In discussion which followed, it was decided that rather than provide for an outside resource to resolve grievances, the By-Laws should provide for procedures to resolve any conflicts within the Board itself. It was then unanimously voted to accept the Amendments as follows:

Article VII, Section 5: When appropriate, majority and minority views on issues considered by the Board shall be recorded in the minutes of the meetings and/or correspondence.

#### Article IX - Grievance Procedure

Section 1. Within a reasonable time, any member adversely affected by a decision of the Board shall submit a written complaint to the Executive Committee.

Section 2. The complaint shall be reviewed by the Executive Committee at a specially called meeting.

Section 3. The complainant shall be notified no later than four days prior to this meeting in order that he may attend.

Section 4. The Executive Committee shall resolve the complaint or take appropriate action to effect this resolution and advise the complainant of its determination.

Page 4.

Announcements

It was announced that Art Stubbs has been recommended by the Executive Board to represent Southeast Uplift on the Multnomah County Southeast Quadrant Human Services Advisory Board. The Board unanimously voted to accept this recommendation.

Board members were reminded to return their Zoning Code Books to the SEUL Office for updating.

Larry Lubin announced that the Arterial Streets Meeting for the PACT neighborhoods will be held on January 22nd at Sunnyside Methodist Church.

Dave Utzinger related that he is currently researching possible revisions to the Planning and Zoning Code in order to increase the required number of parking spaces for multiple family dwellings. He indicated he would like to present his findings to the Southeast Uplift Board in the near future.

The Sunnyside delegate announced that a Pot Luck will be held on January 23rd at 6:30 p.m. at the Sunnyside Methodist Church for their Association. She added that a recent concern of their neighborhood association has been an on-street parking problem in the vicinity of 39th and Belmont due to insufficient off-street parking for "ARCP" employees. It was suggested that inquiries about the problem be made at the Bureau of Planning and reported to SEUL at the next meeting.

It was announced that Mt. Tabor Neighborhood Association plans to meet on January 29th at which time the Weston proposal will be discussed.

The meeting adjourned at 9:10 p.m.

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SPECIAL MEETING  
MINUTES

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM  
JANUARY 16, 1975

Southeast Uplift Advisory  
Board Members Attending:

SEUL Board Members Not Represented or Present:

Dick Priestley, Chm. (Mem.-at-lrge.)  
Virginia Seidel, V-Chm. (HAND)  
Jo Brown, Sec'y. (Laurelhurst)  
Robert Johnson (Brooklyn)  
Charles Liebert (Kerns)  
Larry Lubin (Buckman)  
Art Stubbs (Mem.-at-lrge.)  
Clyde V. Brummell (SMILE)  
Augusta Richter (SURGE)  
Vern Kinnee (Mem.-at-lrge.)  
David Utzinger (Mt. Tabor)  
Dan Gallup (South Tabor)  
John Stryker (Eastmoreland)

Steve Rutherford (Richmond)  
Louis Ream (Foster-Powell)  
John Hartog (Mid-SENA)  
Tom Beasley (Mem.-at-lrge.)  
Raymond Grant (Montavilla)  
Helen Belec (Sunnyside)

Others Attending:

Others Attending:

Others Attending:

Dwight Edman  
Bess Nielsen  
Simon P. Thompson  
David Blomgren

Joyce Foote  
Leonard Girard  
D.R. Carmichael  
Larry Lindstrom  
Nina Lindstrom

Betty Ream  
Ruth Fredrich  
Calvin C. Lucas (P.D.C.)  
Kathy Zimmerly (P.D.C.)  
Rita Weissenborn (P.D.C.)

The meeting was called to order at 7:30 p.m. by Dick Priestley, Chairman. It was explained that the purpose of the meeting was to make a detailed recommendation to City Council regarding the "Southeast Plan" for bringing Housing & Community Development funds to SE Portland. It was added that the Board had already given concept approval of the Plan in a letter to the Mayor dated December 17, 1974. Virginia Seidel announced that City Council's public hearing on the Housing & Community Development Program is scheduled for February 12, 1975 at 2:00 p.m.

Copies of the "Southeast Plan" were distributed. Dave Utzinger expressed concern that copies of the Plan had not been made available for study prior to the meeting.

Chuck Liebert, the Coalition Chairman, explained that within the Plan each Coalition neighborhood has listed its own goals and policies for specific target areas but that the number one priority involves housing rehabilitation. Larry Lubin, Vice-Chairman of the Coalition, explained that during a five week period, some 1500 hours of volunteer time plus much help from staff went into developing the Coalition proposal. He remarked that the quality and citizen effort put into the Plan had much praise at the joint hearing of the Portland Development Commission and the Portland City Planning Commission on Jan. 15th. He also added that the end result of this and future proposals must be a City-wide comprehensive plan. He indicated that it was his understanding that the Planning Commission will

Page 2.

recommend to City Council that the neighborhoods which participated in formulating the "Southeast Plan" be given first year planning and funding. In answer to a question regarding how much money the Plan is requesting, Mr. Lubin responded that no specific amount has been requested but that the Portland Development Commission staff has set some project estimates (such as \$5,000 per house for rehabilitation). He added that it is presumed the Southeast Uplift Office will serve as the Portland Development Commission field office for implementing projects in Southeast. He suggested that the SEUL Board could act as a monitor for on-going projects and programs such as street improvements and zoning.

Several Board members expressed concern that much of the money will be lost in the maze of City bureaucracy rather than to serve the real needs of the people. Art Stubbs suggested that since the Portland Development Commission has successfully administered rehabilitation programs in the past, the endorsement of the "Southeast Plan" should include a provision to ensure that the programs are once again administered through the Portland Development Commission and the funds not be allowed to be diluted through other bureaus.

Vern Kinnee, delegate from SURGE, explained that five years ago SURGE submitted a detailed plan to the City requesting funds to improve streets and housing in the Lents area, but that despite promises to fund the area, their Plan was put aside and to date no action has been taken. He added that "there is no use in having any housing rehabilitation if you can't even get to your house". Mr. Kinnee was encouraged to re-submit requests for assistance. It was decided that SEUL review of requests for planning assistance and funding for areas outside the Coalition neighborhoods should be made at a later date.

Dwight Edman, Chairman of the Brooklyn Action Corps., indicated that the title of "Southeast Plan" was given by Gary Stout of the Office of Planning and Development to the Inner SE Neighborhood Coalition Proposal. Mr. Edman requested that the Southeast Uplift Board endorse the Plan in its entirety giving special emphasis to the northeast boundary of Brooklyn as their target area in order to halt industrial encroachment and to preserve the residential character of their community.

After further discussion, seven motions were passed (1 abstention in each vote) to endorse each of the seven Coalition Neighborhood proposals within the "Southeast Plan" (Buckman, Brooklyn, Kerns, Hosford-Abernethy, Sellwood-Moreland, Richmond, and Sunnyside). The Board also voted to address a letter to the Portland City Council recommending the "Southeast Plan" be accepted for HCD funding, including special recognition to concerns about further industrial encroachment on the northeast boundary of the Brooklyn Action Corps. The Hosford-Abernethy delegate pointed out amendments will be made to their Association's portion of the Plan in regard to location of traffic light priorities.

It was then unanimously voted to endorse the Inner SE Coalition Plan in its entirety as presented and to encourage acceptance or funding by the Portland City Council for implementation through the Portland Development Commission. It was also agreed that the letter should reiterate that if any portion of funds allocated to a Coalition neighborhood, such as Buckman, cannot be used in that area, then the funds should be transferred to another Coalition neighborhood and not outside Southeast. The Board agreed that if funds become available for street improvements the SE area should be given priority status.

The meeting adjourned at 9:00 p.m.

KZ:rw



MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

JANUARY 6, 1975

Southeast Uplift Advisory  
Board Members Attending:

Dick Priestley, Chm., (Mem.-at-lrge.)  
Jo Brown, Sec'y., (Laurelhurst)  
Mel Replogle (HAND)  
Robert Johnson (Brooklyn)  
Larry Lubin (Buckman)  
Helen Belec (Sunnyside)  
Dave Utzinger (Mt. Tabor)  
Louis Ream (Foster-Powell)  
Tom Beasley (Mem.-at-lrge.)  
Marie Brown (South Tabor)  
John Olson (Montavilla)  
Art Stubbs (Mem.-at-lrge.)  
Clyde Brummell (SMILE)  
Augusta Richter (SURGE)

Others Attending:

Joseph M. Weston  
Mel Reeves  
Jane Rhodes  
Estel C. Owen  
Gordon Oliver  
Al Luckenbaugh  
W.H. Sammler  
R.W. Grant

SEUL Board Members Not Represented or Present:

John Stryker (Eastmoreland)  
Chuck Liebert (Kerns)  
Vern Kinnee (Mem.-at-lrge.)  
Steve Rutherford (Richmond)  
John Hartog (Mid-SENA)

Others Attending:

K.A. Johnson  
John Vosmek  
Ralph Weisenfluh  
Leonard H. Nelson  
Gary Christopherson  
Simon Thompson  
Ed Seef  
Don R. Hughes

Others Attending:

David Blomgren  
Sara Joshel  
L.E. Wallis  
Terry Sandblast (B. of Plng.)  
Kathy Zimmerly (P.D.C.)  
Rita Weissenborn (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley: Clyde Brummell was introduced as the new SMILE delegate. Minutes of the Special Subcommittee Meeting on Montavilla representation were distributed. The Chairman reported that the Subcommittee's recommendation to the SEUL Board was that John Olson be recognized as the Montavilla delegate until the January general membership election. The Board accepted the recommendation. In answer to a question, subcommittee members agreed that it was their understanding that the agenda of the January 9th Montavilla Community Association Meeting would include election of officers.

It was moved and passed to accept the December 16th minutes as amended to the following: that one sentence (page 2, third paragraph) be deleted, "In the interim, Board members agreed to recognize John Olson as the Montavilla delegate at the January 6th SEUL Meeting." Dave Utzinger indicated that the subcommittee was charged with the responsi-

bility for making a recommendation regarding Montavilla representation at the January 6th meeting.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the actions of eight zone cases considered at a previous meeting.

- CU 95-74 Conditional Use request by the Bureau of Parks to pave approximately 5,160 sq. ft. and install 6 basketball standards in Westmoreland Park. Approved with conditions. (SEUL approved)
- CU 101-74 Conditional Use request by the Bureau of Parks to pave approximately 5,160 sq. ft. and install 6 basketball standards in Col. Summer's Park. Approved. (SEUL approved.)
- Pet. 6401 Zone Change request by Smitty's Pancake House from R5S to R5SP to allow 23 additional parking spaces. Approved. (SEUL approved.)
- V 34-74 Street Vacation request by Publishers Paper for portions of SE 100th, SE 101st, SE 102nd, SE Duke, and SE Glenwood. Dedication of the westerly extension of SE Knapp St. Approval of the proposed street vacations, and denial of the proposed dedication as presented but approval of a northerly street dedication. (SEUL agreed.)
- CU 118-74 Conditional Use request in zone R5 by the Portland Habilitation Center, Inc. for additional parking and an increase of the loading service area at SE 73rd and Center. Approved. (SEUL approved with conditions.)
- 6407R Revocable Permit request by the YMCA Project MOVE for a recycling program at 4821 SE Lincoln. Approved with conditions. (SEUL approved with conditions.)
- V 19-74 Street Vacation request by William E. Rokey for a portion of the alley adjacent to Block "U", Tabor Heights. Continued until such time as applicant can be present. (SEUL Denied)
- V 35-74 Street Vacation request by Antonio P. Carbonari for SE Pardee Street east of SE 32nd. Approved. (SEUL approved.)

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for consideration by the Board. (Petition representatives from all cases were present to answer questions.)

- CU 1-75 Multnomah County Division of Assessment and Taxation by Harold L. Holub, Assistant Land Agent, deedholder; and Lincoln Street Baptist Church, optional purchaser; Conditional Use request to establish an 11-space off-street parking lot that will have ingress from SE 32nd Place and egress to SE Lincoln St.

The Board unanimously recommended approval with the condition that proper screening be provided. It was felt that this would be the best use of the property since it is

not economically feasible to develop for single family use.

During discussion, it was pointed out that the property consists of two substandard sized lots, and they would, therefore, not be suitable for single family development. In response to questions, the petition representative explained that a  $4\frac{1}{2}$  - 5 ft. retaining wall and vegetation is planned to improve the appearance of excavation on the property.

CU 2-75 School District Number 1, deedholder; Conditional Use request to allow a two-phase building program including additional classroom and gymnasium space and off-street parking to facilitate the conversion of Binnsmead Elementary School to a middle school program, located between SE 85th and SE 87th, north of SE Division Street, in zone R7.

The Board unanimously recommended approval with the condition that at least minimum code-required parking be met. It was also suggested that assigned parking for staff be included in the plans. The Board felt that providing adjacent parking to the new entrances would encourage off-street parking, and thus alleviate parking and traffic congestion.

During discussion, the petition representative explained that the proposal is projected to accommodate 600 additional students and that funds will come from the State Highway Dept. in exchange for the loss of Barlow School to the 1205 Freeway. It was added that the plans have been approved by the school Board.

Primary concern expressed by Board members was in regard to providing adequate staff parking to relieve any on-street parking problems in the neighborhood. Planning Commission staff reported that the present code requirement for schools is 1 space per 12 employees and that the proposal probably surpasses code requirements.

Pet. 6373 Planning Commission initiation of a zone change for Lots 6, 7 and 8, Block 1, and Lot 1, Block 2, Hessemer Addition, located near SE 57th and SE Mall, from R5 to A2.5.

The Board unanimously recommended approval because it was felt that the zoning should be in conformance with the type and use of existing structures. Concern was expressed that the applicant was unaware at the time of sale that his property was nonconforming.

During discussion, Planning Commission staff explained that because they were built before 1959, the structures on the properties were not in violation of zoning codes at the time of construction. He added that if the zoning status is changed, the property owners would be allowed to rebuild under A2.5 requirements in the event of a catastrophe. Otherwise replacement structures would have to meet R5 requirements. Several Board members expressed concern that a letter should be addressed to appropriate agencies requesting that legislation be enacted to require prospective property owners to be informed of the zoning status and restrictions on property at the time of sale. Art Stubbs agreed to draft the letter.

Pet. 6408 K.A. Johnson and A.O. Luckenbaugh, deedholders. Zone change request from R5 to M3 located at 8212 SE Hawthorne Boulevard, in order to expand a used car lot presently located between the subject property and SE 82nd Ave.

With one dissenting vote, the Board recommended approval with the conditions that Lot 4 be used only for storage and sale of vehicles, that no capital construction be allowed, and that proper screening be provided. It was felt that the expansion of the used car lot would not be an encroachment on the adjacent R5 property as long as the conditions are adhered to and that future owners are made aware of these restrictions at the time of sale.

The petitioner explained that most nearby residences are owner occupied and they have no objections to the proposal. He added that access to the new lot would be from Hawthorne as well as the present parking lot. He indicated that plans include black-topping and planting shrubbery between the lot and the street. The Montavilla delegate expressed concern that adequate screening be provided and that there be appropriate set backs. Concern was also expressed regarding transitional uses on adjacent properties.

5723 Estel C. and Francis P. Owen, deedholders; Request to amend Ordinance  
Amendment 131279 to allow a gate to be placed in the fence line which separates  
the A1 and R5 portions of property located at the terminus of SE Windsor  
Ct., east of SE 64th Ave.

By a vote of eight to four, the Board recommended approval with the condition that a one-year trial period be required in order to determine the traffic impact on the neighborhood. It was felt that the installation of a gate to allow pedestrian traffic would alleviate parking and traffic problems on SE 64th Ave. Concern was expressed, however, that installation of a gate would create parking congestion on SE Windsor Ct. and that many neighbors object to the proposal. It was further suggested that the fence in question should be more substantial.

During discussion, the South Tabor delegate explained that adjacent neighbors had not been notified of the request and that many strongly objected because it is felt the gate will cause increased parking congestion on SE Windsor Ct. Planning Commission staff explained that notification is made only with Conditional Use requests and that neighbors would not be notified of this request until it is brought before City Council.

A motion for denial was defeated by a vote of seven to five. In discussion which followed, it was pointed out that the existence of a gate could alleviate traffic congestion on SE 64th and after a one-year trial period a valid reconsideration could be made.

Pet. 6212 Lydia Gwinner (deceased) by Al Gwinner and Samuel Hooker, co-executors,  
and Joseph E. Weston, optional purchaser. Zone change request from zones  
R5 and A2.5 to A1, located on the northeast corner of SE 75th Ave. and  
SE Division St. to allow the applicant to develop the subject property  
with Tax Lot 54 to the east.

The Board recommended a 30-day deferral until the applicant has met with the neighborhood and a traffic study is made to determine the impact of the proposed development on the neighborhood. Concern was expressed that minimum code-required parking is inadequate for this development due to existent traffic and on-street parking problems in the area.

It was explained that the petitioner proposes a 20 ft. dedication to widen 75th Ave. to provide better access to SE Division and that all ingress and egress will be off of

SE 75th. The petitioner said that at present he has a permit to construct 18 units but that he felt that a 36 unit development with the amenities provided would be a better plan.

The Mt. Tabor delegate read a letter to the Board, dated January 6, 1975, from the Executive Board of Mt. Tabor Neighborhood Association, indicating the Association did not have sufficient notice of the request to poll the general membership but that immediate neighbors were contacted. The letter explained that the Mt. Tabor Board supports the multiple family dwelling concept but remains neutral on this request. It added that "based on a visual observation, Board members note an increase in the number of "vacant" signs in surrounding apartments and question if there is a need for additional apartments". The Mt. Tabor delegate explained that he spoke with adjacent neighbors regarding the proposal and reported opposition because of their concern with the existing traffic and parking problems in the area. A motion for denial was withdrawn following the recommendation that the petitioner meet with the neighbors to answer questions about the proposed development.

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

Terry Sandblast announced that the 60th and Lincoln proposal is tentatively scheduled for February.

Kathy Zimmerly read a letter from Commissioner McCready, in response to the December 17th letter from the Board to City Council regarding the future and/or proposed role of Southeast Uplift in the areas of citizen participation dealing with the Housing and Community Development Program and other related neighborhood association activities. Commissioner McCready indicated she would be interested in attending the meeting requested.

In discussion which followed, several Board members pointed out that the Southeast Uplift Program has played an important leadership role in the community with regard to increasing citizen participation in land use planning and they want it to continue.

It was announced that on Wed. January 8th, there will be a joint Hearing of the Portland City Planning Commission (PCPC) and the Portland Development Commission (PDC) to receive testimony from citizens regarding Housing & Community Development needs. Members were urged to attend. Larry Lubin indicated that he would present the Inner SE Neighborhood Coalition's proposal at the meeting. Board members were asked if they wished to make a statement at the PCPC - PDC Hearing. During discussion which followed it was pointed out that Commissioner Jordan's office had called the Southeast Uplift office requesting more detailed recommendations from SEUL than were indicated in the Dec. 17th letter to the Mayor (ie: The Board endorsed the goals and policies formulated by the Coalition because it was felt that the proposal is a positive step towards improving SE Portland and that rather than excluding neighborhoods outside of the Coalition, it will be a first step for receiving additional funding in SE in the future). The Mt. Tabor delegate volunteered to attend the Hearing representing the Southeast Uplift Board, but it was decided that no official statement from SEUL regarding Housing and Community Development or the Coalition Proposal should be made until the Board has had an opportunity to study the HCD program and the "Southeast Plan" in detail. Several persons expressed disappointment that there had been such short notice of the Jan. 8th Hearing.

Announcements

It was announced that the Inner SE Coalition would meet on Tuesday, January 7th, 7:30 p.m. Interested Board members were encouraged to attend. The Buckman delegate announced that the Buckman Community Association will meet on Thursday, January 9th, 7:30 p.m. at the Senior Adult Center to discuss by-law amendments.

It was reported that special Community Meetings will be held throughout January for the purpose of discussing improvements to the arterial streets system in the City. Southeast neighborhood meeting dates include: January 13, 14, 22, and 30, 1975. It was added that the Southeast Uplift office has been assisting Bureau of Planning staff in mailing and distribution of the arterial streets meeting notices.

Kathy Zimmerly announced that Peggy Eckton has informed the SEUL Office that the Southeast Uplift Board has been elected to the Multnomah County Human Services Board. After discussion, it was decided that Helen Belec will serve as interim SEUL representative until the SEUL Executive Board appoints or elects a permanent representative.

The meeting adjourned at 11:20 p.m.

KZ:rw

RECEIVED  
JAN 16 1975

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

DECEMBER 16, 1974

Southeast Uplift Advisory  
Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)  
Virginia Seidel, V-Chm. (HAND)  
Jo Brown, Sec'y. (Laurelhurst)  
Robert Johnson (Brooklyn)  
Larry Lubin (Buckman)  
Helen Belec (Sunnyside)  
Dave Utzinger (Mt. Tabor)  
Louis Ream (Foster-Powell)  
Tom Beasley (Mem.-at-lrge.)  
Marie Brown (South Tabor)  
John Olson (Montavilla)  
Chuck Liebert (Kerns)  
Vern Kinnee (Mem.-at-lrge.)  
Art Stubbs (Mem.-at-lrge.)

Others Attending:

Walter Willette  
Simon P. Thompson  
Betty Ream  
Fr. Albert Bauman  
Robert D. Stuva

SEUL Board Members Not Represented or Present:

John Stryker (Eastmoreland)  
Clyde Brummell (SMILE)  
Augusta Richter (SURGE)  
Steve Rutherford (Richmond)  
John Hartog (Mid-Southeast)

Others Attending:

Eleanor Avent  
Joyce Foote  
Don Hughes  
Raymond Grant  
Lee Smith

Others Attending:

Dick Millington  
David K. Blomgren  
Jackie Williams  
Kathy Zimmerly (P.D.C.)  
Calvin Lucas (P.D.C.)  
Rita Weissenborn (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. The minutes of the previous meeting were approved as printed. It was explained that Terry Sandblast of the Bureau of Planning could not be present for the meeting and that the tentatively scheduled zoning cases would be considered at the January 6th Southeast Uplift meeting.

Reports of Development Commission staff on current activities.

Kathy Zimmerly reported that several replies from neighborhood associations have been received regarding SEUL Board appointments or re-appointments which have not yet been confirmed by the Mayor. Those mentioned were: Robert Johnson, Brooklyn Action Corps. delegate; Dave Utzinger, Mt. Tabor delegate; Larry Wissbeck, Buckman



alternate delegate; Caroline Miller, Kerns alternate delegate; Clyde Brummell, SMILE delegate; Bill Lorenzana, SMILE alternate delegate; Augusta Richter, SURGE delegate; Don Hune, SURGE alternate delegate; Marie Brown, South Tabor delegate; and Dan Gallup, South Tabor alternate delegate. Those members-at-large who have indicated they would like to continue serving on the Board are: Vern Kinnee, Art Stubbs, and Dick Priestley. Ms. Zimmerly added that since no reply was received from Erma Lundahl, it is assumed that she does not desire re-appointment.

It was also reported that a letter dated December 5, 1974 was received from the Chairman of the Montavilla Community Association (MCA) indicating that Walter Willette and Jackie Williams had been selected to serve as SEUL delegate and alternate delegate, respectively. The present MCA delegate, John Olson, was requested to report on events which have brought the selection of Mr. Willette and Ms. Williams into question. He explained that at the December 12th MCA general membership meeting, concern was expressed regarding whether the SEUL representatives from Montavilla should be appointed by the MCA Board or elected by the general membership. He added that at the Dec. 12th meeting, the MCA Chairman, Lee Smith, agreed to write a letter to SEUL stating that the appointments of Mr. Willette and Ms. Williams to the SEUL Board were pro tem until a general election could be held on January 9th, 1975.

The MCA Chairman then presented a letter, dated December 16th, which was read by the SEUL Chairman, confirming the appointment of Walter Willette and Jackie Williams for the '75 - '76 term. In discussion which followed, several persons presented differing interpretations of the Montavilla and SEUL By-Laws. It was suggested that a legal opinion be requested to help clarify By-Law interpretations. However, it was decided that the matter could better be resolved without the aid of legal advice.

A motion was made and seconded that SEUL accept the Montavilla Chairman's December 16th letter confirming Mr. Willette and Ms. Williams. After discussion, it was moved and passed (by a vote of nine to three) to table this motion. It was then moved and passed to appoint a sub-committee to study the problems associated with the Montavilla appointments to SEUL. The SEUL Vice-Chairman, Virginia Seidel, was requested to chair the sub-committee consisting of Art Stubbs, Helel Belec, Jo Brown, and Marie Brown. In the interim, Board members agreed to recognize John Olson as the Montavilla delegate at the January 6th SEUL meeting. It was unanimously voted to address a letter to the Mayor requesting confirmation of all Board appointments (omitting Montavilla until after the sub-committee reports its findings at the January 6th SEUL meeting).

Kathy Zimmerly announced a joint briefing of the Portland Development Commission and the Planning Commission would be held at 12:00 noon on Tuesday, Dec. 17th at the City Hall Annex to discuss the Housing and Community Development Act.

#### Community Activities

Chuck Liebert, Chairman of the Inner Southeast Neighborhood Coalition, reported that their proposal for HCD funding would be presented to the City on Friday, Dec. 20th. He said that a major priority in the proposal involves housing

Page 3.

rehabilitation in ten-block target areas selected by neighborhood associations in Buckman, Brooklyn, Sellwood-Moreland, Richmond, Sunnyside, Kerns, and Hosford-Abernethy. It was moved and passed to address a letter to Mayor Goldschmidt (with copies sent to City Council, the Bureau of Planning, Portland Development Commission, Office of Neighborhood Associations, and the Office of Planning & Development), endorsing the Coalition's proposal. During the discussion it was pointed out that the proposal is a positive step towards improving Southeast Portland and that rather than excluding neighborhoods outside of the Coalition, it will be a first step for receiving additional funding in the future.

Virginia Seidel reported that as a staff member at PACT she is currently in charge of an emergency food and fuel program for residents in the PACT target area. She said that requests for emergency fuel and food should be referred to the PACT Office at 233-8491. In response to how much is available per family, she said that a maximum of 100 gal. of fuel and \$50.00 for food is available.

The Brooklyn delegate, Bob Johnson, reported that the Land, Conservation & Development Commission will include "Housing" as one of the Goal Subjects in its final Draft of proposals.

Proposed SEUL By-Law amendments in regard to a Grievance Procedure and recording majority and minority viewpoints were distributed. Board members were requested to study them and they would be further discussed at the January 6th meeting.

The meeting adjourned at 8:55 p.m.

KZ:rw

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**DEC 30 1974**

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

May 5, 1975

Southeast Uplift Advisory  
Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)  
Virginia Seidel, V-Chm. (HAND)  
Jo Brown, Sec'y. (Laurelhurst)  
John Stryker (Eastmoreland)  
Dave Utzinger (Mt. Tabor)  
Bill Lorenzana (SMILE)  
Robert Johnson (Brooklyn)  
Bill Arndt (Kerns)  
Larry Lubin (Buckman)  
Louis Ream (Foster-Powell)  
Augusta Richter (SURGE)  
Dan Gallup (South Tabor)  
Raymond Grant (Montavilla)  
Larry Lindstrom (Sunnyside)  
Tom Beasley (Mem.-at-lrge.)

SEUL Board Members Not Represented or present:

John Hartog (Mid-SENA)  
Steve Rutherford (Richmond)  
Art Stubbs (Mem.-at-lrge.)  
Vern Kinnee (Mem.-at-lrge.)

Others Attending:

C.H. Van Housen  
Ken Garrison  
Grant H. Wilson, Jr.  
Shirley Stone  
Marilyn McCabe  
Jerry Erwin

Others Attending:

Aileen Howard  
Don Hughes  
Richard Rockefeller  
John W. Moran  
M.D. Replogle  
W.H. Sammler

Others Attending:

Mr. & Mrs. Walter Tooze  
Dennis Wilde (Bur. of Plng.)  
Alan Fox (Bur. of Plng.)  
Terry Sandblast (Bur. of Plng.)  
Kathy Zimmerly (P.D.C.)  
Rita Hughes (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. Larry Lindstrom was introduced and seated on the Board as the Sunnyside alternate. The minutes of the previous meeting were approved as printed.

Kathy Zimmerly introduced Dennis Wilde and Alan Fox of the Bureau of Planning. It was explained that City Council would like a response from the SEUL Board regarding application for a planning grant to be used in Southeast Portland. Mr. Wilde related that the Bureau of Planning has been notified that a 701 federal planning grant in the amount of \$64,000 may be available for planning assistance in either the Mt. Hood Freeway Corridor or the Inner Southeast Coalition neighborhoods. He explained that if the City receives the grant, \$30,000 in City matching funds will bring the grant total to \$94,000.

He added that application for the grant will be considered at a pre-Council hearing, Tuesday, May 6th and at the formal hearing, Wednesday, May 7th. It was explained that City Council would probably be more inclined to approve planning assistance for the Coalition neighborhoods, while the Mt. Hood Freeway Corridor option might be more favorably received by the federal government. In answer to questions, Mr. Wilde explained that the grant will be for one year and that both proposals provide for one professional planner and 8 or 9 para-professionals. He further explained that even if the grant is not approved, the City will assign a planner to work in Southeast.

In response to a question regarding who will hire the planners, Mr. Wilde stated that this has not yet been decided and added that the Bureau of Planning recognizes a need for planning within the Corridor area as well as in the Coalition neighborhoods.

It was suggested that the Board may wish to address a letter to City Council requesting approval of application for a grant favoring one or the other proposal. After further discussion, it was voted, 7 to 1, to address a letter to Council in support of the proposal for planning assistance to Inner Southeast Coalition neighborhoods. The Chairman agreed to appoint a representative to present the SEUL letter at the Council hearing on Wednesday, May 7th.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the action on one zone case considered at a previous meeting.

6428 East Side Van & Storage, deedholder of Tax Lot 238, Sec. 7, T1S, R2E, located on the west side of SE 48th Ave. south of SE Powell Blvd. Zone change request from R5 to M3 in order to construct a 100 ft. by 80 ft. warehouse for medium and long-term storage of household items. Approved with conditions. (SEUL agreed.)

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for consideration by the Board. (Petition representatives from all cases were present to answer questions.)

V 9-75 Street Vacation request by East Side Van & Storage Co. for a portion of SE 48th Avenue adjacent to their property.

Unanimous approval because it was felt that there is no public purpose for the street and that it will be better utilized if owned by the applicant. Board members expressed concern that the entire portion of SE 48th south of Powell should be vacated since there is no need for an easement and subsequent maintenance would enhance the appearance of the neighborhood.

During discussion, it was pointed out that this case was originally scheduled to be considered at the May 27th Planning Commission hearing. However, it was decided to make a recommendation at this time since information regarding the case had been reviewed at a previous SEUL meeting.

CU 30-75 Grant H. Wilson, deedholder of Lots 9 thru 14, Block 34, Berkeley, located at 3630 SE Nehalem Street in zone R5. Conditional Use request to convert a single-family dwelling to a two-family use.

The Board unanimously recommended approval with the condition that a fire wall be constructed between the dwellings. It was felt that the request is reasonable because of prior use as two separate dwellings and the extensive size of the lot satisfies existing code requirements. Concern was expressed by the Eastmoreland delegate that approval of this request could set precedent for future multiple family dwellings in the neighborhood.

During discussion, Planning Commission staff explained that several letters had been received from neighbors within 400 ft. of the proposed duplex expressing opposition to the proposal. He added that one letter favored the proposal.

The applicant pointed out that prior to 1970 the property housed two separate dwellings which were joined together in order to create additional bedroom space.

The Eastmoreland delegate stated that his neighborhood association opposed the proposal because a precedent could be set for multiple family dwellings in a neighborhood in which only single family dwellings now exist.

CU 33-75 Belmont Care Center, deedholders, located at 4914 SE Belmont in zone A2.5. Conditional Use request to expand the dining facilities to approximately 255 sq. ft. and to remodel the exterior, necessitating a variance to permit an increase in the eave projections into the front yards beyond the allowed 30 inches.

The Board unanimously recommended approval of the request to expand dining facilities because it was felt that this addition will allow the applicant to better provide a needed service to the community. By a vote of 7 to 5 (1 abstention), the Board also recommended approval of a variance to allow 48 inch eave projections on the exterior. It was felt that the proposed design of the structure is conducive to the additional eave projection and it will facilitate comfort and efficiency in transporting patients. Concern was expressed that the applicant did not present a justifiable hardship which is unique or unusual to gain approval of a variance.

Planning Commission staff agreed to verbally report the Board recommendation on the Variance request because the Variance Committee meeting was at 9:00 a.m on May 6th.

6433R Norlinn, Inc., by Ken Garrison, lessee of Lot 8 except the east 10 feet, all of Lots 9, 10, 11 and 13, Block 3, Bernhardt Park located at 8919 SE Foster Rd. in zones M3 and A2.5. Request for a REvocable Permit to use subject property for storage of inoperable vehicles.

By a vote of 9 to 2 (2 abstentions), the Board recommended approval since most area neighbors did not object to the proposal and the applicant proposed to use the facility for inoperable vehicle storage only. It was felt that historically the property has been used for the storage of vehicles or related purposes and this storage meets a community need, especially due to its location in the vicinity of the I-205 Freeway. Concern was expressed that adequate screening be provided.

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During discussion, the applicant presented a petition with signatures from the area residents favoring the proposal. He added that the storage of vehicles at this location can be traced back to 1911. In answer to questions, he stated that the type of vehicles stored will be inoperable automobiles. It was pointed out that in the past, the property has been used for storage of heavy vehicles (i.e., caterpillars, trucks, trailers, etc.). The applicant also stated that operating hours will generally be from 7:00 a.m. to 8:00 p.m. but that vehicles may be towed into the area 24 hours a day.

The SURGE delegate reported that the neighborhood association recommends approval since a majority of area residents do not object.

6432 Milton Erickson, Lucille Erickson, Sevin and Velma Ostrom, deedholders of Tax Lot 94, Section 24, 1S, 2E, located at Barbara Welch Road and Barbara Welch Lane, Zone Change request from R20 to R10 in order to develop subject property with three single-family dwellings.

By a vote of 8 to 3 (2 abstentions), the Board recommended denial. It was felt that the applicant has not satisfied the Fasano requirement showing public need for the proposal and that it would constitute a spot zone. Concern was expressed by the minority that the development of the subject property as presently zoned (R20) would preclude lower income persons due to expensive sewer assessments, etc. and that density within City limits should be increased in order to preserve agricultural lands.

During discussion, it was pointed out that the property contains 34,000 sq. ft. which allows construction of one residence. It was added that construction of three dwellings might be more feasible because subdivision would facilitate better maintenance of the property. However, it was felt that this applicant did not demonstrate a public need for a zone change and that consistently, the SEUL Board has not approved spot zoning.

6439 Manifold Business & Investments, Inc., Alice Wilkenson, Charles and Florence Ruckles, deedholders, Society of St. Vincent de Paul, optional purchaser of Lots 3 and 4, 9 and 10, Block 2 Evanston located at 3634 - 3638 SE 27th Ave. Zone Change request from A2.5 to M3 in order to park the Society's trucks at night and on the weekends.

By a vote of 8 to 2 (1 abstention), the Board deferred recommendation at this time due to insufficient information regarding the proposal. Concerns expressed were that approval of M3 zoning may result in: 1) demolition of all four existing homes on the subject property; 2) further industrial encroachment on adjacent residential property; and 3) an increase in traffic circulation problems. Concern was also expressed regarding location of an entrance to the proposed parking area and that truck parking should not be adjacent to the residential area. No report was available from the Mid-Southeast Neighborhood Association,

During discussion, the representative of the petitioner explained that presently the 9 vans are parked in the employee parking area and this creates traffic congestion especially during rush hours. He added that access to the proposed parking lot will be via the driveway at the rear of the warehouse and that no ingress or egress is planned for SE 27th Ave. It was further explained that the trucks will park adjacent to SE 27th Ave.

Reports of Development Commission staff on current activities.

Staff read a letter from Wayne Potter of the Bureau of Neighborhood Environment which requested each neighborhood association appoint a representative to work with the Bureau on specific nuisance complaints or in formulating a program or policy. After discussion, it was unanimously voted to address a letter to Southeast neighborhood associations requesting appointment of a contact person for such input.

It was announced that Dee Padrow has been appointed SEUL alternate-delegate from the Eastmoreland Community Club. It was also reported that the new Richmond Neighborhood Association officers include: Chairman, Mike Gallagher; Vice-Chairman, Simon Thompson; and Secretary, Dianne Lanctot.

It was announced that the City will conduct a hearing on the proposed rate increase for garbage and refuse disposal at St. Johns Landfill on Tuesday, May 13th at 4:00 p.m.

It was reported that notice has been received stating that the City does not intend to file environmental impact statements regarding proposed H.C.D. projects because it has been determined the proposed projects will not adversely affect the quality of human environment. Comments regarding projects should be submitted to the Office of Planning & Development by May 23rd.

Board members were reminded that an alternate representative from SEUL should be appointed to serve on the Multnomah County Human Services Board since Art Stubbs is presently out of town and will not be able to attend meetings. It was agreed to discuss the appointment at the next regular SEUL meeting. During discussion, it was pointed out that SEUL Bylaws do not currently provide for a specific number of members-at-large. Concern was expressed that there is a need to fill such vacancies and the Bylaws should be amended to accommodate this need. Jo Brown suggested that the subcommittee appointed to study the future role of Southeast Uplift could also make recommendations regarding this matter.

Community Activities and Announcements

Jo Brown reported that the special subcommittee had met with representatives of P.D.C. and OONA but that no recommendations have yet been prepared. She added that members plan to meet and report to the Board at the May 19th SEUL meeting.

Dave Utzinger reported that since the last SEUL Board meeting, several questions have been raised concerning whether the letter to the City Attorney regarding Fasano should be sent. Larry Lubin pointed out that a response to the letter might be adverse and suggested that the emphasis of the letter be changed. It was also suggested that a different source be contacted for clarification (i.e., Northwest Environmental Law Council or Lewis & Clark Law School). After further discussion, it was unanimously voted to re-write the letter for consideration at a future meeting.

Virginia Seidel announced a meeting for Inner Southeast neighborhoods on May 8th at the PACT Office to discuss proposals for the Youth Environmental Project (Y.E.P.). It was also announced that a Y.E.P. meeting will be held on May 6th, 7:30 p.m. at the SEUL Conference Room which will include Outer Southeast neighborhoods.



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The Foster-Powell delegate reported that residents of SE 74th, Holgate to Raymond, had participated in a first phase of the Clean-Sweep program sponsored by the City. He added that there were two pick-up trucks available and that six loads were removed from the neighborhood. It was pointed out that larger trucks will be available as the program gets underway.

The Mt. Tabor delegate announced their Association will meet on May 14th and the agenda will include amendments to bylaws and an election. He added that City Council will consider the proposal by Franklin Service Corporation on Thursday, May 8th.

The meeting adjourned at 10:35 p.m.

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**RECEIVED**  
**MAY 14 1975**

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

April 7, 1975

Southeast Uplift Advisory  
Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)  
Virginia Seidel, V-Chm. (HAND)  
Jo Brown, Sec'y. (Laurelhurst)  
Robert Johnson (Brooklyn)  
Marie Brown (South Tabor)  
Bill Arndt (Kerns)  
Raymond Grant (Montavilla)  
Louis Ream (Foster-Powell)  
Dave Utzinger (Mt. Tabor)  
Clyde Brummell (SMILE)  
Larry Lubin (Buckman)  
Vern Kinnee (Mem.-at-lrge.)  
Steve Rutherford (Richmond)  
Tom Beasley (Mem.-at-lrge.)  
Walter Tooze (Sunnyside)

Others Attending:

William B. Rigg  
Stan Ely  
George H. Hollett  
Mark Weaver  
Shirley Stone  
So Hin Wong  
Louis Apa

Others Attending:

Nina Chastain  
M.D. Replogle  
Walter Willette  
Denise Willette  
Deborah Willette  
Sara Joshel  
W.H. Sammler

Others Attending:

Elmer Zeller  
Don Hughes  
Oliver Creswick  
Joyce Foote  
Terry Sandblast (Bur. of Ping.)  
Kathy Zimmerly (P.D.C.)  
Rita Hughes (P.D.C.)

SEUL Board Members Not Represented or Present:

Augusta Richter (SURGE)  
John Hartog (Mid-Southeast)  
John Stryker (Eastmoreland)  
Art Stubbs (Mem.-at-lrge.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. Walter Tooze was introduced and accepted as the newly appointed delegate from the Sunnyside Neighborhood Association as requested in a letter dated April 4, 1975 from the Sunnyside Chairman, Nina Lindstrom. After discussion, the minutes of the March 17th meeting were approved as printed. It was then unanimously voted to approve the minutes of the March 11th Special Meeting as amended to include Marie Brown among those present at the meeting. The Sunnyside delegate indicated that it is his understanding that Larry Lindstrom will be appointed as Sunnyside alternate and a letter of confirmation will be forthcoming.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the actions of six zone cases considered at previous meetings.

- CU 19-75 Portland Bureau of Parks, deedholder; Conditional use request to install tennis court lights located at SE 89th Avenue and SE Claybourne Street at Glenwood Park. Approval with conditions. (SEUL agreed.)
- 6419 Matterhorn Corporation and Elmer's Pancake and Steakhouse Corporation, deedholders. Zone change request from A2.5 to A2.5P to construct a parking lot to be used in conjunction with the restaurant located on the northwest corner of NE 82nd Ave. and Burnside St. Approval with conditions. (SEUL agreed.)
- 6420 Rolland & Colleen Hanson, deedholders. Zone change request from R5 to R5P for Lots B, 1 and 2, located on the southwest corner of SE Bybee Blvd. and SE 83rd Ave. in order to construct a parking lot to be used in conjunction with the grocery store at SE 82nd and Bybee Blvd. Approval with conditions. (SEUL agreed.)
- 6422 Hans Hoech, deedholder. Zone change request from R5 to A2.5 for Lot 9, Block 3 located at 1513 SE Yukon Street in order to construct a duplex. Denial. (SEUL agreed.)
- 6426 Dr. Edward M Fielitz, deedholder; Matthew B. Maberry, contract purchaser. Zone change request from A1 to C2 for Lots 17 and 18, Block 42, Laurelhurst, located at 3325 and 3337 NE Wasco Street. Approval with conditions. (SEUL agreed.)
- 6212 Lydia Gwinner (deceased) by Al Gwinner and Samuel Hooker, co-executors and Joseph Weston, optional purchaser. Zone change request for Tax Lot 107, Section 5, T1S, R2E, located on the northeast corner of SE 75th Ave. and SE Division Street from zones R5 and A2.5 to A1. Approval with conditions. (SEUL approved with conditions.)

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for consideration by the Board. (Petition representatives from all cases were present to answer questions.)

- CU 25-75 Louis and Amelia Apa, deedholders; Pak Leong and So Hin Wong, lessees of Lots 2, 3 and 4, Block 1, Meadowland, located at 2020 SE Division in zone C2. Conditional use request to reestablish service station use of the property.

The Board unanimously recommended approval with the conditions that adequate screening

be provided and that nuisances associated with the auto body shop be removed from the applicant's adjacent property. Concern was expressed that overnight storage of vehicles be limited. It was felt that the service station will provide a needed service to the community.

During discussion of the case, it was pointed out by Planning Commission staff that operation of the body shop and storage of junk vehicles on adjacent property is in violation of allowable uses in the C2 zone. In answer to a question regarding why a conditional use request is required for the applicant to provide gasoline pumping service, Mr. Sandblast stated that City Council recently passed an Ordinance which places service station requests under conditional use status. The HAND delegate reported that their Association recommends approval of the request because the neighbors feel there is a need for gasoline service in the area, but they also desire removal of the derelict autos on the applicant's adjacent property.

CU 26-75 Sisters of Mercy of Oregon, deedholders. Conditional use request to create a 54-space parking lot east of Mt. St. Joseph's Residence and Extended Care Center located at SE 32nd and Stark in zone A1.

By a vote of 11 in favor and 2 opposed with 1 abstention, the Board recommended approval because the proposed parking facility will: 1) conform with the proposed parking code amendment; 2) eliminate access to the residential area on the south; 3) consolidate most of the guest and employee parking; and 4) provide better protection from vandalism. Concern was expressed that an existing 29-space parking lot is not being used and the applicant did not, therefore, adequately demonstrate that the new facility will encourage off-street parking.

During discussion, it was explained that if the request is approved, there will be a total of 124 parking spaces provided which will conform with the proposed hospital parking code requirements. The applicant stated that adequate screening and landscaping is provided and there will be catch basins to receive extra storm run-off. He added that the 29-space lot is undesirable to many employees because of vandalism in the area.

CU 27-75 I.O.O.F. Grand Lodge of Oregon by Stan Ely, Grand Master, and Chester Robinson, Grand Secretary, deedholder. Conditional use request to construct a 2-phase retirement community project comprised of a 120-bed home for the aged in Phase 1 and an 80-bed intermediate care facility in Phase 2. Included in Phase 1 is a kitchen and dining facility for both phases.

The Board unanimously recommended approval with the conditions that: 1) no exit be permitted on SE 32nd Street; 2) living screening be provided in accordance with code requirements (the entire south side of the property); and 3) adequate parking be provided to meet proposed hospital code requirements. It was felt that the proposed facility will satisfy a public need and that the removal of the existing structurally deficient building will improve the appearance of the neighborhood.

During discussion of the case, the applicant explained that after study it was decided that it would be economically unfeasible to expand the old facility and bring it up to code. He related that the present facility has 74 beds, all of which are occupied, and there is a waiting list. In answer to a question, he stated that the

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target date for completion will be 15 to 16 months after the project is begun in June. It was added that 43 parking spaces will be provided and space is available if it is necessary to increase parking facilities. The applicant explained that the facility will house ambulatory elderly patients and attempt rehabilitation, as opposed to the adjacent Friendship Health Center which serves the needs of the acutely ill patient.

Planning Commission staff suggested that the plan should indicate direction signs to the parking lot. In answer to a question as to whether they would be amenable to a dedication of a portion of the property on SE 33rd, the applicant responded that they would be willing to consider the suggestion. During the slide presentation, it was pointed out that the present parking facility on the site lacks the code required screening for the lot. The applicant was encouraged to provide the screening as soon as possible.

6427 Nina Chastain, deedholder. Zone change request from R5 to A2.5 in order to construct a four-plex on a 9,000 sq. ft. site located on the northwest corner of SE 76th Ave. and SE Clay Street.

The Board recommended denial (1 abstention) because it was felt that requirements set by the Fasano Decision have not been satisfied by the applicant. The Board felt that approval of A2.5 would create a spot zone and could set precedent for similar requests in the area.

During discussion, Planning Commission staff pointed out that the zoning code requires 10,000 sq. ft. for construction of a four-plex and this property has a total of only 9,000 sq. ft. He added that in order to construct a four-plex on the site, a Variance would have to be granted if the zone change request is approved. The applicant was present to explain that she has owned the property since 1956 and feels that the construction of a four-plex on the property would not harm the residential character of the neighborhood. She said other multiple family dwellings exist nearby and that immediate neighbors do not object to the proposal. It was pointed out by several Board members, however, the request as presented does not demonstrate a public need. The Mt. Tabor delegate explained that the neighborhood association did not have a recommendation because they had not yet discussed the request at a meeting. Planning Commission staff explained that both Montavilla and Mt. Tabor Neighborhood Associations were notified on August 19, 1974 and again on March 18, 1975 regarding this case. The applicant was encouraged to present the request to the Planning Commission using standards set by Fasano as well as gathering neighborhood support for the proposal.

During discussion which followed, several questions were asked of Planning Commission staff regarding notification procedures. Terry Sandblast explained that the applicant is advised at the time of the initial phone inquiry that the procedure will involve contact with the neighborhood association and the SEUL Board. In answer to a question regarding which persons receive notifications, Kathy Zimmerly responded that each association has designated a person to be notified but the information is presently in need of updating due to elections, etc.

It was pointed out that there has been a breakdown in the 6 to 8 week lag time which Planning Commission staff had indicated would exist in the newly adopted notification procedures. Jo Brown suggested that Planning Commission staff phone the neighborhood association contact person when a request is initially filed so that the association might have more time to study the request and work cooperatively with the applicant. The HAND Chairman, Mel Replogle, explained that his Association contacts the applicant and added that he believes it is a joint responsibility of the neighborhood association and zoning applicant to contact each other. It was also suggested that SEUL delegates periodically contact Planning Commission staff regarding upcoming requests. After further discussion, Walter Tooze agreed to prepare a draft procedure to improve the process of communication among the Planning Commission, zoning petitioners, the SEUL Board and neighborhood associations. He said he would present his suggestions at the next regular SEUL Board meeting.

Reports from special subcommittee to study questions concerning Southeast citizen participation needs and alternatives.

Virginia Seidel distributed a list of concerns and questions which were prepared at the subcommittee meeting of April 3rd at her home. It was explained that the committee decided not to draw conclusions until more input and information is received. Virginia Seidel reported that the subcommittee consists of Jo Brown, Art Stubbs, Vern Kinnee, Chuck Liebert, John Stryker, Clyde Brummell and herself. She added that Chuck Liebert and John Stryker were unable to attend the meeting on April 3rd.

It was explained that most of the questions at the April 3rd meeting dealt with funding. Dave Utzinger suggested that the issues involved go further than monetary considerations. He questioned that if SEUL receives funding through OONA for support services, could the Board remain as autonomous as it has under the Portland Development Commission? Larry Lubin suggested that the SEUL Board is unique in the City because it functions as a District Planning Organization with broader interests than citizen participation. As a means of measuring time spent assisting neighborhood associations and the SEUL Board, staff was asked to compute for the month of April time spent on SEUL Program related activities (including sidestripping and Critical Maintenance Loan referrals, etc.) as opposed to those directly related to individual neighborhoods. Virginia Seidel added that one of the alternatives suggested involves P.D.C. contracting with OONA to administer the SEUL Program. It was pointed out most of the decisions regarding these matters will ultimately be made by City Council.

After further discussion it was decided that the subcommittee would meet during the week of April 14th and make a report at the next SEUL meeting. Board members were urged to submit any questions or suggestions to Virginia Seidel or Jo Brown.

Reports of Development Commission staff on current activities.

Kathy Zimmerly reported that letters have been received from the Mayor and Commissioner Schwab regarding the endorsement of the Montavilla proposal to restrict location of massage parlors. It was explained that the Mayor will introduce legislation to restrict the location of future massage parlors and attempt to restrain the activities of those currently in operation.

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It was announced that the Design Committee hearing regarding the Bible Temple proposal is scheduled for Wed., April 9th, 7:30 p.m. in Room 200 of the City Hall Annex.

Kathy Zimmerly reported that a letter has been received from Dwight Edman, Chairman of Area III School Coalition regarding recommendations on the school reorganization plan. She explained that support and/or criticism of these recommendations has been requested. During discussion, the HAND Chairman announced that both sides of the school closure issue will be heard at a meeting on April 12th, 12:00 noon at the PACT Office. It was also announced that Buckman Community Association will meet on Thurs., April 10th, at 7:30 p.m. at Buckman School and that the entire agenda will be devoted to the school reorganization plan.

After discussion, it was moved and unanimously passed to address a letter to Dwight Edman in support of the Area III School Coalition proposal because the Board agrees the process by which the original proposal was developed requires formation of a new Task Force to study the social and environmental impact of school closures and building reorganization. Jo Brown asked that the letter also suggest that more citizen involvement in decisions affecting schools could lead to more citizen support for school bond issues, etc.

#### Announcements and Community Activities.

The Montavilla delegate announced that his Association will meet on April 10th, 7:30 p.m. at 414 SE 81st.

Virginia Seidel reported that she had attended a workshop dealing with citizen communication on April 5th. It was sponsored by OONA, CUE and P.S.U. and more such workshops are planned in the future.

The Mt. Tabor delegate announced his Association will meet on Tues., April 8th, 7:30 p.m. at Mt. Tabor School and that the agenda will be devoted to the school closure issue. Mr. Utzinger suggested that he would like to have a slot for "new business" on SEUL Agendas. As an example, he explained that there is a need to discuss whether or not the SEUL Board is subject to certain Fasano Decision requirements. He added that the Board may have to request the aid of the City Attorney to determine what is required in this area. It was suggested that Mr. Utzinger draft a letter to the City Attorney and present it for review at the next meeting.

Several Board members requested that the April 21st SEUL Agenda provide for discussion of "to smoke or not to smoke" at SEUL meetings.

The meeting adjourned at 10:30 p.m.

KZ:rh



MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

MARCH 17, 1975

Southeast Uplift Advisory  
Board Members Attending:

- Dick Priestley, Chm. (Mem.-at-lrge.)
  - Jo Brown, Sec'y. (Laurelhurst)
  - Robert Johnson (Brooklyn)
  - Marie Brown (South Tabor)
  - Bill Arndt (Kerns)
  - Raymond Grant (Montavilla)
  - Louis Ream (Foster-Powell)
  - Grant Nelson (Mt. Tabor)
  - Clyde Brummell (SMILE)
  - Larry Lubin (Buckman)
  - Vern Kinnee (Mem.-at-lrge.)
  - Steve Rutherford (Richmond)
  - Art Stubbs (Mem.-at-lrge.)
  - Virginia Seidel.
- Others Attending:

Robert H. Buys  
Jerome C. Newton  
Joyce Foote  
L.L. Weinert  
Matthew B. Mayberry  
Hans Hoech  
Sara Joshel

SEUL Board Members Not Represented or Present:

Helen Belec (Sunnyside)  
John Stryker (Eastmoreland)  
John Hartog (Mid-Southeast)  
Virginia Seidel, V-Chm. (HAND)  
Tom Beasley (Mem.-at-lrge.)  
Augusta Richter (SURGE)

Others Attending:

Joseph E. Weston  
Mel Reeves  
Dave Utzinger  
Shirley Stone  
Terry Sandblast (Bur. of Plng.)  
Kathy Zimmerly (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. After discussion, the minutes were approved as printed. At the request of the Kerns Neighborhood Association, the Board accepted Bill Arndt as the delegate to Southeast Uplift. Chuck Liebert will become the Kerns alternate-delegate. After discussion it was decided to ask Board members to sit at tables in order to facilitate vote counting.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the actions of four zone cases considered at previous meetings.

6387 Franklin Service Corporation, deedholders. Zone change request from R5 to A2.5 to allow the construction of 150 dwelling units located east of SE 60th Ave. adjacent to SE Grant and Sherman Streets. Denial. (SEUL agreed.)

- 6419 Matterhorn Corporation and Elmer's Pancake and Steakhouse Corporation, deedholders. Zone change request from A2.5 to A2.5P to construct a parking lot on the north-west corner of NE 82nd Ave. and Burnside Street. The Planning Commission did not consider because the applicant was not present at the hearing.
- 6420 Rolland and Colleen Hanson, deedholders. Zone change request from R5 to R5P to construct a parking lot located on the southwest corner of SE Bybee and SE 83rd Avenue. The Planning Commission did not consider because the applicant was not present at the hearing.
- 6422 Hans Hoech, deedholder. Zone change request from R5 to A2.5 to construct a duplex located at 1513 SE Yukon St. Deferred until the March 25, 1975 Planning Commission hearing.

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for consideration by the Board. (Petition representatives from all cases were present to answer questions.)

- 6426 Dr. Edward M. Fielitz, deedholder; Matthew B. Maberry, contract purchaser. Zone change request from A1 to C2 for Lots 17 and 18, Block 42, Laurelhurst, located at 3325 and 3337 NE Wasco Street.

The Board unanimously approved the request for use as an animal clinic and off-street parking with the condition that there be no major alterations to the existing dwellings in order to retain the residential character of the neighborhood. The Board felt that if the above conditions are met, the applicant will provide a needed service to the area.

- 6422 Hans Hoech, deedholder. Zone Change request from R5 to A2.5 for Lot 9, Block 3 located at 1513 SE Yukon Street in order to construct a duplex.

The Board unanimously denied the request as submitted but recommended approval of a Revocable Permit for remodeling and use of the structure as a duplex with the following condition: that the applicant agree to meet code requirements of "Section 33.94.020 (C) Damage and Destruction". In accordance with the recommendations of SMILE, the Board felt that since the neighbors do not object and the applicant will greatly improve the property, the non-conforming use which has existed for some 30 years should be conditionally allowed to continue. The Board complimented the applicant for his voluntary cooperation with neighborhood groups.

During discussion of the case, the SMILE delegate stated that a Revocable Permit would provide more control over future uses of the property yet not penalize the present owner who plans to improve the dwelling.

- 6212 Reconsideration of Lydia Gwinner (deceased) by Al Gwinner and Samuel Hooker, co-executors and Joseph E. Weston, optional purchaser. Zone change request for Tax Lot 107, Section 5, T1S, R2E, located on the northeast corner of SE 75th Avenue and SE Division Street, from zones R5 and A2.5 to A1.

By a vote of 9 to 3 and 1 abstention, the Board recommended approval of the application as submitted with the following conditions: 1) that 39 parking spaces be provided on the lot; 2) that the applicant apply for a variance on the front yard along 75th in order to allow five additional parking spaces; 3) that the development contain 60% one-bedroom units and

40% two-bedroom units; 4) that the applicant agrees there be no parking along the east side of SE 75th; 5) that obstacles designed to discourage illegal parking on SE 75th be installed adjacent to property; 6) that the plans be approved by the Design Review Committee; 7) that every effort be made to save the large tree on the property along Division and 8) that the applicant agree to remove the non-conforming building on the north end of the property within 30 days of recording of the subject zone change ordinance. This recommendation disagreed with the recommendation of denial from the Mt. Tabor Neighborhood Association but the Board felt approval should be granted because immediate neighbors along SE Sherman favor it and the development would definitely be an asset to the area if conditions as outlined above are met. The Board commended the applicant's cooperation in working with the neighbors to develop a mutually acceptable plan.

During discussion of this case, concerns were raised by the applicant regarding whether the Montavilla Community Association or Mt. Tabor Neighborhood Association had jurisdiction because the property is located in an area where the two neighborhood association boundaries overlap. Planning Commission staff was asked to notify both associations in such cases in the future. The Mt. Tabor alternate, Grant Nelson, reported that his association opposed the development because: it would further increase traffic and parking problems in the area; the applicant has not provided incentives for tenants to use public transit as by giving rent credits for tenants using buses; approval of this development may encourage more apartment zoning in the area; and the design of the proposed apartments was unacceptable. A motion to deny the zone change failed by a vote of 8 to 3. A motion to defer and resubmit the proposal to the Mt. Tabor Association also failed by a vote of 9 to 2. After the vote to approve, Clyde Brummell suggested that all A1 zone change requests should be submitted as Planned Unit Developments.

### Community Activities

Vern Kinnee asked that a letter be written to City Council stating the Board's opposition to a transfer of Southeast Uplift Program functions to the Office of Neighborhood Associations. In response to Dave Utzinger's suggestion that the SEUL Board could remain autonomous but use the OONA for neighborhood association support services, Larry Lubin suggested that Southeast Uplift's success is due to the Development Commission's having less self-interest in the Program than would a City Bureau like OONA. Jo Brown suggested that no action be taken on the matter until the special subcommittee has met and makes a report to the full Board. In answer to a question regarding the make-up of the special subcommittee, Mrs. Brown stated that she could not recall which Board members she and Virginia Seidel had selected. The Chairman recommended that Art Stubbs and Vern Kinnee be among those asked to serve on the committee.

Montavilla Community Association Delegate Ray Grant requested the Board's endorsement of his association's proposal to City Council that they pass an ordinance prohibiting "body rub or massage parlors" in areas less than 1,000 feet from public or private schools. After discussion, the Board voted unanimous endorsement of the Montavilla Community Association proposal. Staff was instructed to prepare a letter to City Council regarding the matter.

It was reported that several affected neighborhoods are holding meetings regarding proposed Area III school closures. After discussion, it was decided to ask neighborhoods to forward their concerns to the SEUL Board for action at a later date.

Page 4.

Larry Lubin asked Board members to read a March 17, 1975 Oregonian editorial which he felt misinterpreted the accomplishments of the Office of Neighborhood Associations because most of the City's neighborhood associations had been functioning for years prior to the creation of OONA. He suggested that individual Board members may wish to write a letter to the Editor on their neighborhoods' independent accomplishments over the years. He added that another article in the March 15-21, 1975 Scribe had incorrectly described events at the March 3, 1975 SEUL Board Meeting.

Jo Brown asked the Board to consider endorsement of the Linus Pauling Park Project proposed by the Washington Community Eco-Aesthetics Group. Mrs. Brown explained that the park project, to be located on the Washington High school grounds, would not only improve the physical environment of the school but also provide a creatively designed open space for use by young people and the community in general. She said that the Eco-Aesthetics Group, made up of Washington parents, students and teachers, is seeking funds from private endowments and they need letters of endorsement from community groups. After discussion, the Board unanimously voted to endorse the Pauling Park Project.

Ray Grant reported that the Montavilla Community Association and South Tabor Community Association have formed a subcommittee to study Kaiser Clinic parking problems. Art Stubbs suggested that Montavilla also do an in-depth study of land-use alternatives in the vicinity of the Stark-Washington Couplet. He recommended that the M.C.A. request Bureau of Planning assistance for the study.

Grant Nelson, at the request of the Mt. Tabor Executive Committee, asked the Board to consider whether individual Southeast Uplift Board members should appear at public hearings as part of zoning petitioners' presentations. He explained that the matter became an issue because a Southeast Uplift Board member testified at the March 4, 1975 Planning Commission hearing as part of Franklin Service Corporation's presentation instead of during the time reserved for public testimony. He asked that the Board take the following action: 1) that the vote of the Board member in question be excluded from past or future Board action on the matter; and 2) that the Board develop guidelines to avoid future incidents of this type. During discussion, questions were raised concerning the limits of the Fasano Decision with regard to definitions of "quasi-judicial actions" by neighborhood associations and the Southeast Uplift Board. It was decided to seek more information on the matter from Bureau of Planning staff. After debate, the Board passed a motion (by a vote of 7 to 1) to instruct Board members not having previously declared a conflict of interest to present testimony at public hearings as part of the section reserved for private citizen input. Staff was asked to add an appropriate statement to the "Southeast Uplift Board Guidelines for Consideration of Zoning Matters".

During discussion of the March 4, 1975 Planning Commission hearing on the Franklin Service Corporation zone change, it was pointed out that Southeast Uplift's October 21, 1974 recommendation on the case was not read at the Planning Commission hearing. Staff was asked to prepare a cover letter and forward the recommendation to City Council before they hear the case.

The meeting adjourned at 10:45 p.m.

KZ:rh

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

MARCH 17, 1975

Southeast Uplift Advisory  
Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)  
Jo Brown, Sec'y. (Laurelhurst)  
Robert Johnson (Brooklyn)  
Marie Brown (South Tabor)  
Bill Arndt (Kerns)  
Raymond Grant (Montavilla)  
Louis Ream (Foster-Powell)  
Grant Nelson (Mt. Tabor)  
Clyde Brummell (SMILE)  
Larry Lubin (Buckman)  
Vern Kinnee (Mem.-at-lrge.)  
Steve Rutherford (Richmond)  
Art Stubbs (Mem.-at-lrge.)

Others Attending:

Robert H. Buys  
Jerome C. Newton  
Joyce Foote  
L.L. Weinert  
Matthew B. Mayberry  
Hans Hoech  
Sara Joshel

SEUL Board Members Not Represented or Present:

Helen Belec (Sunnyside)  
John Stryker (Eastmoreland)  
John Hartog (Mid-Southeast)  
Virginia Seidel, V-Chm. (HAND)  
Tom Beasley (Mem.-at-lrge.)  
Augusta Richter (SURGE)

Others Attending:

Joseph E. Weston  
Mel Reeves  
Dave Utzinger  
Shirley Stone  
Terry Sandblast (Bur. of Plng.)  
Kathy Zimmerly (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. After discussion, the minutes were approved as printed. At the request of the Kerns Neighborhood Association, the Board accepted Bill Arndt as the delegate to Southeast Uplift. Chuck Liebert will become the Kerns alternate-delegate. After discussion it was decided to ask Board members to sit at tables in order to facilitate vote counting.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the actions of four zone cases considered at previous meetings.

6387 Franklin Service Corporation, deedholders. Zone change request from R5 to A2.5 to allow the construction of 150 dwelling units located east of SE 60th Ave. adjacent to SE Grant and Sherman Streets. Denial. (SEUL agreed.)

Page 2.

- 6419 Matterhorn Corporation and Elmer's Pancake and Steakhouse Corporation, deedholders. Zone change request from A2.5 to A2.5P to construct a parking lot on the north-west corner of NE 82nd Ave. and Burnside Street. The Planning Commission did not consider because the applicant was not present at the hearing.
- 6420 Rolland and Colleen Hanson, deedholders. Zone change request from R5 to R5P to construct a parking lot located on the southwest corner of SE Bybee and SE 83rd Avenue. The Planning Commission did not consider because the applicant was not present at the hearing.
- 6422 Hans Hoech, deedholder. Zone change request from R5 to A2.5 to construct a duplex located at 1513 SE Yukon St. Deferred until the March 25, 1975 Planning Commission hearing.

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for consideration by the Board. (Petition representatives from all cases were present to answer questions.)

- 6426 Dr. Edward M. Fielitz, deedholder; Matthew B. Maberry, contract purchaser. Zone change request from A1 to C2 for Lots 17 and 18, Block 42, Laurelhurst, located at 3325 and 3337 NE Wasco Street.

The Board unanimously approved the request for use as an animal clinic and off-street parking with the condition that there be no major alterations to the existing dwellings in order to retain the residential character of the neighborhood. The Board felt that if the above conditions are met, the applicant will provide a needed service to the area.

- 6422 Hans Hoech, deedholder. Zone Change request from R5 to A2.5 for Lot 9, Block 3 located at 1513 SE Yukon Street in order to construct a duplex.

The Board unanimously denied the request as submitted but recommended approval of a Revocable Permit for remodeling and use of the structure as a duplex with the following condition: that the applicant agree to meet code requirements of "Section 33.94.020 (C) Damage and Destruction". In accordance with the recommendations of SMILE, the Board felt that since the neighbors do not object and the applicant will greatly improve the property, the non-conforming use which has existed for some 30 years should be conditionally allowed to continue. The Board complimented the applicant for his voluntary cooperation with neighborhood groups.

During discussion of the case, the SMILE delegate stated that a Revocable Permit would provide more control over future uses of the property yet not penalize the present owner who plans to improve the dwelling.

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By a vote of 9 to 3 and 1 abstention, the Board recommended approval of the application as submitted with the following conditions: 1) that 39 parking spaces be provided on the lot; 2) that the applicant apply for a variance on the front yard along 75th in order to allow five additional parking spaces; 3) that the development contain 60% one-bedroom units and

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Vern Kinnee asked that a letter be written to City Council stating the Board's opposition to a transfer of Southeast Uplift Program functions to the Office of Neighborhood Associations. In response to Dave Utzinger's suggestion that the SEUL Board could remain autonomous but use the OONA for neighborhood association support services, Larry Lubin suggested that Southeast Uplift's success is due to the Development Commission's having less self-interest in the Program than would a City Bureau like OONA. Jo Brown suggested that no action be taken on the matter until the special subcommittee has met and makes a report to the full Board. In answer to a question regarding the make-up of the special subcommittee, Mrs. Brown stated that she could not recall which Board members she and Virginia Seidel had selected. The Chairman recommended that Art Stubbs and Vern Kinnee be among those asked to serve on the committee.

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The meeting adjourned at 10:45 p.m.

KZ:rh



SPECIAL MEETING  
MINUTES  
PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM  
MARCH 11, 1975

Southeast Uplift Advisory Board  
Board Members attending:

Dick Priestley, Chm. (Member-at-large)  
Virginia Seidel, V-Chm. (HAND)  
Jo Brown, Sec'y (Laurelhurst)  
Robert Johnson (Brooklyn)  
Chuck Liebert (Kerns)  
Larry Lubin (Buckman)  
Art Stubbs (Member-at-large)  
Augusta Richter (SURGE)  
Vern Kinnee (Member-at-large)  
Dave Utzinger (Mt. Tabor)  
John Stryker (Eastmoreland)  
Louis Ream (Foster-Powell)  
Bill Lorenzana (SMILE)  
Raymond Grant (Montavilla)

Others attending:

Sara Joshel, HAND  
M.D. Replogle, HAND  
Gordon Oliver, The Press  
Dan Gallup, South Tabor  
Cherie MacGillivrey, Comm. Des.Center  
Marilyn McCabe, Foster-Powell  
Bess Nielsen, SMILE  
Dwight Edman, Brooklyn  
Maureen McMahon, Buckman  
Margaret Strachen, Buckman  
Larry Lindstrom, Sunnyside  
Grant Nelson, Mt. Tabor

SEUL Board Members Not Represented  
or Present:

Steve Rutherford (Richmond)  
John Hartog (Mid-Southeast)  
Tom Beasley (Member-at-large)  
Helen Belec (Sunnyside)  
Marie Brown (South Tabor)

Others attending:

Bob Walsh, P.D.C. Commissioner (Chm)  
Elaine Cogan, P.D.C. Commissioner  
Gary Stout, OPD  
Mary Pedersen, OONA  
Thomas Kennedy, P.D.C.  
John Kenward, P.D.C.  
Chuck Olson, P.D.C.  
Ray Bowman, P.D.C.  
Pat LaCrosse, P.D.C.  
Kathy Zimmerly, P.D.C.  
Rita Hughes, P.D.C.  
Mrs. John Kenward  
Don R. Hughes

The meeting was called to order at 7:30 p.m. by Dick Priestley, Chairman. It was explained that the purpose of the meeting was to address concerns expressed by the Southeast Uplift Advisory Board over the past several months regarding the future role of Southeast Uplift. Mr. Priestley added that the meeting also would acquaint members of the Portland Development Commission with the present functions of the SEUL Board and Program. He then requested everyone to introduce themselves.

The first agenda item regarding a statement of the SEUL budget was explained by John Kenward, Executive Director, PDC, and Pat LaCrosse, Deputy Director. It was pointed out that the SEUL Program is currently funded by Portland Development Commission local funds but there will be a change in the method of funding for the '75-'76 fiscal year in light of the Housing & Community Development (HCD) Program. Mr. LaCrosse stated that for '74-'75 the total amount budgeted for SEUL is \$49,986.00 (approximately \$36,000 for personal services and \$14,200 for overhead

such as rent, supplies, stamps, etc.). He added that through February, 1975 \$31,000 of this budget has been obligated. It was explained that for '75-'76 a total of \$291,800 has been budgeted because of Buckman becoming an action area through the HCD Program. Mr. LaCrosse further explained that \$99,000 would be for personal services, \$29,000 for support services, \$100,000 for loans, and \$42,000 for capital outlay and \$21,000 out of local PDC funds. Mr. Kenward added that the HCD budget in Southeast is based on the Buckman Program which SEUL had recently endorsed in recommending approval of the "Southeast Plan". It was also stated that part of the Buckman HCD Budget will include provision for activities associated with programming second year activities in Southeast.

In answer to the second agenda question regarding permanence of the SEUL staff, Mr. Kenward explained that SEUL employees are considered permanent, but that their geographical area of assignment may change from time to time. He added that two or three CETA employees may be working in Southeast if a request by the Office of Neighborhood Associations (OONA) is approved. Thomas Kennedy, Director, Project Field Services, PDC, added that the request came from the PACT office and, subsequently, Mary Pedersen of OONA asked for positions to be filled to aid the Inner Southeast Coalition in citizen participation activities.

In response to the third agenda item regarding housing rehabilitation programs, other than HCD for Southeast Portland, Mr. Kenward stated that currently there is a Critical Maintenance Loan Program for elderly and/or handicapped available to anyone who meets the qualifications. He further stated that within the HCD Program, Buckman will be eligible for the Public Investor's Loan Program (PIL) and also for other loan programs which have interest and pay-back criteria based on income levels.

In response to a question regarding what role the SEUL Board and staff will play in the implementation of the programs, Mr. Kenward stated that the SEUL Board has been very successful as a review body for planning and zoning matters in Southeast, and presumes that the Board will wish to continue to make recommendations in the planning and development of Southeast implementation programs.

Portland Development Commissioner Elaine Cogan stated that SEUL is in a "state of limbo" at present because it is using local funds to function while waiting for supplemental federal funds under the HCD Program. She suggested that SEUL was ahead of its time in developing an effective citizen participation program but that policies regarding how the OONA will fit into future Southeast projects and services have yet to be addressed by the City and affected area citizens. Mrs. Cogan added that recommendations from the SEUL Board on zoning and other matters are given serious consideration by the Planning Commission and City Council and that SEUL has established a reputation for good judgement as proven in the high percentage of agreement with Planning Commission and City Council decisions. Portland Development Commission Chairman, Bob Walsh, suggested that the City is obligated to serve citizens and that the Board should communicate its needs and goals to the City.

Board member Art Stubbs explained that the questions being considered at the meeting were formulated by a SEUL subcommittee after several months of discussion among Board members. He suggested that the question regarding permanence of SEUL staff was a result of concern that the effectiveness of the SEUL Program

depends to a large extent upon its being assured that staff are permanently assigned to SEUL. He pointed out that many service organizations are of a temporary nature and citizens need to be able to depend on the continued existence of a program to have it work successfully. Mr. Stubbs expressed the Board's desire that the Portland Development Commissioners get a better feeling of SEUL's purpose and needs, as well as to clarify functions of the Program.

In regard to staff permanence, Commissioner Walsh responded that PDC staff do not have Civil Service Status and that certain legal questions which will be resolved in the next three to four months may result in some staff being placed under Civil Service. He further stated that permanent employees' positions are provided for in the budget each fiscal year and the changing needs are re-evaluated each year. Mr. LaCrosse added that the PDC Personnel Policy closely parallels that of the Civil Service.

Larry Lubin, Chairman, Buckman, suggested that his concern is for the continued function of Southeast Uplift aside from the HCD Program. Mr. Kenward responded that this decision is arrived at by a year-by-year analysis of City priorities and must be consistent with the wishes of City Council.

The Mt. Tabor delegate, Dave Utzinger, stated a concern regarding the current SEUL budget, \$49,000 are local funds, but that in the '75-'76 budget only \$21,000 will come from local funds. He asked if any services will be deleted from the program. Mr. Kenward stated that \$99,000 in additional funds will come out of HCD money and will go toward implementation activities in Buckman and planning activities in other Southeast neighborhoods. Commissioner Cogan suggested that there is no intention of cutting back the program in the next fiscal year.

Dwight Edman, Chairman, Brooklyn, asked if there are plans for a field office in Buckman. Mr. Kenward responded that the present SEUL office will serve as the field office for the area. In answer to a question regarding whether the present office has enough working space, it was stated that the present space will be sufficient to begin the program. Additional space will be provided only as needed.

In response to the last agenda item regarding whether the Commissioners view SEUL as their vehicle for citizen participation compliance in Federal and State grant applications, Mrs. Cogan stated that there is no plan to create another group for this purpose in Southeast Portland. Mr. Kenward added that City Council established the Office of Neighborhood Associations for the purpose of serving citizen participation needs in the entire city. In responding to statements regarding the role of the Office of Neighborhood Associations in Southeast, several Board members pointed out that since SEUL consists of delegates appointed or elected by neighborhood associations, as well as members-at-large representing other interests, the SEUL Board has a broader role to play than merely citizen participation in neighborhood associations.

In response to a question regarding the SEUL Program's present location on a chart depicting the functions of agencies in the organization and implementation of HCD in the city, Mr. Kenward explained that project imple-

mentation is about to begin in Southeast (Buckman), and that many neighborhoods have already organized and are setting their priorities for future implementation programs. He added that City Council will consider the Ordinance to make application to HUD for the HCD funds on Thursday, March 13th at 2:00 p.m.

In response to a request for a statement of the budget for printing and mailings, Commissioner Cogan assured that a budget could be prepared for Board members wishing the information. In the discussion which followed, it was pointed out that policy and procedure guidelines regarding SEUL office services to neighborhood associations were adopted some time ago by the Board because of limits on the physical time available to produce large quantities of meeting notices and other services.

There was concern expressed by Virginia Seidel of HAND that wider coverage for neighborhood associations be provided for by PDC through mailings. Art Stubbs and Dan Gallup expressed concerns that postage is wasted on a large percentage of notices mailed and that a more effective means of reaching citizens might be by volunteer distribution through block leaders, telephoning, schools, newspaper ads, etc. Joe Brown of Laurelhurst suggested that mailings might be increased if neighborhood associations provided volunteer help to stamp and address notices. It was concluded that policy and procedure guidelines should be reviewed and updated by Board members and staff.

Dwight Edman, Chairman, Brooklyn Action Corps, expressed concern regarding the proposed Area III School closures and asked what stand would PDC take in regard to the issue. Commissioner Cogan responded that she did not feel it appropriate for the Development Commission to take a position on the closure issue at this time. She added that on April 23rd there will be a meeting in Mt. Tabor to discuss the issue. The Buckman Chairman indicated that the viability of inner Southeast Portland may be at stake and the closure of schools could be detrimental to the residential quality of the neighborhoods. After further discussion, it was decided that the issue should be discussed at a later date.

Commissioner Cogan read a letter dated March 11, 1975, from Cindy Banzer, Mt. Tabor chairman, expressing confidence and support for SEUL staff assistance to the Mt. Tabor Association and urging continuance of PDC involvement in citizen participation for Southeast Portland. Dave Utzinger of Mt. Tabor asked that, since most citizens participation programs in the City are funded through OONA, do Development Commissioners see the SEUL Board as being funded in the future out of the Office of Neighborhood Association budget? Mary Pedersen of OONA was asked to respond to the question. She explained that SEUL is one of several citizen organizations in the City and that more communication is needed between PDC staff and OONA to work out details and alternatives in regard to citizen participation in Southeast. She added that arrangements for citizen participation will be based on needs of the citizens and the availability of funds. Ms. Pedersen also announced that a workshop is scheduled for the first Saturday in April at Portland State from 9:30 to 3:30 to discuss planning for citizen participation in Portland.

Thomas Kennedy, Director, Project Field Services, PDC, explained the inter-relationship between citizens, OONA, OPD and PDC in the City's HCD Program, as depicted on the PDC Project Services functional flow chart. He commented briefly on the several stages in Portland's HCD Program outlined in the chart. PDC Chairman, Commissioner Bob Walsh, commented that this chart has proven itself instrumental in assessing the roles each group is to play in preparing and implementing the city's HCD Program.

After discussion, it was unanimously voted to establish a SEUL subcommittee to study questions regarding Southeast citizens participation needs and alternatives in order to assist in more clearly defining the roles PDC and OONA will play. Virginia Seidel and Jo Brown were appointed to form the committee which will be announced at the next regularly scheduled SEUL Board meeting.

Concern was expressed that, although SEUL is recognized by the City, there has been no formal recognition of neighborhood associations. Ms. Pedersen explained that the SEUL Program and Board was established by City Council Resolution and that, although each affiliated Southeast neighborhood association is, in fact, established, formal recognition by the City would put them in a better position. She further stated that it is her goal to see that all neighborhoods receiving HCD funds are formally recognized before the Program begins. Ms. Pedersen stated that Buckman is now close to recognition but that she would like to have their Bylaws mailed to every household in the neighborhood before the process is complete.

Several Board members expressed the concern that the SEUL Board should remain an autonomous organization. It was pointed out that because of its autonomy, the Board has been better able to support and/or criticize policies and programs according to its own goals and objectives.

The Chairman then opened the meeting to other specific questions or announcements from those in attendance.

Jo Brown of Laurelhurst announced a meeting at the YWCA, Saturday, March 15th, from 9:00 a.m. to 12:00 noon to present results of a study regarding integration in the schools, bussing, and open housing. School closures will also be discussed.

Virginia Seidel asked how soon HCD activities are expected to begin in Southeast. It was explained that before any activity can occur, 60 to 75 days are needed for federal review of the HCD application. However, it was added that some work can be done beforehand such as preparing publications and staff training, etc.

The Mt. Tabor delegate announced that his Association will meet Wednesday, March 12th at 7:30 p.m. at the Mt. Tabor School. He added that Mayor Goldschmidt will be present to discuss citizen participation.

SEUL Minutes  
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The HAND Chairman announced there will be a PTA meeting at Abernathy School on Thursday, March 13th at 7:30 p.m. Discussion topics will include school closures. It was explained that no official action will be taken on the school closures until June, 1975.

The meeting adjourned at 9:45 p.m.

KZ:rh

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

MARCH 3, 1975

Southeast Uplift Advisory  
Board Members Attending:

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Virginia Seidel, V-Chm. (HAND)  
Jo Brown, Sec'y. (Laurelhurst)  
Robert Johnson (Brooklyn)  
Marie Brown (South Tabor)  
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Louis Ream (Foster-Powell)  
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Tom Beasley (Mem.-at-lrge.)  
Steve Rutherford (Richmond)  
Art Stubbs (Mem.-at-lrge.)

Others Attending:

Dale M. Elmer  
Ernest Herzog  
Shirley Stone  
M.D. Replogle  
Colleen Hanson  
Rolland Hanson

Others Attending:

Hans Hoech  
Walter B. Willette  
Don R. Hughes  
Jackie Williams  
Sara Joshel  
Simon P. Thompson

SEUL Board Members Not Represented or Present:

Helen Belec (Sunnyside)  
John Stryker (Eastmoreland)  
John Hartog (Mid-Southeast)

Others Attending:

Geo Jon Spiral  
Dale D. Cannady (Bur. of Plng)  
Terry Sandblast (Bur. of Plng)  
Thomas Kennedy Jr. (P.D.C.)  
Kathy Zimmerly (P.D.C.)  
Rita Hughes (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. The minutes of the previous meeting were approved as printed.

Mr. Priestley then introduced Dale Cannady, Assistant Director of the Bureau of Planning. He explained that Mr. Cannady was present to review the contents of the "Report and Recommendations on Proposed Code Amendments for Hospitals and Related Uses" which would be presented at the Planning Commission hearing on March 4, 1975. Mr. Cannady presented a summary of the Staff Report and this was followed by a question/answer period. Mr. Cannady explained that the initial Planning Commission report on Code Amendments for medical facilities parking was made in December, 1973. Major issues at that time were:

- 1) whether to allow Good Samaritan Hospital to charge for required off-street parking

as well as parking provided in excess of requirements and 2) whether the Code was adequate in regard to off-street parking requirements at hospitals and clinics throughout the City. Mr. Cannady summarized the resultant recommendations as follows:

1. Increasing minimum off-street parking requirements for medical facilities.
2. Setting parking requirements which are easily measured for medical facilities.
3. Permitting parking garages as accessory buildings in order to facilitate more efficient use of land.
4. Allowing hospitals the option of charging for their accessory off-street parking, in order to make the construction of parking garages economically feasible.
5. Changing zoning code definitions of "general hospital" particularly with respect to outpatient service.

Mr. Cannady explained that the Report consists of three parts: 1) Amendments relating to definitions, 2) Amendments relating to parking requirements, and 3) Amendments relating to other appropriate regulations. He added that there is a need to better define medical clinics as well as convalescent homes. He further explained that the present formulas to determine required parking spaces are complex and difficult to enforce.

Mr. Cannady stated that recommendations allow hospitals to charge for all parking if 50% of the parking is enclosed in a structure. Another provision is that all new hospitals must be located on arterial streets to provide maximum accessibility. He explained that the amendments will provide for one parking space per two beds plus one space per two employees which is an attempt to provide optimal use of parking facilities while still encouraging use of mass transit and/or car pools. The following questions were asked of Mr. Cannady:

- Q. What will govern the size of the parking garages?
- A. Each petition to construct a garage will need a Conditional Use request and each case will be considered at a separate hearing.
- Q. Will the number of employees be based on all offices connected with a hospital (i.e., outpatient clinics).
- A. Yes.
- Q. Will existing clinics be made to comply with the new amendments? (i.e., Kaiser Clinic at SE 78th & Division is already 33 spaces short of minimum code requirements.)
- A. Existing facilities will not be required to comply unless expansion is planned.
- Q. Won't the charging for parking result in extensive use of on-street parking and defeat its own purpose?
- A. It is hoped that a parking charge would be minimal to encourage optimal use of parking garages.
- Q. Can the amendments provide for additional spaces near hospital entrances for non-ambulatory patients?
- A. There is no such provision at this time. Mr. Cannady suggested that it would be appropriate for Southeast Uplift to address the issue in its recommendation to the Planning Commission.

After further discussion, Board members voted (one opposed) to endorse the Report, requesting that a provision be made to include additional space for public and private vehicles near hospital and clinic entrances for disabled patients. It was felt that



the Proposed Code Amendments involving vertical as opposed to horizontal development will provide a more effective use of landspace in the City and protection from overflow of parking in residential neighborhoods.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the actions of four zone cases considered at a previous meeting.

- CU 19-75 Portland Bureau of Parks, deedholder; Block 4, Filley Park, located at SE 89th Ave. & SE Claybourne Street in zone R5. Conditional Use request to install tennis court lights on 35 ft. high steel poles placed at the corners of the existing tennis court located at Glenwood Park. Deferral until after a public hearing is held on March 25, 1975. (SEUL approved.)
- CU 18-75 Oaks Amusement Park, Robert E. and Ruth M. Bollinger, deedholders. Conditional Use request for 100,000 cu. yd. rock and concrete debris fill to provide bank protection and to create additional picnic and parking areas located at the foot of SE Spokane St. in zone C2. Approval with conditions. (SEUL agreed.)
- 5957R Amendment Ray F. and Marjorie L. Martin, deedholders; Wilson Park Development, Inc., and Ace H. and Nancy J. Mathews, contract purchasers. Request that Ordinance 133712 be amended to delete Section 1a so that storage space can be added in a portion of the existing basement that is proposed to be excavated. Approval of a modification of Section 1a. (SEUL agreed.)
- 6418 Raymond R. Scholz and Leona T. Ryan, deedholders; Mr. and Mrs. James D. Liston, contract purchasers. Zone Change request from A2.5 to C4S located at SE Insley St. and McLaughlin Blvd. Approval with conditions. (SEUL agreed.)

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for consideration by the Board. (Petition representatives from all cases were present to answer questions.)

- 6419 Matterhorn Corporation & Elmer's Pancake and Steakhouse Corporation, deedholders. Zone Change request from A2.5 to A2.5P to construct a parking lot to be used in conjunction with the restaurant located on the northwest corner of NE 82nd Ave. and Burnside Street.

By a vote of ten to three with one abstention, the Board recommended approval with the conditions that no curb cuts be permitted on NE Couch St., that adequate landscaping and living screening be provided, that the owner not remonstrate on any future street improvements on NE Couch and that the request be subject to review by the Design Committee and approved by the Department of Environmental Quality. It was felt that the restaurant is an asset to the community and that additional parking spaces will decrease potential hazards for pedestrians and traffic.

During discussion which followed it was pointed out that the derelict dwellings which have since been removed could have been rehabilitated and used for low income housing. The Montavilla delegate, Raymond Grant, reported that the general membership had not met yet to discuss the request, but a committee had been appointed to study the proposal. Mr. Grant said that the committee's findings are as follows: the deterioration of the former dwellings was not due to actions by the present owners; immediate neighbors favor the

proposal; screening should be provided on the north side of the lot adjacent to residences; and there should be no access on NE Couch. Concern was expressed that there may not be an immediate need for additional parking if an agreement could be made with the Safeway Store across Burnside to use their facility for parking as needed.

6420 Rolland & Colleen Hanson, deedholders. Zone Change request from R5 to R5P for Lots B, 1 and 2, located on the southwest corner of SE Bybee Blvd. and SE 83rd Ave. in order to construct a parking lot to be used in conjunction with the grocery store at SE 82nd and Bybee Blvd.

By a vote of eight to seven, the Board recommended denial of the request as stated because it was felt that removal of the existing dwelling and shrubbery on the subject property would be an encroachment on the residential neighborhood and it has been Southeast Uplift Board policy to recommend maintenance of the M3 zoning line along SE 82nd Ave. However, by a vote of eight to five with one abstention, the Board recommended that R5P be allowed for Lot B and Lot 1 only at the intersection of SE 83rd and Bybee Blvd. and that proper curb cuts be installed. It was felt that the store provides a needed service to the community and that the construction of a parking lot would not promote expansion of commercial zoning.

During discussion it was pointed out that 80% of the neighbors within 150 feet of the property signed a petition favoring the proposal. Concern was expressed that the dwelling on the subject property should be maintained and not allowed to be demolished as stated in the proposal. It was felt that the construction of the parking lot would allow large delivery trucks the necessary space to operate their vehicles safely. Several persons objected to the construction of the parking lot because several other requests had been denied on the basis of encroachment on a residential neighborhood.

6422 Hans Hoeh, deedholder. Zone Change request from R5 to A2.5 for Lot 9, Block 3 located at 1513 SE Yukon St. in order to construct a duplex.

Due to insufficient notification and the potential magnitude of this request, the Board unanimously requested deferral until the Board can review and make a recommendation after the neighborhood association has made its recommendation. Concern was expressed that although the structure has previously been used as a duplex, disclosure of its being in an R5 zone was not made at the time of sale (one month ago).

During discussion, the applicant explained that he is in the process of remodeling the dwelling, and is providing for off-street parking in garages under the structure in an attempt to upgrade its general appearance. It was pointed out that the dwelling has been used as a duplex since 1944 in a non-conforming status. Planning Commission staff explained that during World War II many non-conforming uses regarding duplexes were permitted with the condition that the dwelling would revert to single family status at change of ownership.

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

Terry Sandblast of the Bureau of Planning reported that the 60th and Lincoln proposal will be considered at a Planning Commission hearing on March 4, 1975.

Kathy Zimmerly reported that there is a City-Wide Critical Maintenance Loan Program available for low income and/or handicapped persons on a first come, first served basis :

(maximum amount per loan \$1500.00). It was explained that the loan is a no interest, equity based loan payable at time the property is sold or transferred. It was added that one of the key prerequisites for eligibility is hardship. In addition to the Critical Maintenance Loan, the City also appropriated funds for an emergency home repair program (Restoration/Carpentry). Under this program, certain home repairs can be completed by trained Youth Manpower Workers under the direct supervision of experienced carpenters. No charge will be made for services, materials or permits. Individuals who qualify for the Critical Maintenance Loan are also eligible to receive this additional assistance. For further information contact the SEUL office at 233-6236 or the Union Ave. office at 288-5075.

Kathy Zimmerly reported that the Portland Development Commissioners have agreed to meet with the Southeast Uplift Board on Tuesday, March 11, 1975, 7:30 p.m. at the SEUL Conference Room to discuss with Board members the future role of Southeast Uplift. It was decided that the Executive Committee will meet to draft a tentative agenda and a letter of invitation to the Commissioners.

Kathy Zimmerly introduced Thomas Kennedy, PDC Project Field Services Director. Mr. Kennedy suggested that the Board address specific questions in the invitational letter. He explained that the Southeast Uplift office will be assuming increased responsibilities as the Housing & Community Development funds become available in Southeast for housing repair and site improvements. He further explained that the Portland Development Commission is not budgeted to sponsor citizen participation as in the past but will support and complement the efforts of the Office of Neighborhood Associations in this role. In response to questions, Mr. Kennedy stated that the focus of PDC staff activities will be the implementation and marketing of the Housing & Community Development Program in designated areas of the City.

Several Board members expressed concern that the tone of the meeting with the Commissioners be kept informal so as to acquaint them with present Board functions and to stimulate discussion. It was suggested that the meeting be arranged in two parts, including addressing specific questions and stimulating informal discussion.

In response to a question regarding increased staff for the SEUL office, Mr. Kennedy explained that he foresees a possible addition of two staff members at the present location. Board members expressed the desire to see a provision for the Southeast Uplift Board to continue to function in its capacity as a citizen participatory agent regarding zoning matters and landuse in Southeast, and funded as in the past, through the Portland Development Commission. It was expressed that PDC has maintained a high level of service to the community through the Southeast Uplift Program and that the Board wishes this service to continue rather than to have its function delegated to another service organization. Mr. Kennedy indicated that the Board's wish be so communicated to the Commissioners and reminded members that citizens are the monitoring force for services to the community.

Board members were reminded that wheelchair curb ramps are presently being installed in Southeast Portland. Suggestions for target areas may be called into the office of City Engineering, Mr. Don Coville, at 248-4651.

It was reported that the sidestripping project is well underway in Southeast and that numerous calls have been received regarding eligibility, etc. Several streets have already been completed and many others are approved and petitions are currently being circulated. It was pointed out that Betty Ream, Chairman of the Foster-Powell Neighborhood

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Association, deserves our thanks for many volunteer hours spent on the program. It was added that Commissioner Connie McCready should be acknowledged for her efforts in instituting the sidestripping program in Southeast. It was agreed to address a letter of appreciation to Commissioner McCready from the Southeast Uplift Advisory Board.

Kathy Zimmerly announced that a copy of the Environmental Assessment on the Southeast Relieving Interceptor has been received at the SEUL office and is available for review upon request.

#### Community Activities

The Kerns delegate announced that a copy of the Draft Report from School District No. 1 regarding proposed school closures is now available. He added that those schools mentioned in the report are: Kerns, Brooklyn, Washington High, older portions of Woodstock, Richmond and Buckman. It was pointed out that previous to the release of this report, it was denied that any school but Kerns would be closed. It was explained that citizen input on the issue of closure is desired by the School Board. Concern was expressed that the residential character of neighborhoods will be adversely affected by the proposed closures.

The meeting adjourned at 10:15 p.m.

KZ:rh

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND  
SOUTHEAST UPLIFT PROGRAM

FEBRUARY 18, 1975

Southeast Uplift Advisory  
Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)  
Virginia Seidel, V-Chm. (HAND)  
Robert Johnson (Brooklyn)  
Marie Brown (South Tabor)  
Chuck Liebert (Kerns)  
R.W. Grant (Montavilla)  
Louis Ream (Foster-Powell)  
Dave Utzinger (Mt. Tabor)  
Clyde V. Brummell (SMILE)  
Larry Lubin (Buckman)  
Vern Kinnee (Mem.-at-lrge.)  
Augusta Richter (SURGE)  
Tom Beasley (Mem.-at-lrge.)

Others Attending:

Nancy Mathews  
Simon P. Thompson  
James D. Liston  
Bill Lorenzana  
Dale Pritchard  
Walter LeRoy

Others Attending:

W.H. Sammler  
John Galloni  
Roland Hall  
Danny R. Hall  
Bill Arndt  
Don Hughes

SEUL Board Members Not Represented or Present:

Jo Brown, Sec'y. (Laurelhurst)  
Helen Belec (Sunnyside)  
Art Stubbs (Mem.-at-lrge.)  
John Stryker (Eastmoreland)  
John Hartog (Mid-Southeast)  
Steve Rutherford (Richmond)

Others Attending:

Shirley Stone  
Gordon Oliver  
Sara Joshel  
Terry Sandblast (Bur. of Plng.)  
Kathy Zimmerly (P.D.C.)  
Rita Hughes (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. The minutes of the previous meeting were then approved as printed.

Review of Planning Commission actions on zoning cases and street matters reviewed by the Southeast Uplift Board. Terry Sandblast of the Bureau of Planning reported on the actions of three zone cases considered at a previous meeting.

CU 8-75 Joseph and Ada Buxton, deedholders; First Covenant Church, contract purchaser. Conditional Use request to convert the existing single-family dwelling to church offices on the ground floor and to youth activity in the basement, located at 107 NE 45th. Approval with conditions. (SEUL approved with conditions.)

- 6414 Glen and Joan Wilcox, deedholders; Joe and Lucille Wiese, contract purchasers. Zone Change request from R10 to R7 in order to construct low-cost housing units. Approval with conditions. (SEUL approved.)
- 6416 Charles and Beverly Huddleston, deedholders; Nae Kim and Kim Rhoten, contract purchasers. Zone Change request from A2.5 to M3 to construct a 60 ft. by 70 ft. one-story addition to the existing repair garage. Approval. (SEUL approved with conditions.)

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented the following requests for consideration by the Board. (Petition representatives from all cases were present to answer questions.)

- CU 19-75 Portland Bureau of Parks, deedholder; Block 4, Filley Park, located at SE 89th Avenue and SE Claybourne Street in zone R5. Conditional Use request to install tennis court lights on 35 ft. high steel poles placed at the corners of the existing tennis court located at Glenwood Park.

The Board unanimously recommended approval because it was felt that lighting will provide optimal use of recreational facilities and will deter vandalism. Concern was expressed that the area be kept free of debris and that curbs be installed at the corner of SE 89th and Claybourne.

During discussion Roland Hall from the Park Bureau explained that the court lights will probably be turned off at midnight. It was pointed out that notification requirements have been waived in this case.

- CU 18-75 Oaks Amusement Park, Robert E. and Ruth M. Bollinger, deedholders. Conditional Use request for 100,000 cu. yd. rock and concrete debris fill to provide bank protection and to create additional picnic and parking areas located at the foot of SE Spokane St. in zone C2.

The Board unanimously recommended approval because it was felt that the fill will provide erosion and flood control for the area. Concern was expressed that the existing willows on the site be preserved.

Dale Pritchard, petition representative, explained that the project is already nearly completed because the applicant mistakenly believed that the project was included in a previously issued permit. The SMILE delegate reported that the neighborhood association does not object to the proposal.

- 5957R Amendment Ray F. and Marjorie L. Martin, deedholders; Wilson Park Development, Inc., and Ace H. and Nancy J. Mathews, contract purchasers. Request that Ordinance 133712 be amended to delete Section 1a which states: "that the building is used as it exists and there is no expansion" so that storage space can be added in a portion of the existing basement that is proposed to be excavated.

The Board recommended denial of the request but unanimously recommended approval of a modification of Section 1a to read as follows: "that the building is used as it exists and that there be no expansion except for basement expansion within the perimeters of the building lines". It was felt that the proposal as stated will not change the structure and that the original intent of the Ordinance did not include basement area expansion.

In answer to questions regarding no parking spaces being required, the petitioner stated that the printing business is not for general commercial use but is a limited facility primarily used for the printing of publicity for dog shows.

6418 Raymond R. Scholz and Leona T. Ryan, deedholders; Mr. and Mrs. James D. Liston, contract purchasers. Zone Change request from A2.5 to C4S for Lots 6 and 7, Block 12, Alton Park, located at SE Insley Street and McLaughlin Blvd.

The Board unanimously recommended approval with the condition that no curb cuts be permitted on McLaughlin Blvd. and that ingress and egress be to and from SE Insley in order to deter potential traffic hazards on McLaughlin Blvd. It was felt that the proposed office building will provide a noise buffer for surrounding residents and that the property is not suited for A2.5 use.

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

Terry Sandblast of the Bureau of Planning reported that the SE 60th & Lincoln proposal is tentatively scheduled for the Planning Commission hearing on March 4, 1975 and that a Fasano statement for the proposal has been received.

Kathy Zimmerly announced that Portland Development Commissioners will meet on Wednesday, February 19, 1975 and at that time a date will be set for the Commissioners to meet with the Southeast Uplift Board members regarding the future role of Southeast Uplift. It was decided that the Executive Committee will meet to prepare the agenda and write a letter of invitation to the Commissioners.

Community Activities and Announcements

The SMILE delegate reported that his Association strongly objects to A1 development of C2 zoned property, especially the vicinity of SE 13th and SE 17th Avenues. He explained that SMILE is in the process of making a policy statement which will recommend denial of any further requests for A1 use within their association boundaries. It was added that M3 zoned property can also be developed at A1 density. Mr. Priestley requested that the SMILE proposal and/or request for SEUL endorsement be so stated in a letter from SMILE. It was also suggested that this proposal be considered by a sub-committee in conjunction with the study of increasing code requirements for parking in apartment zones. The Brooklyn delegate pointed out that A1 zoning often provides needed low cost housing and is therefore an asset in some cases.

The Kerns delegate announced that Board members should be aware that the School District is contemplating closure of Kerns along with some eleven other schools because of decreasing attendance, the buildings' need for physical repairs, and the availability of space in other schools. He further stated that a detailed report from the School Board will be available by March 1st and that citizen response will be welcomed at that time. He explained that many people feel that the school is an integral part of a neighborhood and the closures could be detrimental to maintaining the residential character of a neighborhood. It was moved and passed to address a letter to the School District requesting additional information and that a copy of the report be provided for each Southeast neighborhood association.

The Montavilla delegate reported that their next association meeting agenda will include an issue regarding the licensing of the "Pamper House" located across the street from

Page 4.

Vestal School. He stated that the request for license renewal is now in the Mayor's office and that there is opposition to the license renewal due to the location near a school and residential area. He questioned whether businesses like massage parlors should be allowed in General Commercial zones. Several Board members pointed out that in previous cases, the facility had to be proven to be a public nuisance before licenses could be revoked.

Board members were asked if they had received letters of confirmation from the Mayor regarding SEUL Board appointment for '75-'76. Since no one had yet received a letter, it was decided to address a follow-up letter to the Mayor requesting such confirmation.

Kathy Zimmerly announced that wheelchair curb ramps are currently being constructed in Southeast Portland and there has been a request for input from Southeast residents regarding locations. Suggestions should be submitted to Don Coville of City Engineering at 248-4651.

Kathy Zimmerly reported that an inquiry has been received from a resident located on SE Sherman regarding Kaiser Clinic parking problems. After discussion it was suggested that South Tabor and Montavilla representatives contact the complaining resident and discuss it at future meetings of the Montavilla and South Tabor Associations.

It was reported that the Southeast Uplift letter to City Council endorsing the "Southeast Plan" was presented by Art Stubbs at the February 12th City Council hearing regarding the Housing & Community Development Program.

It was announced that the proposed Noise Ordinance will be presented to City Council on March 13th. It was explained that the Oregon Environmental Council would like to recruit more persons to speak in favor of the Ordinance at the hearing. Board members were encouraged to read the Ordinance in its entirety.

Kathy Zimmerly announced that Southeast Uplift has received a request for endorsement of the proposal for Tri-Met to purchase trolley buses. For more information call the SEUL office.

Dick Priestley reported that the Bureau of Public Works has funds for installation of street lights and they desire input from neighborhood associations regarding suggestions for specific location needs.

The meeting adjourned at 9:05 p.m.

KZ:rh



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