MINUTES

PORTLAND DEVELOPMENT COMMISSION

DEPT. OF DEVELOPMENT & CIVIC PROMOTION

CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM

AUGUST 19, 1974

Southeast Uplift Advisory Board Members Attending:

Jo Brown, Secretary (Laurelhurst)
Augusta Richter (SURGE)
Louis Ream (Foster-Powell)
Marie Brown (South Tabor)
Larry Lubin (Buckman)
Charles Liebert (Kerns)
Ron Graham (Richmond)

SEUL Board Members Not Represented or Present:

Dick Priestly, Chairman
Virginia Seidel, Vice-Chairman
John Olson (Montavilla)
Carl Hunter Johnson (Brooklyn)
John Stryker (Eastmoreland)
Dorothy Powell (SMILE)
Barbara Conger (Foster-Arleta)
Helen Belec (Sunnyside)
Erma Lundahl (Mem.-at-lrge)
R. Tom Beasley (Mem.-at-lrge)
Art Stubbs (Mem.-at-lrge)
Vern Kinee (Mem.-at-lrge)
Carol Hartog (Mid-Southeast)

Others Attending:

Eugene Shea
Jack Lee
David Blomgren
Bob Fenzer
Craig Henry
Terry Sandblast (Portland Planning Commission)
Kathy Zimmerly (Portland Development Commission)
Steve Jones (Portland Development Commission)

Others Attending:

Fred Brunschieger
Mr.&Mrs. R.K. Millington
Sally Manske
Gil Lulay
Debbie Ruskay
R.W. Grant
Peter Teslu

The meeting was called to order at 7:40 p.m. by Secretary Jo Brown. Louis Ream was introduced as delegate from the Foster-Powell Neighborhood Association and Sally Manske was presented as a temporary representative of the Mount Tabor Neighborhood Association. Mrs. Brown asked that it be noted in the minutes and correspondance that a quorum was not present at the meeting. The minutes of the previous meeting were approved as printed.

After discussion, a motion was passed that due to the Labor Day holiday, the next regular SEUL meeting will be held on Monday, Sept. 9, 7:15 p.m., at the SEUL conference room.

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 five zone cases considered at previous SEUL meetings.

Pet. 6372	The Planning Commission denied.	(SEUL denied)
Pet. 6376	The Planning Commission approved.	(SEUL approved)
Pet. 6377	The Planning Commission approved.	(SEUL approved)
Pet. 6378R	The Planning Commission approved with conditions.	(SEUL approved)
Pet. 6379A	The Planning Commission approved.	(SEUL approved.)

In response to a question regarding Planning Commission decisions on Pet. 6364, which recommended that M3B zoning be allowed at 815 SE 46th Ave., Mr. Sandblast explained the Planning Commission recommendation for M3B would allow the construction of a 45 ft. structure abutting a residential zone. After discussion, it was suggested that the matter should have been brought to the Board's attention earlier if Sunnyside wished to have SEUL review the case and make a follow-up recommendation for the City Council hearing. It was emphasized that petition representatives as well as neighborhood representatives should be contacted prior to SEUL Board review of zoning cases. Board members were encouraged to follow Planning Commission recommendations to City Council on zone cases to determine if follow-up action is required by the SEUL Board and/or neighborhood associations.

Mr. Sandblast reported that CU 9-74, the Reorganized Church of Latter Day Saints Conditional Use request, will be reconsidered by the full Planning Commission on Sept. 3, 1974.

<u>Zoning cases and street matters referred to the Planning Commission for review and recommendation</u>. Mr. Sandblast presented these requests for consideration by the Board. (Representatives from all zoning petitions were present to answer questions.)

<u>Petition 6380</u> (Hawthorne Professional Center, Inc., deedholder) Zone change request from A2.5 and R5 to A2.5P and R5P located on the N 50 ft. of Lots 2 & 3 and the N 100 ft. of Lot 1, Block 18.

The Board recommended approval with the condition that there be no access on SE 45th or SE Madison. The Board felt that if accesses to the property were limited to those in use at the present, the request would help alleviate parking and traffic problems located near the facility.

Conditional Use 2-74 (C.L. and Merlin G. Kromer and Lernard L. and Mabel E. Mathers, deedholders; and Chinese Presbyserian Church, optional purchaser) Request a Conditional Use for a new church on Tax Lot 10 and the North ½ Of Tax Lot 11, Section 8, TIS, R2E located south of SE Clinton Street east of SE 75th Avenue.

Approval of the plans as submitted with the condition that adjacent property owners are not assessed at this time or in the future for street improvements necessary to this development. (The South Tabor Community Association agreed with this recommendation).

Conditional Use 63-74 (Northwest District of the Lutheran Church Missouri Synod, deedholder) Request a Conditional Use to allow expansion of a church building on Tax Lot 239 and the N 65 ft. of Tax Lot 226, Section 31, TIN, R2E at 4725 SE Stark.

The Board recommended approval with the condition that screening requirements be met for the parking areas located on the property. The proposal would enhance the church's services to children and the site obscuring screening will buffer the neighborhood from the parking area.

Conditional Use 66-74 (Oral F. Shapardson and Robert R. Fenzer, deedholders) Conditional Use request for a fill on Lot 8 thru 11, Block 4, Burley Heights located at 8300 SE 26th Place.

Approval. The Board felt that the fill would improve the ground condition located near Johnson Creek.

Ron Graham abstained from voting on this case.

Vacation 25-74 O.F. Shepardson, petitioner requests street vacation of SE 26th Place north of vacated SE Harney Street.

The Board recommended approval with the condition that access for the adjacent property owner, located to the south, be allowed northward accross the applicant's property to SE Tacoma, and restricted from SE Harney. The Board felt that the street vacation would allow for best utilization of the property.

The Buckman delegate reported that contrary to his understanding of conditions placed on Four Square Church's development plans, curbs and sidewalk construction are underway near the Four Square Church. Planning Commission staff was requested to determine if city permits were issued to the Church allowing construction to begin.

Community Activities and Reports from Development Commission and Planning Commissions Staff

Debbie Ruskay was introduced to present plans for a restaurant-coffee house to be located in southeast Portland. She explained that the restaurant would

have inexpensive food, activities for all age groups, meeting space for community groups, and music and dancing. Ms. Ruskay related that a possible site will be an old warehouse at SE 47th and Division. She requested community support for the project and asked that anyone having ideas or other resources contact her at 236-2830.

The Richmond delegate encouraged her to present the plans at a Richmond meeting since the proposed site is in the Richmond neighborhood.

In response to several inquiries, Kathy Zimmerly reported that she has been informed by the Bureau of Neighborhood Environment that derelict automobiles located on private property cannot be legally removed by the Bureau because City Codes are, at present, too vague to enforce. The Bureau of Neighborhood Environment representative told her all that can be done at this time involves persistent persuasion and writing letters to the Mayor's office requesting ordinance amendments which would allow the city to tow inoperable vehicles from private property.

Terry Sandblast informed the Board that future zoning letters will utilize zoning, Sanborn, and street vacation type maps in order to speed up the process and give a better visual presentation of each zone case.

A letter was read from Kathy Pallari, community contact person for Tri-Met, notifying the Board of a southeast planning meeting, August 22, at the Southeast Neighborhood Facility. Ms. Pallari requested participation to insure adequate citizen input for transportation planning in southeast Portland.

Kathy Zimmerly reported that, as requested by the Board, she had contacted the State Highway Division regarding the SEUL sponsored informational meeting on the Mount Hood Freeway corridor. She related that Bob Bothman agreed to participate and that some decisions regarding corridor properties should be made by the end of September.

It was decided that a list of concerns should be drafted for the meeting. Art Stubbs, Ron Graham, Louis Ream and Virginia Seidel were appointed to meet with staff to draft a list of concerns prior to the September 9th SEUL meeting. The City of Portland, Tri-Met, CRAG, and County officials were listed as other agencies and representatives to be invited to the meeting.

Larry Lubin, By-Laws Committe Chairman, reported that a draft of the revised By-laws has been prepared in conjunction with the proposed Articles of Incorporation for the SEUL Board. It was noted that copies of the proposed By-laws and Articles of Incorporation will be mailed to Board members for consideration at the September 9th SEUL Board meeting.

Planning Commission staff was asked if there had been any response to the Board's request for copies of Planning Commission agendas and minutes. Mr. Sandblast reported that he would look into the matter.
The meeting was adjourned at 10:00 p.m.

KZ:mn

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AUG 29 1974

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
August 5, 1974

Southeast Uplift Advisory Board Members Attending:

Dick Priestley, Chairman (Member-at-Large)
Virginia Seidel (Hosford-Abernethy)
Marie Brown (South Tabor)
Chuck Liebert (Kerns)
Steve Rutherford (Richmond)
Dorothy Powell (SMILE)
Larry Lubin (Buckman)
Jo Brown (Laurelhurst)
Augusta Richter (SURGE)
Vern Kinnee (Member-at-Large)
Helen Belec (Sunnyside)
Art Stubbs (Member-at-Large)

SEUL Board Members Not Represented or Present:

John Stryker (Eastmoreland)
Carl H. Johnson (Brooklyn)
Carol Hartog (M-SENA)
John Olson (Montavilla)
Barbara Conger (Foster-Arleta)
R. Tom Beasley (Mem.-at-Lrge)
Erma Lundahl (Mem.-at-Lrge)

Others Attending:

Joe Wiese
L. E. Borho
Mr. & Mrs. Wayne Sigenthaler
Terry Sandblast (Portland Planning Commission)
Kathy Zimmerly (Portland Development Commission)
Carolyn Beach (Portland Development Commission)

Others Attending:

James Helm
Frank Rhodes
Curtis Becker
Dutch Sammler
Mrs J.R. Armstrong
Shirley Treadaway

The meeting was called to order at 7:35 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 actions of five zone cases considered at previous SEUL meetings.

Pet. 6374 The Planning Commission approved with conditions. (SEUL approved)

Pet. 6375 The Planning Commission denied the request. (SEUL denied)

File 23-74 The Planning Commission deferred consideration of the request. (SEUL approved with conditions)

File 20-74 The Planning Commission approved the request. (SEUL approved)

Pet. 6371R The Planning Commission has not considered. (SEUL approved)

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented these requests for consideration by the Board. (Representatives from 4 of the 5 zoning petitions were present to answer questions.)

Petition 6372 (Joe and Lucille Wiese, deedholders) Zone change request from R10 to A2.5, located at approximately 7700 SE 98th Avenue. The applicant proposes to construct 31 multiple family dwellings on this site that has a lot area of approximately 80,450 square feet.

Denial. The Board felt the proposal would have a negative impact on sewage, drainage, traffic and aesthetic qualities in this area of primarily single family homes. Concern was expressed that there is already adequate A2.5 zoned property in the Lents area. (The Southeast Urban Rehabilitation, Growth and Endeavor representative was in agreement with the recommendation.)

During discussion of this case, questions were raised regarding street improvements on SE 98th and reported plans by Publishers Paper to request vacation of SE 100th. Kathy Zimmerly stated that a member of the City Engineer's staff had reported to her that although they have not yet made application, Publishers Paper would like to have vacated SE 100th in order to fence their mill property to eliminate vandalism and other public hazards. She added that street improvements on SE 98th have been slowed by delays in completing storm sewer plans.

Petition 6376 Initiation of City zoning for Tax Lot '35' Sec. 23, 1S.2E, an annexed area located north of SE 122nd Drive at 6704 SE 122nd Drive.

Approval of R10 because it is a continuation of existing zoning patterns in the neighborhood. The Board encouraged future use of this property as a park facility.

Petition 6377 Initiation of City zoning for Tax Lot 142, Sec. 4, 1S.2E, presently zoned County R7CS, an annexed area located north of Division between SE 85th and 87th Avenues.

Approval of R5 in order to maintain conformity with surrounding property and the City boundary.

Petition 6378R (Anna A. Stamm, deedholder; Dean E. Maynard, lessee) Revocable permit request located at 6304 SE Harold Street. The applicant proposes to continue to use the garage at this location as a lawnmower repair shop.

Approval with the following conditions: 1) that the Bureau of Buildings inspect the property for potential fire hazards (such as gasoline storage); and 2) that the applicant conform with the provisions of code regulations for home occupations with the allowance that the applicant may use the lawnmower repair shop as a primary source of income and that the shop be allowed to utilize 432 square feet of floor area (existing garage). Reasons for approval included: the applicant would provide a much needed service; most of the neighbors directly affected approved the request; and noise volume generated by traffic on SE Harold would nearly negate the noise necessary to conduct the business.

Petition 6379A (Leslie E. Borho, deedholder) Access variance request for property located at Lot 2, Johnson Creek Park in zone R20 north of SE Foster Road near SE 148th Avenue. The applicant proposes to provide access to the subject property, the site of a proposed single family dwelling, via a 15 foot wide roadway easement extending northward from SE Foster Road and across Johnson Creek.

Approval because it is better to develop property north of Foster Road for the

following reasons: it leaves an open space between residential development on the north side of Johnson Creek and Foster Road; and this open space may be used in the future for possible widening of Foster Road.

Reports of Planning Commission and Development Commission Staff on Current Activities

In answer to Board questions, Mr. Sandblast reported on developments regarding 3 zoning requests as follows: 1) Foursquare Church at 1302 SE Ankeny has decided to conform with plan requirements as approved by the Design Review Committee to avoid the necessity of an ordinance amendment; 2) the Chinese Presbyterian Church proposed to be located near SE Clinton and 75th Avenue, will present their revised plans to the South Tabor Community Association on August 12th and should come before Southeast Uplift in September; and 3) regarding questions about Bible Temple's possible use of the Overhead Door Company building on NE Glisan as a grade school, he stated that this would be an allowable use in the C2 zoned area.

Kathy Zimmerly of the Portland Development Commission announced that Carolyn Beach, receptionist-typist for the SEUL office, has accepted a position with the State as of August 19th and will be leaving the SEUL staff. Ms. Zimmerly reminded members to bring to the attention of their associations that the City Council hearing on Residential Care Facilities is scheduled for Wednesday, September 11th. She also related that the Foster-Powell Neighborhood Association has sent a letter requesting the SEUL Board to sponsor an informational meeting with Southeast neighborhood associations, the Oregon State Highway Division, and other appropriate agencies regarding the disposition of the former Mt. Hood freeway corridor properties.

During discussion of the matter, Art Stubbs proposed that the Board, after it incorporates, could act in behalf of individual neighborhood groups to negotiate acquisition of properties for housing development in the corridor. He added that individual associations would have more negotiating clout if they were affiliated with SEUL and that a single body would be easier to deal with than several separate entities. It was decided to further discuss Mr. Stubbs proposal at a future meeting. In response to a question concerning the availability of planning assistance to work on freeway right-of-way planning, it was suggested that citizens should become involved in the planning process as soon as possible to alleviate the possibility of developers purchasing large parcels of corridor land for speculative purposes.

A motion passed for SEUL to sponsor an informational meeting with Southeast associations, Oregon State Highway Division, and other involved City agencies. Staff was instructed to begin plans for the meeting to be held near the end of September. The Board also passed a motion instructing staff to proceed immediately with incorporation procedures. It was decided that the By-laws Committee will meet on August 9th, 2:30 p.m. at SEUL to discuss by-law revisions and articles of incorporation. Staff agreed to notify those Board members not present of this meeting.

Community Activities

Augusta Richter announced that SURGE is sponsoring a public meeting on August 12th at Lents Evangelical Church to discuss two Planned Unit Developments in the Mt. Scott area.

The meeting adjourned at 9:30 p.m.

KZ:cb

MINUTES

PORTLAND DEVELOPMENT COMMISSION

DEPT. OF DEVELOPMENT & CIVIC PROMOTION

CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM

SEPTEMBER 16, 1974

Southeast Uplift Advisory Board Members Attending:

Dick Priestley, Chairman (Mem.-at-lrge.)
Virginia Seidel, V-Chairman (HAND)
Shirley Klug (Laurelhurst)
Walter B. Willette (Montavilla)
Carl H. Johnson (Brooklyn)
Larry Lubin (Buckman)
John Stryker (Eastmoreland)
Charles Liebert (Kerns)
John Hartog (M-SENA)
Steve Rutherford (Richmond)
Dorothy Powell (SMILE)
Marie Brown (S. Tabor)
Augusta Richter (SURGE)
Helen Belec (Sunnyside)
Frank Rhodes (Foster-Powell)
R. Tom Beasley (Mem.-at-lrge.)
Vern Kinnee (Mem.-at-lrge.)
Dave Utzinger (Mt. Tabor)

SEUL Board Members Not Represented or Present:

Barbara Conger (Foster-Arleta)
Art Stubbs (Mem.-at-lrge.)
Erma Lundahl (Mem.-at-lrge.)

Others Attending:

Fred Elsasser Jr.
Don Hughes
Mrs. K. Butler
Clem Lausbey
Fred Rusina
David Blomgren
George Francisco
Gwen Francisco
Shirley Stone
Shirley Mills
Helen L. McDaniel
K.P. Love
R.H. Walter
R.W. Parr
M.P. Parr
Terry Sandblast (P.C.)

Others Attending:

Mrs. R.H. Walter
Mr.&Mrs. L. Reberman
Mr.&Mrs. Bruce N. Dixon
Mr.&Mrs. Earl L. Brown
Marvin Witt Jr.
George Olson
Susan Vineyard
Rex Nicoud
Dave Duncan
Walter Tooze
Robert Rinde
S.F. Mansfield
Mr.&Mrs. Aldo Grisauti
Al Benkendorf
Ron Lambert
Kathy Zimmerly (P.D.C.)

Others Attending:

Julie L. Garwin
Jack Hunt
Allen Anderson
A. Robert Jensen
Grant D. Nelson
M.D. Replogle
Grace L. Cohen
Barbara B. Rhune
Charles Rhyne
Elaine Rinde
Barry R. Bruce
Carol Hartog
Blaine Jones
John Perry
Kathy Pallari
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. Walter Willette was introduced as the new alternate from Montavilla, replacing Blaine Jones. John Hartog was introduced as the newly elected Mid-SENA delegate replacing Terry Lightowler. The elected delegate from Mt. Tabor Neighborhood Association, Dave Utzinger, was introduced and accepted for membership on the Board.

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 five zone cases considered at previous SEUL meetings.

CU 72-74 (Kern Park Christian Church, deedholder, Patricia Stormo, renter. Request for Conditional Use for a coop pre-school) The Planning Commission approved with conditions. (SEUL approved with conditions)

Pet. 6394 (Tri-Met employee parking at 16th Ave. between SE Bush and SE Center Streets) The Planning Commission denied the request but approved revocable permit with conditions. (SEUL deferred until 9/16/74)

CU 73-74 (Nancy Westland, deedholder request a Conditional Use for a child day care facility in her home.) The Planning Commission approved with conditions. (SEUL approved with conditions.)

4181 (Amendment to Ordinance 116241 so as to permit access to SE 36th Place and eliminate a screening requirement.) The Planning Commission had a split vote and the case was referred to a full meeting. (SEUL recommended denial.)

V16-74 (Street Vacation Request: Vacation of portion of SE Stephens St. east of SE 50th Ave.) The Planning Commission approved. (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. (Representatives from all zoning petitions were present to answer questions.)

6394 (Reconsideration) request from A2.5 to A2.5P to provide Tri-Met employee parking at SE 16th Ave. between SE Bush and SE Center Sts.

Although previously considered on September 9th, the final recommendation, in concurrence with that of the Brooklyn Action Corps, was as follows: denial of A2.5P but approval of a revocable permit with the condition that: 1) SE 16th Street be vacated and landscaped between Bush and Center Street; or 2) stop signs be installed north and southbound between Holgate and Powell on alternate blocks. During discussion of the case, several questions were

raised concerning the proposed parking lot being too far from the employees' sign-in area which may discourage its use; the problem of cars racing on SE 16th; and the lack of landscaping as a buffer. It was felt that the proposed parking lot would help relieve on-street parking problems and nearby residents would benefit if City Council requires measures which would discourage use of SE 16th Street.

Pet. 6364 (Reconsideration) Walter Tooze, deedholder; zone change request from R5 to A2.5P located at 815 SE 46th Ave.

The Board recommended approval of M3B because it was felt that a neighborhood petition bearing 36 names which was presented to the Board, was representative of sufficient neighborhood support for the development. It was decided the development would provide needed services to the community and the recommended set-back to the building would present less of a traffic safety hazard for entrance to Belmont. It was also suggested that a traffic signal and/or cross walk would assist in promoting greater auto-pedestrian safety. Terry Sandblast explained this matter was put on the agenda in order to clarify prior to final action by City Council, as to why M3B and not the requested A2.5P was granted by the Planning Commission and City Council. Terry Sandblast said that M3B was recommended because it would act as a buffer and it was contiguous with the existing M3 zone. He explained that a major reason the proposed building set back into the R5 zone was to increase visibility for entrance onto Belmont. During discussion with petition representatives, it was pointed out that the parking lots adjacent to the proposed building would be for handicapped employees while employees of the complex would park in existing and/or lots currently under construction. Several neighborhood residents were present and commented both for and against the proposal. The major concern of those opposed centered on increased traffic and parking on residential streets. It was also noted that there had not been a Traffic Engineering report prior to Planning Commission and City Council consideration of the case. Walter Tooze commented in defense of the proposal. He stated that other parking lots have been constructed for employees and visitors and that on-street parking problems could be alleviated by limiting parking in front of the building to 60 minutes. The architect explained that their plan calls for one car/400 sq. feet of building space which is considerably lower than the required 700 feet. He added the curb next to the corner would be marked "No Parking" to permit visibility. There was a concensus of the SEUL Board that the major objections of the Board and the SNA were not to the development itself, but rather of the process by which M3B zoning became the recommended zoning.

CU 78-74 Fred Elsasser, applicant, Conditional use request for a Planned Unit Development on the north slope of Mt. Scott between SE 105th and 112th Avenues north of Mt. Scott Blvd. in zone R10. The applicant proposes to construct 63 single family dwellings, 99 court cluster units, 26 terrace rowhouse units, and 108 forest cluster units on the site containing 3,709,967 sq. feet.

Alternate proposal: A consolidated grouping of low rise (6stories plus or minus) housing for senior citizens.

It was explained that the applicant wanted to meet with the Board on an informal basis in order to discuss development alternatives for his property. In agreement with recommendations from SURGE and other Mt. Scott neighbors, the Board passed a motion to approve the concept of the construction of housing for senior citizens with the condition that no single family dwellings be constructed in conjunction with the development. During discussion, two basic plans were described, the first of which met with disapproval from the neighbors. It was stated that the retirement home would create the least traffic and drainage problems. If built, housing for senior citizens would involve 6 low rises containing 240 units valued at $30 - $40,000.00 per unit on a lifetime ownership plan. In answer to a question, the architect estimated that construction would not begin for 1½ - 2 years with completion in about 5 years. He explained that they are presently in the earliest planning stages and are asking for citizen input before finalization of plans. The Board and area residents recommended that the applicant explore the following areas of concern: 1) whether the development would add to existing drainage and seepage problems; 2) adequacy of off-street parking facilities; 3) accesses to the development which would create the least use of residential streets (it was recommended that a detailed traffic study be made)and 4) whether there is sufficient demand for senior citizen housing as proposed. There were many dissenting views on the proposal and it was suggested that a task force be created consisting of 3 or 4 delegates and area residents who could do in-depth research on alternatives of the proposal. Concern was expressed that further consideration of the proposal by the full Board could be interpreted as a commitment to approve future proposal by the applicant.

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 36, Block 2; and Lots 3 thru 19, Block 3, Mittleman located east of SE 60th Avenue adjacent to SE Grant and Sherman Streets.

At the request of the petitioner, it was moved and passed to postpone the consideration of the case until the October 21st Southeast Uplift meeting. The petition representative indicated that in meeting with Planning Commission staff and other city agencies, it was felt that a proposal to widen SE 60th in order to construct a left turn lane would require in-depth study and therefore consideration of the case at this time would be premature. Several Mt. Tabor area neighbors attended the SEUL meeting and staff was instructed to notify them when Southeast Uplift considers the case.

Pet. 6392 Leonard L. and Eleanor Wiley, deedholders; Structural Industrial Sales Company, optional purchaser. Zone change request from R5 to A2.5 in order to construct 13 units on Tax Lot 1 of Lot 9, Montrose located west of SE 37th in the vicinity of Harold St.

The Board recommended denial because the applicant failed to demonstrate a public need for units with common walls in an R5 zone. Additional reasons for denial included: The cost of street improvements may fall to area homeowners; access to the property as proposed is inadequate for fire protection. (The Mid-Southeast Neighborhood Association Executive Board recommended denial.)

CU 75-74 Daniel Hanna and Betty Hanna, deedholders. Conditional Use request to install gasoline facilities that will be a related business operation to be operated in conjunction with the existing car wash located at 2020 SE 82nd.

The Board recommended approval with the condition the applicant meets with the Montavilla Community Association and area neighbors and they do not object to the proposal. Concerns were voiced regarding additional noise and traffic in the neighborhood and the further loss of housing stock due to the development.

Review of proposed By-Laws and Articles of Incorporation.
After consideration, it was moved and passed to adopt proposed ammended By-Laws and Articles of Incorporation.

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

Kathy Zimmerly stated that a representative from Tenant Reform Action Coalition would like to discuss with the Board the need for more landlord - tenant legislation. Due to the lengthy agenda, the Board agreed to allow him to speak for a short period of time (10 min.).

It was announced that a representative of Land Conservation Development Committee (Senate Bill 100) would like to speak to the SEUL Board at the October 21st meeting. It was agreed to tentatively place them on the agenda.

Due to several recent communication problems, especially with reference to the Tooze case, it was moved and passed to address a letter to the City Auditor requesting that he send the SEUL office copies of notifications to SEUL area property owners regarding Council and Planning Commission hearings on proposed zone changes and conditional use requests.

After discussion, a motion was made and passed to address a letter to City Council recommending comcept approval of the Residential Care Facilities Ordinance but suggesting a standard for concentration in any district not to be greater than three Residential Care Facilities in a 25 sq. block area and a minimum 2 block separation between any two Facilities.

In response to an inquiry from Montavilla Community Association residents, Terry Sandblast announced that a permit issued by the Bureau of Buildings to construct ten apartment units on 78th and Washington has been voided and the maximum no. of units to be constructed will be limited to five.
It was moved and passed to address a letter to the Planning Commission recommending that the density be limited as much as possible.

Due to the increasing length of meetings, it was suggested that the SEUL Executive Board meet to outline subjects to be considered and procedures by which SEUL meetings are conducted.

The meeting adjourned at 12:10 a.m.

KZ: rw

MINUTES

PORTLAND DEVELOPMENT COMMISSION

DEPT. OF DEVELOPMENT & CIVIC PROMOTION

CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM

OCTOBER 21, 1974

Southeast Uplift Advisory Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)
Virginia Seidel, V-Chm. (HAND)
Jo Brown, Sec'y. (Laurelhurst)
John Olson (Montavilla)
Robert Johnson (Brooklyn)
Larry Lubin (Buckman)
John Stryker (Eastmoreland)
Charles Liebert (Kerns)
Dave Utzinger (Mt. Tabor)
Steve Rutherford (Richmond)
Dorothy Powell (SMILE)
Marie Brown (So. Tabor)
Helen Belec (Sunnyside)
Louis Ream (Foster-Powell)
R. Tom Beasley (Mem.-at-lrge.)
Vern Kinnee (Mem.-at-lrge.)

SEUL Board Members Not Represented or Present

John Hartog (Mid-Southeast)
Barbara Conger (Foster-Arleta)
Augusta Richter (SURGE)
Art Stubbs (Mem.-at-lrge.)
Erma Lundahl (Mem.-at-lrge.)

Others Attending:

Walter B. Willette
Joan Weigand
Alonzo W. Wertz
W.R. Blosser
Sara Joshel
Diane N. Johnson
Frank W. Rhodes
Aldo Grisanti
Wilma Grisanti

Others Attending:

David K. Blomgren
W.H. Sammler
Patty Mantia
Cindy Banzer
Al Benkendorf
Bob Jensen
John Gustafson
Joyce Foote
Shirley Stone

Others Attending:

Carl H. Buttke
R.W. Grant
Michael Sunu
Betty Ream
Pat Daily
Don Hughes
Terry Sandblast (P.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. The minutes of the previous meeting were approved as printed. Mr. Bob Johnson was introduced as the new Brooklyn delegate, replacing Carl H. Johnson.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SE Uplift Board. Terry Sandblast of the Bureau of Planning reported on the actions of 4 zone cases considered at a previous meeting.

6395 (Glen and Drusilla Savage, deedholders) Pacific N.W. Development Corp., contract purchaser. Zone change request from R5 to A2.5 located at SE 42nd north of SE Division St. The Planning Commission recommended denial. (SEUL recommended denial.)

CU 57-74 (Woodstock Church of God, deedholder.) Conditional Use request to expand the existing parking area and to create an office storage area, in R5 zone, located at 5830 SE 49th. The Planning Commission approved with conditions. (SEUL approved with conditions.)

CU 80-74 (L. Kipp and W.H. Kipp, deedholders.) Touchstone Janis, lessee. Conditional Use request to organize an alternative high school, in A2.5 zone, located at 1825 SE Clinton St. The Planning Commission approved with conditions. (SEUL approved.)

CU 78-74 (Fred Elsasser, applicant.) Conditional Use request for a Planned Unit Development on the north slope of Mt. Scott between SE 105th & 112th Avenues north of Mt. Scott Blvd. in zone R10. The Planning Commission approved proposal #3 for "6-story housing (218 units) plus 78 single family dwellings" with 22 conditions, one of which involved the applicant having to meet with committees from SURGE and SEUL memberships to insure neighborhood input in the proposal. (SEUL approved concept of construction of housing for senior citizens with the condition that no single family dwellings be constructed in conjunction with the development.)

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 were present to answer questions.)

6387 Franklin Service Corp., 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 Avenue adjacent to SE Grant & Sherman Sts.

By a vote of 8 to 4, with 2 abstentions, the Board recommended denial as per recommendation of the Mt. Tabor Neighborhood Association because the petitioner failed to demonstrate: 1) public need for this particular property to have its zone changed; 2) whether additional units allowable under A2.5 serve a greater public need than for instance an R5 Planned Unit Development. Concerns were expressed regarding: the preservation of livibility of the adjacent residential area; increased traffic; the capacity of present sewers to accomodate increased density; the loss of trees; and the need for more "open space" in the City.

Several Board related concern that the property not be developed according to existing plats.

Bob Jensen, architect and representative of petitioner, was present to describe the proposal. Slides were presented and a model of the proposed development was on display. Mt. Tabor Chairman Cindy Banzer distributed a report from the Association which stated they had unanimously voted to recommend denial of the proposal due to the many technical problems resulting in such a development. She related that 500 area residents had signed a petition against the proposal. A report was distributed to Board members describing the results of neighborhood research on the project. It was explained that previous construction projects in this area have been cancelled due to the incapacity of present sewers in disposing of increased storm runoff. The residents were concerned about the possibility of a precedent being set in allowing more residential break-up into condominium housing. Some preferred that the property be annexed to Mt. Tabor Park to preserve open space in the area. It was stated that under present zoning 95 single family dwellings could be built on the property. Ms. Banzer stated the Neighborhood Association would favor these over a possible 220 units allowed under an A2.5 zone.

Area residents were present to relate traffic problems along SE 60th and at the Division Street intersection. Slides were presented by residents to demonstrate back-up during the rush hour.

Traffic Consultant Carl H. Buttke responded by stating that the impact of 95 single family dwellings and the 150 proposed units on traffic flow would be approximately equal. He stated that studies show auto ownership is higher with single family homes (1.1 car per unit in a condominium as opposed to 1.5 per single family dwelling). He estimated that the number of vehicle trips per day would be about the same for single family dwellings and condominiums.

Petition representatives responded to comments by stating several amenities the proposed development would offer: 1) a 100 ft. R5 buffer with the single story units being closer to single family dwellings west of SE 60th; 2) no obstruction of view of surrounding area; 3) an agreement to construct fewer units than allowable under A2.5 with more open space , landscaping, recreational facilities, and restricted access; 4) frequent bus service and a shelter would be provided; 5) storm and sewer facilities would be handled on-site; and 6) quality design and construction. It was also stated that the development would not constitute a spot zone because the adjacent water reservoir site will probably be developed as A2.5 and the development would be buffered on 3 sides by public property. Other concerns expressed were that the City will have to face higher densities in order to avoid urban sprawl, and there is presently a housing shortage (which causes property taxes to rise).

Terry Sandblast reported that several Conditional Use requests dealing with minor additions and improvements to existing City parks had been submitted to the Planning Commission. Since there would be a special Zoning Hearing on Thursday, October 24th in regard to these issues, it was requested that the

Southeast Uplift Board make recommendations as to these requests even though they were not scheduled on the agenda for this meeting. The requests included:

CU 93-74	Tennis Courts
CU 94-74	Picnic Tables
CU 95-74	Basketball Courts
CU 96-74	Basketball Courts
CU 97-74	Picnic Tables
CU 99-74	Picnic Tables
CU 101-74	Basketball Courts

It was moved and passed to recommend approval of the Conditional Use requests in question. It was felt that these improvements are needed and would enhance recreational services provided by the City.

Community Activities

Kathy Zimmerly introduced Alonzo Wertz of CH2M Hill, Consulting Engineers. Mr. Wertz explained that he wanted to address the Board in response to the suggestion that contact be made with neighborhood associations directly affected by proposed sewer improvements in Southeast Portland. Since several items remained on the evening's agenda, it was moved and passed to request Mr. Wertz to make a presentation to the Board at a future SEUL meeting so that Board members could relay the information to their respective neighborhood associations.

Kathy Zimmerly introdiced Cindy Banzer, Citizen Participation Coordinator, and John Gustafson, Public Affairs Director, representing the Land Conservation and Development Commission. Brochures were distributed describing goal subjects and how citizens can participate. Board members had previously been mailed a citizens' workbook, "People and the Land" containing preliminary goal subjects, areas of critical concern and citizen involvement standards - information gathered from the first round of LCDC sponsored workshops. Mr. Gustafson announced that there would be a special 1½ hour television program on October 27, 1974, Channel 8, regarding issues affecting LCDC. Ms. Banzer stated that with citizen input, it is hoped to develop a comprehensive land use plan on a state-wide basis.

Discussion of the project included questions as to how citizens can effectively participate in the program. Ms. Banzer responded that at the hearings the public is given the opportunity to testify to their major concerns in regard to housing, urban development, pollution, highways, forestry, agricultural lands, etc. She related that the #1 concern of citizens participating in the first round of workshops (including urban citizens) was our agricultural lands, and the #2 concern was forestry. Ms. Banzer added that land use planning is coming whether or not citizen involvement occurs, but that the opportunity is here for total citizen participation.

After further discussion it was moved and passed to appoint an advisory committee to study and prepare a SEUL Board statement for presentation at the next Portland area LCDC workshop during the last week in November. Included on the committee were: Dorothy Powell, Chuck Liebert, Jo Brown,

Marie Brown, W.H. Sammler, and Dave Utzinger. They were requested to meet and prepare a report to the SE Uplift Board at the November 18th meeting.

Announcements

It was announced that a "get acquainted" and business meeting was being held on October 21st, 7:30 p.m. at 3534 SE Main St. Fireside Room for representatives of Southeast to meet with the SE Quadrant Manager for Multnomah County Dept. of Human Services. Since this meeting conflicted with the SEUL meeting, a representative from SEUL, Melvin Replogle, attended.

A letter from the Metropolitan Human Relations Commission was received announcing 2 vacancies occurring December 31, 1974 - one for a 2 year term, the other for a 3 year term. It was requested that suggestions and/or resumes for appointments be sent to the Southeast Uplift office by November 15, 1974.

It was reported that a letter was received from Mayor Goldschmidt thanking SEUL for the recommendation to approve the vacation of Oak St. between 11th and 12th.

Kathy Zimmerly reported that approximately 45 attended the October 17th SE Town Hall Meeting on Housing & Community Development Funds. It was suggested that each Board member be sent a copy of the Housing & Community Development Act Summary plus the questionaire which was distributed at the Town Hall Meeting. During discussion of Housing & Community Development funding, Jo Brown suggested that a citizen-based housing policy-making board be established to develop a flexible city-wide housing policy.

It was announced that land use maps of the Mt. Hood Freeway Corridor were available to be checked out (1 per neighborhood association) through the Southeast Uplift office.

Terry Sandblast reported that City Council action on the Conditional Use request by Bible Temple was postponed until October 30th in order to allow Council members to visit the site. It was announced that the Reorganized Church of Latter Day Saints (RLDS) would present their proposal at the November 4th SEUL Meeting.

It was reported that although none of the current slate of MCA officers were present, a meeting of Montavilla residents was held on October 10th and new officers were elected. After discussion, it was agreed that misunderstandings would hopefully be worked out at the regular MCA general membership meeting on October 24th.

Concern was expressed by Board members that petition representatives were not prepared to support their requests at SEUL Board Meetings by standards set by the Fasano ruling. After discussion it was moved and passed to request that the Planning Commission staff notify all SE area zoning petitioners that they should meet with neighborhood association representatives and the SEUL Board and be prepared to support their petition requests according to Fasano Decision requirements.

The meeting adjourned at 11:20 p.m.
KZ:rw

MINUTES

PORTLAND DEVELOPMENT COMMISSION

DEPT. OF DEVELOPMENT & CIVIC PROMOTION

CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM

OCTOBER 7, 1974

Southeast Uplift Advisory Board Members Attending:

Virginia Seidel, V. Chairman (HAND)
Jo Brown, Secretary (Laurelhurst)
Art Stubbs (Mem.-at-lrge.)
Dorothy Powell (SMILE)
Chuck Liebert (Kerns)
Dave Utzinger (Mt. Tabor)
Larry Lubin (Buckman)
Marie Brown (South Tabor)
Louis Ream (Foster-Powell)
Steve Rutherford (Richmond)
Augusta Richter (SURGE)
Walter Willette (Montavilla)
John Hartog (Mid-SENA)
Vern Kinnee (Mem.-at-lrge.)
R. Tom Beasley (Mem.-at-lrge.)

SEUL Board Members Not Represented or Present

Dick Priestley, Chm. (Mem.-at-lrge.)
Carl H. Johnson (Brooklyn)
John Stryker (Eastmoreland)
Barbara Conger (Foster-Arleta)
Helen Belec (Sunnyside)
Erma Lundahl (Mem.-at-lrge.)

Others Attending:

Melvin Replogle
Don R. Hughes
W.H. Sammler
David Blomgren
Diane Nowicki
Larry Ross
Carol Cordes
Nancy Bartlett
John Godfrey
Al Lucus
Shirley Stone

Others Attending:

Douglas Wright
Donald F. Mazziotti
Carol Thompson
Mr. & Mrs. Dan Leasior
Robert W. Johnson
Connie Cleaton (P.C.)
Robert Bothman (St. Hwy. Div.)
Terry Sandblast (P.C.)
Kathy Zimmerly (P.D.C.)
Rita Weissenborn (P.D.C.)

The meeting was called to order at 7:30 p.m. by Vice-Chairman, Virginia Seidel. The minutes of the previous meeting were approved as printed. It was announced that the Mt. Scott Village Proposal (CU 78-74, Fred Elsasser, applicant) would be considered at a Planning Commission hearing on October 15, 1974.

Concern was expressed that precedent might be set by which an applicant is allowed to by-pass formal community review process. After discussion it was moved and passed to address a letter to the Planning Commission requesting that they defer a decision on the case until the applicant has formally presented his application to the neighborhood and the Southeast Uplift Board.

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 a previous SEUL meeting.

CU 74-74 (Daniel Hanna & Betty Hanna, deedholders) Conditional Use request to install gasoline facilities that will be a related business operation to be operated in conjunction with the existing car wash located at 2020 SE 82nd. The Planning Commission approved 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. (Representatives from all zoning petitions were present to answer questions.)

6395 Glen and Drusilla Savage, deedholders; Pacific N.W. Development Corporation, contract purchaser. Zone change request from R5 to A2.5 located at SE 42nd north of SE Division Street.

The Board recommended denial because the applicant could utilize transitional use allowance and because it was felt that the applicant would set a trend for other zone change requests in this area. (Other reasons included the low percentage of vacancies of multiple family units in Southeast Portland, and that the sewers in this area were designed for single family dwellings.)

CU 57-74 Woodstock Church of God, deedholder. Conditional Use request to expand the existing parking area and to create an office storage area, in R5 zone, located at 5830 SE 49th.

The Mid-Southeast representative reported that the neighborhood association had agreed to concur with the recommendation of the SEUL Board. The Board recommended approval with the condition that 50'x100' site and access to the garage be maintained for dwelling located on the south $\frac{1}{2}$ of Lot 3, Block 18, Woodstock without any encroachment of church parking on such lot. Concern was expressed that immediate area neighbors do not object to the proposal.

CU 80-74 L. Kipp and W.H. Kipp, deedholders; Touchstone Janis, lessee. Conditional Use request to organize an alternative high school, in A2.5 zone, located at 1825 SE Clinton Street.

The Board recommended approval as per recommendation of the Hosford-Abernethy Association. It was felt the facilities are adequate and the applicant provides a needed community service in the area.

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

Kathy Zimmerly announced that Robert Bothman of the State Highway Division had addressed a response to the SEUL Board letter of September 10, 1974 and that he was present to answer questions. The September 10th SEUL letter and Mr. Bothman's reply were read by the secretary after which Mr. Bothman addressed comments to the Board. A question-answer period followed which included:

Q. What percentage of homes located in the Mt. Hood Freeway corridor are occupied by original owners?
A. Very few.

Q. Were citizens contacted prior to any actions taken by the Highway Division?
A. None.

Q. Has the Highway Dept. given thought to alternate methods of disposition of property?
A. No, at present the Highway Division is bound by Oregon State Law to dispose of it at public auction.

Q. Is there a time limit to disposition of properties in the corridor?
A. No.

Q. Are there any Federal monies involved in the property?
A. No, it is totally a State program.

Q. Would zoning remain the same after re-sale of property?
A. Yes.

Q. Has cash value of property been established?
A. No, but it would logically include original amount paid plus "inconvenience" cost.

Planning Commission staff were present to explain a color-coded Sanborn map designating zoning and land use in the corridor. It was moved and passed to request this map be reduced in size and distributed to Board members for future reference. Planning Commission staff action to date has included maping the area and tabulating the number of houses in each zone. They expressed interest in working with citizens in the development of future land use policies in the corridor. The major concern expressed by the Board was the potential for incompatible land uses and/or excessive speculation if the properties are disposed of at public auction.

It was explained that any drastic changes in Transportation Commission policy regarding disposition of right-of-way properties would have to be predicated by State legislative action. Therefore it was suggested that attention be directed to the State Legislature to bring about alternate methods of disposition. Board members thanked Mr. Bothman for his attention and consideration.

It was announced that the Legal Action Center is sponsoring a legislative workshop on October 15, 1974, beginning at 9:00 a.m. at the U.S. Bank, 601 W. Burnside, Portland, Oregon. Several members expressed interest in attending.

The Town Hall Southeast Quadrant Meeting was announced for Thursday, October 17, 1974 at 7:30 p.m. at the Richmond School Cafetorium. The purpose is to discuss alternative uses of Housing and Community Development Funds in Southeast Portland and the City as a whole. Board members were urged to attend the meeting and to assist in distributing meeting notices.

Mike Milner of the "Arouse Voters of Oregon" was present to announce a public meeting on October 15, 1974 at 7:30 p.m. at the Washington High School cafeteria. Commissioner Schwab will be the speaker. The purpose of the meeting is to give information on "how the referendum can work for us".

It was announced that the Conditional Use request by Bible Temple for expanding their facilities will come before City Council on Wed., October 16, 1974.

Kathy Zimmerly reported that the recently adopted SEUL Board Articles of Incorporation cannot be prepared until the $10.00 filing fee is collected. (Members donated the fee during the meeting.)

The "Rules Committee Recommendations for the Format of Board Consideration of Zoning Matters" were distributed. It was moved and passed to recommend approval of the procedure, as amended to read Guidelines at the top of the page. It was also suggested by the committee 1) that the Board limit the types of issues it considers to non-partisan local issues directly affecting Southeast Portland; and 2) that those members of the Board who are unable over a long period of time to attend meetings be asked to resign. A motion was passed to also accept the latter two recommendations.

The meeting adjourned at 9:30 p.m.

KZ:rw

MINUTES

PORTLAND DEVELOPMENT COMMISSION

DEPT. OF DEVELOPMENT & CIVIC PROMOTION

CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM

NOVEMBER 4, 1974

Southeast Uplift Advisory Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)
Virginia Seidel, V-Chm. (HAND)
Jo Brown, Sec'y (Laurelhurst)
Dorothy Powell (SMILE)
Robert Johnson (Brooklyn)
Tom Beasley (Mem.-at-lrge.)
John Olson (Montavilla)
Louis Ream (Foster-Powell)
Augusta Richter (SURGE)
Marie Brown (So. Tabor)
Chuck Liebert (Kerns)
Larry Lubin (Buckman)
Helen Belec (Sunnyside)
Dave Utzinger (Mt. Tabor)
John Hartog (Mid-SENA)
Art Stubbs (Mem.-at-lrge.)
Ron Graham (Richmond)

SEUL Board Members Not Represented or Present

Barbara Conger (Foster-Arleta)
Erma Lundahl (Mem.-at-lrge.)
John Stryker (Eastmoreland)
Vern Kinnee (Mem.-at-lrge.)

Others Attending:

Mr.&Mrs. Pharis Huggins
Sara Joshel
M.D. Replogle
Jane Robinson
Stuart Keebaugh
Jack Henry
Joseph Weston
Darrell Smith

Others Attending:

Jane M. Palm
W.H. Sammler
Don R. Hughes
Nina Lindstrom
Larry Lindstrom
Jim Grady
Walter B. Willette
Stephen E. Beyers

Others Attending:

Deborah Willette
Denise Willette
Christine deRenne-Stephan
Peggy J. Giddnign
Shirley Stone
Terry Sandblast (B. of Plng.)
Kathy Zimmerly (P.D.C.
Rita E. Weissenborn (P.D.C.)

The meeting was called to order at 7:30 p.m. by Chairman, Dick Priestley. He welcomed visitors and explained the recently adopted "Guidelines for Consideration of Zoning Matters". The minutes of the previous meeting were approved as printed.

Review of Planning Commission actions on zoning cases and street matters reviewed by the SE Uplift Board. Terry Sandblast of the Bureau of Planning reported on the actions of 8 zone cases considered at a previous meeting.

Pet. 6387 (Franklin Service Corp., 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. It was reported that the deedholder requested deferral until December 3, 1974.

CU 93-74
CU 94-74
CU 96-74
CU 97-74
CU 99-74
CU 101-74

Additions and improvements to existing City parks. The Planning Commission recommended approval. (SEUL recommended approval.)

CU 95-74 Park Improvement - addition of basketball courts. It was reported that for this request there will be a public hearing prior to the Planning Commission decision. (SEUL recommended approval.)

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 were present to answer questions.)

Mr. Sandblast explained that hereafter, Bureau of Planning staff will not make recommendations regarding zoning matters at SEUL Board Meetings. He added that upon request, staff will advise about code regulations and make suggestions regarding alternatives, but it will be the responsibility of the Board to generate all recommendations in fairness to all petition representatives.

CU 103-74 City of Portland, Bureau of Parks, deedholder, Conditional Use request to pave approximately 3108 sq. ft. and install four basketball standards on Brooklyn Park located on Tax Lot 87, Section 11, 1S, 1E in zone A2.5.

The Board recommended approval in concurrence with the Brooklyn Action Corps. It was felt that the request would provide a needed recreational service in the area. Concern was expressed regarding noise and the positioning of the basketball courts being too close to nearby residences.

During discussion the petition representative explained that because the Bureau of Parks had not budgeted the money needed for construction of new basketball standards, they were fitting them into the existing recreation area at Brooklyn Park. He added that a fence divides the play area from the nearest residence and since there are no lights in the park, noise would probably not be a problem after dark.

CU 105-74 Reorganized Church of Jesus Christ of Latter Day Saints, deedholder. Conditional Use request to retain three classrooms located on Tax Lot 8 of Lots A, C and E, Wedor Add. west of NE 50th and north of NE Couch in zone R5.

By a vote of nine to seven with one abstention, the Board recommended approval with the following conditions: That the exteriors of the structures be remodeled so as to better blend with the neighborhood; that the buildings be landscaped; and that there be added a parking lot adjacent to the buildings in order to avoid traffic congestion on 50th Ave. Although the Board felt that there needs to be more communication between the Church and the neighbors, and more up-to-date evidence as to community feeling about the project, it was decided that potential benefits to the community outweigh alternatives if they removed the buildings.

The petition representative explained that they would like to retain the three classrooms, bring them up to City codes, even though the rooms were originally constructed for a temporary period of three years. He added that at present they have no permit to use the classrooms but that one room (32' x 24') is being used in a minimal way for storage of food stuffs for the "Loaves & Fishes Program". He stated that these rooms could be beneficial to community programs, especially for the elderly and handicapped, since they are ground level. A representative from Providence Hospital expressed a desire for retention of the classrooms since they could be valuable for use by handicapped persons. Representatives from the immediate neighborhood stated reasons for their opposition as: the classrooms are an eyesore to the community; their existence is a violation of the original condition which allowed them to be constructed; and added traffic congestion on SE 50th Ave. Previous to the motion to approve, a motion to recommend denial until immediate area residents and the Church could reach agreement, was defeated by a vote of eight to seven with two abstentions.

CU 106-74 Simms Co., deedholder, Larry and Nina Lindstrom, contract purchasers. Conditional Use request to enlarge an existing day care facility from 27 to 59 children located on Lot 4, Block 4, Bartsch Park at 3834 SE Morrison in zone A2.5 (present school located at 3841 SE Belmont in zone M3).

The Board recommended approval with the condition that all applicable City, State, and Federal codes are met. It was felt that the applicant will provide a needed service and the proposed remodeling will up-grade the community.

During discussion the petitioner explained that at present there are 27 children attending the facility and that one-half walk. She added that there is a great demand that they serve more of the community and are currently turning away ten people daily. She stated that if the request is approved, the indoor play area would be enlarged three times the size of the present area. Concerns were expressed regarding adequate fire safety equipment and that the facility be inspected and if necessary, be improved to meet code requirements. No opposition to the request was voiced by area residents.

Pet. 6124 Amendment — Pharis P. and Lucile C. Huggins, deedholders request amendment to Ordinance # 135424 to allow the continued use of a duplex beyond the specific two year limitation located on Lot 11, Block 10, Mt. Tabor Villa Annex at 39 NE 79th in zone R5.

By a vote of eleven to four with two abstentions, the Board recommended approval for four years with the condition that the basement apartment be used only for members of the applicant's immediate family. Concern was expressed that if sold, this home might continue to be used as a duplex instead of a single family dwelling. Therefore, the condition was added that the basement apartment be used for family members only and for the four year requested term.

Discussion included whether or not to extend the permit to the four year requested time or to make it an indefinity time period. The petitioners explained that the basement apartment was used by their son while they were serving as missionaries in Japan, and that the extra apartment assisted them in making the house payment.

Pet. 6398 — Electro-Chemical Metal Finishing, Inc., deedholder. Zone change request from A1 to M2 Lots 3,4,5,8,9,12, and 13, Block 1, Meadowbrook located at SE 27th and Holgate.

The Board recommended approval with the conditions future owners not object to street improvements to SE 27th and that access from and to the property be in a forward motion and limited to SE 27th Ave. The Board felt that this zone change would maintain continuty with the adjacent light manufacturing area.

Pet. 6399 — Oregon Credit Union League, deedholder, zone change request from A1 to A1P for Lot 2, Block 2, W.W. McGuires located on SE Ash St., east of 18th Avenue.

The Board recommended approval of A1P with the condition that the applicant develop adjacent property in the manner shown on the plan submitted (with special reference to height limitations). Concern was expressed regarding possibility of future overuse of the parking area if the property is sold.

The petition representative explained that this plan would be more desirable than an upward expansion for general appearance in the neighborhood. He added that very little traffic would be generated by the facility because several employees work outside of the office. The petitioner had agreed to plant low shrubbery per the request of the neighbors.

The Buckman representative reported that his Association has not formally met since the petition was filed and therefore could not make a recommendation. He said that some field work had been done and there were comments both for and against the petition, one concern being that the existing parking lot is not now adequately used to justify expansion. He said many area residents preferred an outward expansion to an upward one, deeming it the "lesser of two evils".

Pet. 6400 Central Bible Church, deedholder, The Robert Randall Co., contract purchaser. Zone change request for the N. 123.41 ft. of Tax Lot 44 Section 33, 1N, 2E located at NE 90th Avenue and NE Oregon Street.

The Board recommended approval with the condition that access be onto NE 90th Avenue for reasons of safety.

Pet. 6406R Geneva F. Manning, deedholder. Request for revocable permit to waive parking requirement and maintain parking lot unpaved, Lots 29, 30 located at 6520 SE Powell.

The Board voted to recommend denial. Four members asked that their abstentions be recorded because not enough information was provided.

Community Activities

The SURGE delegate announced the November 7th SURGE Meeting would be held at Lents Evangelical Church at 7:30 p.m. The agenda includes discussion of Mt. Scott Village Proposal #3; saving the trees on SE 92nd Ave.; and proposed vacation of SE 100th St. Their speaker will be Wayne Potter from the Bureau of Neighborhood Environment.

The Montavilla delegate reported that at the October 24th MCA Meeting a nominating committee was elected consisting of two current Board members and three members-at-large. The committee will present their nominations at the next general meeting and elections will be held in January.

The South Tabor delegate reported that their Association had gotten desired results from their request to have needed stop signs installed within their boundaries following a South Tabor Association Meeting with M. J. Martini, Traffic Operations Engineer.

Jo Brown reminded the Board that the Metropolitan Human Relations Commission is seeking suggestions for people to serve on the Commission. She suggested in order to include a variety of representation, desirable suggestions might include representatives from labor, minority groups, and persons under thirty years old.

The Buckman delegate announced that on Thursday, November 7th, there will be a meeting with Mary Pedersen and other City officials to discuss a "Buckman Plan" and the possibilities of using Housing & Community Development Funds in the neighborhood.

It was announced that the Committee Meeting to prepare a response to LCDC from the Southeast Uplift Board would be held on Thursday, November 14th at 12:00 noon at the Southeast Uplift office.

It was moved and seconded to adjourn the meeting but the motion failed.

The SEUL Chairman urged each neighborhood association to discuss possibilities for use of Housing & Community Development Funds. It was reported that a coalition of inner SE neighborhoods had been formed in order to implement plans for using these funds in inner SE Portland. The coalition, chaired by Chuck Liebert of Kerns, consists of seven neighborhoods: Buckman, Brooklyn, Sellwood-Moreland, Richmond, Sunnyside, Kerns, and Hosford-Abernethy. Discussion followed regarding the Housing & Community Development Program. Art Stubbs expressed that caution be exercised in developing neighborhood plans for using HCD Funds since in the past much citizen time and effort has been lost because past plans for federal monies have not been implemented in Southeast Portland.

The meeting adjourned at 11:15 p.m.

KZ/rw

SOUTHEAST CHAIRMEN AND MEMBERS OF NEIGHBORHOOD ASSOCIATIONS:

At the November 18, 1974 meeting of the Southeast Uplift Advisory Board, representatives of the Police Consolidation Project discussed methods for improving police service in Portland and Multnomah County. The Board voted to support the concepts presented and to encourage individual neighborhood associations in Southeast to become familiar with the recommendations of the Police Consolidation Project Staff Report.

Project Director, John Angell, told the Board that he would be happy to send out copies of their Staff Report or to discuss ways of improving police service with any interested group. Arrangements can be made by contacting Fontaine Hagedorn of the Project staff at 248-4576 or by writing 202 Chamber of Commerce Building, Portland 97204.

* MEETING NOTICE *

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

WHEN: Monday, December 16, 1974, 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) 6212 Amendment to Ordinance for property located near SE 75th and Division (north side).

   b) 6408 Zone Change Request from R5 to M3 located on Hawthorne Blvd. east of SE 82nd.

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

5. Community Activities.

6. Announcements.

7. Adjournment.

8. ANNUAL CHRISTMAS FESTIVITIES: PLEASE STAY FOR THIS INFORMAL GET-TOGETHER AND BRING YOUR FAVORITE CHIP, DIP OR OTHER HOLIDAY TREAT! DELEGATES, ALTERNATES AND NEIGHBORHOOD ASSOCIATION CHAIRMEN ARE ESPECIALLY INVITED TO ATTEND!

****

For more information or transportation, call 233-6236.

HAPPY HOLIDAYS!

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM

DECEMBER 2, 1974

Southeast Uplift Advisory Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)
Shirley Klug (Laurelhurst)
Bill Lorenzana (SMILE)
Robert Johnson (Brooklyn)
John Olson (Montavilla)
Louis Ream (Foster-Powell)
Augusta Richter (SURGE)
Marie Brown (South Tabor)
Larry Lubin (Buckman)
Helen Belec (Sunnyside)
Steve Rutherford (Richmond)
Vern Kinnee (Mem.-at-lrge.)
Dave Utzinger (Mt. Tabor)
Art Stubbs (Mem.-at-lrge.)
John Hartog (M-SENA)
Tom Beasley (Mem.-at-lrge.)
Melvin Replogle (HAND)

SEUL Board Members Not Represented or Present:

Erma Lundahl (Mem.-at-lrge.)
Chuck Liebert (Kerns)
John Stryker (Eastmoreland)

Others Attending:

Robert D. Stuva
Juanita E. Carbonari
M. McDain
Lin Casciato
Bess Nielsen
Joyce Foote

Others Attending:

Sara Joshel
George D. Herr
Mrs. Frank Herr
Walt Willette
Eleanor Avent
R.W. Grant

Others Attending:

Jerry L. Brooks
Don R. Hughes
Calvin C. Lucas (P.D.C.)
Kathy Zimmerly (P.D.C.)
Rita Weissenborn (P.D.C.)
Terry Sandblast (Bur. of Plng.)

The meeting was called to order at 7:15 p.m. by Chairman, Dick Priesley. The minutes of the previous meeting were approved as printed. Bill Lorenzano, the new delegate from SMILE was introduced.

Review of Planning Commission action on zoning cases and street matters reviewed by the SE Uplift Board. Terry Sandblast of the Bureau of Planning reported that CU 95-74, CU 101-74, and Pet. 6401 had been deferred at the last Planning Commission hearing because a quorum was not present.

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 five of the six cases were present to answer questions.)

CU 118-74 Naomi G. Lee, deedholder; Portland Habilitation Center, Inc., contract purchaser, by Robert J. Judy; located at SE 73rd and Center Street. Request to increase off-street parking and loading capabilities.

The Board recommended approval with the conditions that code regulations regarding proper screening be met and that the long range goals regarding installation of screening and landscaping be completed as previously submitted to the Planning Commission. It was felt that the applicant provides a needed service to the community and that the additional off-street parking will alleviate traffic congestion in the neighborhood.

The Foster-Powell delegate reported that area residents favor the additional off-street parking. The petition representative was present to explain that the Center trains mentally handicapped adults (115 presently enrolled). He added that the program is federally funded and relies on sub-contract work from local industries, primarily hand-assembly. He stated that activity is limited to the daytime but from time to time there will be an evening meeting (parents, board, etc.). It was explained that the assembly work is delivered by small trucks but generally goes out in larger units which creates the need for a wider driveway for loading so as not to block SE 73rd. He further stated that the Center would make every effort to screen the area according to codes and that the date imposed on them for the expenditure of their funds is June 30, 1975.

6403 R Precision Castparts Corp., deedholder. Request for a Revocable Permit to install a standby propane gas system containing 30,000 gallons located at 4600 SE Harney St. in zone M2.

The Board recommended deferral until reports are received from: 1) the Fire Bureau regarding regulations for storage of propane fuel near residences; and 2) Traffic Bureau regarding safety for vehicles driving or parking by the storage area. Concerns were expressed regarding fire hazards and vandalism. It was suggested that the tank be located in another area of the applicant's property, away from the flow of traffic on SE Harney Street and that it be enclosed by walls as an added safety measure.

The petition representative was present at the meeting and explained that the location and installation of the tank had been approved by the fire marshall and that it was to be located in the parking area, below the grade of SE Harney; that concrete curbs and an extended guard rail would be installed between parked cars and the tank according to code regulations. He stated that the view of the tank would be partly obscured by shrubbery. In answer to questions about its being a safety hazard due to vandalism, etc, he responded that there is 24-hour security and the nearest residence is located 200 - 300 ft. from the site. A Board member reported that in talking with Northwest Natural Gas, the applicant presently has a #4 priority for fuel delivery but that there is a possibility their priority rating may drop to a #6 which could cause employee lay-offs if there are fuel shortages.

6407 R Paul & Veneta B. Truet, deedholders; YMCA Project MOVE, Lessee. Revocable Permit request to use two garages for storage of cyclable materials located at 4821 SE Lincoln St. in zone R5.

Approval of a one-year Revocable Permit with the condition that Fire Bureau approves the request and that it be subject to review by the Richmond Neighborhood Association in six months after approval. Although concern was expressed that the project may infringe on the residential character of the neighborhood, it was felt that a neighborhood recycling center provides a needed community service and improves the neighborhood environment. The Richmond Neighborhood Association delegate reported that his association approved of the project and felt it to be in conformance with residential livability.

The petition representative explained that the facility is kept locked when staff is not present and that it has successfully operated for two months. He indicated that the pick-up of glass, tin cans, and newspapers are scheduled monthly and that there are 25 teenage volunteers working on the project. It was explained that through Project MOVE it is hoped to educate households to the need for recycling and to provide a means for teenagers to be actively involved in community improvement.

V 19-74 Street Vacation Request by petitioner William E. Rokey for a portion of the alley adjacent to Block "U", Tabor Heights.

The Board recommended denial per the recommendation of the Mt. Tabor Neighborhood Association. It was felt that the pedestrian right-of-way had been used in the past and that it would more frequently be used if it were not for the sharp drop-off created by the construction of the petitioner's driveway.

During discussion of this case the Board also voted to address a letter to the appropriate agencies to investigate encroachment on this public right-of-way and to urge restoration (ie: steps installed) if the driveway is creating a hazard. The petitioner was not present at the meeting but it was reported that the petitioner feels the infrequent usage of the alley warrants vacation.

During discussion questions were asked as to why adjacent property owners are responsible for the maintenance of the alley instead of the City of Portland.

V 31-74 Street Vacation request by Francis Herr for a portion of the alley in Block 6, Villa Hill.

Approval because it was felt that there is adequate access to neighboring properties and that this vacation will insure the livability of the residential block. The neighborhood association representative reported that upon polling the immediate neighborhood, he found that neighbors were in concurrence with the request. The petitioner stated that she did not intend to make the alley impassable to pedestrians but only to vehicular traffic.

During discussion it was suggested that the entire alley be vacated but it was pointed out that certain neighbors require access to their property through the other portion of the alley.

V 35-74 Street Vacation request by Antonio P. Carbonari for SE Pardee Street east of SE 32nd.

Approval because it is felt that the street is impassable to traffic and that with proper landscaping and pedestrian access, it would improve the appearance of the neighborhood.

It was further suggested that the Planning Commission consider vacation of adjacent property on SE Pardee between SE 32nd and SE 31st with provision for a vehicular turnaround at the north end of SE 32nd Ave. The vacation would facilitate traffic movement and necessitate relocation of boulders blocking the right-of-way on SE Pardee, west of SE 32nd.

The petitioner explained that this request was made after being unable to purchase the property because a water main is located on the property. She stated that her intent is to screen with shrubbery and to allow pedestrian traffic on the existing pathway.

During the slide presentation of this case, it was pointed out that large boulders blocked the entrance to a portion of the right-of-way. A motion was passed to address a letter to City agencies requesting that they take appropriate action to restore this public right-of-way. It was also asked that the agencies report on the action they have taken to the Board.

Reports

Terry Sandblast reported that the request by the Ben Franklin Service Corp. is scheduled for the first part of January, 1975. He added that the last Planning Commission hearing for 1974 will be on December 10th, the first one of 1975 will be held on January 14th. In response to a question regarding a new hearings officer, Mr. Sandblast replied that no one has yet been appointed to the position. He suggested that some of the changes to take place as a result of the Hearing Officer Process would probably involve: stricter adherence to timing; notification by certified mail ten days prior to the hearing; and no communication with the hearings officer will be permitted unless all parties are present, etc. He pointed out that there are still several procedural factors to be ironed out.

Announcements

Members were reminded that re-appointment of members whose terms-of-office expire this December is due by 12/15/74. Helen Belec indicated that she would like to remain on the Board as a member-at-large because she will be resigning as the Sunnyside delegate in December. The Chairman asked that action on her request be deferred to allow for more discussion.

Other announcements included: a Housing Workshop sponsored by the Center for Urban Education, Dec. 4, 1974 at 6:45 - 9:30 p.m.; neighborhoods wishing to participate in HCD funding should submit their lists of priorities to Dennis Wilde of the Bureau of Planning by Dec. 5th; the State Highway Division will sponsor two meetings, Dec. 3rd and Dec. 4th to discuss their six year construction program;

letters from the SEUL Board have been sent to City Council and to County Commissioners endorsing the Police Consolidation Staff Report; and the Planning Commission will consider the Service Station Code Amendment at their Dec. 3rd meeting.

Kathy Zimmerly reminded Board members that December 16th is the final 1974 SEUL meeting and that delegates, alternates and association chairmen are invited to stay for refreshments and an informal time following the business that evening.

Community Activities

The Sunnyside delegate announced their Dec. meeting will be held on Dec. 4th at the Sunnyside Methodist Church, beginning at 6:30 p.m. with a pot luck. Discussion ... topics will include HCD Funds and Model Block expansion.

The Buckman delegate reported that their Association is in the process of making application for HCD funding.

The Foster-Powell delegate announced that Police Chief Bruce Baker will be the guest speaker at their Dec. 9th meeting.

The Mt. Tabor delegate announced their Dec. meeting will be an informal coffee on Dec. 11th at the home of their chairman, Cindy Banzer.

The Laurelhurst alternate reported that their last association meeting was well attended and that one of the topics of discussion was a proposal to remove Coe Circle on SE 39th and Glisan. She stated that most area residents oppose the proposal.

The Mid-SENA delegate, John Hartog, reported that he had attended a CRAG hearing on proposals to set priorities and improve transportation facilities on Union, Macadam and Powell Blvd. He said no decisions were reached. Kathy Zimmerly reported that the Bureau of Planning is conducting an arterial streets study and they will begin meeting with neighborhoods in January to discuss arterial improvements.

The South Tabor delegate reported that the major topic of concern at their Association meeting with Mayor Goldschmidt was traffic.

Bob Johnson, Brooklyn delegate, reported on the Nov. 25th LCDC hearing at which time he submitted SEUL'S recommendation. He stated that the hearing officer, Mr. Cogan, indicated that "Housing" would probably be re-instated as a Goal. He added that the final Draft is scheduled to be completed by Dec. 13th and that it will become law on Jan. 1, 1975.

The meeting adjourned at 10:00 p.m.

KZ:rw

MINUTES

SOUTHEAST UPLIFT ADVISORY BOARD, INC.

PORTLAND DEVELOPMENT COMMISSION

CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM

NOVEMBER 18, 1974

Southeast Uplift Advisory Board Members Attending:

Dick Priestley, Chm. (Mem.-at-lrge.)
Virginia Seidel, V-Chm. (HAND)
Jo Brown, Sec'y. (Laurelhurst)
Dorothy Powell (SMILE)
Robert Johnson (Brooklyn)
Walter Willette (Montavilla)
Louis Ream (Foster-Powell)
Augusta Richter (SURGE)
Marie Brown (South Tabor)
Chuck Liebert (Kerns)
Larry Lubin (Buckman)
Helen Belec (Sunnyside)
Steve Rutherford (Richmond)
Vern Kinnee (Mem.-at-lrge.)
John Stryker (Eastmoreland)

SEUL Board Members Not Represented or Present

Barbara Conger (Foster-Arleta)
Erma Lundahl (Mem.-at-lrge.)
Dave Utzinger (Mt. Tabor)
Art Stubbs (Mem.-at-lrge.)
John Hartog (Mid-SENA)
Tom Beasley (Mem.-at-lrge.)

Others Attending:

Dee H. Byrd
Tresa A. Byrd
Wayne Westwood
Lisa Spech
B.E. Smith
Roland Hall
Dennis Hall
Peter Schnell
Sara Joshel

Others Attending:

Joyce Foote
R.W. Parr
M.P. Parr
Mr.&Mrs. R.H. Walter
Debbie Fleck
Frank J. Fleck
Raymond Grant
Fred Elsasser
Al Clark

Others Attending:

Eleanor Hunt
Don Hughes
Bruce Dixon
Alonzo Wertz
John Z. Angell
Fontaine Hagedorn
Terry Sandblast (Bur. of Plng.)
Kathy Zimmerly (P.D.C.)
Rita Weissenborn (P.D.C.)

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

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

CU 103-74 Conditional Use request by the Bureau of Parks to pave approximately 3,108 sq. ft. and install four basketball standards in Brooklyn Park in zone A2.5. Planning Commission recommended approval with conditions. (SEUL approved.)

CU 105-74 Conditional Use request by Reorganized Church of Jesus Christ of Latter Day Saints to retain three classrooms located west of NE 50th and north of NE Couch in zone R5. This was referred to the full Planning Commission because this is a policy matter in regard to the legality of being consistent with the previous Planning Commission decision. (SEUL approved with conditions.)

CU 106-74 Conditional Use request by Larry and Nina Lindstrom to enlarge an existing day care facility at 3834 SE Morrison in zone A2.5. The Planning Commission recommended approval with conditions. (SEUL approved with conditions.)

Pet. 6398 Zone change request by Oregon Credit Union League from A1 to A1P on SE Ash Street, east of 18th Avenue. There was a split vote on a motion to deny. This was referred to the full Planning Commission. (SEUL approved with conditions.)

Pet. 6400 Zone change request by The Robert Randall Co. at NE 90th Avenue and NE Oregon Street. The Planning Commission recommended approval. (SEUL approved with conditions.)

Pet. 6124 Amendment (Pharis P. and Lucile C. Huggins, deedholders.) Request to amend Ordinance #235424 to allow the continued use of a duplex beyond the specific two year limitation at 39 NE 79th in zone R5. The Planning Commission recommended denial. (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 95-74 City of Portland Bureau of Parks. Conditional Use request to pave approximately 5,160 sq. ft. and install 6 basketball standards in Westmoreland Park, located on Tax Lot 72, Section 24, T1S, R1E, in zone R5S.

The Board recommended approval. It was felt that the existing standard was not adequate and that the additional facilities would encourage use by the immediate neighborhood residents. Concerns were voiced regarding the need for additional parking at Westmoreland Park.

During discussion of this case it was pointed out that other near SE neighborhoods need park facilities. The petition representative replied that the Park Bureau is aware of these needs but that the high cost of property acquisition is a key factor in the delay of construction of new parks. He agreed that parking is a real concern at Westmoreland Park but that since the park primarily serves the immediate neighborhood, the priority should be to make the needed improvements to encourage continued use of the facility by the neighbors.

CU 101-74 City of Portland Bureau of Parks. Conditional Use request to pave approximately 5,160 sq. ft. and install 6 basketball standards on Col. Summer's Park located on Lots 3, 4, and 5, Block 2, Danke, and Lot 5, Block 2, Fallow's in zone A1.

Approval. It was felt that the additional basketball standards in the park would provide a needed recreational service in the neighborhood.

Pet. 6401 Southern Pacific Transportation Co., deedholder; Smitty's Pancake House by Robert Breckenridge. Zone change request from R5S to R5SP for the south 120 ft. of Tax Lot 58 except the easterly 17 ft., Section 24, T1S, R1E.

The Board recommended approval because the property is unsuitable for residential use and that the additional 23 parking spaces would help alleviate congestion especially if a turn lane on McLaughlin is planned. Concerns were expressed about heavy traffic congestion at the intersection of SE McLaughlin and Tacoma and its leading to cars driving through the Eastmoreland neighborhood to avoid the intersection. It was suggested by the Eastmoreland Community Club representative that the proposed parking lot creates a safety hazard and that a better use for the property would be a "park and ride station" to encourage wider use of Tri-Met service.

During discussion of this case a motion to deny failed by a vote of 8 to 5 with 1 abstention. It was reported in a letter from the SMILE Chairman that the majority of their Board members favored the request because the area is not suited for residential purposes.

The petition representative explained that the proposed zone change would allow 10,000 additional sq. ft. of parking to the existing 60,000 sq. ft. planned. He stated that some of the amenities would involve entry lights on the driveway and that congestion would be lessened by access to the additional parking being inside the existing parking area. The petitioner said that their agreement with Southern Pacific is to lease the property in question for ten years at $150.00 per month with an option to renew the lease.

V 34-74 Vacation of portions of SE 100th Avenue, SE 101st Avenue, SE 102nd Avenue, SE Duke Street, and SE Glenwood Street. Dedication of the westerly extension of SE Knapp Street.

The Board recommended denial of vacation of SE 100th until there is a more definite proposal for an alternate route to the north providing access from SE Knapp to SE Foster Road. However, the Board did recommend approval of the portion of the request to vacate SE 101st, SE 102nd, and SE Duke as per the recommendation of SURGE because the vacation of these streets would relieve industrial traffic on SE 105th. It was felt that a vacation of SE 100th should not occur prior to a satisfactory proposal of an alternative street dedication providing area residents with desired access to the north.

During discussion of the request the SURGE representative reported that at their last meeting, the Association voted to table a recommendation regarding vacation of SE 100th until further study on the possibility of a street dedication between 105th and 108th.

The petition representative stated that a vacation of SE 100th would keep the street a viable entry to an industrial plant while providing needed plant security. He also said that Publishers Paper is agreeable to the proposed dedication or an alternative suggestion. Several area residents expressed concern that the proposed westerly street dedication would not provide them with a needed access to the north. There was no resident opposition regarding vacation of SE 101st, SE 102nd and SE Duke.

Police Consolidation Staff Report

John Angell, Director, and Fontaine Hagedorn, Community Coordinator, of the Police Consolidation Project were present to summarize the recommendations made in the staff report. Mr. Angell suggested that his staff would be available to talk with interested neighborhood associations about improvement of the police force in their areas. Suggested areas of improvement mentioned included:

1. More attention focused on service to the community (ie: 68% of resources finance overhead, specialized units, etc.)

2. Police boundaries don't coincide with neighborhood boundaries.

3. Increase number of uniformed personnel while reducing management positions and specialized units.

4. Reduce number of existing ranks.

5. Increase general service by allowing traffic officers to serve in greater capacities other than in emergency situations.

6. Increase percentage of minorities now on staff.

7. Increase non-sworn personnel, allowing sworn personnel to reduce responsibilities in areas outside of arrest.

8. Provide for county-wide personnel mobility.

9. Involve more citizen participation in policy-making decisions, with emphasis of individual neighborhood needs.

10. Better coordination between Police services and social service agencies.

A question-answer period followed. The project representative suggested that citizens and government officials need to know that there is still community interest in improvements in police services even if they oppose consolidation of City and County police functions. He suggested that interested neighborhood associations telephone him at 248-4576 to arrange for a speaker for their upcoming meetings or for more information.

It was moved and passed to address a letter to the offices of the Mayor and City Commissioners and the County Commissioners approving in concept the above mentioned areas for improving police functions in the City and County. It was also voted to address a letter to SE neighborhood associations advising each to arrange for a representative of the Project to speak at a general meeting.

Southeast Relieving Interceptor Proposal

Alonzo Wertz, who is working on a proposal for a SE Relieving Interceptor, was present to explain the plans for SE sewer improvements. Copies of maps detailing the proposed route had been previously mailed to each Board member. He explained that the existing interceptor does not meet present DEQ requirements and therefore an additional facility is needed to provide for future population growth. The proposed interceptor will help alleviate direct discharge of storm water run-off and waste into the Willamette River. Cost of the project will be approximately $8 million (75% funded by the federal government and 25% local matching funds). It was stated that the improvement will not cause an increase in taxes.

A question-answer period followed in which it was explained that the reason for routing the interceptor through Ladd's Addition is that it will cause less of a traffic impact. In addition it was related that the sub-strata does not require blasting in this area. It was stated that the project would begin in the fall of 1975 and is scheduled to be completed in 1980. Mr. Wertz suggested that he would be available to speak to individual neighborhood associations at their request.

Reports

Jo Brown presented a report from the Southeast Uplift sub-committee on LCDC Proposals. Copies were distributed to Board members. It was explained that this report consisted of eight recommendations to the Land Conservation & Development Commission, placing emphasis on the areas of "Housing", "Citizen Participation", and recommending that the Urban Residential Area be designated an area of Critical State Concern. Following discussion, the Board voted to accept the report and that a Board member present it to the LCDC at the November 25th hearing.

Announcements

Kathy Zimmerly introduced Calvin Lucas, Information Specialist III, who will be working at Southeast Uplift on a full-time basis.

Kathy Zimmerly reported on nominations made by the SEUL Executive Board for the citizen budget task forces as requested by the Office of Neighborhood Associations. The Board voted to accept the following nominees: Jo Brown for Planning & Development and/or Office of Neighborhood Associations; John Olson, Planning & Development; Virginia Seidel, Office of Neighborhood Associations; Marie Brown, Public Safety; Dick Priestley, Public Works; and Larry Lubin, Police. It was requested that each nominee provide a brief resume to be enclosed with the letter of recommendation. It was explained that if appointed by the Commissioners in charge, budget task force members will attend a workshop on December 7th followed by weekly meetings through mid-February.

The Board was reminded that the Metropolitan Human Relations Commission is requesting nominations for appointments to fill the existing vacancies. It was moved and passed to recommend John Olson to the MHRC.

It was announced that several Board members' terms-of-office will expire on December 31, 1974. They include: Vern Kinnee, Dorothy Powell (and Fern Hilson), Art Stubbs, Erma Lundahl, John Olson (and Walter Willette), Augusta Richter (and Don Hune), Marie Brown (and Dan Gallup). The Board voted to address a letter to appropriate neighborhood associations requesting re-appointment or election of delegates and alternates whose terms were expiring. The Sunnyside delegate, Helen Belec, expressed interest in future service on the Board as a member-at-large because she cannot attend Sunnyside Neighborhood Association meetings on the night they are usually scheduled.

Kathy Zimmerly reported it has been brought to her attention that the present SE Uplift By-Laws do not require a record of dissenting views and they do not contain a grievance procedure. After discussion it was moved and passed to draft by-law amendments to provide for recording of majority and minority views as well as a grievance procedure.

Kathy Zimmerly read a letter to the Board from the Hosford-Abernethy Neighborhood Development Chairman soliciting assistance to insure that Housing and Community Development Funds "are used to the benefit of low and moderate income residential properties and not commercial and industrial". Due to the late hour it was agreed to discuss this matter at a future meeting when more Board members are present.

The meeting adjourned at 11:00 p.m.

KZ:rw

SPECIAL MEETING
MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
January 18, 1974 3:00 PM

Southeast Uplift Advisory Board Members Attending:

Art Stubbs, Chairman
Augusta Richter
Virginia Seidel
Joe Johns
Helen Belec
Jo Brown
Rev. E.J. McDonald

SEUL Board Members Not Represented or Present:

John Olson
Bettie Mayer
Pat Sandvigen
Terry Lightowler
R. Tom Beasley
Richard Priestley
Erma Lundahl
Barbara Conger
Carl Hunter Johnson
Gary Witherspoon
Vern Kinnee
John Stryker

Others Attending:

Senator Mark O. Hatfield				
Gerry Frank	Senator Hatfield's Office			
Thomas Kennedy	Portland Development Commission			
Marian L. Scott	"	"	"	
Fran Hannan	"	"	"	
Betty L. White	"	"	"	
Margo Blue	"	"	"	
Bruce S. Wade	"	"	"	
Kathy Zimmerly	"	"	"	
Gracye Baldwin	"	"	"	
Earl Sweet	"	"	"	
Mike Lindberg	Commissioner Anderson's Office			
Donna Dunbar	"	"	"	
Alan Webber	Mayor Goldschmidt's Office			
Gary Stout	Office of Planning and Development			
Mary Pedersen	Office of Neighborhood Associations			
Ray Bowman	Portland Development Commission			

Others Attending:

Pat Stryker	
Grace Cohen	
Ted Uhrich, Sr.	
Shirley Klug	
Luanna Shipp	MCCAA
Inez B. Batties	
Velma Clyde	
John R. Hartog	
Esther Berberick	
Jack Powers	
Jackie Williams	
Allen Wood	
W.L. Myllenbeck	
Steve Telfer	
Jim McConnell	PACT
Steve Jones	PDC
Carolyn Beach	PDC

Chairman Art Stubbs called the meeting to order at 3:10 PM. Mr. Stubbs introduced Senator Mark Hatfield to speak on the "Neighborhood Government Act of 1973" which he has introduced for consideration by Congress.

Senator Hatfield related that he introduced this legislation as a result of his concerns regarding the erosion of citizen trust and confidence in the political structure. He stated that he is fundamentally opposed to revenue sharing because it has been inaccurately represented as a means of decentralizing government. Senator Hatfield stated that revenue sharing as presently proposed merely reshuffles taxpayer's money without equalizing the difference between services received vs. amount of taxes paid.

Senator Hatfield illustrated that his proposed legislation is being implemented in Stow Rocks, Pennsylvania, where a neighborhood (predominately "blue collar") is functioning as an incorporated body in control of its own services. He stated that present liberalism sometimes becomes patronizing in its wish to take care of the poor. Mr. Hatfield suggested that a much better alternative would be a system by which the government would recognize that the citizens are capable of controlling their own service delivery. He related that the two factors necessary in this decentralization process include mechanism (neighborhood corporation) and the fuel (money, tax credits, service credits, etc.). Senator Hatfield stated that presently two organizations are functioning to disseminate information regarding the neighborhood government concept. They include: 1) National Institute of Neighborhood Government; and 2) Community Technology. (He stated he would send the information regarding these organizations to those present at the meeting.)

Senator Hatfield opened the meeting to questions:

1. Q: Will the neighborhood corporation be the taxing body?
   A: Mr. Hatfield suggested that this is possible, but the general idea is a system of tax credits for contributions up to 80% of the taxable income.

2. Q: How will the boundaries be established?
   A: Mr. Hatfield related that the bill does not address itself to this question because they are attempting to remain flexible.

3. Q: How does money get back to the neighborhood?
   A: Senator Hatfield commented that the money never leaves the neighborhood because the neighborhood corporation would report contributions to the federal government.

4. Q: Could the money be spent to improve public properties?
   A: Mr. Hatfield suggested that the "Neighborhood Government Act" would be social-service oriented.

5. Q: How will the neighborhood corporation be recognized by the I.R.S.?
   A: The neighborhood corporation would be self constituted by a vote of the residents.

6. Q: Could there be more than one corporation in a neighborhood?
   A: Mr. Hatfield stated that it would not be probable under this legislation.

7. Q: Would this legislation require revision of the city charter?
   A: Senator Hatfield stated that this bill has been introduced at the federal level in order to make possible tax credits. He reiterated that the program is voluntary and that the legislation is to enable voluntary action by the neighborhoods.

8. Q: Could the bill be amended to give credit to those low income or fixed income residents who can only contribute time and services?
   A: Yes, the bill is still open to amendments. He stated further that the major contributions in Stow Rocks, Pennsylvania are in the form of services.

8. Q: How would this bill relate to the proposed Neighborhood Associations ordinance which is now before City Council?

A: Senator Hatfield stated that the basic concepts are different. He stated that the decision, policies and value systems will emanate from the neighborhood corporations rather than from City Hall or federal bureaucracy.

9. Q: Are the two plans conflicting?
   A: Mr. Hatfield stated that they are not now in conflict but suggested that if the City desires to retain control over resources, then it is failing to decentralize.
10. Q: How can citizens assist in supporting this bill?
   A: Senator Hatfield suggested that a "duality of action" is necessary between the leadership and citizens if the bill is to be enacted.

Art Stubbs thanked Senator Hatfield for attending. The meeting adjourned at 3:55 PM.

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
January 21, 1974

Southeast Uplift Advisory Board Members Attending:

Art Stubbs, Chairman
Virginia Seidel
Dan Gallup
Dana Comfort
Helen Belec
John Olson
Augusta Richter
Terry Lightowler
Vern Kinnee
Rev. E.J. McDonald
Jo Brown
Ron Graham
Carl Hunter Johnson
R. Tom Beasley

SEUL Board Members Not Represented Or Present:

Barbara Conger
Bettie Mayer
Erma Lundahl
Richard Priestley
John Stryker

Others Attending:

Rita Singer	
S.J. Chegwidden	Bureau of Buildings
Clifford Christiansen	Bureau of Buildings
Terry Sandblast	Portland Planning Commission
John Hoopes	Kaiser Health Plan
James DeLong	" " "
Wm. A. Nickerson	" " "
T.V. Neely	City Traffic Engineer
Patty Mantia	The Community Press
Kathy Zimmerly	Portland Development Commission
Steve Jones	" " "
Carolyn Beach	" " "

Others Attending:

Mr. & Mrs. G. Nelson
Marie Brown
Dolores Berard
Dorothy Powell
M.D. Replogle
Mr. & Mrs. J. Budihas
Mrs. W. Crockett
Dale Caldwell
Joyce Foote
Raymond Grant

The meeting was called to order at 7:35 PM by Chairman Art Stubbs. The minutes of the previous meeting were approved as printed. A correction was submitted for the minutes of the special SEUL Advisory Board meeting of December 27, 1973. The last sentence in paragraph one of page two was corrected to read "Under the proposed charter, PDC would continue to function but could be dissolved by action of the State legislature <u>or by a majority vote of the eleven member City-County Council</u>." The minutes were approved as corrected. It was related that Mr. Sweet, PDC legal staff, will submit written answers to the questions raised at the meeting regarding incorporation in the near future.

Mr. Stubbs introduced Clifford Christiansen, Director of the Bureau of Buildings, and S.J. Chegwidden of the Housing Division. During discussion with Mr. Christiansen, the following questions and answers were raised:

Q: Could the persons requesting demolition permits be informed that clearance does not necessarily assist in acquiring zone changes?

A: Mr. Christiansen replied that the Bureau has no way of knowing whether a demolition permit applicant is also seeking a zone change.

Q: How long does it take to acquire a permit to tear down a building?

A: All that is required is a letter of authorization from the owner, it could take only five minutes.

Q: How do you see the neighborhoods helping or working in conjunction with the Bureau of Buildings?

A: Mr. Christiansen stated that he would gladly supply neighborhood association representatives with information as requested. He related that the Housing Division is presently involved in a ten year Federal housing code compliance inspection program. Each of ten areas of the City will be inspected with each taking one year to complete. He stated that inspectors can enter any home in the specified area and if necessary, may secure a warrant to do so.

Q: Is the Bureau responsible for inspecting commercial buildings as well as private dwellings under the Code Compliance Program?

A: No.

Q: What allowances are made for hardship cases?

A: Mr. Christiansen mentioned that they cannot make allowances for hardship cases, but if the situation is extreme then the Bureau will notify the PDC relocation staff.

Q: What can be done for the elderly and those residents on fixed income?

A: Mr. Christiansen suggested that this may be an area which neighborhood associations may wish to explore.

Q: Could the Bureau notify neighborhood associations of persons needing help?

A: Mr. Christiansen mentioned that the records are matters of public information.

Q: What can be done to decrease the proliferation of poorly constructed apartments in Southeast Portland?

A: A tenant can request the Bureau to inspect the apartment. There is no fee. However, a fee of $25.00 is levied for an FHA inspection and $12.00 for a plumbing and electrical inspection. He also stated that the Landlord Tenant Act does not protect against eviction for reporting suspected code deficiencies to the Bureau.

Several questions were raised requesting notification of pending permits for demolition of homes in Southeast Portland. Mr. Christiansen commented that the permits are announced in the Daily Journal of Commerce. It was requested that staff acquire copies of the Journal for the Board. Art Stubbs thanked Mr. Christiansen for attending.

Mr. Stubbs read a letter from the Mid-Southeast Neighborhood Association Executive

Board requesting that Terry Lightowler be re-appointed as the M-SENA SEUL delegate, replacing Amber Rutherford. The Board concurred.

Zoning cases and street matters referred to the City Planning Commission for review and recommendation. Mr. Sandblast presented this request for consideration by the Board. The petitioner was present to answer questions.

Petition 6321 (Rita Singer, deedholder) Request for zone change from A2.5 to A2.5P, located at SE 19th and Lynn St. Applicant proposes to develop the subject property as a parking lot for Pendleton Woolen Mills. The Board recommended approval with the conditions that lots 9 and 10 be upgraded to code standards and that ingress and egress be limited to lot 9 on SE Lynn St. The Board felt the request would relieve traffic problems in the adjoining neighborhood. Sellwood-Moreland Improvement League concurred with the recommendation of approval.

Review of Kaiser Clinic Parking Proposals.

Mr. Bill Nickerson of Kaiser Foundation was introduced. He stated that Kaiser has been attempting to alleviate parking problems during the last few months by leasing 40 parking spaces at Bazar and hiring a guard to patrol the lot. Mr. Nickerson related that since the leased space at Bazar is impermanent and there has been continued vadalism in the lot, that Kaiser has made attempts to determine an alternative which would best suit land use in the neighborhood.

Mr. Nickerson presented what he termed to be the best compromise solution. The plan requires expansion of the present lot to allow for 40 more spaces and two exits. He stated that this would require a variance of the code set-back requirements. He assured that Kaiser would develop and maintain sufficient landscaping. Mr. Nickerson mentioned that the plan would mean a loss of 15 feet of grass on the north side of the lot. He indicated that even with the discussed set-back, street vision would remain clear.

Board members and area residents asked questions of the Kaiser representatives which included the following:

Q: Will Kaiser be increasing its staff with the added parking space?

A: No, Mr. Nickerson related that the clinic is now at capacity and the intention of the proposal is to remove 40 cars from the surrounding streets.

Q: What program has Kaiser used to encourage car-pool and bus utilization among their employees and patients?

A: Mr. Hoopes of the Kaiser staff mentioned that Kaiser is presently supplying bus information and car-pool incentives to employees.

Q: A citizen mentioned that when the petition was originally signed, only 35 employees were assigned to the clinic and presently there are 75 employees. Why has Kaiser failed to increase their facilities in other areas with the increasing load?

A: Mr. Nickerson related that they have built 4 major clinics in the past

ten years, and have acquired more property for future clinics.

A resident explained that when the petition was originally circulated, the German Aid Society property was used in determining approval by surrounding property owners but that over 90% of the residents on the remaining sides of the clinic were opposed to its construction.

Q: Will this additional parking area be utilized by patients or employees?

A: Mr. Nickerson stated that employees will be encouraged to park at Bazar.

A Grant Street resident related that they would prefer employees to park on the street. It was mentioned that patients frequently block driveways, whereas employees are more considerate of the surrounding neighbors.

The South Tabor representative stated that they support Kaiser's increasing the size of their parking lot because it would remove cars from the surrounding streets. Mr. Neely, City traffic engineer, commented that 40 spaces is equivalent to 5 blocks of parking on one side of the street.

Terry Sandblast related that the Planning Commission would probably recommend a code amendment to allow reduction of set-back restrictions with the following conditions: 1) that landscaping be approved by the design review committee; 2) that sidewalks be required; 3) that attempts be made to maintain grass areas; and 4) that a possible street tree program be initiated in the area. He suggested that the proposed alternative submitted by Kaiser is not a solution but a compromise. He mentioned that DEQ may have to review the plans due to the increased parking spaces. He related that the proposal will come back to Southeast Uplift in the regular review process.

Dolores Berard stated that the neighborhood is against enlarging the lot. She related that they are seeking possible legal action against Kaiser for expansion of the original use.

Announcements.

On February 4th, Judge Burns will hold a hearing in his chambers regarding the suit against the State Highway Division on the process by which the Mt. Hood Freeway corridor was selected. On January 24th City Council will be discussing suggested amendments to the Neighborhood Associations ordinance. It was related that Pat Sandvigen, delegate from South Tabor, is recovering from surgery. The Board decided to send Mrs. Sandvigen flowers and wished her a speedy recovery.

It was announced that the SEUL office has two personal property markers on loan from the Crime Prevention Bureau and information which may be checked out for resident use. Dale Caldwell, Providence Hospital planner, was introduced to the Board. She related that Providence Hospital wishes to work more closely with neighborhood groups in the future.

The meeting adjourned at 10:10 PM.

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
FEBRUARY 4, 1974

Southeast Uplift Advisory Board Members Attending:

John Olson, Vice-Chairman
Dan C. Gallup
Vern Kinnee
Richard Priestley
Virginia Seidel
Jo Brown
Rev. E.J. McDonald
Dana Comfort
Terry Lightowler
Augusta Richter
Fern Hilson
Gary Witherspoon
R. Tom Beasley

SEUL Board Members Not Represented or Present:

Erma Lundahl
Barbara Conger
Carl H. Johnson
John Stryker
Art Stubbs
Helen Belec

Others Attending:

Pat Guinn	
Joyce Foote	
Henry Wong	
Lee Smith	
Grace Cohen	
Sunny Westerman	
Algot G. Olson	
Mary Pedersen	Office of Neighborhood Associations
Terry Sandblast	Portland Planning Commission
Kathy Zimmerly	Portland Development Commission
Steven Jones	Portland Development Commission
Carolyn Beach	Portland Development Commission

Others Attending:

Mrs. D.W. Guinn
Blaine Jones
Jack Lee
Herbert Chin
Jack Matlick
Vivian Wong
Dale Caldwell
Jackie Williams
Paul Leavens
C.L. Kromer
Eric Leonard
Rev. M. Petersen

The meeting was called to order at 7:30 PM by Vice-Chairman John Olson. The minutes of the previous meeting were approved as printed.

Mr. Olson introduced Mary Pedersen, the Director of the Office of Neighborhood Associations. Ms. Pedersen distributed copies of the Neighborhood Associations Ordinance as amended by City Council. She related the six main amendments which included: 1) the deletion of district planning boards; 2) there shall be no overlapping boundaries; 3) association by-laws must guarantee adequate notice and a hearing for petitioners before making recommendations to the City; 4) approval by the City of accounting procedures; 5) regarding functions of the Office of Neighborhood Associations, the word "may" was replaced by "shall" and the function of proposing district boundaries for neighborhood and council approval was added; and 6) appeals may be filed up to 14 days after written notice of council action.

During discussion, concern was expressed regarding the effect that deletion of district planning boards will have on citizen input. Ms. Pedersen replied that the concept of district planning boards came from cities where there were only district

boards and no neighborhood associations. The Council felt that rather than being a facilitating structure, these boards could become another insulating layer between City agencies and the neighborhoods. Ms. Pedersen related that she will present to City Council proposals to establish two district centers on the west side with an office in North Portland and one in Model Cities to follow. In closing, Ms. Pedersen stated that final testimony and the Council vote on the ordinance will be February 7th at 2:00 PM.

Jo Brown of Laurelhurst asked Ms. Pedersen if she felt the proposed "Family" definition currently before City Council would encourage group homes for undesirables in areas zoned for single family residences. Ms. Pedersen replied that the present code allows five unrelated persons to reside together and that the present proposal would allow six unrelated persons to live in the same dwelling. Ms. Pedersen added that in her opinion the proposal would not allow group homes anymore than does the present code.

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

Pet. 6321 The Planning Commission approved with conditions. (SEUL approved with conditions)

Zone cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented these requests for consideration by the Board. (Representatives from 3 of the 4 zoning petitioners were present to answer questions.)

CU 1-74 (Eastmoreland General Hospital) Conditional use request for an identification sign located at SE Steele and SE 28th Avenue. The Board recommended approval with the conditions that: 1) the sign be no larger than 25 square feet; 2) the top of the sign be no higher than 7 feet from grade; and 3) the sign be setback at least 5 feet from the north property line. The Board felt that under these conditions, the sign would be more aesthetically pleasing to the adjacent residential neighborhood and would still accomplish the purpose of directing traffic to the emergency entrance.

CU 2-74 (L. and Merlin Kromer, deedholders; Chinese Presbyterian Church) Conditional use request for a new church to be located north and south of SE Clinton Street east of SE 75th Avenue. The Board recommended concept approval with the contingency that the South Tabor Community Association reviews the plans and finds no objections to them. The Board felt that the church plans appear to be compatible with the neighborhood, but because of recent controversies over similiar uses of residential areas they wish to defer approval to the involved neighborhood association.

Pet. 6324 (Wilbur A. Adams) Request for zone change from A2.5 to M3B, located at 3760 SE Morrison. Denial. The Board felt that the request would not be compatible with the neighborhood and that there is no apparent justification for the zone change.

CU 64-73 (Bible Temple, Inc.) Conditional use request for a church addition

in zones R5 and A2.5 located between NE 76th and NE 78th Avenues, south of NE Glisan Street. Due to lengthy discussion of this case a quorum was not present when it was time to vote on the motion which follows. The application should be held in abeyance until: 1) Bible Temple provides the Planning Commission and Auditor's office with information on their present and long-range land use plans for the area; 2) the Auditor re-notifies all applicable property owners of the date and time of a future Planning Commission hearing; and 3) an independent surveyor distributes to permanent residents and property owners (within a radius wider than the manditory 400 feet) an informational questionnaire prepared by Montavilla Community Association and Bible Temple representatives. Concern was expressed that Bible Temple's present request may be only a beginning to future developments which are not in the interest of maintaining the residential character of the neighborhood. The intensive/extensive use of present Bible Temple facilities seems to be causing sufficient problems in the area to question whether any expansion is in the best interest of the Montavilla neighborhood.

During discussion of the zoning request for the Chinese Presbyterian Church, concern was expressed by several Board members that additional parking and traffic problems will occur. Representatives from the church related that efforts have already be undertaken to encourage car-pooling. Terry Sandblast also reported that 4 letters of remonstrance have been received by the Planning Commission regarding the request. Two letters favored the request. Dan Gallup of the South Tabor Community Association related that the neighborhood will meet on Monday, Feburary 11th to discuss the request and invited the zoning petition representatives to attend the meeting. They agreed to do so.

During discussion of the Bible Temple application, John Olson related that under the Fasano decision, the applicant must prove that the addition will be beneficial to the neighborhood. Rev. Petersen maintained that a legal advisor has assured him that Fasano is not applicable in this case. Terry Sandblast stated that under the City Planning and Zoning Code, Chapter 33.106 - Conditional Uses: "The commission shall determine the propriety of a particular location as desirable to the public convenience and welfare and not detrimental or injurious to the public health, peace or safety, or the character and value of surrounding properties." Mr. Sandblast also presented the Planning Commission Policy on Church Expansion. The policy states: 1) churches should make every reasonable effort to jointly use off-street parking of other land uses; 2) churches should rely on on-street parking acceptable to the neighborhood as well as relying on off-street parking; 3) churches should serve a local congregation or at least offer services to the residents in the neighborhood; 4) churches should schedule repeat services before seeking approval of sanctuary or auditorium expansion; 5) churches should be reluctant to expand their facilities at the expense of reduced housing in the neighborhood; 6) church building expansion should be made compatible with adjacent residential or apartment development to the greatest possible extent; and 7) church expansion should result in minimum traffic impact on the neighborhood.

Community Activities

It was decided that since the date of the next regular Southeast Uplift Board meeting falls on President's Day, the date would be changed to Tuesday, January 19, 1974, at 7:15 PM. Mr. Olson read a thank you note to the Board from Pat Sandvigen, South Tabor delegate. The meeting adjourned at 11:15 PM.

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
FEBRUARY 19, 1974

Southeast Uplift Advisory Board Members Attending:

Art Stubbs, Chairman
Jo Brown
Dan C. Gallup
Fern Hilson
Ron Graham
Terry Lightowler
Virginia Seidel
John Olson
Paul A. Eckelman
Don Hune
Helen Belec
Richard Priestley

SEUL Board Members Not Represented or Present:

Carl H. Johnson
Barbara Conger
Erma Lundahl
R. Tom Beasley
Vern Kinnee
Dana Comfort
Rev. E.J. McDonald

Others Attending:

Stephen Bryson
Gary Beebe
Lawrence Erwin
Herald Follett
Dale Caldwell
Jackie Williams
Mr & Mrs John Lorenz
Terry Sandblast — Bureau of Planning
Kathy Zimmerly — Portland Development Commission
Carolyn Beach — Portland Development Commission
Ernest Schwab

Others Attending:

Dean Holloman, Jr.
Don McGalliard
John Schneider
Cindy Banzer
Mel Osbeck
Joe Ruscigno
R.H. Kjelmys
Paul Leavens
Blaine Jones
Lee Smith

The meeting was called to order at 7:35 PM by Chairman Art Stubbs. John Olson, Montavilla delegate, requested corrections to the minutes of February 4, 1974 as follows:

At the top of page 3 under discussion of Conditional Use 64-73, ".....south of NE Glisan Street. The Chairman of the Board of the Montavilla Community Association being present, together with several other members of the Board, were recognized and presented to the SEUL Board the Position Statement of the Montavilla Community Association Board regarding this Conditional Use Permit request. The statement outlining background events was read by M.C.A. Chairman Lee Smith and the position of the Board of the Montavilla Community Association was as follows:

1. From the response of the meetings, it seems vividly apparent that residents of the area not associated with Bible Temple are opposed to the proposed plans of Bible Temple. The objections are not to the structural changes nor to the increase of the additional parking spots. They are basically opposed to the increasing dillution of a residential area.

2. No study has been made of the present traffic conditions or of the impact of any increase to efficient flow, plus the increase in air and noise pollution.

3. Many of those in favor of the proposal are students living in nearby housing that is Bible Temple owned. Their community interest is for the most part oriented to the church-school activities of Bible Temple and not to the whole of the Montavilla community. Their residency tends to be of short duration and their interest in the welfare of the community is of a different nature than that of a resident making a home for a young family or of that of the senior citizens.

4. The blacktopping proposed to surround the five-plex in Zone R5, Lot 27, would seem to create a highly undesirable living condition for five families, a possibility of 30 or more people.

5. A Conditional Use permit to construct a two-story, 30 foot addition with basement and creating 41 additional parking spaces by blacktopping seems to be a conditional use of a very permanent nature.

6. The description contained in the January 29th letter from the Planning Commission is not even similar to the description given to the Montavilla Community Association on January 30th. The community really has no knowledge of just which plans are being considered by the Planning Commission.

The Board of the Montavilla Community Association does not have any evidence that the proposal is in the best interest of the community nor that the proposed land use is the highest and best use for that land. The Board, therefore, recommends that the petition be denied.

There was no motion made or seconded, but what follows is a suggestion made after at least one and one-half hours of discussion. The application should be held....."

It was agreed that the Board reached a "consensus" and that the remainder of the recommendation to the Planning Commission should stand as recorded. The minutes were approved as corrected. Mr. Stubbs requested that a copy of the corrections be sent to the Planning Commission.

Chairman Stubbs introduced Dale Caldwell, a planner from Providence Hospital. Ms. Caldwell related that the Providence Planning Department is currently working with a neighborhood parking and traffic committee in an effort to relieve traffic problems in the residential area adjacent to the hospital. Some of the solutions being tried on an experimental basis include: 1) car pools and giving preferential parking to poolers; 2) working with Tri-Met to establish bus shelters; 3) helping new employees with bus and car-pool scheduling at the time they are hired; 4) leasing existing parking lots in the area; 5) moving some of the accounting departments away from the hospital; 6) providing shuttle bus service from the more distant parking areas; 7) assigning parking stickers to employees; and 8) stationing security men at congested areas to keep traffic moving smoothly during shift change.

The Board congratulated Providence on their efforts to alleviate the burden on the neighborhood and suggested that the Board could, in the future, refer other such institutions and neighborhoods to Providence for alternative solutions. Ms. Caldwell extended an invitation to the Board and neighborhood groups to tour the hospital's facilities. She also related that rooms are available for meeting space. The Board agreed to tour the hospital in the near future and to work with Providence in their community efforts.

Mr. Stubbs introduced John Lorenz, who is a candidate for Multnomah County Commissioner.

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

CU 1-74	The Planning Commission approved with conditions. (SEUL approved with conditions)
CU 2-74	The Planning Commission referred to full Planning Commission. (SEUL approved with conditions)
6324	The Planning Commission denied. (SEUL denied)
CU 64-73	The Planning Commission deferred at the applicant's request. (SEUL deferred)

Zone cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented these requests for consideration by the Board. (Representatives from all of the zoning petitions were present to answer questions.)

CU 80-73 Recons.	(Western Oregon Conference Association of Seventh Day Adventists, deedholders) Conditional Use request for continuation of classroom use, located on NE 50th between NE Couch and Everett Streets, in R5 zone.
CU 9-74	(Western Oregon Conference Association of Seventh Day Adventists, deedholders; Reorganized Church of Jesus Christ of Latter Day Saints, contract purchasers) Conditional Use request for establishment of a new church, located at 4837 NE Couch Street, in R5 zone. Because CU 9-74 is concurrent with CU 80-73, the Board chose to review the requests simultaneously. The Board felt that before approving continuation of the requested classroom use by the Association of Seventh Day Adventists, they must have more information regarding the intended use of the facilities by the Reorganized Church of Latter Day Saints as contract purchasers. A motion passed to table both requests until a comprehensive plan, which is to include neighborhood input, has been submitted. Concern was expressed that extensive church use of the facilities could have a negative impact on the neighborhood through an increase in automobile related problems. Members expressed concern that information be submitted regarding the size of the congregation, the intended use of the facilities and the extent to which the facilities would be open for community use. Representatives for the Reorganized Latter Day Saints indicated they would request withdrawal from the Planning Commission agenda until they have been able to work with Southeast Uplift and the neighborhood.
CU 11-74	(IOOF Grand Lodge of Oregon, deedholder; Friendship Health Center) Conditional Use for temporary additional parking, located at 3320 SE Holgate Blvd, in A2.5 zone. The Board recommended approval of the request as presented with the stipulation of an 18 month time limit for parking use. It was felt that the additional parking would be beneficial to the area, would alleviate fire hazards by removing vehicles from unsafe parking areas, and would improve accessibility to the buildings.

CU 12-74 (Tabor Heights United Methodist Church) Conditional Use request for church expansion, located at SE 61st and Stark Street, in R5 zone. The Board recommended approval with the following conditions: that the surrounding neighborhood is in agreement with the request; that approval of the request is granted by the Department of Environmental Quality; and that the request meets code requirements (i.e. screening and setbacks, etc). The Board felt that the additional parking will relieve on-street parking problems in the residential neighborhood.

6327R (Rose Manor Inn, Mel Osbeck, lessee) Revocable Permit request for a sign, located at SE McLoughlin Blvd. at Holgate Blvd, in A1S zone. Because it appeared the sign would not obstruct traffic vision and seemed to confrom to the surrounding area, the Board recommended approval subject to design committee review. No objections were raised by either Sellwood-Moreland Improvement League or Brooklyn Action Corps.

6329R (Gibbons and Reed Company, deedholder) Revocable Permit request for a temporary office located at 6405 NE Glisan Street, in A1 zone. Approval was recommended with the condition that it be granted for a period not to exceed 12 months. The Board feels that the request involves a non-obtrusive facility and, therefore, does not present a permanent burden on the surrounding community.

V 3-74 (United States Bakery (Franz)) Vacation of NE Everett Street between NE 10th and 11th Avenues and between NE 11th and 12th Avenues in order to enable commercial expansion. Approval. As with a recent request by Portland Bottling Company, the Board wished to encourage businesses like this to remain within the City. The proposal would allow for commercial expansion, promote job opportunities and place the property in question on the tax rolls.

V 5-74 (Clyde V. Brummell) Vacation of portions of SE Linn Street and SE 23rd Avenue in order to consolidate property to develop land potential. Denial. The Board felt that unless development plans indicating ownership patterns of surrounding property and intended use of the property are presented, there is no justification for approving the request. Concerns were raised that granting the request would result in landlocking other properties.

During discussion of CU 11-74, the Mid-Southeast Neighborhood Association delegate related that their association had received notification of the request so that there was adequate time for association review. A motion passed to send a written request to the Planning Commission for review and possible revision of their policy regarding the time span between submission of zoning petitions and placement on the Planning Commission agenda. It was agreed that the request would facilitate adherence to the recently adopted Neighborhood Associations Ordinance, section 3.96.030.

Announcements

Mr. Stubbs announced that free assistance in preparing 1973 tax returns will be available at the SEUL office on March 2, 1974 through the Volunteer Income Tax Assistance Program (VITA). A letter from the Auditor was read regarding a public

hearing on February 26, 1974 in the Council Chambers to consider resolutions regarding the Mt. Hood Freeway. Jo Brown related that Marguerite Hunt, a former Board member, had passed away. A sympathy card to her family was circulated among the Board members for signatures.

It was related that the Board had received a letter from Mr. Sweet, of the PDC legal staff with answers to questions posed at the meeting regarding incorporation. Copies of the letter will be distributed to neighborhood representatives for their consideration. After discussion, a motion passed to take necessary steps to incorporate the SEUL Board.

Mr. Stubbs suggested that letters of appreciation be written to City Council members for their concern and consideration of SEUL recommendations regarding the Neighborhood Association Ordinance. The Board concurred. It was again related that personal property markers are available through the SEUL office.

Chairman Stubbs requested the Board to consider the feasibility of their purchasing the property already acquired to construct the Mt. Hood Freeway. It was explained that selection of the corridor had been declared illegal in court. Mr. Stubbs asked the Board to consider buying the property for a minimal amount, zoning for residential use, and contracting to build high quality homes on the property. After some discussion of the suggestion, members were requested to take the matter to their associations for future discussion.

The meeting adjourned at 10:20 PM.

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
March 4, 1974

Southeast Uplift Advisory Board Members Attending:

Art Stubbs, Chairman
John Olson
Virginia Seidel
Shirley Klug
Augusta Richter
Dan Gallup
Dick Priestley
Vern Kinnee
Helen Belec
John Stryker
Fern Hilson
Dana Comfort

SEUL Board Members Not Represented or Present:

Rev. E.J. McDonald
Barbara Conger
Erma Lundahl
Terry Lightowler
R. Tom Beasley
Carl H. Johnson
Gary Witherspoon

Others Attending:

Chester O. Gibbs
Forest Brown
M.D. Replogle
S.J. Chegwidden — Bureau of Buildings
Terry Sandblast — Bureau of Planning
Kathy Zimmerly — Portland Development Commission
Carolyn Beach — Portland Development Commission

Others Attending:

Joyce Foote
August Pargon
Betty Ream
Louis C. Ream
Jean DeMaster
Barbara Connolly

The meeting was called to order at 7:30 PM by Vice-Chairman John Olson. The minutes of the previous meeting were approved as printed.

Announcements

It was related that during the Southeast Uplift (SEUL) office coordinator's hospitalization beginning March 11th, Ray Bowman, Assistant to the Director of Community Services, will be working closely with other SEUL staff in coordinating services to neighborhood associations and the SEUL Board.

A letter sent at the direction of Mayor Goldschmidt was read. It related testimony given by a Mid-Southeast Neighborhood Association (M-SENA) member, John Selling, during a February 26th Council hearing on Mt. Hood Freeway resolutions. It was felt that Mr. Selling's testimony inferred the SEUL Board itself had been involved in a meeting at which residents were requested to vote against the freeway without opportunity for open discussion. After some discussion, the Board requested that a letter be written to City Council explaining that although M-SENA is represented on the Board, the SEUL Board had no knowledge of the meeting in question. Members reiterated that at no time has SEUL taken a definite position on the Mt. Hood Freeway nor have they requested neighborhood associations to do so.

It was related that a copy of the proposed Capital Improvements for 1974-75 is available for review at the SEUL office. Comments regarding the budget will be

considered if received by March 11th.

Virginia Seidel related that she had attended a hearing on the Final Draft of the Noise Control Regulations proposed by DEQ. She stated that several corporations had objected to the regulations and said they would serve on a committee to review them. Members expressed concern that the proposed committee have broad-base participation if it were formed. Representatives from the Oregon Environmental Council have asked SEUL to review the proposed standards. After discussion, it was decided that since written testimony will be accepted if received within the next 30 days, the Board will discuss the Draft Noise Regulations at the March 18th SEUL meeting.

A hearing to discuss zoning code amendments relating to animal control was announced. It is scheduled for March 7th at 7:30 PM in City Council Chambers.

It was related that Father McDonald, Board member-at-large, has been hospitalized. A get well greeting was sent from the Board and staff of SEUL.

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 the eight zone cases considered at the previous SEUL meeting.

CU 80-73 and CU 9-74	The Planning Commission deferred. (SEUL deferred)
CU 11-74	The Planning Commission denied. (SEUL approved with conditions)
CU 12-74	The matter was referred to full Planning Commission. (SEUL approved with conditions)
6327R	The Planning Commission did not consider. (SEUL approved)
6329R	The Planning Commission did not consider. (SEUL approved with conditions)
V 3-74	The Planning Commission did not consider. (SEUL approved)
V 5-74	The Planning Commission did not consider. (SEUL denied)

Zone cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented these requests for consideration by the Board. (Representatives from all of the zoning petitions were present to answer questions.)

Petition 6332 (Oregon State Highway Department, deedholder; Children's Club Inc., lessee) Request for zone change from C5 to C2, located at SE 27th Avenue and Clinton. The Board recommended denial of the requested C2 zone and approval of both A2.5 zoning and a conditional use for the day care center. It was felt that the above recommendations would enhance the neighborhood by allowing a needed service as well as eliminating the non-conforming C5 spot zone. The Hosford Abernethy Neighborhood Development delegate concurred with this decision.

Petition 6333 (August J. Pargon, deedholder) Request for zone change from R5 to A2.5, located at 4434 SE 57th Avenue. The Board recommended denial of A2.5 but suggested approval of a revocable permit to

(Petition 6333) allow completion of the six units on the property so long as Lot 3 is included in the property area, there is provided four additional parking spaces with proper screening, and that the units meet all other code requirements. It was felt that granting a revocable permit with these conditions would avoid spot zoning and discourage expansion of A2.5 zoning in the area without placing a hardship on the applicant.

Petition 6335 (Greater Portland Area Plumber's Joint Apprentice and Training Committee, deedholders) Request for zone change from A2.5 to M3, located at SE 68th and Long Street. The Board recommended denial of M3 and approval of an A2.5P parking zone with the conditions there be living screening around the parking lot and that there be no access to the lot from SE Long Street. To avoid all possibilities of transitional use and encroachment of M3 zoning into the adjacent residential zone, the Board recommended denial of the request as submitted. The acting chairman of Strang Reservoir Neighborhood Association concurred with the request.

Community Activities

The representative from the Sunnyside Association expressed concern regarding three structures in her neighborhood which appear to be in violation of City Codes. She will report these problems to the Bureau of Neighborhood Environment.

Chairman Stubbs announced that due to growing interest in City-County Consolidation, the Southeast Uplift Board had agreed to sponsor a meeting on the topic with speakers both for and against consolidation. The time and place for the meeting will be announced as soon as arrangements are finalized.

Dana Comfort, Buckman delegate, stated that his association has recently revised their by-laws and elected a slate of coordinating committee members who will serve two-year terms. Larry Lubin is their new chairman.

In response to SEUL's recent request, Terry Sandblast related that the Planning staff will be formulating tentative policies to facilitate neighborhood review of zone cases. This is an attempt to confrom to the 30 day notice requirement in the Neighborhood Associations Ordinance.

Forest Brown of the Irvington Community Association related that his association is very concerned with the proposed "Family Definition" and urged Board members to attend the March 7th City Council hearing on the proposal.

The meeting adjourned at 9:30 PM.

SPECIAL MEETING
MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
January 15, 1974

Southeast Uplift Advisory Board Members Attending:

Art Stubbs, Chairman
Dana Comfort
Dan C. Gallup
R. Tom Beasley
Helen Belec
Jo Brown
John Olson
Barbara Conger
Terry Lightowler
John Stryker
Vern Kinnee
M.D. Replogle
Erma Lundahl
Ron Graham
Richard Priestley

SEUL Board Members Not Represented or Present:

Bettie Mayer
Rev. E.J. McDonald
Carl Hunter Johnson
Augusta Richter

Others Attending:

Charles Ford	Model Cities
Jan Childs	Model Cities
Gerald Hayes	South Tabor
Amber Rutherford	M-SENA
Terry Sandblast	Portland Planning Commission
Ray Bowman	Portland Development Commission
Kathy Zimmerly	Portland Development Commission
Steve Jones	Portland Development Commission
Carolyn Beach	Portland Development Commission

Others Attending:

Woody Patterson	Brooklyn
Joe Johns	Buckman
Marie Brown	South Tabor
Kathy Busby	South Tabor
Jan Berquist	Sunnyside
Mrs. J. Olson	Montavilla
Norma Day	Foster/Arl.
Jonathan Page	Sunnyside

The meeting was called to order at 7:15 PM by Chairman Art Stubbs. Mr. Stubbs related that City Council will hear public testimony at the first and second readings of the proposed "Neighborhood Associations" ordinance on January 17th at 2:00 PM. He recommended that the Board submit to City Council both the majority and the minority reports. The Board concurred.

Mr. Stubbs introduced Charles Ford and Jan Childs from the Model Cities Planning Board. He related that Mrs. Childs and Mr. Ford were attending the meeting in order to report to the Model Cities Planning Board SEUL's recommendations regarding the proposed ordinance.

Mr. Stubbs read a letter from the City Attorney regarding SEUL's status if the ordinance is to be enacted as proposed. The letter related that since the proposed ordinance as well as Resolution 1539, which established SEUL in 1968, were general in nature, it is difficult for the City Attorney to state specific legal points. Mr. Stubbs commented that sections of the letter are open to personal interpretation and that he will contact the City Attorney for further clarification.

During discussion, the following delegates made reports from their associations regarding the ordinance:

Richmond Neighborhood Association - The coordinating committee voted to support the ordinance with the following recommendations:

1. That City Council require Mary Pedersen to develop statements of philosophy and policies within six months of Council action on the ordinance.
2. That City agencies develop policies for working with the Office of Neighborhood _____.

Sunnyside Neighborhood Association - The association voted to support the ordinance with the recommendation that the appeals period be extended to 30 days instead of 10 days.

Montavilla Community Association - The association voted to support the proposed "Neighborhood Associations" ordinance with the stipulation that Southeast Uplift continue to function as constituted by City Council Resolution 1539. John Olson reported that to date, Mary Pedersen has not given any definite assurances that SEUL will continue to function if the ordinance is enacted.

Mid-Southeast Neighborhood Association - The board voted to approve the second draft with a statement of several concerns. These included:

1. That responsibility for the entire program not be limited to one Commissioner. A possible rotation system or the assignment of several districts to each Commissioner was suggested.
2. That a grandfather clause be included in the ordinance to encourage the growth and effectiveness of extant neighborhood associations and district planning boards.

Laurelhurst Community Association - President Dallas Forest responded that the association is generally opposed to the proposed ordinance. He stated the following concerns and suggestions:

1. 3.96.010 Definitions
   (a) Should read as follows: "A neighborhood association is a group of citizens ...."
   (b) Should read as follows: "A district is a geographic area composed of the areas of several neighborhood associations."
2. 3.96.030 Neighborhood Associations
   (b) Should read as follows: "The boundaries of a neighborhood are defined by the neighborhood associations."
   (d) Recognition
      (2) Should read as follows: "The names and addresses of the chief officers shall be filed with City agencies responsible for notifying neighborhood associations of matters which affect them."

Mr. Forest also suggested that association membership requirements be changed to include only persons of voting age.

The following associations responded that they were in support of the ordinance: Brooklyn Action Corps; Hosford Abernethy Neighborhood Development; Buckman Community Association; and Eastmoreland Community Club. Several Board members

stated that their associations approved the "Neighborhood Associations" ordinance because it was an appreciable improvement over the first draft.

Jo Brown reported that during pre-Council discussion some minor changes were made in the ordinance. She related that a new draft was written after the City Attorney reworded the proposal so that it would meet ordinance standards.

Concern was expressed that the ordinance may threaten extant neighborhood associations because there is not a protective grandfather clause.

The motion to recommend approval of the ordinance included the following stipulations:

1) 3.96.030 District Planning Boards
   (b) Membership
   The Board recommends that "a district planning board shall include <u>an equal number of</u> elected representatives from each of the participating neighborhood associations in the district."

   3.96.060 Appeals
   "Any person directly affected by these actions may appeal to the Council by filing written notice thereof with the City Auditor within <u>thirty</u> days after the commissioner's decision."

2) Inclusion of concerns expressed by neighborhood associations represented at the meeting.

The meeting adjourned at 8:10 PM.

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
July 15, 1974

Southeast Uplift Advisory Board Members Attending:

Dick Priestley, Chairman (Member-at-Large
Melvin Replogle (Hosford-Abernethy)
Dan Gallup (South Tabor)
Larry Lubin (Buckman)
Dorothy Powell (Sellwood-Moreland)
Steve Rutherford (Richmond)
Carl H. Johnson (Brooklyn)
John Olson (Montavilla)
Chuck Liebert (Kerns)
Shirley Klug (Laurelhurst)
Carol Hartog (Mid-Southeast)
Vern Kinnee (Member-at-Large)
Art Stubbs (Member-at-Large)
Augusta Richter (SURGE)

SEUL Board Members Not Represented or Present:

Barbara Conger (Foster-Arleta)
Tom Beasley (Member-at-Large)
Erma Lundahl (Member-at-Large)
John Stryker (Eastmoreland)
Helen Belec (Sunnyside)

Others Attending:
George Alverdes
Barbara Main
David Rice
Robert Johnson
Terry Sandblast Portland Planning Commission
Kathy Zimmerly Portland Development Commission
Carolyn Beach Portland Development Commission
Raymond Grant

Others Attending:
Frank Rhodes
Douglas Hamilton
Warren Stenhouse
Bob Nielsen
Marilyn Nielsen
David Blomgren
Dutch Sammler

The meeting was called to order at 7:20 PM by Chairman Dick Priestley. After reading a letter from Richmond Neighborhood Association introducing Steve Rutherford as their delegate to the Southeast Uplift Board, Mr. Rutherford was accepted for membership by consensus. Ron Graham will remain their alternate representative.

Approval of the minutes of the last meeting.

Dorothy Powell questioned whether the last paragraph on page four regarding discussion of a Board member's voting privileges was reflective of the discussion as it occurred at the July 1st meeting. She felt the minutes should reflect that during further discussion a consensus was reached that a delegate may vote contrary to his association's recommendation if the evidence presented at the SEUL meeting warrants such a decision.

After further deliberation, it was decided that although several members had expressed personal opinions on the matter, no consensus was reached and that such policies should be established by the individual neighborhood associations. A motion was passed

to let the paragraph stand and to approve the minutes 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 four zone cases considered at previous SEUL meetings.

CU 50-74 — The Planning Commission denied. (SEUL approved with conditions)

6361R — The Planning Commission denied. (SEUL approved with conditions)

6367R — The Planning Commission and SEUL did not consider the request to allow time for neighborhood review.

CU 64-73 — The Planning Commission denied. (SEUL denied) The applicant has appealed the request to City Council.

Pet. 6364 — The Planning Commission approved an M3B zone rather than the requested A2.5P. (SEUL denied the A2.5P request) A copy of a letter from Pat Sandvigen to the Planning Commission regarding the request was read. It stated that as an individual Board member, her vote for denial of the request was based on a lack of information as presented at the SEUL meeting and suggested that Planning Commission members visit the development before reaching a decision. It was emphasized that Mrs. Sandvigen had taken this action as an individual and not in an attempt to represent the Board as a whole.

Zoning cases and street matters referred to the Planning Commission for review and recommendation.

Mr. Sandblast presented these requests for consideration by the Board. (Representatives from all of the zoning petitions were present to answer questions.)

Pet. 6372 — (Joe and Lucille Wiese) Zone change request from R10 to A2.5, located at approximately 7700 SE 98th Avenue. The Board did not consider at the request of the applicant in order to allow time for neighborhood review. Southeast Urban Rehabilitation, Growth and Endeavor will be considering this and another development request at their meeting on July 22nd.

Pet. 6374 — (E.M. and Iris Fielitz, deedholders; George Alverdes and Frank Van Driesche) Zone change request from A1 to C2, located at 3345 NE Wasco. Approval. In order to maintain a semblance of residential character on the property, the Board felt the applicant should provide only two (2) code-required parking spaces. Since the structure would maintain a residential appearance and it is unlikely that the property would be used as a residence, the applicant's proposal seems reasonable. There is no neighborhood association in the area of the application.

Pet. 6375 — (Glen Carver) Zone change from R5 to A2.5, located between 1221 and 1305 SE 84th Avenue. Denial. Existing spot zones in the area are not sufficient justification for opening this property to A2.5 development. Since the Montavilla Community Association, Southeast Uplift, Planning Commission, and City Council have opposed other requests for apartments

in the vicinity, the Board suggested that the applicant explore alternatives such as two single-family dwellings, a sub-division, or unit ownership.

File:
23-74 Warren Stenhouse requests a subdivision of 2.82 acres into 9 single family lots, zone R10, located at east side of SE 112th Avenue near SE Lexington Street. Approval contingent upon approvals by the City and County Engineers as well as the Bureau of Planning Director with regard to sanitary sewer and storm drainage systems. Because there are several pending zoning applications in the vicinity of this property, concern was expressed that the applicant meet with the neighborhood association and that a comprehensive plan should be developed in unison for all the involved properties. The applicant was commended for platting generous sized lots.

File:
20-74 Robert M. Nielsen requests street vacation of SE 41st Avenue between SE Crystal Springs Blvd. and SE Nehalem St., for driveway and additional yard area. Approval because the request would put the property on the tax roles, the street is not needed for public access, and it would be too costly to improve.

6371R (Portland Recycling Team, Inc.) Revocable permit, located at 2209-2217 SE Hawthorne Boulevard. Unanimous approval with the recommendation that the ordinance be amended to eliminate time restrictions and that the applicant be allowed outside storage of glass and cans if properly screened. With the favorable recommendation of the Buckman Community Association, the Board commended the applicant for efforts to maintain an acceptable appearance while providing a much needed service to the citizens of Portland.

Reports of Planning Commission and Development Commission Staff on Current Activities.

Mr. Sandblast related that the Planning Commission will not meet during the month of August. He explained that in consequence, the Reorganized Latter Day Saints Church conditional use request (CU 9-74) which was to be considered August 6th will be set over until the September hearing. He stated that a meeting between representatives of the Chinese Presbyterian Church (CU 2-74) and South Tabor Community Association to discuss their revised plans had not occurred as hoped. This request will also be considered by the Planning Commission in September. Mr. Sandblast advised the Board that representatives of a developer interested in the Middleman property at SE 60th and Lincoln are circulating a petition requesting a zone change from R5 to A2.5. He suggested that since this request will be of special interest to them, the newly formed Mt. Tabor association should be encouraged to gain SEUL representation as soon as possible.

Kathy Zimmerly of the Development Commission reported that in order to obtain Planning Commission hearing agendas it is necessary that a written request from the Board be submitted to the Planning Commission Director. As an example of the need for such information, Ms. Zimmerly cited the less than twenty-four hour notification received regarding the City Council consideration of an ordinance to allow the transfer of funds to publish City Council and Planning Commission agendas in general circulation

newspapers. The Board agreed that a formal request should be made to the Planning Commission. Ms. Zimmerly reviewed the updated SEUL Board "Batting Average" which indicates the percentage of times that SEUL recommendations on zoning matters are in agreement with the Planning Commission and City Council. The figures on the revised chart were read as follows:

Through December 1973	January - May 1974	Through May 1974
SEUL & Plnng. Commission=85.6%	SEUL & Plng. Commission=95.1%	SEUL & Plng.Comm.=85.8%
SEUL & City Council = 82.2%	SEUL & City Council = 90.9%	SEUL & City Council=82.6%
City Council & Plng.Comm.=88.3%	City Council & Plng. Commission = 81.8%	City Council & Plng. Commission = 87%

SEUL staff informed members of the By-Laws Committee that reports regarding incorporation are complete and encouraged them to schedule a meeting in the near future.

Community Activities and Announcements

The following meetings were announced:

Southeast Urban Rehabilitation, Growth & Endeavor, July 22, 7:30 PM, Lents Evangelical Church to discuss proposed developments in the Mt. Scott area;
Planning Commission Hearing, July 22, regarding the Service Station Code Amendment Study;
Planning Commission Hearing, July 30, 7:30 PM, regarding an animal control proposal;
City Council Hearing, September 11, regarding Residential Care Facilities;
SYNCON No. 2, July 22-24, Portland State University Ballroom, focusing on "Energy and the Future of Society".

The Richmond delegate requested volunteers to help distribute leaflets provided by his association announcing the City Council hearing, July 23 and 24 regarding the Mt. Hood freeway resolution.

Terry Sandblast requested the Board's assistance in determining a means of contacting individuals who should receive initial notification and/or SEUL agendas regarding zoning cases. He suggested that at the time zoning applications are received, they could be xeroxed and mailed immediately to the affected association if staff were provided a list of persons responsible for dissemination of this information to their own group.

After discussion of alternatives, a motion was passed designating the SEUL delegates and alternates as the persons to receive both the initial notification and the SEUL agendas. It was hoped that this would relieve the burden placed on association chairmen and would guarantee that the information is distributed throughout the affected association. SEUL staff was instructed to provide Planning Commission staff with an updated list of names and addresses of SEUL delegates and alternates as contact persons unless otherwise instructed by individual associations. It was requested that individual associations contact the SEUL office if any changes in the list are necessary. To insure follow-up, Planning Commission staff agreed to provide the SEUL office with copies of the initial notifications sent to designated contact persons.

The meeting adjourned at 9:40 PM.

KZ:cb

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
July 1, 1974

Southeast Uplift Advisory Board Members Attending:

Art Stubbs, Chairman	(Member-at-Large)
John Stryker	(Eastmoreland)
Augusta Richter	(S.U.R.G.E.)
Dick Priestley	(Member-at-Large)
Helen Belec	(Sunnyside)
Chuck Liebert	(Kerns)
Dorothy Powell	(S.M.I.L.E.)
Pat Sandvigen	(South Tabor)
Jo Brown	(Laurelhurst)
Virginia Seidel	(Hosford-Abernethy)
John Olson	(Montavilla)
Tom Beasley	(Member-at-Large)
Larry Lubin	(Buckman)

SEUL Board Members Not Represented or Present:

Carl H. Johnson	(Brooklyn)
Barbara Conger	(Foster-Arleta)
Erma Lundahl	(Mem.-at-Lrge)
Vern Kinnee	(Mem.-at-Lrge)
Gary Witherspoon	(Richmond)
Carol Hartog	(M-SENA)

Others Attending:

Shirley Klug	
Steve Miller	
S. J. Rutherford	
Alan Webber	Mayor Goldschmidt's Office
Terry Sandblast	Portland Planning Commission
Kathy Zimmerly	Portland Development Commission
Carolyn Beach	" " "
Jackie Williams	

Others Attending:

Marie Brown
Douglas Hamilton
Curtis Chapman
Jonathan Page
W. H. Sammler
R. W. Grant
Adolf Volkmann

The meeting was called to order at 7:30 PM by Chairman Art Stubbs and he explained the procedures by which zone cases and other matters are considered by the Board. The minutes of the previous meeting were approved as printed.

In order to clarify the Board's position regarding the Mayor's Mt. Hood Freeway resolution, Mr. Stubbs asked the Board to consider the draft of a letter to City Council regarding the resolution. The Chairman then read from the June 15th Board minutes, the June 7th Board letter to City Council regarding the resolution, and the draft of the revised letter to City Council.

John Olson stated that he wanted total Board consideration of the matter before the letter is sent to City Council. He explained that from his point of view he did not vote on June 3rd as favoring mass transit over and above freeway alternatives. He said that the letter as drafted would in effect put the Board on record as opposing a freeway and endorsing mass transit. During discussion of a motion by John Stryker to endorse the letter as drafted, an amendment was accepted to reflect the SEUL Board policy of not taking a stand on the freeway because it could be divisive and unduly influence the positions of individual Southeast neighborhood associations. The motion was passed after the Chairman stated that he would re-draft a letter to City Council and send it to Board members before it is finally sent to Council members.

Election of Officers

Mr. Stubbs suggested that because there was no nominating committee, Board members would place persons in nomination for Chairman, Vice-Chairman and Secretary by anonymously marking their choice on pieces of paper. The Board agreed. Those members accepting nominations for Chairman included Dick Priestley and Jo Brown. By ballot, Dick Priestley was elected. Those persons accepting nominations for Vice Chairman included Larry Lubin, Helen Belec, Virginia Seidel, and Jo Brown. Virginia Seidel was elected. For Secretary, accepting nominees included Helen Belec and Jo Brown. Jo Brown was elected. The meeting was then turned over to Dick Priestley who presided for the remainder of the 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 four cases considered at the previous SEUL meeting.

CU 64-73 The full Planning Commission will consider on July 2nd. (SEUL denied)

CU 44-74 The matter was deferred at the applicant's request. (SEUL deferred)

CU 48-74 The Planning Commission approved with conditions. (SEUL approved with conditions)

Pet. 6370 The matter was not considered. (SEUL deferred)

During discussion of CU 48-74, the Buckman Delegate raised the question regarding whether one of the Planning Commission conditions of approval (that there be allowed no non-VFW functions on the premises) would preclude the VFW from allowing, for instance, neighborhood association meetings at the facility. Mr. Sandblast stated that he doubted that this was the intent of the Planning Commission condition. He said that he would check on the matter and report his findings to the Board.

Zoning cases and street matters referred to the Planning Commission for review and recommendation.

Mr. Sandblast presented these requests for consideration by the Board. (Representatives from all of the zoning petitions were present to answer questions.)

CU 50-74 (Sellwood Baptist Church, deedholder) Conditional use for parking lot located at 1104 SE Spokane Street. Approval with the condition that code requirements regarding screening, setbacks and paving are met. The Sellwood-Moreland Improvement League delegate reported that her organization approved the application and recommended that egress be on SE Spokane Street. It was felt that SE Tacoma is already too congested and SE Spokane could more efficiently and safely handle the traffic without detrimental impact on the surrounding neighborhood.

6361R (Abe and Kitty Ryerson, deedholder; Adolph and Leonor Volkmann) Revocable permit request, located at 425 NE 80th Avenue. Approval. The Board felt the request was a reasonable use for the property given the safeguards that the permit could be revoked if the applicant exceeded code regulations regarding noise levels and operating hours.

Although printed on the Southeast Uplift Board agenda, Mr. Sandblast explained that the application for a renewal of a revocable permit to operate a recycling center at 2209-2217 SE Hawthorne would not be considered until a later date because the applicant has not yet met with the Buckman Community Association. Larry Lubin explained, that prior to making a recommendation, association members are contacting the immediate neighbors of the facility to obtain their input at a Buckman Community Association meeting on July 11th.

Community Activities and Announcements

In response to questions, Terry Sandblast reviewed the disposition of several recent matters which had come before the Board: Bible Temple will be considered by the full Planning Commission as the second item on the agenda on July 2nd; the Tooze request for a parking lot will also be considered at the latter meeting; no date has been set for City Council review of the revised Hearings Officer ordinance; the plans for the Chinese Presbyterian Church in South Tabor have been revised and will be set for review in the near future; and Kaiser representatives have not contacted the Planning Commission in recent months regarding their parking lot plans. It was reported that a Kaiser Clinic area resident has obtained a petition (containing some 35 signatures) which protests South Tabor Community Association having endorsed Kaiser Parking lot expansion without their being contacted. It was reported that the Montavilla Community Association has formed a committee to study the matter. Planning Commission staff said he would call Kaiser representatives to ascertain when they were planning to submit an application for expansion of their parking lot.

Larry Lubin asked Mr. Sandblast if the Commission endorsed notification procedures could be expected to go into effect in the near future. Mr. Sandblast indicated that he makes an effort to give advance notification to neighborhood groups and the SEUL Board but that other duties do not allow him the time for speedier notification. Mr. Sandblast suggested that neighborhood groups may like to submit ideas for the design of forms which would better insure that zoning petition applicants and neighborhood groups communicate prior to SEUL and Planning Commission consideration of the application.

Kathy Zimmerly asked if there were any additions or corrections to a memorandum sent to Board members regarding their respective terms-of-office. There were none. To facilitate prompt confirmation, it was suggested that a letter be sent in November to the Mayor advising of the expiration dates of several Board members on December 31st. Chairman Priestley indicated he would like to be reappointed as a member-at-large representing small business.

After discussion it was also suggested that Board members who have poor attendance records should be sent letters suggesting they resign if they are unable to attend a specified number of meetings.

Letters were read from the Acting Executive Director of the Portland Development Commission and from Gary Stout regarding the S.U.R.G.E. request for planning assistance. It was related that Mr. Stout had indicated he would like to meet with S.U.R.G.E. to discuss their request. Board members felt that it would be best if Mr. Stout dealt directly with the neighborhood association on this matter. The S.U.R.G.E. delegate agreed to keep the Board informed of subsequent events.

Mr. Priestley read a letter from Pat Sandvigen announcing that she is leaving Portland and is subsequently resigning from the SEUL Board. A letter from the

South Tabor association was read introducing Marie Brown to fill Mrs. Sandvigen's unexpired term. Larry Lubin of Buckman Community Association announced that their delegate to the SEUL Board had resigned. Mr. Lubin as Buckman alternate will be their Board representative until further notice. Staff was instructed to direct a letter to the Mayor regarding the Board resignations and appointments.

Helen Belec brought to the Board's attention a notice of Public Hearings by the CRAG Security and Privacy Task Force regarding the operation of the Columbia Region Information Sharing System. The hearing in Portland will be on July 18th, 7:30 PM at City Hall.

To facilitate necessary revisions to the SEUL By-laws, the following persons volunteered to serve on the By-laws Committee: Larry Lubin; Virginia Seidel; Jo Brown; and Dick Priestley.

The Montavilla Vice-Chairman questioned whether it is proper to record the vote as an abstention when the Chairman does not vote on an issue. SEUL staff had researched the question and related their findings as stated in "Modern Rules of Order", L. Cushing, 1964.

A Board member related that a zoning petitioner had questioned his right to vote on an issue on which his association had made no recommendation. During the ensuing discussion, it was stated that unless the delegate has been given instructions by his association, he is free to vote on the evidence presented. Members said that often evidence and underlying facts are revealed through Board questioning of the applicant and Planning Commission staff that were not brought out at the neighborhood level. Jo Brown stated that some procedural understandings and policies may be necessary to maintain order during Board discussion of a zoning petition. Mr. Sandblast suggested that the Planning Commission statement to the general public at their hearings may be of some assistance to the Board.

The meeting adjourned at 9:45 PM.

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
June 17, 1974

Southeast Uplift Advisory Board Members Attending:

John Olson, Vice Chairman (Montavilla)
Virginia Seidel (HAND)
Chuck Liebert (Kerns)
Jo Brown (Laurelhurst)
Dick Priestley (Member-at-Large)
Pat Sandvigen (South Tabor)
Augusta Richter (SURGE)
Dorothy Powell (SMILE)
Larry Lubin (Buckman)
Vern Kinnee (Member-at-Large)
Gary Witherspoon (Richmond)
R. Tom Beasley (Member-at-Large)

SEUL Board Members Not Represented or Present:

Helen Belec (Sunnyside)
Erma Lundahl (Mem.-at-Lrge)
Barbara Conger (SEAAC)
Art Stubbs (Chairman)
Carol Hartog (M-SENA)
Carl H. Johnson (Brooklyn)
John Stryker (Eastmoreland)

Others Attending:

Ron Graham
E.A. Trimpler
David K. Blomgren
Lee Smith
Audrey Hedges
Darrell Smith
Louis Fasano
Edgar Taylor
Marvin Petersen
P.D. Guinn
Warren Fleming
Steve Rutherford
Allen E. Wood
Terry Sandblast (PCPC)
Dick Iverson
Charles Treinen
Shirley Klug
Jackie Williams
Paul Kirsch
Susan Vineyard
Kay Livingston
Susan Blomgren
Michael Sadhu
Jefferson Berry (PACT)
Janet Fleming
Gary Beebe
Mr.& Mrs. Berard
Kathy Zimmerly (PDC)
E.T. McGlathin
Ken Malmin
John Kral
Walter Willette
Don Ashew
Teresa Davis
Richard Lowe
Wayman Steele
Bessie Hershey
Blaine Jones
Raymond Grant
Chris Nettles
Carolyn Beach (PDC)

The meeting was called to order at 7:25 p.m. by Vice-Chairman John Olson.

Virginia Seidel reported that at the City Council hearing regarding Mayor Goldschmidt's "Resolution on the Mt. Hood Freeway", the Board's June 7th letter to Council was interpreted to mean that the Board opposes the resolution. Members stated that this was not what they had intended and that they had not made a recommendation for or against the resolution. It was requested that another letter be sent to City Council in order to clarify the Board's discussion on the matter.

In response to a question regarding why the Board has not taken a position on the Mt. Hood Freeway, Mr. Olson explained that because of the diversity of opinion among individual neighborhood associations, Board policy has put emphasis on citizen participation instead of focusing on the range of options.

Mr. Olson announced that July is the month for Board elections. A motion passed to

schedule Board election of officers for the SEUL meeting on July 1st.

The South Tabor delegate submitted corrections to the June 3rd SEUL Board minutes as follows: on page 4, the third paragraph, line 6 under Resolution on the Mt. Hood Freeway should be corrected to read "improve present and create new means of transportation. A motion was passed unanimously stating that the SEUL Board supports the recommendations in the report of the Mt. Hood Freeway Citizens Advisory Committee with special reference to Point III. which states that "The Committee recommends that the Portland Metropolitan Area should commit itself to a mass transit system, and the money that is released as a result of removing the I-80N designation should be committed to the Mt. Hood corridor area as a first priority in the system". The Board requested that a letter reflecting this recommendation be prepared and read at the City Council hearing on June 12th stating the Board's concerns." The minutes were approved as amended. Staff was instructed to prepare a letter to City Council reflecting Board discussion of the Mt. Hood Freeway Resolution as amended.

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 the previous SEUL meeting.

Pet. 6356 - The Planning Commission approved M3 zoning with conditions. (SEUL deferred)
Pet. 6364 - The case was referred to full Planning Commission. (SEUL denied)
Pet. 6361 - The Planning Commission did not consider. (SEUL deferred)
Pet. 6365R - The Planning Commission approved with conditions. (SEUL approved with conditions)
Pet. 6366R - The Planning Commission approved with conditions. (SEUL approved with conditions)
Pet. 6367R - The Planning Commission deferred. (SEUL deferred)

Zoning cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented these requests for consideration by the Board. (Representatives from all of the zoning petitions were present to answer questions.)

CU 64-73 (Bible Temple, deedholder) Conditional Use request for church expansion. The Board recommended denial of the request because it would not be consistent with the neighborhood development of the residential area. The motion to deny was passed by a vote of 5 in favor, 4 opposing, and 2 abstentions. It was suggested that in order to preserve the residential character of the neighborhood, alternative plans such as satellite churches and multiple services should be considered by the church and its affiliates.

CU 44-74 (G.A. and E.M. Johnstone, deedholders; Nicky Cruz outreach for Youth, Inc.) Conditional Use request for a welfare institution located at 2952 NE Hoyt Street. Deferral was recommended to allow time for the Kerns Neighborhood Association to be contacted for their input and to resolve problems with the residential structures proposed to be used in conjunction with the program. The Board felt the program can become an asset to the community but that acceptance of the program by immediate neighbors is essential if it is to be successful.

CU 48-74 (Jesus Christ of Latter Day Saints, deedholder; Mt. Hood Post 81 VFW) Conditional Use request to establish VFW Post at 1404 SE 25th Avenue. The Board recommended approval of the request contingent upon approval by the Buckman Community Association and with the following conditions: that the applicant submit plans showing the types of programs proposed for the facility and the proposed frequency of use of the building. This would assist in determining how this request will affect neighborhood livability.

Petition 6370 (Warren and Rose Fleming, deedholder; Structural Industrial Sales Co.) Zone Change request from R5 to A2.5, located at 5601 SE Mall Street. At the request of the applicant, the Board recommended deferral of the request for 60 days to allow the applicant time to develop site plans and to determine the best use for the property. Concern was expressed that approval of this request would constitute a spot zone and would not be in the best interest of the community.

Prior to consideration of CU 64-73, the Vice-Chairman asked the Board Secretary to chair the meeting during discussion of the case. Ms. Seidel said that Board members as well as members of the audience would be given opportunity to voice their questions and concerns. After viewing slides and hearing a report from Planning Commission staff regarding background and correspondence, Ms. Seidel asked Bible Temple representative,Louis Fasano, to discuss the application.

During discussion, major areas of concern raised by the Board and members of the audience are summarized as follows:

1) That the Fasano Decision (as interpreted by the Attorney General) places the responsibility to show public need upon the applicant but that the burden of proof varies with the degree of change. Although a representative of Bible Temple maintained that the degree of proof is less for a conditional use since the impact would be less drastic than for a zone change, several persons pointed out that any increase in the use of church facilities would further deter orderly residential use of the area.

2) Since the applicant had indicated that the request was an attempt to accommodate the present congregation and that they had no further plans for expansion, other alternatives such as multiple services, satellite churches and carpools were suggested.

3) That there is no comprehensive plan which addresses future plans for the Bible Temple Church and its affiliates (such as the college, student housing, and a proposed parochial school).

The Laurelhurst delegate asked that she go on record as opposing the motion for denial because she felt that although the applicant's plan needs refinement, it may be more compatible with the neighborhood than the conjested situation which now exists.

Community Activities

The Laurelhurst delegate circulated a petition and fact sheet explaining and protesting cuts which are being made in Multnomah County's Human Services. Those interested were asked to sign the petition.

The Montavilla Vice-Chairman stated that their Board had received no written

notification that CU 64-73 was to be considered at this meeting either from the Bureau of Planning or from SEUL. It was explained that the Montavilla Board had been receiving zone cases from the SEUL office, but had received none for the past few months. SEUL staff was asked to correct this oversight and agreed to do so.

After further discussion of notification procedures, the meeting adjourned at 11:15 p.m.

KZ:cb

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
June 3, 1974

Southeast Uplift Advisory Board Members Attending:

John Olson, Vice Chairman (Montavilla)
Chuck Liebert (Kerns)
Helen Belec (Sunnyside)
Pat Sandvigen (South Tabor)
Carl H. Johnson (Brooklyn)
John Stryker (Eastmoreland)
Dorothy Powell (SMILE)
Virginia Seidel (HAND)
Gary Witherspoon (Richmond)
Paul Leavens (Buckman)
Jo Brown (Laurelhurst)
Dick Priestley (Member-at-Large)

SEUL Board Members Not Represented or Present:

Art Stubbs (Chairman)
Terry Lightowler (M-SENA)
Augusta Richter (SURGE)
Tom Beasley (Mem-at-Lrge)
Vern Kinnee (Mem-at-Lrge)
Erma Lundahl (Mem-at-Lrge)
Barbara Conger (SEAAC)

Others Attending:

Mr & Mrs C.R. Huddleston
M. Gray
W. H. Page
Charles Thompson
M. D. Replogle
George Butler
Jackie Williams
Terry Sandblast — Bureau of Planning
Kathy Zimmerly — Portland Development Commission
Carolyn Beach — " " "
Gil Lulay
Mrs. R.V. Sauters
Mrs Opal Page
Louis Loofers
Simon Thompson
Grace Cohen
David Blomgren
Adolf Volkmann
Steve Miller
Walter Willette
Lawrence Lubin

Vice Chairman John Olson called the meeting to order at 7:40 p.m. The minutes of the previous meeting were approved as printed.

Mr. Olson announced the resignation of Bettie Mayer from the Board and read a letter from Sellwood-Moreland Improvement League (SMILE) introducing Dorothy Powell as their delegate to fill the unexpired term of Mrs. Mayer. Mrs. Powell was seated on the Board.

Mr. Olson called upon the Montavilla Community Association Vice Chairman, Jackie Williams, to discuss a request that the SEUL Board clarify their recommendation of March 18, 1974 regarding Bible Temple's Conditional Use request (CU 64-73). It was stated some persons who attended the March 18th meeting felt the minutes as recorded had misinterpreted the recommendation of the SEUL Board regarding whether the type of meeting was to include a M.C.A. Board meeting and/or a M.C.A. general membership meeting. Questions also were raised as to whether the Board had intended to extend their recommendations made at the February 4, 1974 meeting (those minutes were amended at the February 18, 1974 meeting by the verbatim inclusion of the Position Statement of the Montavilla Community Association Board regarding CU 64-73.).

After discussion which included reading excerpts from the February 4, February 18, and March 18 Board minutes, a motion passed to reiterate that the minutes of March 18, 1974 stand approved as printed and that the Board did recommend there be a general membership meeting with Bible Temple representatives to consider and make recommendations regarding CU 64-73.

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 the previous SEUL meeting.

Petition 6354 - The Planning Commission approved with conditions. (SEUL approved with conditions)

CU 42-74 - The Planning Commission approved with conditions. (SEUL approved with conditions)

Zone cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented these requests for consideration by the Board. (Representatives from all of the zoning petitions were present to answer questions.)

Petition 6356 (Charles and Beverly Huddleston, contract purchaser) Zone change request from A2.5 to M3, located at 2880 SE Division St. The Board recommended deferral to allow the applicant time to prepare and submit more definite plans for the property. Concern was expressed that the plans should show the layout of the proposed parking, access to the lot, as well as required fencing and setbacks. The Hosford-Abernethy Neighborhood Development(HAND) delegate related that adjacent residents opposed any zone change which would allow the overnight parking of large trucks on the lot. To preclude this, and still allow the applicant to obtain a commercial zone, it was suggested that the applicant investigate with Planning Commission staff other zone classifications, such as a C2 or a "P" parking zone.

Petition 6364 (Walter Tooze, deedholder) Zone change request from R5 to A2.5P located at 815 SE 46th Avenue. Denial because the proposal represented further encroachment into the residential neighborhood and there would be increased traffic on the already conjested residential streets in the area. Because of the need for more adequate parking closer to the building, it was suggested that the applicant develop the M3 zone for parking and develop a nearby Belmont site for the proposed building.

Petition 6361 (Adolph and Leonor Volkmann, optional purchaser) Zone change request from R5 to M3, located at 425 NE 80th Avenue. The Board recommended deferral of the request to allow time for neighborhood review and suggested that the applicant obtain an interpretation from the Bureau of Buildings as to whether the proposed use of the building may be allowed as a change of non-conforming use. Montavilla representatives related that they had received insufficient notice to review the request. Concerns were expressed regarding production scale, fire hazards and noise levels of the proposed business and whether the presently non-conforming use of the building should be continued by means of a "housekeeping" measure.

Petition 6365R (Richmond Neighborhood Association) Request for a revocable permit to maintain a mini-park located at 2613 SE 47th Avenue. The Board recommended

approval of the request including waiver of filing fee with the following conditions: that Bureau of Planning staff review and approve the facilities; that play equipment be setback 10 feet from all property lines; that the sand covering the lot be contained on the lot; and that Richmond Neighborhood Association assume responsibility to maintain the park in an orderly manner so that it does not constitute a neighborhood nuisance. The Board wishes to encourage volunteer neighborhood association projects and felt that since vacant lots fall to unplanned uses, the request would be of service to the community if the above conditions are met and maintained. Board members suggested that the association contact the City Parks Bureau for assistance and advice.

Petition 6366R (Richmond Neighborhood Association) Request for a revocable permit to maintain a mini-park located at 3817 SE Ivon St. Approval with the following conditions: that Bureau of Planning staff review and approve the facilities; that equipment be setback 10 feet from all property lines; and that R.N.A. assume responsibility to maintain the park in an orderly manner so that it does not constitute a neighborhood nuisance. Approval of the waiver of the filing fee was also recommended. The Board wishes to encourage volunteer neighborhood association projects and felt that since vacant lots fall to unplanned uses, the request would be of service to the community if the above conditions are met and maintained. Board members suggested that the association contact the City Parks Bureau for assistance and advice.

Petition 6367R (Richmond Neighborhood Association) Request for a revocable permit to maintain a mini-park located at 2543 SE 32nd Avenue. At the request of Richmond Neighborhood Association representatives, the Board recommended deferral of the request to provide the association an opportunity to canvass the adjacent area to determine the number of children the park would serve and to obtain information regarding the best use of the property. The R.N.A. Parks Committee agreed to send a written request to the Planning Commission for deferral and re-notification of a future Planning Commission hearing. Adjacent area residents raised questions regarding: facilities for water and sanitation; cleanup; and late night noise problems.

Recommendations regarding the proposed "Hearings Officer Process".

During deliberation of the proposed Hearings Officer Process, several individual concerns and suggestions were voiced. These included the following:

1) Since hearings would be conducted in a quasi-judicial manner, neighborhood representatives may find themselves at a disadvantage by having to present evidence against professional lawyers.
2) There is no provision for automatic review of Hearings Officer decisions by the Planning Commission or City Council if conditions of the case change.
3) Key testimony may not be accepted or addressed if review decisions are to be based on the Hearings Officer's condensed report.
4) It was suggested that a one-person panel may be too powerful and that a tribunal may be more protective of the public's interest.
5) It was suggested that laymen as well as professionals who have experienced the Hearings Officer Process in other cities should present testimony to the Council prior to final adoption of the ordinance.
6) Special consideration should be given to local applicants who meet qualifications as specified in the ordinance.

7) Affected agencies should be given sufficient staff and resources to insure meaningful citizen participation in zoning decisions.

After discussion, the Board passed a motion to recommend concept approval of the proposal with the condition that the ordinance specifically protect and insure that prior to the Public Hearing by the Hearings Officer, neighborhood associations (including the SEUL Board) will be given at least 30 days notice to review and make recommendations (or appeal decisions) on zoning matters affecting neighborhood livability. Concern was expressed that the Hearings Officer Process could present another layer of bureaucracy between citizens and decisionmakers if precautions are not taken to safeguard meaningful citizen participation in City government. The Board asked that a letter be written to City Council stating their concerns and recommendations regarding the proposal. Delegate Jo Brown agreed to read the letter at the Council hearing on June 6, 1974.

Resolution on the Mt. Hood Freeway

A memorandum from the Mayor and the proposed Resolution on the Mt. Hood Freeway were distributed to the Board. It was related that since the material had not been delivered to the SEUL office until late afternoon, there was no time for prior notification of the Board.

It was stated in the resolution "that the Council hereby rescinds its previous approval for the construction of the Mt. Hood Freeway along the route generally known as the Division-Powell corridor through Southeast Portland and be it further resolved that the Council shall seek to have the United States Secretary of Transportation withdraw his approval of the Interstate 80 North freeway known as the Mt. Hood Freeway and substitute and/or transfer an equal amount of funds to be used for mass transit projects as provided by Sections 121 and 137 of the Federal Aid Highway Act of 1973."

During discussion of the resolution, concern was expressed that it is imperative there be a solution for the increasing transportation problems in Southeast Portland as stated in the report of the Mt. Hood Freeway Citizens Advisory Committee. Several members expressed disappointment that the money which had been designated for the freeway through Southeast Portland will probably not be used in the same area to improve present and create new means of transportation. Mr. Olson requested that a letter be prepared and read at the City Council hearing on June 12 stating the Board's concerns.

Announcements

Jo Brown reported that the "Bend in the River Council will be meeting on Saturday, June 8th at the Southeast Neighborhood Facility to elect delegates to attend a conference in Bend, Oregon on July 4-7. The purpose of the Council is to give citizens an opportunity to consider and express opinions on possible directions for the State of Oregon during the next 25 years.

Kathy Zimmerly related that questions regarding the Board member terms-of-office need to be clarified for the incorporation process. Additionally, the Mayor's office is requesting a list of the Board's terms to aid in their efforts to re-organize the Mayor's appointment procedures. It was decided to have the Bylaws Committee consider this when they meet to discuss Bylaw amendments in the near future.

The meeting adjourned at 11:20 p.m.

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
~~CITY OF PORTLAND~~
SOUTHEAST UPLIFT PROGRAM
~~May 20, 1974~~

Southeast Uplift Advisory Board Members Attending:

John Olson, Vice Chairman
Bettie Mayer
Virginia Seidel
Carl H. Johnson
Chuck Liebert
Carol Hartog
Larry Lubin
Helen Belec
Pat Sandvigen
Jo Brown
Augusta Richter
Vern Kinnee
Ron Graham
R. Tom Beasley

SEUL Board Members Not Represented or Present:

Art Stubbs
Barbara Conger
Erma Lundahl
Richard Priestley
John Stryker

Others Attending:

Dan C. Gallup
Charles Thompson
E. C. Laughlin
Bob Mattson
Frank Shell
Ted Uhrich, Sr.
Jackie Williams
Al Benight
Grace Cohen
Betsy Davis
Jefferson Berry
Della Nelson
Dolores Berard
Allen Wood
Terry Sandblast

Walter Willette
Lee Perlman
Curtis R. Nettles
H. I. McCoy
Karen Baldwin
Joseph Parker
Bessie Hershey
Steve Rugherford
Judy Lyons
Darlene Dietz
Dorothy Powell
George Nelson
Oren Hess
Carolyn Beach

Lauren Deach
Robert Johnson
Betty Fry
Shirley Klug
Rachel Fleenor
Mr. & Mrs. Lee Smith
Pat Guinn
Joyce Foote
George Davis
Larry Hecht
Cathy Hecht
Jess Berard
Dorothy Hess
Kathy Zimmerly

The meeting was called to order at 7:30 p.m. by Vice Chairman John Olson. 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 actions of seven zone cases considered at the previous SEUL meeting.

CU 32-74 The Planning Commission approved the request. (SEUL approved)

CU 33-74 The Planning Commission approved the request. (SEUL approved)

CU 34-74 The Planning Commission approved with conditions. (SEUL approved)

Pet. 6340 The Planning Commission approved with conditions. (SEUL approved with conditions)

Pet. 6333 The Planning Commission approved with conditions. (SEUL approved with conditions)

Pet. 6343 The request was referred to full Planning Commission. (SEUL denied)

Pet. 6346 The Planning Commission did not hear. (SEUL approved with conditions)

Zone Cases and Street Matters Referred to the Planning Commission for Review and Recommendation. Mr. Sandblast presented these requests for consideration by the Board.

Pet. 6354 (Kenneth and Janice Matsen, deedholders; Randall Construction Co., Inc.) Zone change request from R5 to A2.5, located at NE 90th Avenue between Hassalo and Oregon Streets. Approval with the following conditions: that the complex utilize underground electrical wiring as well as the nearby sewer line; that the applicant apply for a waiver of Section 17.88.020 of the Public Works Code regarding multiple dwellings in relationship to public streets; that final plans be approved by the Design Review Committee; and that Montavilla area residents raise no serious objections to the proposal. The Board stated the proposal represents the best use of the property because it seems unlikely that it could be economically developed as single-family dwellings. The plans indicate a high quality development which will be an asset to the community. (Members noted that there was inadequate notice of the petition for meaningful input from the neighborhood.)

CU 42-74 (Franklin Service Corporation, deedholders; Presbyterian Church of Laurelhurst) Conditional use request for a new church at the Northwest corner of NE 33rd Avenue and Oregon Street. Approval, contingent upon the following: approvals by the Design Review Committee and the Dept. of Environmental Quality; and written response by the applicant to the seven points stated in the Planning Commission Church Expansion Policy. Concerns were raised regarding the following: the extensiveness of asphalt-covered property in the area; the future uses of portions of the property not being developed at this time; increased traffic in the area; and access and egress to and from the proposed development. (Members noted that there was inadequate notice of the petition for meaningful input from the neighborhood.)

Discussion of the Proposed "Hearings Officer Process"

Karen Baldwin of the Bureau of Planning was introduced to discuss and answer questions regarding the proposed Hearings Officer Process. Ms. Baldwin stated that because of recent court decisions, zone changes must be viewed as a judicial process rather than a legislative process. She explained that the Planning Commission has consequently been forced to conduct quasi-judicial hearings, thus leaving inadequate time for the Commission to consider zone code amendments, comprehensive planning, policy changes, and other legislative matters.

Ms. Baldwin related that the Hearings Officer would have authority only to apply the established zoning code and policies of the Planning Commission and City Council to individual cases. His/her decision would be final unless appealed to the Planning Commission within 14 days. Cases may also be appealed at the City Council level and

finally may be taken to court for appropriate action. It was added that the Hearings Officer Process would add a much needed measure of consistency to zoning decisions.

She related that neighborhood associations would be advised of the initial hearings on zone cases by the Hearings Officer. Ms. Baldwin said that anyone present at the hearing or in anyway involved in the area of the zoning request would be allowed to speak without time limitations at the hearings.

Ms. Baldwin stated that the Hearings Officer would be chosen by the City Council-member presiding over the Planning Bureau. In this case it would be the responsibility of the Mayor. She responded that the desired qualifications for the appointee are a legal as well as a planning background. Several Board members said they hope that the position could be filled by someone already familiar with the Portland area.

Those present expressed concern over the difficulty in finding an individual who would remain unbiased and not yield to pressure regarding a zone change. A neighborhood association chairman feared that because the hearing would be like a court hearing, neighborhood representatives may find themselves in an unbalanced situation by having to present evidence against professional lawyers. A Board member suggested that perhaps an alternative would be for the Planning Commission to gain more expertise rather than to develop another step between the people and government.

It was related that the proposal will be heard by City Council on June 6, 1974. The Board requested that this matter be placed on the June 3rd SEUL agenda for discussion of a recommendation to the City Council.

<u>Planning Commission Staff Report on Present Zone Case Notification and Review Procedures</u>.

Karen Baldwin stated that the Planning Commission had asked their staff to review and make recommendations regarding existing notification procedures. The draft of this report will go before the Planning Commission on June 4th.

She related some major points as being:

1) neighborhood associations would receive notification upon receipt of an application, giving them approximately 4 weeks notice before the Planning Commission hearing;
2) both the association chairman and the chairman of the association land use committee would receive notification;
3) individual neighborhood associations within SEUL would be notified of zoning requests to provide better preparation for SEUL Board deliberations.

To provide a means for "broader and more meaningful notification for all", Ms. Baldwin related these recommendations:

1) the posting of the subject site; 2) publication of Planning Commission agendas in the Oregonian; 3) redesigning notification forms to appear less formidable; and 4) the establishment of a roster for notification of special interest individuals or groups.

Board members voiced approval of the goals set forth in the report and thanked Ms. Baldwin for her presentation.

Reports of Development Commission and Planning Commission Staff on Current Activities.

Terry Sandblast related that CU 64-73, Bible Temple Inc., which was to be heard by the Planning Commission Zoning Committee on May 28th, has been deferred once more. He explained that the Planning Commission Chairman and staff felt that based on past actions, there would probably be a split vote by the Zoning Committee and would result in a deferral to the full Planning Commission. For this reason they felt the matter should be placed directly on the full Planning Commission agenda, thus avoiding the inconvenience to interested residents of attending two hearings on the issue.

A Montavilla Board member questioned the presumption of a split vote by the Zoning Committee and the inconvenience to residents. Another Montavilla resident requested that the Planning Commission extend the 400 foot limit for notification of the hearing to possibly even 600 feet from the extreme boundaries of the Bible Temple owned property. Mr. Sandblast said he would investigate how far the notification area could be extended.

Mr. Sandblast reported that the Kaiser Clinic on SE 77th and Division has related that they are ready to present their final plans and desire meetings with the two involved neighborhood associations (Montavilla and South Tabor). It was related that a letter and petition had been received from Clinic area residents requesting involvement in any neighborhood association meetings regarding the issue. It was their understanding that the issue had been discussed at a recent South Tabor Community Association meeting to which they were not invited. After asking for a copy of the letter and petition, the South Tabor delegate explained that the Kaiser Clinic issue was not on their original meeting agenda but was merely mentioned as probably coming before the Planning Commission in the near future. She reported that those present at the South Tabor meeting had voted not to change their original stand on the matter. Lee Smith, Montavilla Chairman, stated that he would assist area residents in setting up a meeting with Kaiser officials.

Kathy Zimmerly of the Portland Development Commission related that the process of incorporation will make it necessary to amend certain areas of the present SEUL by-laws. She requested that the Board consider a means by which this could be accomplished. It was suggested that members of the By-laws Committee could meet and discuss the needed amendments and present them to the full Board at a regular meeting.

Community Activities and Announcements

The SMILE representative invited Board members to attend a reception honoring Dent Thomas on June 2nd. Mr. Thomas, who is retiring from business, has been active in Sellwood-Moreland Improvement League and was Chairman of SEUL at its conception.

The meeting adjourned at 10:00 PM.

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MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
May 6, 1974

Southeast Uplift Advisory Board Members Attending:

Art Stubbs, Chairman
Helen Belec
Dan Gallup
Larry Lubin
R. Tom Beasley
Virginia Seidel
Augusta Richter
Bettie Mayer
Vern Kinnee
Richard Priestley
Gary Witherspoon
Chuck Liebert

SEUL Board Members Not Represented or Present:

Terry Lightowler
Erma Lundahl
Barbara Conger
John Stryker
Carl H. Johnson
John Olson
Jo Brown

Others Attending:

M. D. Replogle
Terry Sandblast
Emmett Shields
Virginia Kelley
Joyce Foote
P. D. Guinn
Pat Kalinoski
R. S. Gibbons
Mr & Mrs Ewers
August Pargon
Kathy Zimmerly

Others Attending:

H. I. Taylor
Bill Ehmann
Jerry Westerman
Bill Wager
Donald Jackson
Norman Seidel
Jack Kalinoski
Michael Walker
L. J. Fasano
Steve Jones

The meeting was called to order at 7:40 PM by Chairman Art Stubbs. The minutes of the previous meeting were approved with the following amendments: on page three under Community Activities and Announcements, line 6: "Mr. Stubbs also read a letter from Mary Pedersen to a Mid-Southeast Neighborhood Association resident regarding resolution of boundary disputes. Mr. Stubbs related that Richmond Neighborhood Association had requested that the dispute be settled through arbitration and that the Metropolitan Human Relations Commission had been contacted as an impartial arbitrator. M-SENA representatives....."

Chairman Stubbs introduced Jack Kalinoski, representing Associated General Contractors, to speak in opposition to Ballot Measure #2. Mr. Stubbs related that at the April 15th SEUL meeting, the Board heard a speaker in support of the measure.

Mr. Kalinoski reported that Ballot Measure #2 represents a "constitutional amendment that proposes to use highway taxes for any public transportation purposes." He related that an Oregon State University study indicates that by 1990, tax revenues will fall

60 percent short of meeting the needs of highway maintenance and construction. Mr. Kalinoski stated that only 37 percent of the present total highway taxes are utilized for highway maintenance and construction. He said indications are that many mass transit systems in the country are running at a large deficit and that by 1990, 94 percent of the trips made by people in the Portland area will be by means other than mass transit. Mr. Kalinoski suggested that if funding is desired for mass transit, proponents should submit the plans and the financing directly to the voters. He maintained that if Ballot Measure #2 passes, it will mean higher gas taxes.

Mr. Stubbs thanked Mr. Kalinoski for presenting his views on Ballot Measure #2.

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 five zone cases considered at the previous SEUL meeting.

CU 9-74 Referred to the full Planning Commission. (SEUL approved)

CU 80-73 The Planning Commission approved with conditions. (SEUL approved)

CU 26-74 The Planning Commission did not consider. (SEUL approved with conditions)

CU 30-74 The Planning Commission approved. (SEUL approved)

Pet. 6343 The Planning Commission reset consideration to May 14th. (SEUL deferred)

Zone cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented these requests for consideration by the Board. (Representatives from all of the zoning petitions were present to answer questions.)

CU 32-74 (City of Portland, Bureau of Water Works) Conditional use request for establishment of a domestic water pumping station at S.E. 112th approximately one-quarter mile south of S.E. Foster Road. Approval was recommended pending the approval of area residents at the Southeast Urban Rehabilitation, Growth and Endeavor public meeting on May 13, 1974. (The applicant agreed to meet with residents at the May 13th meeting.) The Board feels that the pumping station will provide needed service to meet existing and future water requirements. The development would not cause aesthetic or acoustical problems to the area. Concern was expressed that the development may open nearby R10 lots to greater density. (S.U.R.G.E. board members present at the meeting concurred with the approval recommendation after having seen the plans.)

CU 33-74 (Trinity Baptist Church) Conditional use request for establishment of a day care center located at 2700 S.E. 67th Avenue. The Board recommended approval contingent upon acceptance by the area residents at the South Tabor Community Association meeting on May 13th. (The applicant agreed to meet with residents at the May 13th meeting.) The day care would serve an important public need, facilities including parking are more than adequate, and it is an efficient multiple use of church facilities.

CU 34-74 (Emmett and Eunice Shields) Conditional use request for establishment of a land fill located at 7315 S.E. 92nd Avenue. Approval. The proposal is

(CU 34-74) compatible with the area, the material to be used in the fill is clean dirt, and with the existing sediment, the site will provide an adequate foundation for future development.

Pet. 6340 (Arthur W. and Clara Dunham) Zone change request from R10, single-family to A2.5, low density apartments located at 9141 S.E. Crystal Springs Blvd. Approval as per plans submitted with the following conditions: that the applicant meet screening and parking requirements and the plans be approved by the Design Review Committee. The Board felt that since the area has been disrupted by freeway construction, the request represents a logical extension of an A2.5 zone and discourages commercial development.

Pet. 6333 (August J. Pargon) Zone change request from R5, single family to A2.5, low density apartments located at 4434 S.E. 57th Avenue. Approval provided all code requirements are met. Although reluctant to allow a spot zone, the Board felt that the property is presently an eyesore and hazardous. The inclusion of lot 3 will allow the applicant to complete development in conformity with site code requirements.

Pet. 6343 (Ethan and Alice Ewers) Zone change request from R5, single-family to A2.5, multiple-family, located at 5403 S.E. Henry Street in R5 zone. Denial. The applicant failed to sufficiently justify encroachment of A2.5 construction in an area of single-family dwellings. Concern was expressed that increased traffic would be detrimental to the area.

Pet. 6346 (Donald and Lois Jackson) Zone change request from A2.5, low density apartments to A2.5P, parking, located at S.E. 84th south of S.E. Foster Road. Approval with the following conditions: that all screening requirements be met and maintained; and that no access to the lot be allowed from the adjacent residential zone. The Board felt the request would provide facilities for present and future parking needs, especially if Foster Road is widened.

Community Activities and Announcements

A letter was read from Rev. E.J. McDonald stating that he must resign from the Board due to illness and increased responsibilities. After discussion, it was decided to request the Ecumenical Ministries of Oregon to nominate a replacement for Rev. McDonald.

Mr. Stubbs read a letter he had sent to the Mayor requesting postponement of City Council consideration of the Hearings Officer Process proposal for 30 days. It was announced that Planning Commission staff will be on hand to discuss the proposal at the May 20th SEUL meeting. Members were urged to read the proposal and to discuss it with their constituents.

A letter was read from Southeast Urban Rehabilitation, Growth and Endeavor requesting assistance from the Board in the development of a comprehensive plan for the Lents area. A motion passed to send a letter to the Portland Development Commission and the Planning Commission requesting planning assistance for the area.

Bettie Mayer announced that Dent Thomas, a former SEUL Board Chairman, is retiring from the Sellwood-Moreland Improvement League Executive Board and that a party in his honor will be held at the Anchorage restaurant on June 2nd, from 2:00 - 5:00 PM. She

also related that in response to a petition which opposed plans for a mental health facility at Southeast Portland Community Hospital, another petition is being circulated in support of the proposed program.

It was announced that eighty-seven persons had attended the formative Mt. Tabor Association meeting on April 17th and their next meeting is scheduled for May 22nd. A steering committee is currently meeting to draft by-laws. It was reported that their proposed boundaries overlap considerably with those of the Montavilla association.

Terry Sandblast stated that a Planning Commission staff report will be presented at the May 20th SEUL meeting regarding procedures for neighborhood and SEUL review of zone cases. The report is in response to Board and neighborhood requests for re-evaluation of notification procedures.

Mr. Sandblast related that the Bible Temple zoning case is scheduled to be heard by the Planning Commission on May 28th and would therefore be placed on the May 20th SEUL agenda. He also informed the Board that the monastery on S.E. 76th south of Yamhill Street is for sale and asked for suggestions regarding uses of the property.

The meeting adjourned at 10:30 PM.

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
April 15, 1974

Southeast Uplift Advisory Board Members Attending:

Art Stubbs, Chairman
Terry Lightowler
Dick Priestley
Paul W. Leavens
Vern Kinnee
Carl H. Johnson
Virginia Seidel
Helen Belec
Jo Brown
Augusta Richter
Dan C. Gallup
John Olson
Chuck Liebert

SEUL Board Members Not Represented or Present:

Erma Lundahl
Barbara Conger
R. Tom Beasley
Gary Witherspoon
Bettie Mayer
Rev. E.J. McDonald
John Stryker

Others Attending:

Jim Anderson
C. Roy Burnett
Dorothy Fero
M. D. Replogle
Mr & Mrs E. H. Ewers
Stephen Bryson
Shirley Klug
Jonathan Page
Darrell Smith
Gary Beebe
Harry Howell
Leroy McKowan
Daryl Nelson

Others Attending:

Dick Trefren
Fred Wilbur
W. Riley Matsler
Joyce Foote
C. W. Wood
R. A. Lind
Joan Gallagher
Terry Sandblast
Steve Jones
Carolyn Beach
E. J. Snyder
Darlene Dietz

The meeting was called to order at 7:30 PM by Chairman Art Stubbs. The minutes of the previous meeting were approved as printed.

Mr. Stubbs introduced Daryl Nelson representing Keep Oregon Moving. Mr. Nelson spoke in support of Ballot Measure #2 which is to be voted on May 28th. The present gasoline tax was established in 1916 to support the construction and maintenance of Oregon highways. Ballot Measure #2 would allow expenditure by local governments of 8 percent of the Highway Trust Fund for transportation purposes other than highway use. Mr. Nelson stated that this would not create new taxes nor would it increase the present gas tax. He related that local governments would be responsible for developing transit programs for use of the funds. These programs would be subject to approval by the State legislature and would allow counties to apply for matching federal funds.

Mr. Stubbs thanked Mr. Nelson for his presentation and stated that the Board will invite a representative from the Associated General Contractors to present an opposing view on Ballot Measure #2.

Dick Trefren from KBOO was introduced and spoke briefly about the FM radio station. He related that KBOO is a noncommercial station that is financially supported by subscriptions, contributions and federal grants. The station specializes in quality music, drama, community affairs and transmits Portland City Council hearings.

Mr. Trefren said they wish to expand their programming to include more local issues. In an effort to accomplish this, he urged individuals and neighborhood associations to submit their concerns, community affairs information, and donations of time or money to the radio station.

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 the previous SEUL meeting.

CU 22-74 The Planning Commission approved the request. (SEUL approved)

Pet. 6339 The Planning Commission denied the request. (SEUL denied)

Pet. 6340 The Planning Commission denied the request. (SEUL deferred)

CU 25-74 The Planning Commission approved the request with conditions. (SEUL approved)

Zone cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented these requests for consideration by the Board. (Representatives from all of the zoning petitions were present to answer questions.)

CU 9-74 (CU 80-73) (Western Oregon Conference Association of Seventh Day Adventists, deedholders; Reorganized Church of Jesus Christ of Latter Day Saints) Conditional use request for establishment of a new church at 4837 NE Couch Street in R5 zone. At its February 19, 1974 meeting, the Board tabled consideration of the requests until the applicant had submitted future development plans and had met with the affected neighborhood. Subsequently, representatives of the Reorganized Church of Latter Day Saints surveyed and met with residents of the area. The survey indicated a positive response to the proposed activities of the church. The Board recommended approval of the requests based upon the submitted impact study and subject to DEQ approval of the proposed parking area.

CU 26-74 (Tena Nelson and U. S. National Bank, deedholders; Gutman Rehabilitation Programs, Inc.) Conditional use request for a residential care facility located at 1407 SE 16th in A1 zone. Approval. The Board realized the critical need for facilities of this nature and recognized the necessity for community acceptance of the program. The Board, therefore, approved the request with the condition that the applicant gain the approval of the surrounding neighborhood and Buckman Community Association at a public meeting.

CU 30-74 (City of Portland, deedholder; Multnomah County, applicant) Conditional use request to develop a county park, located between SE Duke Street in R7 zone. Approval. The Board felt that the park is a much needed facility and would be of great benefit to the Errol Heights neighborhood. The Board recommended approval of the request subject to approval by the Planning Commission Design Review Committee.

Pet. 6343 (Ethan and Alice Ewers) Zone change request from R5, single-family to A2.5, multiple-family located at 5403 SE Henry Street in R5 zone. Deferred. The Board recommended deferral to allow the applicant time to meet the requirements stipulated under the Fasano Decision. (The applicant agreed to request withdrawal from the Planning Commission agenda until the requirements are met.)

During discussion of CU 9-74 and CU 80-73, two residents who were opposed to granting the requests, questioned the right of the SEUL Board to make recommendations for an area which does not have a neighborhood association. Mr. Stubbs explained that for this reason the Board had deferred action on these requests and had asked that a public meeting be held to gain input from residents in the neighborhood. It was on the results of that public meeting and the area survey taken that the Board based their recommendation. Mr. Stubbs reiterated the Board's willingness to assist in the formation of an association for this neighborhood.

Community Activities and Announcements

At the request of Mid-Southeast Neighborhood Association representatives, Mr. Stubbs read the minutes from a February 1973 Creston-Grout (M-SENA) formative meeting. During this meeting the problem of overlapping boundaries between Richmond and Mid-Southeast had been discussed with the Richmond chairman. Both associations stated their reasons for wanting to include this area (SE 39th to 52nd, between Woodward and Powell) within their boundaries. Mr. Stubbs also read a letter from the Office of Neighborhood Associations suggesting that the dispute be settled through arbitration. The Metropolitan Human Relations Commission had been contacted as an impartial arbitrator. Mid-Southeast representatives related that prior to arbitration residents within the area should be contacted to gain their input.

After discussion, a motion passed to notify residents living within the disputed area of a public meeting to determine their preferences. Board members requested that the SEUL officers meet with the Richmond and Mid-Southeast Executive Boards to lay the groundwork for the proposed public meeting. It was suggested that the Metropolitan Human Relations Commission be invited to participate in the public meeting.

Virginia Seidel introduced Melvin Replogle as the newly elected Hosford Abernethy Neighborhood Development President. It was announced that the formative Mt. Tabor Neighborhood Association will be meeting on April 17th at Mt. Tabor Grade School.

The meeting adjourned at 11:15 PM.

MINUTES
PORTLAND DEVELOPMENT COMMISSION
DEPT. OF DEVELOPMENT & CIVIC PROMOTION
CITY OF PORTLAND
SOUTHEAST UPLIFT PROGRAM
April 1, 1974

Southeast Uplift Advisory Board Members Attending:

Art Stubbs, Chairman
Pat Sandvigen
Dick Priestley
Paul Leavens
Rev. E.J. McDonald
John Olson
Terry Lightowler
Virginia Seidel
Carl Hunter Johnson
Helen Belec
Augusta Richter
Vern Kinnee
Gary Witherspoon
Charles Liebert

SEUL Board Members Not Represented or Present:

Erma Lundahl
Barbara Conger
John Stryker
Bettie Mayer
Jo Brown
R. Tom Beasley

Others Attending:

Dorothy Powell
M.D. Replogle
Michael Fraser
Tom Pry
Terry Sandblast — Bureau of Planning
Steve Jones — Portland Development Commission
Carolyn Beach — Portland Development Commission

Others Attending:

Gerald L. Westerman
William Winter
Albert Ruchek
Paul Wallwork
Dr. Ira Korman
Joyce Foote
Cindy Banzer

Chairman Art Stubbs called the meeting to order at 7:40 PM. The minutes of the previous meeting were approved as printed. Mr. Stubbs read a letter from Gary Parks, acting chairman of the Kerns Neighborhood Association, requesting recognition from the Board and acceptance of Chuck Liebert as their SEUL delegate. A motion passed to recognize the Kerns Neighborhood Association and to accept Mr. Liebert as their delegate.

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

CU 15-74 The Planning Commission approved. (SEUL approved)

CU 64-73 The Planning Commission set over 60 days. (SEUL deferred)

CU 20-74 The Planning Commission approved with conditions. (SEUL approved)

CU 21-74 The Planning Commission approved. (SEUL approved)

CU 25-74 The Planning Commission deferred. (SEUL deferred)

Zone cases and street matters referred to the Planning Commission for review and recommendation. Mr. Sandblast presented these requests for consideration by the Board. (Representatives from 3 of the 4 zoning petitions were present to answer questions.)

CU 22-74 (The Mann Home) Conditional use request to provide six additional off-street parking spaces northwest of the main structure located at 1025 NE 33rd Avenue. Approval. The Board considered the six additional parking spaces to be in conformance with the general layout of the property and felt that they would be nondisruptive to the neighborhood. The Board recommended approval of the conditional use request.

Pet. 6339 (American Hospital Supply Co., Dahlin Laboratories) Variance in "B" Buffer zone east of SE 25th on Clay Street. The applicant proposes to provide access through the Buffer zone via an existing stairway. Denial. The Board felt that granting of the variance would generate traffic and parking problems on SE Clay Street which would cause further encroachment of the residential area. The Board recognizes that the applicant has failed to meet the screening requirements as stipulated under "B" Buffer zone to eliminate access to SE Clay Street.

PC 6340 (Arthur and Clara Dunham) The applicant proposes a zone change from R10 to C4 to develop the property with a small grocery store and launderette at 9141 SE Crystal Springs Blvd. Deferral. The Board considered the request to represent a spot zone, thus placing the burden of proof upon the applicant as required under the Fasano decision. Therefore, the Board recommended deferral to allow the applicant time to prepare development plans, traffic studies, meet with residents, and consider the options available in commercial property located in the area.

CU 25-74 (Woodland Park Hospital, Inc.) Conditional use request to add mental health unit facilities to the existing general hospital occupancy by changing existing rooms without additions to the building, located at 1400 SE Umatilla Street. Approval. Recognizing that Woodland Park Hospital has met with and received the approval of the affected neighborhood association and local business organization as requested, the Board recommended approval of the conditional use request.

Announcements

Mr. Stubbs related that he had spoken with a KBOO representative regarding meeting with SEUL Board on April 15th. Chairman Stubbs explained that KBOO is a nonprofit radio station and that it is the only media which broadcasts City Council hearings.

A letter was read from Keep Oregon Moving - Ballot Measure #2, notifying the Board that speakers are available for community meetings. The Board decided to request a speaker for the April 15th Board meeting.

Chairman Stubbs stated written testimony on the proposed DEQ Noise Regulations will

be accepted until the April 24th public hearing. The Board requested that Pat Sandvigen draft a set of recommendations to be discussed at a noon meeting to be held during the week of April 8-12. The Board requested that staff make the arrangements for the meeting and to have a DEQ representative present.

Mr. Stubbs related that the City-County Consolidation Public Forum was a definite success with over 100 citizens attending.

Chairman Stubbs related that on March 27th City Council voted to approve the Unity Center conditional use request to construct 96 additional parking spaces. He explained that he testified before the Council that the applicant failed to comply with the Board's request that a public meeting be held with the residents of the area.

Concern was raised that in several cases zoning petitioners have circumvented the Board and neighborhood associations. It was suggested that the Board needs to develop a definite set of procedures to preclude similiar situations. A Board member recommended that a committee be chosen to write a letter to City Council requesting reconsideration of the Unity Center decision. The committee would also be responsible for drafting the criteria for Board action.

Following discussion of the recognition of neighborhood associations and the SEUL Board by the Office of Neighborhood Associations, Mr. Stubbs requested that Board members determine from their association if pertinent information for recognition should be submitted individually or as a group of SEUL neighborhood associations.

A letter was read from SEUL Coordinator Kathy Zimmerly thanking the Board for their gift and indicating that she is recovering from surgery and hopes to be back part time in mid-April.

It was announced that Southeast Urban Rehabilitation, Growth and Endeavor is holding a public meeting on April 2nd at Lents School and that a Mt. Tabor group is in the process of forming an association.

SEUL staff has been deputized to register citizens to vote. You must re-register if you change your address or change your name.

The meeting adjourned at 10:05.