



Schoellhamer presented a photographic essay to demonstrate the effect of such a design overlay, if one were applied, on Mixed Use four-story buildings to be constructed in our neighborhood in these zones. He added that three “community centers” elsewhere in Portland already have such a design overlay, so there is precedent for this request.

Miriam Erb moved that the Board accept the proposed recommendation on design overlay (and authorize the sending of the letter by the committee). Steve Szigethy seconded the motion, which then passed unanimously.

The second letter dealt with the 45-foot height limit for four-story buildings in Mixed Use zoned areas of our community – which, the city has proposed, could allow a “3 foot bonus” to apply (raising the height limit to 48 feet) when taller ground-floor commercial space in the building was being sought (up to 14 feet).

The Land Use Committee surveyed the business community here and found retail space successfully in use at 9 to 11 feet in height, and believes the additional 3-foot bonus plan would be a “bad bargain” for the neighborhood; “more people in the community experience the exterior of a building than do its interior”. Further, local merchants, have shown little interest in higher store ceilings. The letter recommends that this 3-foot bonus only be allowed in “urban centers” and not in “community centers”, such as our neighborhood.

Miriam Erb moved that the SMILE Board adopt this recommendation, as well. Gail Hoffnagle seconded the motion; there were six votes for it and one against; the motion carried.

Schoellhamer turned to the two items of testimony previously submitted by SMILE which (it was explained) now must be re-submitted by SMILE in order to carry forward in the Comprehensive Plan process. The first concerned the parking lot behind the QFC Market on S.E. Milwaukie Avenue in Westmoreland. The Comprehensive Plan contemplates changing the zoning of this parking lot from its present “residential” (a nonconforming use) to “commercial”. It was explained that the neighbors want it to stay “residential” in order to wield power over QFC in certain matters.

Miriam Erb moved that the SMILE Board accept this resolution from the Land Use Committee to retain the existing “residential” zoning of the parking lot at QFC Market. Bob Burkholder seconded. In the subsequent vote, there were six “yes” votes and one “no”. Secretary Norberg, who had voted an “emphatic no”, made a brief statement of firm opposition to this recommendation.

The last resolution presented for resubmission concerned the need for “open space” zoning along the Springwater Corridor trail in our neighborhood. Without further discussion, Gail Hoffnagle moved, and Miriam Erb seconded, the adoption of this resolution. The vote in favor was unanimous.

The previously-discussed two letters which the Transportation Committee was seeking Board approval for now came up for a vote, since a quorum was present. Eric Norberg moved acceptance of both, and Miriam Erb seconded. There were five affirmative votes and two abstentions, and so the two letters were approved.

President Corinne Stefanick then formally appointed Scott Kelly as Chair of the SMILE Transportation Committee, as requested, and the Board welcomed him to the role.

Don Schoenbeck on the agenda, and present, representing the Moreland Presbyterian Church; he explained that as a consequence of the neighborhood uproar over the initially unannounced plan of the church to allow homeless families, consisting of mothers and children only, to overnight on church property two years ago, which was successfully implemented after completing a subsequent agreement involving SMILE, the church, and its neighbors through SMILE, required that any change to this plan be called to SMILE's attention, as a notification to the community.

The church now plans such a change. Schoenbeck explained that the new plan includes allowing a father, if still integral to the homeless family, to be allowed to stay there with the rest of his family; and that a family's small pets now be permitted as well. Further, instead of limiting the shelter to the hours of 6 pm to 7 am as before, the shelter hours for the individual family then sheltering in the church would be extended to 4 pm to 9 am.

Schoenbeck assured the Board that those sheltered still do have to undergo a criminal background check, and he added that there have been "no incidents" since the program began two years ago. Gail Hoffnagle moved that SMILE support these new guidelines, Steve Szigethy seconded, and the motion carried unanimously.

It developed, in conversation after this motion passed, that the church had not yet made a point of calling the attention of its neighbors to this planned change, and a couple of Board members suggested it would be prudent to do so, to prevent the sort of misunderstanding experienced last time, when it was felt that there had not been adequate notification to the neighbors. Schoenbeck said that was a good idea, and the church would do so.

The last item of business for the evening was the consideration of the minutes of the September 16 Board meeting. David Schoellhamer requested a change of wording in a sentence concerning the Land Use Committee report to the Board, and the other Board members assented to it. With no further objections made, Bob Burkholder moved the minutes be approved as presented, Miriam Erb seconded, and the motion carried without objection.

President Corinne Stefanick then declared the meeting adjourned, at 9:21 pm.