

SMILE General Public Meeting minutes

November 1, 2017

SMILE Station

Main Website

www.SellwoodMoreland.org

Procedural

www.SMILErecords.org

OFFICERS PRESENT: Joel Leib, President; Gail Hoffnagle, Vice President; Pat Hainley, Treasurer; Eric Norberg, Secretary

BOARD MEMBERS PRESENT: Brian Bawol; Bob Burkholder; Kim Borcharding; Miriam Erb; Elaine O’Keefe

President Joel Leib called the meeting to order at 7:30 p.m., and began by asking those present to introduce themselves, around the room. Leib observed that with a quorum present it was time to consider the approval of the minutes of the October 4 General Meeting. After the review, Gail Hoffnagle made a motion that the minutes be approved as submitted, and R. Corless seconded the motion, which then passed unanimously.

First on the agenda was David Schoellhamer, Chair of the SMILE Land Use Committee, with a report on the current status of the city’s Residential Infill Project. He gave the background on the issue up to the present. Under the new mayor, changes were made, and we now are presented with a new “public discussion draft”, on which public input is being sought. We are focusing on the single family homes zoned R2.5 and R5, the zoning applying to most Sellwood and Westmoreland single family homes. The scale of permitted homes is being reduced somewhat to address the building of over-large houses on lots, but more accessory units and duplexes are to be allowed. The city is attempting to address “housing opportunity” (the “missing middle”) and density. Also at issue is what do so with narrow lots.

Addressing these three matters, David explained that the “public discussion draft” . . .

1. Reduces size limits; changes how building heights are measured (from the low point on the lot, rather than the current high point measurement – a change applying to all zoning classes); and proposes to limit the number of stairs to the entrance, inasmuch as some new houses have long stairs running up to a second floor main entrance.
2. Increases density by increasing the current “house plus A.D.U.” option to a house plus two A.D.U.s on a lot – or allows a duplex and an A.D.U. on a lot; permits a triplex on corners, etc.; provides incentives for “affordability” and historical preservation; and provides incentives for “cottage clusters” on a large lot.
3. Revises the rules for narrow lots, and allows “tuck-under” garages for all houses.

The Land Use Committee is reviewing all the relevant points for our neighborhood in the “public discussion draft”, David said, which will lead to a presentation to the SMILE Board at the November 15 Board Meeting to recommend positions on elements of the proposal.

Next to present was Scott Kelly, Chair of the SMILE Transportation Committee. He reviewed the matters the committee has been involved in over the past year. Last winter, the committee spearheaded support for the proposed Reedway Overcrossing over McLoughlin Boulevard and the Union Pacific tracks, on the Reedway alignment between Westmoreland and the Reed neighborhood and Reed College – advocating the use of city transportation funds to build it. The committee also arranged new PBOT bike racks on the north curb-line of SMILE Station. The S.E. 14th and Bybee unofficial bike and pedestrian crossing, at Wilhelm’s Portland Memorial, has been the subject of an effort for a safer crossing.

The current focus of the committee is congestion in Sellwood (especially on and around Tacoma Street), and related cut-through traffic. On this issue, the city has done data collection, leading to possible improvements. Any recommendations the committee wants to make to the city about this will be presented to the SMILE Board to approve and forward. A parking study is also of current concern. Kelly summarized other projects addressed by the committee in the past year, to conclude his presentation.

Corinne Stefanick, past SMILE President, requested a spot on the agenda to update the Board on the effort to try to save, as a park, the two-acre wooded lot between Portland Memorial’s Mausoleum and Llewellyn Elementary School. It has been for sale for some time for potential residential development, but if acquired for a park it could also serve as a resource for expansion of Llewellyn Elementary. A nonprofit group called “Friends of Moreland Woods” is trying to raise the funds to buy the property, with the cooperation of “Foundation Partners”, the ownership of Wilhelm’s Portland Memorial. It would cost \$1 million, which is a lower price than it has been offered for to developers. Some 600 supporters have signed up so far. The owners have given the group at least six months, and potentially as much as a year, to raise the money before again actively trying to sell the land for development. State Representative Powers is interested in this project, she said.

Next on the agenda was Board Member Bob Burkholder, reporting for the ad-hoc SMILE Emergency Preparation Committee and the NET Team in the neighborhood. SMILE’s neighborhood has one of the largest NET (“Neighborhood Emergency Team”) teams in the city, and it had its first real on-the-ground exercise over the past weekend, “and they did pretty good.” The team meets on the fourth Tuesday of every month at 7 p.m. in SMILE Station, open to everyone. Burkholder and Gail Hoffnagle have been putting on seminars for local block areas in large sections of the neighborhood – they just presented one for residents of floating homes – and they are also reaching out to other neighborhoods.

Board Member Kim Borcharding was on hand to report, with a slide show, on the progress of the “brick sale” SMILE fundraiser created by President Joel Leib. It has been publicized in THE BEE and on KGW-TV; many posters have been distributed; and the interactive website for ordering a brick has recently gone live, courtesy of Board Member Kevin Palmer. Social Media is involved, too, she said. Joel participated in the presentation.

R. Corless gave a brief report for the SMILE Crime Prevention Committee she heads. There followed brief comments by attendees at the end of the meeting, on topics such as rising property taxes. There being no more agenda items, or business raised from the floor, Gail Hoffnagle moved the meeting be adjourned. Brian Bawol seconded the motion, which then carried with apparent unanimity at 9:00 p.m.