

1. **Welcome/Introductions:**

Jesse Buss (Chair)

Josh Habre (Vice Chair)

Denise Beasley (Secretary),

Curt Reesor (Treasurer)

Wendy Marshall (Land Use)

Amy Ha, Jessica Murray, Denyse McGriff (Steering Committee)

Neighbors: Carrie Rose, Karen Tucker Lynch, Jeanne & Trent Premore, Owen Premore, Jay Pearce

Guests: Kelly Reid – Planner, Sabrina Ferry, Paul Edgar – Historic Review Board

2. **Presentation: Kelly Reid – City Planner**



Thresholds for New
Construction HRB re

Compatible Change Project Update

Paul Edgar (HRB): concerned about new construction detracting from historic district.

Sabrina Ferry (HRB): emphasized that the 30% addition limit is important.

Trent Premore: asked for clarification on how this will affect HRB guidelines.

Kelly: no proposed changes for HRB. McLoughlin neighborhood is a conservation district, not an historic district (like Canemah, where Paul Edgar is from). Projects on non-historic houses that do not trigger the construction thresholds do not require HRB review.

Trent: what about multiple additions over time?

Kelly: multiple additions will add together.

Wendy Marshall: will new options eliminate the one wall standing rule?

Kelly: yes

Wendy: Can an option include an increase in height limited by % rather than by feet or volume?

Kelly: will ask that question at next meeting.

Amy Ha: Is this plan adaptable for changes in the future?

Kelly: yes, the City Commission can make code changes in the future.

Denyse McGriff: suggest planning staff question everything submitted, especially if the plans are not drawn to scale. (This is what happened with the house on 3rd street).

Adding a full basement that raises the height should not be allowed.

Kelly: the change in height option would cover this.

Josh Habre: receiving drawings to scale is important. Concern about the single wall standing rule. There should be a 25-foot limit.

Kelly: cannot go over 25 feet without HRB review.

Trent: how much new construction has there been in the McLoughlin neighborhood?

Kelly: not very much. A 35% add-on to a small house, a detached garage.

Wendy: adding a basement is a good way to add living space without raising the house.

Paul: daylight basements are also an option.

Jesse Buss: Prefer Option 2. Support Wendy's suggestion to add a volume trigger. Have a trigger for a basement addition that raises the house more than 3 feet. Commercial structures should not have a different standard. Do new structures trigger review?

Kelly: only if they are >200 sf. This may change to >350 sf.

Jesse: do not support >350 sf.

Denyse: Commercial structures that are former residential houses should have residential standards.

Jessica Murray: why are commercial buildings allowed to add 1000 sf? Many are near residential houses.

?: did not hear an answer for this.

3. **Approval of Minutes: Denise Beasley**

Jesse made executive decision to present minutes for approval at Zoom meetings since we do not know when we will be meeting in person.

Denyse McGriff moved to accept Jan. 7, March 18, and May 6 minutes as written. Jay Pearce seconded. Approved unanimously.

Denyse offered corrections to the July 8 minutes. Jay moved to approve with corrections. Wendy Marshall seconded. Approved unanimously.

4. **Police/Fires liaison updates:** no representatives were available for this Zoom meeting.

5. **Treasurer's Report: Curt Reesor**

- a. Checking Account: \$1589.97
- b. Savings Account: \$1161.39
- c. Deposit to checking from sno-cone sales \$254.52
- d. Deposit to savings from interest \$0.05

6. **Committee Updates:**

a. **CIC – Denise Beasley**

Letters were sent to the city commission requesting action on reviewing the process for the planning department and acquiring funds for wetlands mitigation for Clackamette Cove.

b. **Land Use – Wendy Marshall**

Solar panels were approved for 815 Monroe.

New awning on the Hive Social/coffee shop was approved.

Father's Heart request for temporary shelter was denied pending further information.

c. Sno-cones – Denyse McGriff

Very low attendance at the events resulted in much lower profits than in the past. We made \$154 so far, with IOUs due. Ideas for local bands were given to the organizers.

d. Sign Toppers – Denyse McGriff

All the signs have been made. Denyse has an appointment with Jayson Thornberg to schedule the installation. Would like to have formal documentation with a small ceremony with the installation.

7. Old Business:

a. The Father’s Heart conditional use permit application for emergency overnight warming shelter – Jessica Murray

The city commission denied the application. This opens an opportunity for the MNA to have a discussion with Father’s Heart. Jessica received an e-mail from the Father’s Heart owner asking for an in person meeting with her to discuss the Good Neighbor Policy. Denyse suggested not meeting alone. Jessica wants support from MNA to give voice from the entire neighborhood. Jesse agreed, and suggested members from the steering committee should be involved. Amy Ha volunteered her help. Denyse suggested other entities from the city should also be involved since this is really a city-wide issue, not just a McLoughlin neighborhood issue. She will contact Laura to set up a meeting with MNA, Father’s Heart, and appropriate city representative. Jay Pearce agreed with this plan. Jessica will respond to the e-mail with a note telling Father’s Heart that she is working on a more comprehensive meeting that involves more people.

8. New Business:

a. Waterboard Park master planning community engagement event – Jesse Buss

Jesse believes we may need to postpone this due to COVID restrictions. Denyse suggested we start with brainstorming in informal discussions among the neighbors.

9. Commissioner’s Corner – Denyse McGriff

- a. The water rate increase may have a challenge getting on the ballot.
- b. A legal firm has been intimidating the Holmes Lane residents about the proposed building project.
- c. Abuse to employees at downtown businesses plus an antimasker rally around the courthouse has raised concern with the city commission. Training for employees will be provided by mental health specialists, and signs will be posted around town reminding people to be kind to each other.
- d. Interviews with Rocky Smith and Racheal Lyle-Smith will begin for the Arts Commission board.

10. For the Good of the Order:

Wendy Marshall has decided to take early retirement. Congratulations Wendy!! Denyse promises to bring you bon bons.

Denise Beasley gave information about the backyard fruit donation opportunity to the Portland Cider Company. Part of the proceeds from the cider made from donated fruit goes to a local food pantry.

11. **Adjourned** at 8:58 PM

Respectfully submitted, Denise Beasley, Secretary
