

CPO 7

Meeting Minutes for February 12, 2024, 7-9pm

Meeting in person at Bethany Presbyterian Church and live streamed on CPO7WashCo Facebook

Meeting was called to order at 7pm by Nancy Hazelett, acting CPO 7 Chair. Community was welcomed and Nancy provided thanks for support from OEICE.

Community Briefings:

- Sheriff's Office, Meghan Ramussen, community outreach, 503.846.5578 or cell 971.454.2041 and Deputy Raven
 - Discussion about Sheriff Office District 3 vs District 2, most in attendance at meeting live south of Hwy 26 in a different district from the district in which the deputy serves.
 - Map of call types in CPO 7 in January 2024 shared with membership.
 - Q&A
- THPRD. Holly Thompson, communications director
 - Monthly update including information on storm damage, closures, spring registration, volunteer opportunities, and THPRD alert system
 - Local Option Levy on the ballot in May 2024—information provided about facilities, services, the population served, source of funding and funding shortfall.

Middle Housing

Nancy provided background on Middle Housing and impacts of Middle Housing for communities. Impacts include, but are not limited to parking, traffic, increased density, water usage, sewage, flooding with addition of impervious surfaces and loss of natural resources (trees and wildlife).

Cluster Housing planned for NW Pioneer and NW 150th Avenue, Ryan O'Brien, Planning & Land Development Design, LLC, developer representative and Kenzie Roth, JT Roth Construction, developer.

- Kenzie provided background on HB 2001
- Plans are for 46 units on existing 2-lots.
- No land division planned—will be a condo type development with land own jointly by all unit owners and required HOA
- Target price for units is \$460,000, noted that homes would need to sell at 1M if site were subdivided into single family homes on individual R-5 lots.
- Per Mr. O'Brien,
 - the experts will solve all issues with flooding.
 - ½ street improvements are planned for both Pioneer and 150th frontage
 - Civil engineer will make sure that all water will stay on site.
- Not known when application will be filed with the county. Construction is planned for spring/summer 2025. Phasing is planned, but it is not known what the phasing will be.
- Q&A from public included questions about lack of sidewalks, safety for pedestrians, safety of residents because of narrow streets, construction of parking and street in wetland, detention ponds, flooding, building heights, impacts to wildlife, retention of existing mature trees, building footprint, and concerns about impacts to quality and character of the neighborhood.

Suggestion for future meeting topic: Report from Washington County on Middle Housing with information about what can be allowed and what rules need to be followed.

Meeting adjourned at 9pm.