## **SMILE BOARD MEETING**

## October 21, 2015 SMILE Station

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**OFFICERS PRESENT:** Corinne Stefanick, President; Gail Hoffnagle, Vice President; Eric Norberg, Secretary

**BOARD MEMBERS PRESENT:** Steve Szigethy; Bob Burkholder; David Schoellhamer; Miriam Erb

President Stefanick called the meeting to order at 7:33 pm, observing that a quorum had not yet been attained – and began by asking for self-introductions by the Board members present. She announced that Pat Hainley, SMILE Treasurer, had been on the meeting's agenda to go over his proposed budget for the forthcoming fiscal year, and seek the approval of the Budget by the Board – but that he would not be able to attend because of the death of his mother that very afternoon. The Board was saddened to hear of this, and sent Pat and his family their deep sympathy.

The meeting began with a Transportation Committee Report, presented by its Chair, Steve Szigethy. He announced that, with the expected appointment by Corinne Stefanick later in the meeting this evening of Scott Kelly to the Chair position, he would be stepping back to simply being a member of the SMILE Transportation Committee, as well as its Board representative. Steve presented Kelly's resume, which was extensive and impressive.

Szegethy continued with his report by introducing two letters the committee sought authorization of the SMILE Board to send to the city. These letters had been e-mailed to the Board on the previous Saturday for examination [and are incorporated into these minutes by reference]. They give special attention to pedestrian and bicyclist safety. This was followed by some Board discussion, and by questions and comments from the eight citizens in attendance at this meeting. A vote to authorize sending the letters was postponed until the expected attainment of a quorum after 8 pm.

Next, presenting a Land Use Committee Report, was its Chair, David Schoellhamer. On behalf of his committee, he too had letters and written testimony – a total of four – which the committee was seeking SMILE Board approval to submit to the appropriate departments of the city government [they, too, are incorporated into these minutes by reference]. The discussion draft report on the Portland Comprehensive Plan was issued in early October, and these four recommendations relate to that.

One of the recommendations concerned a need for "design overlay" to apply to the Mixed-Use Commercial district zoning proposed for our neighborhood; there is no deign overlay there now. (Gail Hoffnagle arrived at 8:06 pm, and completed the Board quorum.)

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.