

Hidden Springs Neighborhood Association
February 19, 2019

West Linn Adult Community Center, Maple Room – Scheduled 7:00 pm – 8:00 pm

Quorum: A quorum was established with 12 members present.

President, Lauren Beeney called the meeting to order at 7:05 pm
All members present were asked to introduce themselves. Agenda was approved and minutes from the September 18, 2018 meeting were approved.

Officer' Report:

Treasure's Report: Previous balance from September 1, 2018 \$9,198.15
Current balance \$8,942.89 after paying \$255.26 in expenses.

Guest Speaker - Lance Calvert, Director of Public Works & City Engineer:

Lance explained his position and stated that he is in charge of all utilities including water, sewer, storm water, plowing and new infrastructure, basically everything except Parks and Rec. He said his budget comes from collected utility fees and gas tax. His department is by far the largest in the city by dollars spent which is roughly 5 million dollars per year for maintenance. He has approximately 30 employee

A question was posed by resident, Lynn Fox in regards to the legality of an ADU (accessory dwelling unit). They are allowed if the following conditions are met:

ACCESSORY DWELLING UNITS 34.030 ACCESSORY DWELLING UNITS (ADU's) A. An accessory dwelling unit (ADU) may be allowed in conjunction with an existing primary single-family dwelling by conversion of existing space inside the primary dwelling, by means of an addition to the existing dwelling, by means of an addition as an accessory structure; or by converting or adding to an existing accessory structure, such as a garage, on the same lot with an existing primary dwelling, when the following conditions are met: 1. One off-street parking space for the ADU shall be provided in addition to the required parking for the primary dwelling... 2. Public services can serve both dwelling units. 3. The number of occupants is limited to no more than one family. 4. The ADU does not exceed one bedroom and has an area between 250 and 1000 square feet. 5. The ADU is in conformance with the setback and lot coverage requirements of the underlying zone. 6. The following minimum area standards shall be met: a. 1 person—250 square feet b. 2 persons—500 square feet

As a follow up to that question was the legality of a short term rental, they are allowed as long as the following conditions are met:

Yes, as a home occupation, which requires the business owner to secure a business license and home occupation permit from the City. Home occupations are regulated by Chapter 37 of the Community Development Code, which requires compliance with 13 items, including the business owner must reside in the primary structure on the property

and parking has to be accommodated onsite. It also requires the home occupation (short-term rental) to be a secondary use to the primary use of the house as a residence. The short-term rental of a home or apartment is not allowed if the business owner does not reside in the primary structure.

System Development Funds (SDC) are roughly 25% of development budget. West Linn has lowest utility bills in the Portland Metro area. Since we have very little commercial development we have low revenue from SDC funds. Because of this homeowners are responsible for the maintenance of sidewalks and green strips, basically everything from the curb. Center islands are, of course, the responsibility of the city.

A question was posed by a citizen from the Safety Advisory Committee about a request from a HS resident for wheelchair accessibility on Pimlico. Lance said that the contract had been awarded and as of this writing the work has begun.

Citizen Advisory Committee - President Lauren Beeney handed out a sheet on Citizen Vision Goals and said that the city wanted input on how to change/improve them. She asked for input via email from all interested residents of Hidden Springs (see attached).

Ivy Update - Committee Chair and VP, Eleanor Wynn presented her application to Metro for matching funds for an Ivy Abatement program. Discussions on how to raise the matching funds included, making a public/private partnership with TVF&R, seeking a grant from the Federal Government for fire prevention and establishing a non-profit. Using some of the funds in our HSNA account was also discussed. It was generally agreed that spending all the \$8,000+ budget on ivy abatement was not good idea.

Ideas for spending a percentage of the budget - resident Rich Hayes wants to see a crosswalk or at the very least signage established on Pimlico at Sorrell where the bus stops for school children. As of this writing the city is conducting a study using a speed indicator at that intersection.

Next meeting scheduled for March 19th, 2019 – as of this writing the next meeting is now scheduled for April 16, 2019, WLACC.

The meeting was adjourned at 8:40 pm.