

June 26, 2018 Marylhurst Neighborhood Association Meeting Minutes

Vice President Tom Neff called the meeting to order, noting a quorum not present.

Agenda was revised to include guest speaker Kevin Bryck from Robinwood Neighborhood.

Minutes

Approval of the minutes of April 22 and May 24, 2018 were deferred to the next meeting.

Reports

Treasurer Cathy Boucher reported two debit purchases for checks (32.19) and pizza 123.09).

Sydney Potkowsky has other social expenses to submit. May ending balance \$5,881.73.

President Oakes submitted the receipt for Backyard Habitat Program registration for the park.

President Karie Oakes joined the meeting and finished conducting it.

President Oakes reported the Neighborhood Association Presidents group approved its draft with amendments to City administrative "Policy 93 Neighborhood Association Grants." NAP will present it to City Council in a joint work session on July 16, 2018. There were minor changes since last month, so she briefly reviewed it and answered questions. NAP approved its by-laws and will discuss them with Council.

Presentation

Kevin Bryck presented information about City code for street improvement construction and the 34-ft local street standard in the Transportation System Plan (TSP); and how they have been misapplied to remodeling or rebuilding a single family home. It is expensive for a homeowner to build a gutter, curb, 6-ft planter strip and 6-ft wide sidewalk and likely discourages home improvements that would increase property values and tax revenue. In older neighborhoods with narrow streets and no sidewalks, where residents enjoy the quiet, shared, "Complete Streets," the code results in "sidewalks to nowhere."

Mr. Bryck reviewed other problems with the local street standard on two handouts distributed to members (attached).

Mr. Bryck thinks the TSP is outdated and carries on the tradition to build things bigger and needs revision. In the meantime, the City must follow the code granting exception for single family remodels and rebuilds to improve streets. Robinwood Neighborhood Association asked the City for immediate remedial action. He encourages MNA to revisit its neighborhood plan to be sure it reflects the vision for the neighborhood.

Members asked clarifying questions. President Oakes suggested MNA look at its neighborhood plan and discuss the issue at a future meeting.

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July Social

There were no volunteers to help with the July social, so it was cancelled.

Backyard Habitat Program

Members reviewed the Backyard Habitat Program report for Marylhurst Heights Park (attached) and noted removal of invasives was all that was needed for certification. We are awaiting information from the City about use of pesticides/herbicides to be added to the report. Next step will be to invite someone from the City to our meeting to make plans. One member signed up for the program. President Oakes did not have time to produce more publicity and will do it at her earliest convenience.

Subdivision at 19310 Suncrest AV

President Oakes reported she was not able to attend the pre-application meeting for a 4-lot subdivision at 19310 Suncrest AV. The previous application for a partition was withdrawn after the Planning Manager determined the site was not 2-lots of record. Code requires a subdivision for 1-lot. Applicant met with Hidden Springs Neighborhood Association and has not filed an application.

Parks Master Plan Draft

President Oakes reported on the process to update the Parks Master Plan. The Planning Commission recommended the draft plan, with changes, to the City Council. Since the PC changes were not incorporated into the draft, CC voted to return it to staff to work it out with the PC and the Parks and Recreation Board. Two Councilors opposed because they wanted the CC to remand it to the PC for the changes, pursuant to City code.

Due to the late hour and lack of quorum, members decided to defer review of the plan until the next meeting.

Announcements

Announcements from the City were available to members to read. President Oakes distributed a postcard for the Street Dance and Old Time Fair on July 20-22.

Meeting was adjourned at 8:30 pm.

West Linn CDC Chapter 96.010 and the 34 foot wide Local Street Standard:

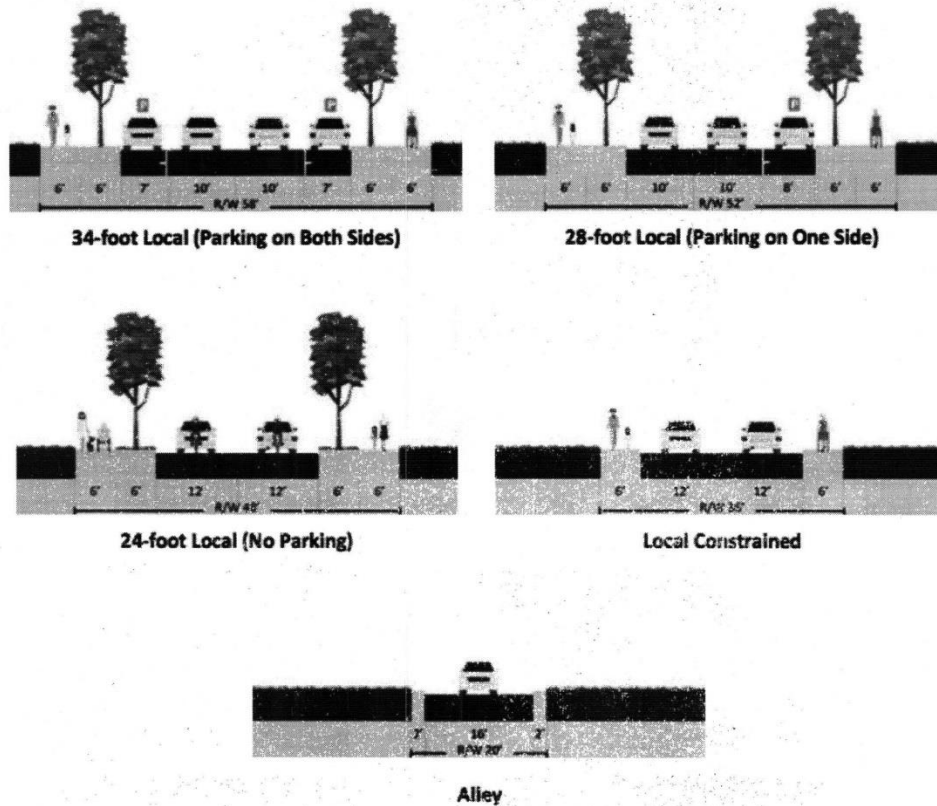
1. Wide streets with too much pavement surface are bad for the environment due to petrochemical VOCs, impervious surface runoff and the downstream riparian effects of chemicals and higher water volumes and temperatures. The urban heat island effect increases water and electrical consumption.
2. Wide streets are bad for safety due to human nature and vehicle speeds. Drivers on narrow and curving streets drive more slowly. A fast 36 ft wide residential street has FOUR TIMES the number of accidents per mile per year as a 24 ft wide residential street with most being vehicle on pedestrian.
3. Wider streets, curbs and sidewalks are not desired by the homeowners and neighborhoods with narrow quiet shared "Complete Streets" but are carried forward as standards in each new version of the city Transportation System Plan because of outdated thinking and the tradition to build things bigger.
4. West Linn allows developers to build 24 ft wide streets in new tracts up on the hill, but still maintains a 34 ft wide street standard with concrete gutters, curbs and 6 ft wide sidewalks for the older neighborhoods down by our rivers. Why is this disparity still in the code? Who benefits besides paving contractors?
5. West Linn Public Works is now requiring Street Improvement or Fees-in-Lieu for residential remodels and rebuilds based upon a definition of "substantial improvement" in WL CDC Chapter 2.030, which has no connection to WL CDC Chapter 96.010, the Street Improvement Construction code.
6. This application of Street Improvement fees violates state and federal law because there is no nexus and proportionality between actual city street usage (trips generated by a home) and a fee based upon street frontage billed at \$250 per lineal foot. This is simply a means test: "If you have the

means (money) to upgrade your home then you must pay the city street fee. Pay or we will withhold your building permit." This exposes the city to lawsuits.

7. This application of fees is illegal, irrational and unfair because fees are calculated based solely upon frontage. Compare the Street Improvement Fee assessed for a corner lot or double frontage lot with over 200 feet of city street frontage versus a flag lot with only 10 feet of city street frontage.
8. This application of the Street Improvement Fee is a hidden tax on homes in our older neighborhoods with narrow streets and larger lots. These fees lower home values and favor newer neighborhoods with existing wide fast streets.
9. When homeowners upgrade their homes, the entire city benefits from a rise in property tax revenue for years into the future. When one home on a street is upgraded, the entire street, neighborhood and the city is raised up.
10. High city street fees discourage existing homeowners from making necessary improvements and results in less attractive neighborhoods that lower everyone's home values and harms the entire city in the long term.
10. High fees incentivize speculators to build oversized homes that overshadow existing homes and neighborhoods in order to recoup the city street fees.

Our existing calm "Complete Streets" serve motorists, pedestrians and cyclists equally while maximizing the green living landscape and minimizing environmentally harmful concrete and petrochemical hardscape.

Why is the City of West Linn trying to force outdated wide expensive high speed residential streets into our calm quiet neighborhoods?

Exhibit 9: Local Street Cross Sections**Table 30: Local Street Cross Section Standards**

Standards ¹	Local Streets
Vehicle Lane Widths	10-12 feet
On-Street Parking	7-8 feet ²
Sidewalks	5 feet (4-5 feet in Willamette Historical District)
Landscape Strips	6 feet ³
Median/Turn Lane Widths	None
Neighborhood Traffic Management	At the discretion of the City Engineer

1. Allowance of on-street parking shall be based upon the nature and intensity of adjacent development and physical constraints.
2. Landscape strips may be reduced and/or removed at the discretion of the City Engineer.
3. The City Engineer or Planning Director may recommend green street variations of each cross section. These variations may include replacing the standard landscape strip with a rain garden or swale, using pervious material for the sidewalk, and in some cases providing a sidewalk on only one side of the street.



Backyard Habitat Site Report

Plant roots, create a habitat, transform the world... one backyard at a time.

Primary Contact: Karie Oakes
Property Address: Marylhurst Heights Park,
1800 Valley View Dr, West Linn
Email: kariookee@aol.com

Neighborhood: Marylhurst
Site Visit Date: Apr 20, 2018
Phone Number: 503-675-9697
Prepared by: Antonya Pickard

I. Site Information:

1. **Total Lot Size:** 358,500ft² (8.23 acres) – approx. 349,000ft² plantable
2. **Resource Concerns:** n/a
3. **Waterforms:** none
4. **Watershed:** Oswego Creek-Willamette R.

II. Current Conditions

This public park has been landscaped with a pleasing mix of ornamentals and many natives, as well as a large lawn for ball play, and is already providing important habitat for pollinators and birds. Near the parking area is a long hedgerow with mostly locally native shrubs that extends in both directions to near the end of the park. In the middle area is a bioswale/pond that is surrounded with dense plantings appropriate to the seasonally wet conditions. Across the park, along the south border is another hedgerow with different natives appropriate to the shadier conditions. And to the southeast is a large swale area with many natives that has become invaded with blackberry as well. Finally, near the pond swale are several mature Doug firs and a newly planted "pollinator garden" focused on milkweed for Monarch butterflies. There is another adjacent area to the west, near the Labyrinth, that is "wild" forest that seems to be ODOT property, but contains MANY native woodland species and many invasives.

Representative locally native plants present:

HERBACEOUS LAYER: BLEEDING HEART, BRACKEN FERN, YARROW, TRILLIUM, FRINGECUP, LICORICE FERN, FALSE SOLOMON'S SEAL, INSIDE OUT FLOWER, PACIFIC WATERLEAF

SMALL/MEDIUM SHRUBS: BALDHIP ROSE, NOOTKA ROSE, PACIFIC BLACKBERRY, SWORD FERN, THIMBLEBERRY, SALAL, BIRCHLEAF SPIREA, DOUGLAS SPIREA

LARGE SHRUBS: TALL OREGON GRAPE, RED FLOWERING CURRANT, MOCKORANGE, SERVICEBERRY, RED OSIER DOGWOOD, OCEANSPRAY, TWINBERRY

SMALL TREES: VINE MAPLE, SCOULER'S WILLOW, HAZELNUT-?

LARGE TREES: WESTERN RED CEDAR, BIG LEAF MAPLE, DOUG FIR, PONDEROSA PINE, ASPEN

Invasive weeds present:

SILVER: Blackberry, Ivy, Scot's broom

GOLD: Butterfly bush, Eng. Hawthorn starts, Holly starts, Shining and Robert geranium

PLATINUM: Vinca

Percent naturesscaped with locally native plants =9% Number of native vegetation levels = 5

Wildlife Stewardship:

- ☐ Bird/bat nest box (appropriate for native species, clean annually)
- ☐ Cats indoors (or in an outdoor enclosure)
- ☐ Native pollinator meadow (native forbs/grasses which bloom throughout the growing season)
- ☐ Pollinator & beneficial insect nesting habitat (brush/rock piles, bundles of stems, mason bee house)

- ☒ Snags & Nurse logs (provides dead wood onsite, >5ft long)
- ☐ Reduce outdoor lighting (outdoor lights off during migration, Spring & Fall)
- ☐ Reduce bird window collisions (assess problem windows and treat to reduce strikes)
- ☒ Wildlife water feature (natural source, maintained bird/bug/bat, etc.)

Stormwater Management:

- ☐ Disconnected downspouts (where appropriate)
- ☐ Adopt eco-friendly maintenance practices (100% petroleum-free yard care, use BHCP Landscaper)
- ☐ Ecoroof (according to City specifications)
- ☒ Large canopy tree (over 30 ft, non-nuisance species)
- ☐ Increase naturescaping (10% higher than your certification level requirement)
- ☒ Rain Gardens (have or install to manage stormwater onsite)
- ☐ Remove impervious surfaces and/or grass (more than 500 ft²)
- ☒ Restore soils (leave the leaves)
- ☐ Water conservation (eliminate lawn irrigation, water in morning & evening only)

Pesticides Reduction: ??

- ☐ No use of Red Zone
- ☐ No use of Red or Yellow
- ☐ Take the Metro No Pesticide Pledge

For more information about product hazard rankings, please refer to **Grow Smart, Grow Safe** at www.growsmartgrowsafe.org.

III. Certification Objectives:

1. Remove Invasive Plants: See linked documents for information on removal and management recommendations.

- See linked documents for information on removal and management recommendations, including **disposal** guidelines. *Do not allow plants to go to seed before removal.*

2. Plant with Native Plants:

- For **SILVER** certification, naturescape at least **5% (17,448ft²)** of the plantable area, and include at least **3 out of 5** native vegetation layers.
- For **GOLD** certification, naturescape at least **15% (52,350ft²)** of the plantable area, and include at least **4 out of 5** native vegetation layers.
- For **PLATINUM** certification, naturescape at least **50% (174,480ft²)** of the plantable area, and include **5 out of 5** native vegetation layers.
- The **Portland Plant List** is your best resource for learning about naturally occurring plant communities, sunlight/moisture conditions desired by each species, bloom times, and for confirming which species are locally native to the lower Willamette Valley. **Only Willamette Valley native plants will be counted toward certification.** A link to this online plant list is included in the *Recommended Resources* section of this report.
- Develop a concept plan for the yard that reduces grass and uncultivated areas, designating contiguous areas of **naturescaping** (*native plants of varying layers and naturally occurring groupings of 3-5 of each species*). First, decide on the placement and species of any new trees. Next, plan the placement of large and medium sized shrubs. Decide on the placement and species of herbaceous ground-layer plantings last.
- Be sure to take note of the **mature sizes** of all trees & shrubs, ensuring their placement allows for plants to reach maturity without blocking pathways or outgrowing their space.
- Cluster native plants in **naturally occurring plant groups of at least 3-5 individuals of each species** for maximum wildlife attraction and habitat value.
- Include a mix of deciduous and **evergreen** plants, repeating the same species throughout the landscape for best habitat value *and* visual effect.

- **Sheet mulching** is one method for removing sod (lawn) while enhancing the quality of the soil. This is particularly effective where soil is compacted, degraded, or heavy clay. More information about sheet mulching is in the *Resource Library* linked to this report.
- Before any planting project, **amend soil with compost** as desired/necessary.
- **The best time to plant** is October through March, weather permitting, because it gives roots a chance to grow before the dry summer months. To get them off to a good start, most plants will still need to be **watered** regularly during the dry months in the first year or two after being planted. (Drip irrigation is best for plant health, and uses far less water than overhead watering- soaker or weeper hoses can be good options.) Long, deep, less-frequent watering sessions are better than frequent, short, shallow watering. Once established, native plants will thrive, and in fact be healthier, *without* summer water as long as they've been planted in a location that meets their shade/moisture requirements.
- Mulch planting beds right after planting & annually for water retention, soil amendment, and weed suppression.

3. Wildlife Stewardship (complete 1 menu item for Silver, 2 for Gold, 3 for Platinum)

Completed:

- Wildlife water feature (maintained)
- Snags & Nurse Logs

Thank you for these efforts!

Recommended:

- Consider incorporating a nurse log or two in planting beds in order to provide decomposing wood onsite (>5ft long, full contact with soil) — not only helping wildlife, but a nice design feature too!
- Consider incorporating intentional pollinator & beneficial insect nesting habitat into the landscape (brush/rock piles, bundles of stems, mason bee house, etc).
- Consider installing a native pollinator meadow (native forbs/grasses which bloom throughout the entire growing season) - see *Resource Library* guides as well as links in *Resources* section below.
- Consider installing a bird nest box (appropriate for native species, clean annually) - see guide in *Resource Library*.
- Consider installing a bat house- see guides in *Resource Library*.
- Consider reducing outdoor lighting- more info on how outdoor lighting affects birds here: <http://audubonportland.org/issues/hazards/buildings/lo>.

4. Stormwater Management (complete 1 menu item for Silver, 2 for Gold, 3 for Platinum)

Completed:

- Large canopy trees,
- Rain garden,
- Restored soils (leave the leaves),

Thank you for these efforts!

Recommended:

- Consider disconnecting downspouts if/where appropriate- see City of Portland Bureau of Environmental Services' *Clean River Rewards Program* link in the *Resources* section below (especially helpful is the *Site Assessment Guide* in the *Technical Assistance* section- there you will find a *Disconnect Guide*.)
- Consider reducing lawn (removing >500 sq. ft.)- see Sheet Mulching guide.
- Consider installing an Ecoroof if/where appropriate —consult recommended specs.
- Consider increasing water conservation by eliminating lawn irrigation and limiting other watering to early mornings & evenings only.
- Consider employing eco-friendly maintenance practices (100% petroleum-free yard care and/or use a BHCP Landscaper).

5. Pesticides Reduction

Recommended: Consider alternatives to using "Red Zone" or "Yellow Zone" yard & garden products— easily check the relative toxicity of yard & garden products with the [Grow Smart Grow Safe Guide](#), available both online (more info below) and as an App for iPhone. For example, see active ingredients and a list of recommended alternatives for products such as *Weed & Feed (red zone)* here:

<http://www.growsmartgrowsafe.org/Products.aspx?Category=57698&SearchStr=>.

Also consider taking the *Metro No Pesticide Pledge*, see link below.

6. Education & Volunteerism (complete 2 menu items for Platinum level certification)

Recommended: Recruit 2 neighbors to sign up, Allow site/yard to be showcased in yard tours, Volunteer for the BHCP, Attend continuing education classes- e.g. through EMSWCD, WMSWCD, Friends of Tryon Creek, EDRR Weed Watchers, etc.

IV. Recommended Resources:

- **Please visit the Backyard Habitat Resource Library page of our website to see a complete list of the resources referenced below and more!** <https://backyardhabitats.org/benefits/site-report-resource-library/>
- **The Portland Plant List:** this is the best place for finding more info on Lower Willamette Valley native plants. <http://www.portlandonline.com/auditor/index.cfm?a=322280&c=34460>
- **For Acquiring Native Plants:** Take advantage of wholesale prices during our BHCP native plant sales. These sales are for program participants only and take place two times per year. Watch for the Backyard Habitat monthly eNews for sale announcements and other special events and information.
- **Use the coupons in your resource packet!** Visit local native plant nurseries such as: **Bosky Dell** www.boskydellnatives.com, **Echo Valley Natives**, <http://www.echovalleynatives.com/>,
- **Invasive Weed Control:** Your resource packet and report attachments contain lots of information on invasive weed control – for additional information see: <http://emswcd.org/on-your-land/weeds/>
- **Grow Your Own native Landscape:** an illustrated guide to growing your own PNW native plants. Published by Washington State University. Note: All of these plants are native to the Pacific NW, but not all of them are native to the Willamette Valley. Check plants against the Portland Plant List to confirm. <http://jeffersoncd.org.s13831.gridserver.com/wp/wp-content/uploads/2014/05/Grow-your-own-native-landscape.pdf>
- **Rain Garden Resources:** Check out this fantastic online guide for info on design, installation, and planting plans: <http://seagrant.oregonstate.edu/sqpubs/onlinepubs/h10001.pdf>
- **Free Classes on Naturescaping and Raingardens:** East Multnomah Soil and Water Conservation District, <http://emswcd.org/workshops-and-events/upcoming-workshops/>
- **Meadowscaping Resources:**
 - Pacific Northwest Urban Meadowscaping: A fantastic step-by-step guide and resource list: <https://wmswcd.org/programs/pacific-northwest-urban-meadowscaping/>
 - Check out The Meadow Project: <https://themeadowproject.com/>
 - Sources for native* grass and wildflower seed: Pro Time, protimelawnseed.com; Pacific Northwest Natives, pacificnwnatives.com; Silver Falls Seed, silverfallsseed.com. *Always cross reference with the Portland Plant List to ensure species are locally native to the Lower Willamette Valley.
- **Reference Books** (available at the public library or for purchase):
 - **Bringing Nature Home**, Douglas W. Tallamy, Timber Press 2009. This is a great book detailing the reasons that native plants are essential for creating backyard habitat. It explores insects' relationships with native plants. (See 30% discount coupon in your packet!)
 - **Attracting Native Pollinators**, The Xerces Society, Storey Publishing, 2011
 - **Encyclopedia of Northwest Native Plants for Gardens and Landscapes**, Kathleen A. Robson,

Alice Richter, & Marianne Filbert, Timber Press, 2008.

- **Attract Hummingbirds and Butterflies!** Bosky Dell Natives' website has plant lists specific to hummingbirds and butterflies: www.boskydellnatives.com
- **Oregon State University Extension Service Master Gardeners:** a great resource for Plant ID and Landscape Plant Problems Advice, you can call or email them with specific plant ID or plant problem questions, even including photos of your plants. <http://metromastergardeners.org/>
- **Discounted Soil Amendments for BHCP participants:** take advantage of wholesale prices at Pro-Grow (503) 682-3500, <http://www.pro-gromixes.com/>
- **Free Wood Chips:** add organic material while suppressing weeds, <http://www.chipdrop.in/login/> (Delivery of very large, full truck loads only: often 5 yards! Delivery of whole logs also available)
- **Become a Fan of Backyard Habitat on Facebook:**
<http://www.facebook.com/#!/BackyardHabitatCertification>

***When you are ready to be certified (or move up a level), contact
Audubon Society of Portland at (971) 222-6100, 5151 NW Cornell Rd, Portland OR 97210,
or email JP Marchetti-Mendez at jmarchettimendez@backyardhabitats.org.***

I agree to implement the plan as to the best of my ability developed with the assistance of the Backyard Habitat Certification Program. I understand that I am responsible for ensuring that this plan meets all federal and local laws and ordinances. I will obtain any necessary permits and further technical advice. This agreement will remain in effect until canceled by either party, or until the property is sold.

Landowner Signature

Date