

**CVNA Minutes June 5, 2019 7 – 8:30 p.m. Riverdale High School  
Meeting in the Maverick Room; minutes are posted on collinsview.org**

Meeting is open to Riverdale School Community and neighbors

**Attendees:** Bob Fischer, Brendan McGillicuddy, Dave Johnston, Dixie Johnston, Donald Bale, Elise deLisser, Fran Laird, Gene Lynard, Jan Fuegy, Katy McFadden, Kenya Williams, Mark Duntley, Maryellen Read, Maxine Pollack, Mo Dindral, Paula Robinson, Prakash Joshi

**Guest Speaker: Mindy Brooks, City of Portland Bureau of Planning and Sustainability:** Ezone Map Correction Project. The purpose of the Environmental Overlay Zone Map Correction Project is to match the location of the overlay zones with the location of existing natural resources identified in the [Natural Resources Inventory](#). Website: <https://www.portlandoregon.gov/bps/76989>

Updating the 1992 survey and correction is necessary because things that were supposed to be protected are not being protected. Two types of Southwest Hills ezones: Conservation zone (which allows for development with mitigation-squishing development into the c zone and plant more trees); and Protection zone (P zone) not the above — development should be avoided. The 2012 inventory was largely done with remote technology. Now they are personally going out to inspect terrain and verify or correct data. Then they will redo the map of the overlay zone

Southwest Hills mapping project March 2019. Public hearings regarding E Zones draft will be about a year, 2020-21.

Website: Google bps e zone project. Usually first hit is project website; put in your address and you can overlay the changes onto the existing mapped zones.

**Business Meeting**

Action: June 5, 2019, meeting agenda and May 1, 2019, meeting minutes (previously sent to Board): Vote to approve. David made motion (MM)/Prakash 2<sup>nd</sup>; all in favor.

**Oral Reports:**

**Riverdale High School,** Paula Robinson: Highlights of yearly report to Riverdale school board. “Blind lottery” application process embraces all students wherever they fall on the ability spectrum. This year’s class is the third graduating class from pure-lottery application system.

- RHS average ACT and SAT composite scores were way above Oregon average. In 2018, 95% of Riverdale students earned a 3 or higher on AP exams (only 18% of Oregon AP students earn a 3 or higher). 100% graduation rate; 100% met the Oregon Essential Skills requirement for graduation.
- Outside speakers and experts visit school often.
- Continuing to fine-tune the Elective Program incorporating Life and Work Skills.

**Lewis and Clark, Mark Duntley:** submitted report. The College has found the \$15,000 to keep the pool open. Neighborhood pass for athletic facilities use is \$200. [*Details at [https://www.lclark.edu/about/campus\\_safety/other\\_services/neighbor\\_permit\\_program/](https://www.lclark.edu/about/campus_safety/other_services/neighbor_permit_program/)*]

1. Upkeep of 4<sup>th</sup> Ave property. Mark continues to work on it: has talked with contractor etc. repeatedly. Mark will keep bugging them. [*June 11: Glad to report some forward movement at 10419. Yesterday a large backhoe came in and tore out a lot of the overrun blackberry bushes. The operator of the backhoe said more work is scheduled. Thanks again to both of you for help with this. Johnette & Robert Majury*]
  2. L&C just signed the St. Mark Lease. Building will not be used on a regular basis. Leasing the property is for the purpose of parking.
  3. An issue because there were no plans to extend parking outside campus.
  4. AA has moved meetings to Mt. Carmel on Maplecrest.
- The July 1 Neighborhood College meeting will address College plans.

**Outreach Reports:** Boones Ferry complaint regarding unpermitted renovation and short-term rental risks. Entire report included in **Committee Reports**. [*From neighbor: June 7: I think the house next door to me (in question) has been red-tagged by the city! Work is stopped as far as I can tell.*]

**Oral submissions only include items not included in submitted committee reports.**

**Watershed & Parks,** Brendan McGillicuddy: Parks default of their budget. Gabriel Park evaluated play structures.

**Treasurer Report submitted.** Maxine Pollack

**Riverview Natural Area (RVNA) Off Road Cycling Master Plan (ORCMP)** submitted by John Miller.

**Neighbor Emergency Team (NET),** Bob Fischer: Neighborhoods are on their own in reacting to an emergency. In that context, the CVNA initiative with the focus of neighborhood Night Out (NNO) (but with a small “n”) working together to have smaller, more local block parties to really connect with and know your neighbors. NET’s (Bob’s) contribution will be passing out REALLY LOUD WHISTLES (extremely useful to signal distress and as a defense system).

**Public Safety Report Submitted,** Gene Lynard.

**Land Use Report submitted,** Dave and Dixie Johnston: Residential infill plan on hold until Senate passes or doesn’t pass (end of June).

- Dave passed out copies of parts of the **Campus Institutional Zones Code**.

- **Discussion** about the Office of Civic Life’s proposal of a language change in **Code 3.96**, [regarding how people effectively participate in civic affairs]. Proposal goes before City Council in August.

**Transportation, Prakash Joshi:**

**Signcaps:** CVNA did our part. Prakash followed up. Every Collins View intersection in the “leading Zero” address zone will get a signcap (topper for street signs). No objections.

**“No Parking – Driveway” or “Parking” signs** put up by homeowners. Have to look different from what the city is using. City was a partner in putting “No L&C Parking” out on streets. We cannot do anything without the city.

**Primrose has been paved.** The push to get it done came from bicyclists.

**Traffic on Boones Ferry. Report from Boones Ferry homeowner:** The city counters went to wrong place at the wrong time (not during rush hours’ density) and did a traffic/speed count. Prakash will write the neighbor again.

**Spin Project:** (e-scooters) The City of Portland supports the project. June 13, at OMSI, festivity is the unveiling this project.

**SWNI July News article:** review, changes made and approved. Bob MM, Fran 2<sup>nd</sup>, all in favor.

**Next Meeting is Sept. 4, 2019**

**Committee Reports:**

**Land Use: Dave & Dixie Johnston:** There are no new Land Use Cases to report. We continue to follow the RIP and State Land Use Legislation. The future of all of these is uncertain.

Maryellen reports that there have been some questions about the Campus Institutional Zone and the coming community meeting by Lewis and Clark. We will expect to further discuss this in the verbal report and have some copies of parts of the code.

As always, feel free to contact us by phone at 503 636 0959. Your Land Use Committee, Dave and Dixie Johnston.

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**Treasurer Report Maxine Pollack:**

10:46 AM  
06/04/19  
Accrual Basis

Southwest Neighborhoods, Inc. (SWNI)  
RS-CVNA General  
July 2018 - May 2019

	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	TOYAL
Ordinary Income/Expense												
Income												
CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00	68.06	0.00	19.00	0.00	0.00	97.06
MISC. INCOME	0.00	0.00	80.72	0.00	80.93	0.00	0.00	0.00	0.00	73.10	0.00	234.75
Total Income	0.00	0.00	80.72	0.00	80.93	0.00	68.06	0.00	19.00	73.10	0.00	321.81
Gross Profit	0.00	0.00	80.72	0.00	80.93	0.00	68.06	0.00	19.00	73.10	0.00	321.81
Expense												
Food & Entertainment	0.00	244.75	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	294.75
Neighborhood Grant Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00	0.00	18.00
Printing -- Outside	0.00	65.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.39
Supplies	0.00	0.00	0.00	0.00	48.00	0.00	0.00	0.00	0.00	0.00	0.00	48.00
Total Expense	0.00	310.14	0.00	0.00	98.00	0.00	0.00	0.00	0.00	18.00	0.00	426.14
Net Ordinary Income	0.00	-310.14	80.72	0.00	-17.07	0.00	68.06	0.00	19.00	55.10	0.00	-104.33
Net Income	0.00	-310.14	80.72	0.00	-17.07	0.00	68.06	0.00	19.00	55.10	0.00	-104.33

6/30/18 Balance	\$1,020.28
04/30/19 Balance	\$915.95
May 19 Activity	\$0.00
May 19 Balance	\$915.95

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**ORCMP & RVNA: John Miller: OFF ROAD CYCLING MASTER PLAN (ORCMP)**

The primary city who was staff liaison for the ORCMP when asked said the bureau workload has pushed the ORCMP process back to September or October. There supposedly will be public input period after the final draft plan is announced. Even the NW Trail Alliance for mountain bikers does not know the status of the ORCMP.

RVNA: No news

**METRO BOND MEASURE**

Thursday, June 5: Metro is expected to approve the wording of a ballot measure to be voted on in November.

<https://www.oregonmetro.gov/public-projects/parks-and-nature-investments/future-funding>

The bond measure is \$475 million over all and includes \$40 million to create trails for walking and biking. Somewhat generally: "Secure land to build new trails and construct missing sections, fulfilling greater Portland's vision for a network of trails where people can relax, exercise and commute."

Potential Constructed Trails include over 20 trails like the Salmonberry Trail, and 38 Trail Acquisition Target Areas. See the Potential Investment Areas map here:

<https://www.oregonmetro.gov/sites/default/files/2019/04/15/Metro-Parks-and-Nature-bond-Potential-Trail-Acquisition-Construction-20190415.pdf>

The mission of Metro is primarily conservation. It is not clear whether any of the targeted areas would contain or be re-purposed for mountain biking.

Submitted by John Miller 6/4/2019

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**Public Safety, Gene Lynard:** The Public Safety Committee met on Thursday, May 2, where Mark Wells, one of SWNI's three Crime Prevention coordinators, provided a training and information session on how to play a safe active role in our public safety system. Mark provided information on when to call 911 (Immediate threat to life and property); when to call the non-emergency number (503.823.3333) for reporting crimes that have already taken place or when encountering suspicious behaviors; how to provide descriptions of individuals (report from the top down); how to file a police report on line ([Portlandpolice.com](http://Portlandpolice.com)); as well as how calls to 911 are processed (it's complicated).

With respect to the incident that was reported recently to the Public Safety Committee regarding the near miss of a neighborhood resident (pedestrian) before attempting to cross Terwilliger Blvd at the at the Terwilliger Blvd and Terwilliger Place intersection, a report was given to the Portland Bureau of Transportation (PBOT) to conduct an investigation to see if improvements can be made to improve the safety of the intersection for pedestrian use. The committee was told that an investigation will be conducted and should be completed by the end of the summer (PBOT is busy).

What's on deck for the Thursday, June 6, Public Safety Committee Meeting? Mark Wells returns along with Sarah Berkemeier from the City's Crime Prevention Program to present a training on burglary, vehicle prowl and theft prevention. The committee will convene at the usual place, the Multnomah Arts Center, in beautiful downtown Multnomah at 7 p.m. sharp. All are invited to attend.

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### **Lewis & Clark, Mark Duntley *Items of Interest***

1. **Lewis & Clark meeting with neighbors July 1, 2019, at 7 p.m. in Smith Hall on the Lewis & Clark campus.** All CVNA neighbors are invited to this meeting to learn about the Lewis & Clark master plan. Refreshments will be provided and President Wim Wiewel will be present to give a welcome.
2. **Alumni Reunion Weekend June 20-24:**  
<https://college.lclark.edu/offices/alumni/reunions/>
3. **Summer pool information:** The outdoor pool is scheduled to open for the L&C Community and those with a Neighborhood pass weather permitting in mid-June 2019. All outdoor pool hours are weather dependent and subject to change. Hours will be 1:30 to 6:30 p.m. daily, with the exception of closures for campus events or weather.

### **Scheduled outdoor pool closures:**

Lewis & Clark is pleased to be hosting some extraordinary events in the Estate Gardens this summer. These galas and events benefit the L&C Community and allow us to bring

a diverse group of people to our campus. On select days, we will be closing the Outdoor Pool and Tennis Courts to support these special occasions.

Please note the Outdoor Pool will be closed all day on the selected dates below. **The tennis courts will be open in the morning on Saturdays and close at noon.**

June 21-23: Alumni Weekend; June 29: Wedding; July 6: Wedding; July 13: Human Rights Campaign; July 20: Oregon Humane Society; July 27: Wedding; August 3: Wedding; August 10: Wedding.

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**Outreach: Boones Ferry Complaints verbatim:**

At the behest of Maryellen Read and the Collins View Neighborhood Assn:

1. Short Term Rentals in Portland

I have had a licensed short-term rental guest house for the last couple of years. The guest house has been used historically as both a short-term and long-term rental. During the month of May 2019, at 4:30 a.m., I received a one-week reservation beginning that day from a registered Airbnb user. The user wanted an early check in time of 8 a.m. The reservation was an instant reservation and automatically accepted by Airbnb. I responded that check-in time was 3 p.m., but that I could accommodate a check-in at 11 a.m. since I did not have another reservation checking out that day. At the same time, I sent my first name, address and directions to the guest house.

At approx. 7:30 a.m., I received a call from a Portland police officer. He asked if I had received an Airbnb reservation earlier that morning. I said, "yes." He told me that a person's device was stolen, as well as that person's passwords. He told me to cancel the reservation and that if the guest arrives to tell the guest plans had changed, try to get a photo of the guest and a license plate number (if possible). He gave me a police report number to give to Airbnb so that I would not be charged for the reservation. He told me that I should not be renting to short-term guests because it is NOT safe, advising that if I canceled future reservations to quote the police report number.

Airbnb did not contact me about the fraudulent reservation even after they were notified by the Airbnb member that their device and passwords, credit cards, etc. were stolen. This person came to my front door at 4 p.m. that afternoon wanting to know where the guest house key was. I told her that plans had changed and she was to leave. She did leave; I got her picture and her license plate number, which I turned over to the police officer. Were it not for that Portland police officer, I, my neighbors and the neighborhood would have been placed in a dangerous situation. That day I canceled all future reservations on all sites where I was registered using the police report number. I could not provide safety for myself, my guests or neighbors. My guest house is currently leased long-term (12 months) to a Lewis and Clark Law School student.

The security risk for short-term rentals is that short-term rental sites are distant on-line platforms that do not monitor criminal or other suspicious activity well. There are reports of situations, such as mine, where a person checks in to a short-term rental and proceeds to engage in prostitution and/or drug activities. Or, a person who is homeless or living out of their car checks in using a stolen ID or Airbnb passcode and credit card (as in my case), then does not check out, which makes the guest a squatter with tenant rights in the state of Oregon. If the person is into prostitution or other criminal activity, the activity could continue. The expense of getting a squatter removed from the property is high. The safety risk to the homeowner/landlord/neighborhood is very high.

Few consider such risks when deciding to engage in the short-term rental business. It is important to get this information out for my neighborhood. This is especially important since Portland has an increasing population of homeless persons, many of whom steal purses and phones to survive. As the neighborhood is aware, some unfamiliar persons have been observed camping nearby or meandering through the area looking in recycle bins and trash receptacles. As well, car prowls have been reported.

I contacted the Portland Police agency that takes information for PPD and commended the officer for his diligence. The PPD has always been a wonderful resource for my family. I am chagrined when I hear the negativity surrounding our police force who risk their lives every day to protect our city and its inhabitants.

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## 2. New Construction/ Rehab Activity at 9209 SW Boones Ferry Rd.

On approximately May 1, 2019, the house located at 9209 SW Boones Ferry Rd. was purchased for \$450K by 9209 SW BOONES FERRY LLC Owner Address 2601 SLATE RUN RD COLUMBUS, OH 43220. (Charles Winslow) Stephen Drake Winslow (son of Charles Winslow) immediately began rehab construction with a roof teardown and replacement. Interior work began once the roof was replaced. Stephen Winslow invited me to see the new work being completed.

When I went inside, I noticed that a new hallway was constructed at the first level south side of the house. The first level hallway connected to four bedrooms and two bathrooms at the south side of the building. There was a stairway at the end of the hall ascending to the upstairs where historically there have been two bedrooms and one bathroom. He said that he installed a window air conditioner above the front door (by cutting a hole in the siding) to keep the men working upstairs cool. I did not go upstairs but got the feeling that more rooms were being created in that area. Stephen had moved the washer and dryer to the kitchen area where he said it was convenient to fold clothes? Further, he told me that he did not need permits because he was only doing interior work.

There are NO plumbing permits for the bathrooms or for work I was told by the former owner that redirected storm-water runoff in the basement to the sewer line. No permit

for the roof is recorded. Stephen said he was going to live there and that one room was reserved for the former owners' son/grandson as part of the sale deal. He did not mention anything other about his plans though he did say that he has purchased other properties throughout Portland. He currently lives in one of the properties in NW Portland. He wanted to cut the hedge between our houses down about 6 or more feet. (I own the hedge.)

A few days later, I had a conversation with my neighbor across the street (pie shaped lot). She is an emergency room nurse. She mentioned the sale of the house next to mine and that she had an earlier conversation with the new owner (Stephen). She said he told her he was planning to have a "Sober House" or facility that houses (similar to a boarding house) individuals who are recovering/recent rehab graduates who are trying to remain sober. She is concerned because there are vulnerable individuals nearby including her young daughter, very young children, female students, single women and those who are disabled and elderly.

My concern is, are there no permits for a facility such as this one? If this does become a facility such as he described, how does the owner approve the residents – what is the criteria for residents? Will they allow criminal records, (felonies) sex offenders, etc. and be allowed to live there? Is facility considered for short-term or long-term tenancies? Boarding house? Multi-family, etc.?

I contacted the Bureau of Development Services and reported the activity two weeks ago. The report is not showing up on Portland Maps at this time. In the meantime, work continues on the property daily.

*[See update in Minutes Property Red tagged. Construction stopped]*

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