

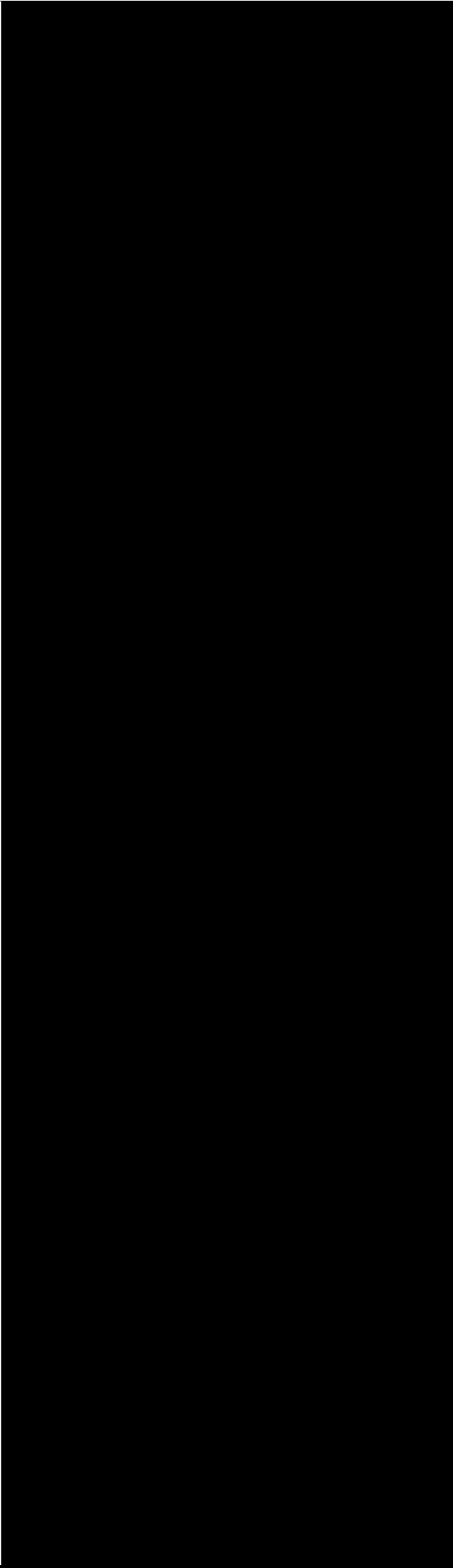
I wish to express my no  
vote in regard to the church  
& parking lots at 13980 SE  
Briggs.

This is a strictly residential  
neighborhood & I do not want  
a commercial venue here. This  
would devalue our property &  
create way too much extra  
traffic in this area. Once you  
rezone this, the property could  
be used for anything.

There are plenty empty buildings  
along McLoughlin Blvd that  
already have parking space.  
This would save the expense  
of paving.

If this is a church, I think the  
property would be removed from  
the tax rolls. This is also a  
problem in these difficult times.

Sandra Martin  
13817 SE Beech  
Alvin Russ  
13846 SE BEECH ST



**Ingalls, Sandy**

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**From:** bob stone [beanpatch.bob@gmail.com]  
**Sent:** Tuesday, August 30, 2011 5:46 PM  
**To:** Ingalls, Sandy  
**Cc:** bob@beanpatch.com  
**Subject:** 13980 SE Briggs St. File No. Z0304-11-C

Dear Sandy,

I am sending this as our comments on the application number Z0304-11-C for 13980 SE Briggs St. to allow a Church at that address

As we discussed we are wanting to comment to the following Zoning and Development Ordinance Codes:

1007.09

- B. Lack of street lighting and lack of a formal traffic study concern us.
- C. Capacity of transportation facilities
  - Influx of traffic from Church services will compound the current bottlenecks at access points to Oatfield Rd
  - Increased traffic at 5:30am to 7:30am on Sunday mornings will increase noise levels in our bedroom community.

1203.01 Criteria and Procedure

- B. Location, existence of improvements
  - The Briggs St. location is an under improved, narrow street, without street lights, sidewalks and curbs.
    - Increased traffic will impose additional danger to walkers.
- C. Same issues as stated above on 1203-01 B
- D. "Will Not alter"
  - The character of the area is Single Family, small neighborhood with many retired persons and walkers on our street. The change to add a Church increases the traffic congestion of this area and increases the possibility of injury to its residents and walkers.

We respectfully request that the application be denied.

Sincerely,

Robert and Betty Stone

13809 SE Briggs St.

Milwaukie, OR 97222

Home 503-652-0841

Cell 503-314-8384

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NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Spam

Not spam

Forget previous vote

**Ingalls, Sandy**

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**From:** Jerry Johnson [airjohnson4@msn.com]  
**Sent:** Tuesday, August 30, 2011 7:02 PM  
**To:** Ingalls, Sandy  
**Subject:** 20304-11-C

Dear Sandy,

I am not in favor of proposal 20304-11-C..

Having attended a church in a residential neighborhood in NE Portland, I found that the traffic from the church was a huge inconvenience to the neighbors. And with the noise and other distractions from the church, it was difficult for the neighbors to enjoy a quiet Sunday.

In addition, because the applicant is "Meeting Rooms Holdings, Inc.", I wonder what other uses the applicant may have in mind should the church disband for some reason.

Finally, there are many other currently vacant buildings in more convenient locations.

Sincerely,  
Jerry Johnson

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BEGIN-ANTISPAM-VOTING-LINKS

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Teach CanIt if this mail (ID 01Fq02cSA) is spam:

Spam: <http://mhub.co.clackamas.or.us/canit/b.php?i=01Fq02cSA&m=9aa7fbe7a552&c=s>

Not spam: <http://mhub.co.clackamas.or.us/canit/b.php?i=01Fq02cSA&m=9aa7fbe7a552&c=n>

Forget vote: <http://mhub.co.clackamas.or.us/canit/b.php?i=01Fq02cSA&m=9aa7fbe7a552&c=f>

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END-ANTISPAM-VOTING-LINKS

## Ingalls, Sandy

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**From:** Noreen Telisman [noretel@hotmail.com]  
**Sent:** Wednesday, August 31, 2011 7:15 AM  
**To:** Ingalls, Sandy  
**Subject:** Briggs church

I did attend the meeting at Rose Villa last night. I do endorse the concerns regarding traffic. For OVER 20 years I have walked this neighborhood - usually down Briggs at least to Snowberry- by myself or with my dog; sometimes I ride my bike. I have ALWAYS felt comfortable walking (even though there are no sidewalks) BECAUSE THERE IS LITTLE TRAFFIC. It is one flat not busy street where I can ride my bike. Of course there are also many other regular walkers some with strollers, plus children shooting baskets just 2 doors away and across the street. The street is not wide enough to have a yellow line down the middle.

I also have a concern about the number of people using the facility. If there is parking for 39 vehicles, it would be presumptuous for anyone to think that each vehicle will have only 1 passenger; also, there are 9 passenger vans. I would like to know the best way to monitor this group for misuse.

Noreen Telisman  
3703 se Pinehurst Ave.  
Milwaukee 97267

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[Spam](#)

[Not spam](#)

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File Number Z0304-11-C

Property Address: 13980 SE Briggs Street, Milwaukie, OR

There is no way I want this church in our neighborhood. Why don't they buy property that is already set up for a church? They plan to gut the house and pave the backyard. They would change the landscape by cutting out the trees for the parking lot that would consume the whole backyard. It would alter the appearance forever. Why would they want to destroy this property? What about skateboarding and other activity while they are not there? How can a family ever move there again?

I live two doors down from the residence. What would that do to our property values? We would lose our quiet, peaceful neighborhood.

The increase in the traffic would cause congestion along our street. Cars along the streets as well as in the parking lot, that they plan to make in the backyard, would be hazardous, noisy, unsightly and a safety issue. There are many people that walk our street as well as children whom play in the streets.

50 Plus people would bring quite a change to traffic and noise. We expected a family to occupy this home. Four or six versus 50 Plus! What if their congregation increases? They say once a month they will have 75 people attending a service. Is there a fire code?

The hours of operation would be disruptive to residents trying to sleep or enjoy their time off. The noise of singing during their services, especially the one at 6 am, would be quite disruptive. The hours of their operation could increase at some point causing more disruption.

What about our company? Where would they park if they were having an event? Would we be restricted as to when we would run power tools?

I do not want this in our neighborhood! I would like to preserve what we do have. We have a great neighborhood and I feel many people would move because of this kind of a change.

Denise Strong  
13840 SE Briggs Street

August 30, 11

To Whom it May Concern -

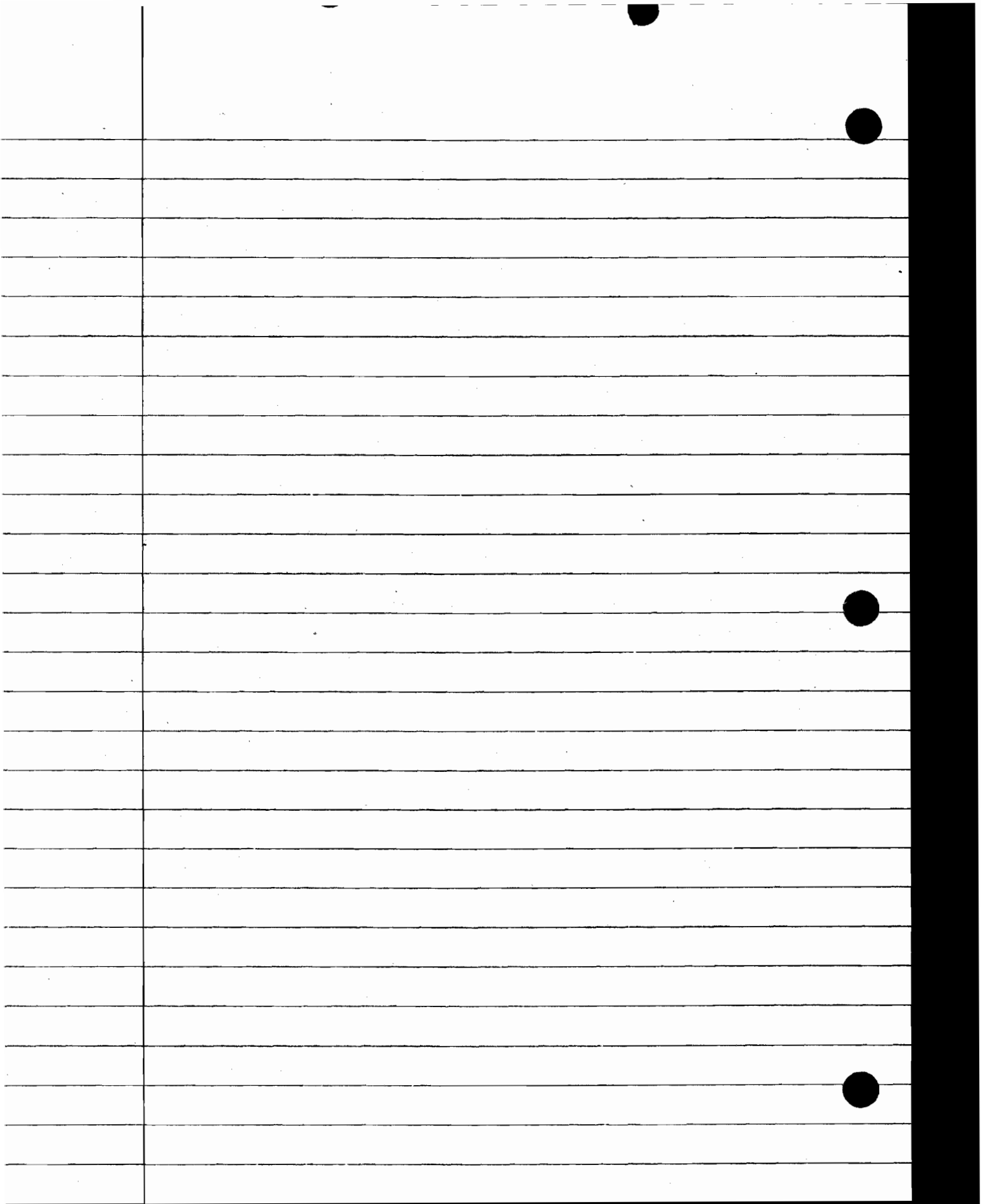
This letter is in regard to a neighborhood meeting regarding 13980 S.E. Briggs Dr. attempting to put an assembly hall, parking lots, etc.

As far as we are concerned, this is a quiet, residential neighborhood and something like this doesn't belong here or shouldn't have even been considered in the first place.

There would be lots of added traffic and an sure lots of problems down the road. Also, the traffic on Linehurst going to Catfield gets backed up sometimes. What will it be like then.

We request that you don't give them any permits or special privileges!

Thank you,  
Ron & Donna Miller  
13656 S.E. Beech St  
Milw., OR. 97222



To whom it may concern:

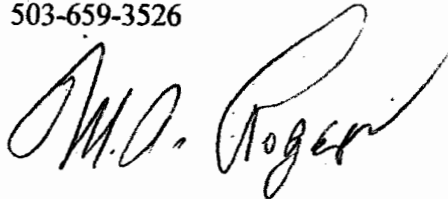
I am submitting this opinion concerning the proposed creation of a commercial venture attempting to locate a facility in our neighborhood. As I understand the proposal, the church is attempting to invade a residentially zoned neighborhood. It is my belief that allowing this to proceed would be a flagrant violation of the zoning which applies to this area.

I have been a resident of this neighborhood for over forty years and feel this proposal would unfairly invade the residents of this community from a standpoint of living and increased traffic that would evolve.

I feel that if this was allowed to go forward that legal counsel should be brought into the future negotiations. I do not feel that the county officials should even address the request because it would be in direct violation of the existing zoning.

Respectfully submitted.

Michael A. Rogers and Judy K Rogers  
13310 SE Beech St.  
Milwaukie, OR 97222  
503-659-3526

A handwritten signature in cursive script, appearing to read "M.A. Rogers".

# OAK LODGE COMMUNITY COUNCIL COMMUNICATION AGREEMENT

accepted by OLCC membership December 2, 2009

## The Goal

- We want the OLCC to provide a setting in which people can speak their mind about issues.
- We want this to be a place where we can build up our sense of community.
- We want this to be a safe place in which everyone can express their opinions.
- We want it to be a place where we will be heard.
- We want to ensure fairness and efficiency in our dialog.
- We recognize the need to put some structures in place that will help us to achieve these goals.

## Taking Turns

1. You must be recognized by the Chair before speaking
2. You agree not to interrupt others while they are speaking (Robert's Rules of Order provide for a few exceptions)
3. Time limits for each agenda topic and for each speaker will be imposed when necessary.
4. For fairness, each speaker will get the same amount of time.
5. People who have not spoken have priority over people who have already spoken (on a particular subject)

## Courtesy

1. Listen to others without interrupting.
2. Address your remarks to the chair or group as a whole.
3. You agree to refrain from personal attacks.
4. You will take side conversations to the hallway.

## Effacacy/Efficiency

1. Keep comments relevant to the discussion topic
2. Important off-topic ideas will be noted for future discussion
3. The Chair can intervene when you wander off topic or go over your time limit
4. Speakers will endeavor to keep their comments succinct
5. Speakers should not repeat the same view or comment over and over
6. Everyone endeavors to find mutually agreeable solutions
7. We will use *Robert's Rules of Order* to manage motions, debate, voting, and the overall flow of the meeting.

**Re: File # Z0304-11-C**

13980 SE Briggs St. Milwaukie OR. 97267

To: Hearings Board on 9/22/11 and Sandy Ingalls

From: Ben & Robin Tarr 14015 SE Briggs St. Milw. Or 97267 503-709-6711

Purposed church in all residential single home neighborhood.

On the record our statement concerning this, is we do not want this in our neighborhood, It will alter the appearance and livability in the following ways forever and could be changed and altered if you pass this in the future into anything if they buy it, we are addressing clack. Co. codes and other criteria as well. We will also be bring up discrepancies in their application,

And their current church ? in Sellwood with the many strange code violations which shows their character in which they choose to follow.

Ben & Robin Tarr

1. C.C. Comp. plan chpt. 4 pg. 23 sec.6 ; County needs to consider this a development even though the house is existing, so standards for adequate design and safety a sitting church as any place needs to meet all necessary requirements;

Safety, transportation, access –

- A. Code 1007.07 They claim that transportation Tri-met is covered by #32 Oatfield bus it does not run on Sunday, and the other meeting times do not coincide with the week day meeting times by the earlier and later scenarios on bus schedule.

- B. Code 1007.06 #1 #3 #4 Access to the property is on one street with no side walks or street lights or curbs

They create many more cars up to 75 or more (and not enough parking places provided )or more multipal times per week coming in and out with walkers on street, kids on bikes etc. would be this added traffic would be hazardous . ( congestion as well )

The property would sit vacant which invites crime , loitering, trespassing It would be a void and a determent .

- C. Code 1008 storm drainage in application pg. 11 per engineer there are no drainageways on property, further more states construction plans are preliminary analysis will be prepared prior to parking lot construction so there has been no definite engineering done to say that it can be done properly without great impact already mentioned flooding over use of storm drains, .Parking issue: how can you allow use of impervious surface paving to replace natural vegetation within the residential area ? Numbers of parking spaces 30 adequate circulation of vehicular traffic within parking area. Paving over back yard and front for walks etc...also entails altering natural surface water Mngt. Can cause flooding of near by properties, and excessive storm drain over flow.
- D. Noise and exhaust pollution of 50 plus 150, 200 people in a 1400 sq ft , not 1800 sq ft per application, house, that is over crowding and they would be required to have a sprinkler system which is not indicated

their application. No report in application from fire marshal for size safety occupancy.

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The engineer that filled out their application as well as arborist etc.. Down played every thing and the impact to property trees and natural Not all fruit trees as stated by arborist and only a couple diseased because of age there are 3 very large natural variety to this area, more conflict fact and non fact. Water and flooding will be a problem, no matter how they try to explain the process with a pond etc.. and 30 some car spaces will not fit naturally in yard some one needs to look at that and challenge the engineer.

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It will devalue or homes our major investments, because of appearance and noise activity traffic ugly parking lot fences . They would have to add side walks on a non side walk street that would look added after the fact would not fit natural street appearance as well. All of these things and more affect this particular code.

- G. Code 1006.3, .4 Illumination power for emergencies is not addressed in their application, generators etc... as well as ADA requirements for the handi capped persons, doors, bathrooms, water fountains, ramps, wide side walks, seating inside,
- H. Application has no fire marshal approvals, fire escapes, extinguishers etc... break away doors for multupal person building meeting use in case of fire, first aid kits, CPR trained persons Etc..... It is a single family home only.
- I. Current home owner is trying to sell with out a real-estate agent because of the oil tank under ground on property that was not removed and or decommissioned by a professional so it is illegal with no certificate.
- J. Code 1009.04 Parking In application the proposed parking lot is for 30 parking spaces, that just meets the minimum of the lowest est. of people 50 according to the conditional use, where will all the other cars park for the plus people (150) ?
- K. Code 1203.01 A. Conditional use , this is not a church, no name, no pastor, no statement of faith, no new members allowed. If they are tax exempt then they are tax fraudulent, attached is a copy of the IRS federal gov. criteria for being considered a church for tax exemption. premise They do not meet that criteria, so in turn cannot proceed with a church so called.

On Section B it states that the Clack. Co. meeting notes state that they are confident (guessing) that they do not need to do a traffic study, because of their feelings, well we the neighbors are not supposed to use feelings just facts and code violations I propose a traffic study to acquire the information needed to make informed statements for level of service D or better which is required.

On sec. E property is designated low density residential, putting a church With many people in and out would impact that status and be in opposition to the title of the section made by Clackamas Co.

In application same code 6.0 states The church use is consistent with the uses contemplated by the plan for properties with in the LDR

designation. As discussed above the traffic anticipated to be generated by this project can be accommodated by the existing transportation system that has not even been studied just guessed about to the detriment of the people that live here, and then goes on to say that their driveway (conditions of approval will require the maintenance of a safe sight distance at the drive way entrance on to Briggs St.

This is not fair to be one sided with such authoritative sounding wordings that are unfair and not factual, just guessing no hard fact findings number studies nothing except some body's wordy guess as to the over all impact.

I am going to attempt to hire a lawyer for our side to review all documentation and prepare for our neighborhood the feasible and or legal dimensions of this whole plan, but time has been very sparsely allotted for .

Summation; The applicants application is written to sound very authoritative and true it is just not true and work in it is incomplete. Does Clackamas Co. Hearings board and planning dept. read the document and check facts not assumptions and look into legal facts and County codes ?

Is not Clackamas Co. Planning & Permits Dept. wanting to put at foremost Importance the concept of preserving the intactness of our residential neighborhoods ? especially with the planning of light rail with the Park St. station stop, trolley trails , bike paths. That's enough impact to all of us who live here. Please consider these things.

Lastly you would not want this put next to your home in your neighborhood ?

# Does Your Church Pass the IRS Test?

Sep. 14, 2010 by Eric Landry in General



Department of the Treasury  
Internal Revenue Service

*"Paging Balaam's ass..."*

God sometimes reveals truth in the most unlikely of places: on August 16, 2010, the Court of Appeals for the Federal Circuit ruled against the "Foundation for Human Understanding" (FHU) which had appealed an IRS action revoking its nonprofit status as a church. The Court ruled that FHU was not a church and it based its finding in part on a 14 point test created by an IRS commissioner in 1979. Those 14 points were:

- (1) a distinct legal existence
  - (2) *a recognized creed and form of worship*
  - (3) *a definite and distinct ecclesiastical government*
  - (4) *a formal code of doctrine and discipline*
  - (5) a distinct religious history
  - (6) a membership not associated with any other church or denomination
  - (7) *an organization of ordained ministers*
  - (8) *ordained ministers selected after completing prescribed studies*
  - (9) a literature of its own
  - (10) established places of worship
  - (11) regular congregation
  - (12) regular religious services
  - (13) *Sunday schools for religious instruction of the young; and*
  - (14) *schools for the preparation of its ministers*
- (emphasis added)*

So, let's make sure we understand: In order to be a church in the eyes of the federal government, you need more than a charismatic leader and willing followers. You need a liturgy, doctrine, a learned ministry, accountability among ministers, regular worship in a regular place of worship, and Sunday school! How does your church measure up?

Why is it that the secular world can see what so many in our own circles cannot see? Too many of our own church leaders are actively downplaying each one of these elements in favor of something so bland and nondescript that soon it will be hard to distinguish the average church from neighborhood associations, MOPs groups, and fraternal organizations.

## Your Reference Question

From: **Peter.A.Howard@ojd.state.or.us**  
Sent: Mon 8/29/11 3:01 PM  
To: **tarmaer@live.com**

Hello Ms. Tarr,

Thank you for your phone call this morning. Please note that we are only able to provide guidance for legal research purposes. For legal advice you may want to contact the Oregon State Bar Lawyer Referral Service. The First in-office consultation with an attorney referred through this service is \$35 or less. More information is available online at <http://www.osbar.org/public/ris/ris.html>.

I was able to find several resources containing information that may help answer your questions. You can access these resources online through the Web addresses I provide in this e-mail, by visiting the State of Oregon Law Library, or one of the County Law Libraries listed here <http://www.occll.org/directory.php>

The Oregon Revised Statutes may be a good place to begin your research as county zoning ordinance are authorized by Oregon State Law. Oregon Revised Statutes ("ORS") Chapter 215 – County Planning; Zoning; Housing Codes, and ORS Chapters relating to the taxation of churches and religious organizations, such as ORS Chapters 128 and 307, are all potentially useful resources for your topic. You might try searching within these chapters for issue-specific terms, such as "permitted uses in zones," "religious activity," "church," and "religious organizations." The ORS are available online at <http://www.leg.state.or.us/ors/>. While browsing through the content of each ORS Chapter, please note that there is a potentially lengthy index preceding the actual statutory text. Be sure to scroll down completely through this index in order to view the statutory language in full.

As zoning laws tend to be county and/or municipality specific, the Clackamas County Code may also help you with your research. Clackamas provides full-text of its Code online at <http://www.clackamas.us.code.htm>. The full-text of each Title of Clackamas County Code is available by clicking the underlined Title name on the left side of the screen. Title 12 – Zoning and Development, might be a good place to start. Within Title 12, you might browse the content of Section 200: General Definitions, Section 300: Urban and Rural Residential Districts, Section 800: Special Use Requirements, and Sections 1100-1300. These sections may provide zoning definitions and zoning standards, as well as procedures for zoning-specific administrative actions. For questions pertaining to the interpretation of any of the ordinance, the Clackamas County Planning Division may be reached at (503) 742-4500.

Lastly, you might try searching through Oregon case law. Case holdings often add clarity to the ORS and further define issue-specific terms, such as "church" and "permitted uses." Recent Oregon Court of Appeals and Oregon Supreme Court opinions are available online through the Oregon Judicial Department at <http://www.publications.ojd.state.or.us/>. For case opinions before 1998, I recommend that you visit our library. We can help you search through our case reporter collection and/or use the Westlaw and Lexis electronic legal databases. Along with greater historical content, these resources allow the user the ability to conduct very targeted, issue-specific searches.

If you have any further questions, please do not hesitate to contact us again. As I stated above, I can only provide guidance for legal research purposes, but the Oregon State Bar Lawyer Referral Service can refer you to an attorney should you need any legal advice on this topic.

Peter Howard

Library Assistant  
State of Oregon Law Library  
1163 State Street  
Salem, OR 97301  
(503) 986-5640

**Re: File # Z0304-11-C**

**13980 SE Briggs St. Milwaukie OR. 97267**

**To: Hearings Board on 9/22/11 and Sandy Ingalls**

**From: Ben & Robin Tarr 14015 SE Briggs St. Milw. Or 97267 503-709-6711**

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Internal Revenue Service**

**"Paging Balaam's ass..."**

God sometimes reveals truth in the most unlikely of places: on August 16, 2010, the Court of Appeals for the Federal Circuit ruled against the "Foundation for Human Understanding" (FHU) which had appealed an IRS action revoking its nonprofit status as a church. The Court ruled that FHU was not a church and it based its finding in part on a 14 point test created by an IRS commissioner in 1979. Those 14 points were:

- (1) a distinct legal existence
  - (2) a *recognized creed and form of worship*
  - (3) a *definite and distinct ecclesiastical government*
  - (4) a *formal code of doctrine and discipline*
  - (5) a distinct religious history
  - (6) a membership not associated with any other church or denomination
  - (7) *an organization of ordained ministers*
  - (8) *ordained ministers selected after completing prescribed studies*
  - (9) a literature of its own
  - (10) established places of worship
  - (11) regular congregation
  - (12) regular religious services
  - (13) *Sunday schools for religious instruction of the young; and*
  - (14) *schools for the preparation of its ministers*
- (emphasis added)*

So, let's make sure we understand: In order to be a church in the eyes of the federal government, you need more than a charismatic leader and willing followers. You need a liturgy, doctrine, a learned ministry, accountability among ministers, regular worship in a regular place of worship, and Sunday school! How does your church measure up?

Why is it that the secular world can see what so many in our own circles cannot see? Too many of our own church leaders are actively downplaying each one of these elements in favor of something so bland and nondescript that soon it will be hard to distinguish the average church from neighborhood associations, MOPs groups, and fraternal organizations.

## Your Reference Question

From: **Peter.A.Howard@ojd.state.or.us**  
Sent: Mon 8/29/11 3:01 PM  
To: **tarmaer@live.com**

Hello Ms. Tarr,

Thank you for your phone call this morning. Please note that we are only able to provide guidance for legal research purposes. For legal advice you may want to contact the Oregon State Bar Lawyer Referral Service. The First in-office consultation with an attorney referred through this service is \$35 or less. More information is available online at <http://www.osbar.org/public/ris/ris.html>.

I was able to find several resources containing information that may help answer your questions. You can access these resources online through the Web addresses I provide in this e-mail, by visiting the State of Oregon Law Library, or one of the County Law Libraries listed here <http://www.occll.org/directory.php>

The Oregon Revised Statutes may be a good place to begin your research as county zoning ordinance are authorized by Oregon State Law. Oregon Revised Statutes ("ORS") Chapter 215 – County Planning; Zoning; Housing Codes, and ORS Chapters relating to the taxation of churches and religious organizations, such as ORS Chapters 128 and 307, are all potentially useful resources for your topic. You might try searching within these chapters for issue-specific terms, such as "permitted uses in zones," "religious activity," "church," and "religious organizations." The ORS are available online at <http://www.leg.state.or.us/ors/>. While browsing through the content of each ORS Chapter, please note that there is a potentially lengthy index preceding the actual statutory text. Be sure to scroll down completely through this index in order to view the statutory language in full.

As zoning laws tend to be county and/or municipality specific, the Clackamas County Code may also help you with your research. Clackamas provides full-text of its Code online at <http://www.clackamas.us.code.htm>. The full-text of each Title of Clackamas County Code is available by clicking the underlined Title name on the left side of the screen. Title 12 – Zoning and Development, might be a good place to start. Within Title 12, you might browse the content of Section 200: General Definitions, Section 300: Urban and Rural Residential Districts, Section 800: Special Use Requirements, and Sections 1100-1300. These sections may provide zoning definitions and zoning standards, as well as procedures for zoning-specific administrative actions. For questions pertaining to the interpretation of any of the ordinance, the Clackamas County Planning Division may be reached at (503) 742-4500.

Lastly, you might try searching through Oregon case law. Case holdings often add clarity to the ORS and further define issue-specific terms, such as "church" and "permitted uses." Recent Oregon Court of Appeals and Oregon Supreme Court opinions are available online through the Oregon Judicial Department at <http://www.publications.ojd.state.or.us/>. For case opinions before 1998, I recommend that you visit our library. We can help you search through our case reporter collection and/or use the Westlaw and Lexis electronic legal databases. Along with greater historical content, these resources allow the user the ability to conduct very targeted, issue-specific searches.

If you have any further questions, please do not hesitate to contact us again. As I stated above, I can only provide guidance for legal research purposes, but the Oregon State Bar Lawyer Referral Service can refer you to an attorney should you need any legal advice on this topic.

Peter Howard

Library Assistant  
State of Oregon Law Library  
1163 State Street  
Salem, OR 97301  
(503) 986-5640

8/29/11

RE: Land Use change on Briggs St., Milwaukie, OR

To whom it may concern,

Two men from LL Holdings, Inc. came to my door approximately two weeks ago to talk to me about the "church" they want to put in three doors to the south of me. I live within 300' of this site.

Their two main points to me was that they were "required" to locate this church in a residential area. At the CPO meeting last week, it became clear that this was not a requirement, but rather, they had no luck finding any other location to date. Their other point was that their church in Sellwood had actually "improved the value of the neighborhood," and I could expect the same result in my neighborhood. When I asked them what proof they had that their "church" was responsible for an increase in land value, and they finally admitted to me that that was their opinion.

When other neighbors showed me documentation these same men had given them about their plans for the Briggs St. property, I realized that they had this information and withheld it from me. I was left with the impression that I either didn't ask the right questions or they knew from what I said to them that this information would only lead to me opposing their plans even more.

Frankly, I would be opposed to anything but a single family dwelling being on this road. There are so many reasons, including the following:

1. There is a constant stream of people walking, pushing baby strollers, walking dogs down Briggs St. This is a quiet road that runs parallel to busy Oatfield Rd that has obviously been an enjoyable walking route for people, plus there are no sidewalks.
2. I was originally told 25-35 worshippers would use the building, but now I am hearing it is up to 75+ on some occasions. When asked about growth, these men acknowledged that they "couldn't predict the future." The traffic would be unbearable and unsafe. It is already hard enough to turn onto Oatfield from Pinehurst or Loeffelman Rds. There are also no street lights at this end of the road with further contributes to unsafe conditions.
3. The noise would also be intolerable. I understand that they are planning to worship inn this building several times a week, including at 6:00 a.m. on Sunday morning. This is a quiet neighborhood, and we have all respected one another's peace at early and late hours of the day.

I am a trained mediator, and one of the worst mediations I have ever done was between a church who moved into a residential neighborhood and their neighbors. In addition to issues I have mentioned above, there were problems with young adults gunning their cars up and down the road and band practices for choir during evening

hours. I do not think it is unrealistic to think these kinds of problems could also occur here.

I know that these people say they want to be close to home, but there are so many possibilities close to where they live that would not be disturbing a quiet residential neighborhood. I am also very concerned about what this type of invasion would do to property values in the area. I understand that they would go down immediately from several informed people I have talked to.

I believe in God. I do not oppose organized religion, but my concern has gone up about these people since the information they have given myself and others has been inconsistent and inaccurate. Unfortunately, they have already lost their credibility with me.

In trying to learn how to effectively oppose this change in my neighborhood, the most common advice I've heard is to "keep the emotion out of it." If this was happening next to your house, could you?

Thank you so much for your time and consideration. I want more than anything to preserve this neighborhood that we love.

Linda Castaneda  
13830 S.E. Briggs St.  
Milwaukie, OR 97222  
503-869-2952

A handwritten signature in cursive script that reads "Linda Castaneda". The signature is written in dark ink and is positioned below the typed name and address.

Terry Dolan  
CPO Chairman  
Neighborhood Association

Re: Zone change at 13980 SE Briggs St., Milwaukie, OR

I would like to register my objection to this change. This is a stable, quiet family neighborhood. Allowing this zone change and the resulting change of this residence to a church or meeting place will only increase traffic for a start. Once this is approved there will be more businesses wanting to move in. With the light rail coming this is already going to make nuisance changes, i.e. increased traffic and noise that I am not happy about. I live far enough away, about one quarter mile, that I will not be directly affected except for the additional traffic. I have owned this home since about 1986 and have stayed here because of the type neighborhood that it is.

I have concerns regarding this group also. At the meeting last week they gave conflicting answers about a number of issues.

- 1) Avoided direct answers about their organization. Is it Meeting Room Holdings, LLC or Meeting Room Holdings, INC? There is a difference and I think this needs to be clarified. The representatives indicated LLC and said they were not required to file taxes or organizational papers with the state or feds but from my research, I believe they are required to file articles of organization with the state. Where are these available? Where can we get information on this group?
- 2) Avoided answering who Registered Agent Robert Snair is.
- 3) The number of people that they anticipated would be using this building (50-to 175).
- 4) They have; no plans to change the house however how do they plan on accommodating 50 to 175 people in a 1400 sq. ft. house with only one and a half bathrooms;
- 5) Parking for 31 or 39 cars with no street parking maybe for 50 people but not for 100 or more.
- 6) Hours of their use of this building does not seem consistent with a normal church and in addition to their hours it is reasonable to

- assume that they would actually be there at least one-half hour prior to the stated time as well as at least one-half hour after.
- 7) What other activities that are normally carried on by churches will they be having and how do these fit in with their reported schedule of meetings?

Clackamas county zoning and development ordinance section 300 related to urban low density residential districts including R7 paragraph 301.02E Neighborhood Preservation and Variety: **Areas that have historically developed on large lots where little vacant land exists shall remain zoned consistent with the existing development pattern.** I believe this applies in this instance.

This church or meeting hall does not fit in this neighborhood. There are a number of places where they could locate that would not disturb a quiet family oriented neighborhood at 5:30 am on Sundays or any other time that they elected to have an activity.

My hope is that the Land Use and Zoning staff will give considerable thought to this request

Mona Marsh Moreland  
13209 SE Briggs St.  
Milwaukie, OR 97222

Email: [Sandyng@co.clackamas.or.us](mailto:Sandyng@co.clackamas.or.us)

I have no problem with religion or churches. They do not belong on a 5 block long residential street.

We do not need the extra traffic nor use of our limited parking by having a church with no parking.

Are they looking to avoid taxes by starting up a church in a residential house?

There is an abundance of empty store fronts with ample parking available on McLoughlin Blvd. Let them move their church over there.

I say no to a church on Briggs Street.

Danna Herklroad  
13206 SE Briggs St  
Milwaukie, OR 97222-6112

**NEIGHBORHOOD MEETING REGARDING 13980 SE BRIGGS ST.**

( Attempting to put a church , parking lots etc.....)

Where: Oak lodge water Dist. Building

14496 SE. River Rd. Milw. 97267

When: 8/30/11 Tues. @ 6:30 PM

Please bring your concerns and arguments against this project

That brings many negative disturbances to our streets,

properties, way of life. We can over turn this in our favor if

We all get involved and make your voice heard.

What to bring: A written comments statement to turn into the

CPO chair persons for their review to put together a

recommendation to Clackamas Co. planning & permits board,

Be sure to keep a copy for yourself.

What to do: E-mail Sandy Ingalls 503-742-4532

[sandying@co.clackamas.or.us](mailto:sandying@co.clackamas.or.us) and turn your

information into her for the hearing on 9/22/11 9:30am

At ; Auditorium;150 Beaver creek Rd. Oregon City 97045

CPO Terry Dolan 503-659-3818 neighborhood assc. help

Commercial Zone not in Residential Zoned area.

Commercial Zone or "Conditional Use Permit" as stated on "Notice of Public Hearing".

Once a Commercial Zone no looking back.

No paved parking lot – will overtax current storm sewer system. Plans in accordance with ZDO 1008?

More traffic on Private Road – Willamette between Briggs and Maple Lane – County will not adopt road – so plan on paying for paving of road.

Is ZDO1007 fully implemented?

How will 1400 square feet be used? Can roof truss of house span between outer walls only? With no intermediate "bearing wall". Plan now is to "gut" house. What about toilet facility? Toilet may overtax current sanitary sewer system. Plans?

Does set back requirement of ZDO 804 extend to parking lot? Par 804.1.D states "side yard".

Hours proposed do not make any sense – is there a typo?

No sidewalks in area yet and definitely no iron fence in area. Can sidewalks be within Roadway right-of-way as indicated on drawing? Briggs is greater than 350 feet long and there is a bike rack planned in the back of the house (according to drawing) are all ZDO1007 requirements met?

Dumb idea to place church on a residential street with only access from a residential street.

Why can't another church (already established) be used?

August 30, 2011

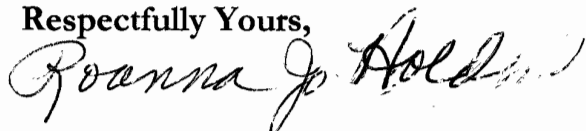
To Whom it May Concern:

RE: Proposed rezoning of 13980 SE Briggs St., Milwaukie, OR 97222

We are very apposed to having the residential home at the above address rezoned for a church for the following reasons:

- 1) This is a residential neighborhood. If this lot is rezoned for a church an exception has been made. Once an exception has been made it will be harder to argue against other commercial zoning in the future.
- 2) The traffic that will be generated by the church members will cause a great strain on the neighborhood. As it is now, we need a traffic light at Pinehurst and Oatfield Road. Those of us who live in this neighborhood know how hard it is to enter Oatfield Road from Pinehurst. You can wait for a good long time to enter traffic as it is. It is also difficult to make a left turn onto Pinehurst as you are southbound on Oatfield Road. You can easily hold up southbound traffic as cars wait for you to make your left turn. Impatient drivers illegally pass you in the bike lane on the right and a pedestrian or cyclist is bound to be injured or killed one day. I, myself, have been rear-ended at that spot.
- 3) As members of two church plants, we know that the number of cars needing parking at the church will eventually exceed the 39 spaces behind the building and will spill out of the property causing street parking up and down Beech Street.
- 4) This is a well kept up neighborhood. Folks tend their yards and purchased their homes never imagining looking through their back yards into a parking lot. Many of the yards look through into neighbor's yards. We are on Willamette Avenue and our back yard looks through to three adjacent yards. It is like being in a park. When we go to sell our home one day it will be one of the selling points. If any one of our three neighbors converted their yard to a parking lot it would devalue our property.

Respectfully Yours,



Mike and Roanna Holden  
3665 SE Willamette Ave.  
Milwaukie, OR 97222  
503-653-8369

3. Return your mailed comments to: Clackamas County Land Use and Zoning Division, 150  
Beavercreek Rd, Oregon City, OR 97045

Comments:

*No-zoning change - So much traffic - the parking  
would be impossible. Property values would go down.  
This is a first residential area lets not spoil it.*

All interested citizens are invited to attend the hearing. An agenda will be provided at the hearing. Testimony and evidence should address those criteria identified above and any other criteria relevant to the application. Failure to raise an issue at the hearing, or by letter, or failure to provide sufficient specificity to afford the Hearings Officer an opportunity to respond to an issue precludes appeal to the Planning Board of Appeals based on that issue. The following procedural rules have been established to allow an orderly hearing.

1. The length of time given to individuals speaking for or against an item will be determined by the Hearings Officer prior to the item being considered.
2. A spokesperson representing each side of an issue is encouraged.
3. Only specifically relevant testimony to the item being considered will be allowed.
4. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments, or testimony; the Hearings Officer will either continue the hearing or leave the record open.

A staff report for the application will be available seven (7) days prior to the hearing. In the case of an appeal no additional staff report will be prepared. The staff report, applicable criteria, application, and all documents and evidence relied on by the applicant are available for inspection and may be purchased at reasonable cost at the Clackamas County Planning and Zoning Division, Development Services Building; 150 Beavercreek Road; Oregon City, OR 97045, (503-742-4500). Direct all calls and written correspondence to the Planning and Zoning Division. Anyone may request, at the hearing, that the record be kept open for at least seven (7) days.

To receive written notification of the Hearings Officer's decision, provide the Planning and Zoning Division with a written request indicating the application file number.

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215  
REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO  
THE PURCHASER.**

To Whom It May Concern,

I am against the building of a church at 13980 SE Briggs St. My husband and I recently bought a home in this neighborhood and have started our family here. We bought the home, in part, because it is a residential neighborhood. We liked that the houses had large yards, something that was missing in the more urban areas we explored. Although there are no sidewalks the neighborhood did not have lots of traffic. Briggs Street is well lit at night with street lights. We feel comfortable walking around with our baby on the street, day or night. We like knowing that the majority of cars that pass by our house belong to our neighbors.

Building a church would change the street as we have come to know it. It will greatly increase traffic making it dangerous for us to walk with our child. I often see children playing in the street and fear that the increased traffic of an outsider will make this a dangerous habit. Adding 39+ cars to the traffic of the street will surely change the landscape.

Building a church will set a bad precedent for the zoning laws in our neighborhood. If we welcome one church in it could lead to more properties being sold to nonprofits, stores and the like. This would change the layout of the quiet neighborhood that exists currently. I want my house to be surrounded by neighbors and not businesses.

Please decline the permit for the building of a church on Briggs St. to help preserve the neighborhood that currently exists.

Sincerely,

Lauren Drury  
13103 SE Briggs St.  
503/922-2868

8/30/11

I oppose the proposed change of the 13980 Briggs street residential zoning for the following reasons:

- There is already far too much traffic in the area because access to a large neighborhood is limited to a couple of feeder streets. Living in a house on the corner of Oatfield and Pinehurst, I have to put up with constant traffic noise and often wait to get in and out of my driveway.
- Even though the proposed business is a church, once the zoning is changed they could move any type of business in there, which would bring even more traffic to the neighborhood.
- Once a precedent has been set by changing the zoning for one house, it's likely to continue, changing the makeup of the entire neighborhood over time.
- A couple of years ago we went through the fiasco with the lot across Oatfield from Pinehurst where an apartment complex was proposed. After the lot was cleared of vegetation, including a tree that provided shade to our deck in the afternoon and two 120-year-old sequoias, the builder's funding fell through. The face of the neighborhood was permanently altered for no good reason. Our community does not want to go through that again.



Lisa Nowak  
14104 SE Oatfield Rd.  
Milwaukie, OR 97267

(503) 786-1606

Don't want any obviously "commercial" concerns in the neighborhood

This would alter the open, almost rural neighborhood feel of the street and surrounding areas.

Pinehurst is a "feeder" street. All traffic for whole area comes and goes through Oatfield and Pinehurst.

We live on the corner of Oatfield and Pinehurst with our driveway on Pinehurst. All it takes is for 3 cars sitting at the stop sign to make it impossible for us to get out of our driveway. With traffic as it is now, mornings and evenings can result in 2-3 minute waits to back into street. Doesn't sound like much, but when all you want to do is get into the street it seems like an eternity.

Granted, there would be only specific times when church traffic would present a problem, but the potential for a massive tie-up is there.

We like the stop sign (as opposed to a light) and don't want to overload it with more cars.

Bob Earls  
14104 SE Oatfield Rd  
Milwaukie, OR 97267  
(503) 810-3839

**To:** CPO Chairpersons, Land Use Team Members, and any other interested parties

**Date:** August 30, 2011 – Special Meeting, Water District Office, 6:30-8:30PM

**Re:** Proposed Conditional Land Use Permit for church to be located at 13980 SE Briggs St

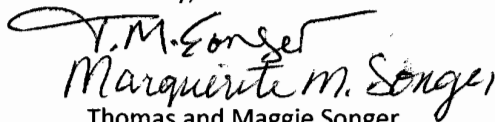
We are local homeowners wishing to express our strong preference against granting the above proposed Conditional Land Use Permit. Among other unpredictable consequences, we believe granting this Permit could:

- damage the existing, entirely residential aspect that residents currently enjoy in our neighborhood;
- involve construction of a 30-plus vehicle parking lot – which for the neighboring dwellings would be unsightly, loud, noxious (from vehicle emissions), and generally disruptive to their existing entirely residential property use and value – especially during scheduled church service times;
- change the existing characteristics of our residential community due to the increase in the number of non-local visitors, and increased opportunities for loitering on and around the property before and after scheduled services;
- result in an unreasonable increase in traffic load & congestion on, and around, the local road (which is not a through-street) upon which the above property-in-question exists;
- possibly conflict with requirements of public transportation (e.g. busses, etc), which may not currently operate upon the nearest arterial roadways to the above proposed church address, during scheduled church service times (including Sundays);
- perhaps necessitate the construction of pedestrian pathways or sidewalks in order to comply with existing Zoning and Development Ordinances;
- damage the current revenue base by lowering property values (and associated property taxes) of neighboring dwellings, and since churches are also exempt from paying property tax;
- set precedent for further similar Permit requests from other non-residential interests;
- preclude our community's ability to stop future expansion of this church – according to an existing (2000) Federal law which makes it extremely difficult for communities to prevent further expansion of a religious organization, once a foothold becomes established within a residential community.

We also note there is no shortage of existing, properly-zoned sites in our area which the Permit applicant could alternatively use for a church location. We feel that the reasons for originally zoning our residential areas still exist, and there is not a compelling reason to change them at this time.

Thank you very much for receiving our comments on the above matter.

Sincerely,

  
Thomas and Maggie Songer

14002 SE Maple Lane  
Milwaukie, OR 97267-1522

Kelly and Sheryl Uchytel  
14152 SE Wilkinson Ct  
Milwaukie OR 97267

August 30, 2011

CPO Chairperson, for  
Clackamas County Planning and Permits Board

Subject: Rezoning residential to commercial  
13980 SE Briggs and adjoining properties

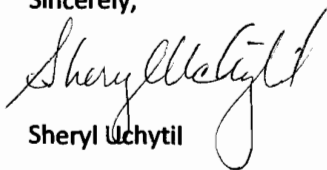
To Whom It May Concern,

Our family has lived at 14152 SE Wilkinson Ct off Pinehurst for fourteen years. We have observed traffic at the intersection of Oatfield and Pinehurst continue to increase. It is difficult to turn south onto Oatfield at this intersection with present conditions. We are concerned that the addition of a commercial building within our neighborhood will create congestion that it will significantly increase the time to enter the traffic at this location as well as create an unsafe condition for automobile traffic as well as pedestrian and cyclists. There is a bus stop at this intersection that further compounds the potential for congestion and traffic accidents.

We respectfully request that the Clackamas County Planning and Permits Board disallow the conversion of a residential zone to a commercial zone in this neighborhood. The infrastructure simply cannot support the burden of increased traffic.

Thank you for allowing us to voice our concerns.

Sincerely,

  
Sheryl Uchytel

  
Kelly Uchytel

August 30, 2011

To: Sandy Ingalls

Please consider our  
profound objection to  
re-zoning our residential  
neighborhood to accommo-  
date a church.

In addition to adding  
excess traffic, this  
church could negatively  
affect our property  
values.

Thank you

Red and Marilyn  
Zetterberg

13565 SE Fernridge Ave  
Milwaukie, OR 97222  
503-659-0160

August 30th 2011

Re File #Z0304-11-C

13980 SE Biggs Street Milwaukie, Oregon

Attn: Hearings Board on 9-22-11 and Sandy Ingalls

Regarding Proposed church in a residential single home neighborhood.

From Polly and Frank Gates. 13903 SE Maple Lane. Milwaukie, Oregon

We are totally against this in our neighborhood. It will never go back to being residential again. It will be noisy and congested. We were told by the applicants that they meet 2x on Sunday and 2x during the week. That means traffic problems and noisy dogs barking constantly. There will not be enough parking spots to accommodate them, so they will end up parking on the streets anywhere they can. The streets are already narrow with a lot of walkers and bikers. Not to mention the exhaust pollution. The house is advertised as 1400 square feet, not 1800 sq ft, per the application. That's a lot of people crowded into a house. They claim 50. I asked what would happen if the church grew, and they would not answer me. I think a lot more is going on that we are not aware of. Not to mention the devalue of our homes. So, do we want to get up at 6:00 Sunday mornings, do we want to hear tires crunching, doors slamming, a lot of talking, dogs barking on a Sunday morning at the crack of dawn? Would you??

Frank and Polly Gates

Received 8/30/11

File Number Z0304-11-C

Property Address: 13980 SE Briggs Street, Milwaukie, OR

Clackamas Count Land Use and Zoning Division  
150 Beaver Creek Road  
Oregon City, OR 97045

To Sandy Ingalls;

There is no way I want this church in our neighborhood. Why don't they buy property that is already set up for a church? They plan to gut the house and pave the backyard. They would change the landscape by cutting out the trees for the parking lot that would consume the whole backyard. It would alter the appearance forever. Why would they want to destroy this property? What about skateboarding and other activity while they are not there? How can a family ever move there again?

I live two doors down from the residence. What would that do to our property values? We would lose our quiet, peaceful neighborhood.

The increase in the traffic would cause congestion along our street. Cars along the streets as well as in the parking lot, that they plan to make in the backyard, would be hazardous, noisy, unsightly and a safety issue. There are many people that walk our street as well as children whom play in the streets.

50 Plus people would bring quite a change to traffic and noise. We expected a family to occupy this home. Four or six versus 50 Plus! What if their congregation increases? They say once a month they will have 75 people attending a service. Is there a fire code?

The hours of operation would be disruptive to residents trying to sleep or enjoy their time off. The noise of singing during their services, especially the one at 6 am, would be quite disruptive. The hours of their operation could increase at some point causing more disruption.

What about our company? Where would they park if they were having an event? Would we be restricted as to when we would run power tools?

I do not want this in our neighborhood! I would like to preserve what we do have. We have a great neighborhood and I feel many people would move because of this kind of a change.

Denise Strong  
13840 SE Briggs Street

EXHIBIT \_\_\_\_\_  
20304-11-C

**Ingalls, Sandy**

---

**From:** Bill Mason [bill.mason.pdx@gmail.com]  
**Sent:** Tuesday, August 30, 2011 1:26 PM  
**To:** Ingalls, Sandy  
**Cc:** ZoningInfo  
**Subject:** 13980 SE Briggs - Permit #Z0304-11 Concerns

Resent for name spelling - sorry.

August 30, 2011

Clackamas County Planning Division  
Sandy Ingalls  
503-742-4532:

As a resident in the immediate area of 13980 SE Briggs, Milwaukie I have a concern about Conditional Use Permit Z0304-11 requesting the use of the current residential property to become a commercial Church meeting area.

---

**Permit #Z0304-11**  
**Status: PENDING**  
**Type: Hearing (C,CP,MAR,MP,Z)**

**Applicant: MEETING ROOM HOLDINGS INC/BOB SNAIR 503-775-0034**

**Conditional Use Permit to establish a Church in the existing approximately 1,400 square foot residence. The Church (Meeting Room Holdings LLC) has proposed church hours of Sundays 6am-7am weekly and 3:30-4:30pm bi-weekly, Monday 6:45-7:45pm and Thursdays or Fridays 7:00-8:00pm, weekly. The congregation will be 50 plus people. The site will take access off a SE Briggs Street.**

<b>Address</b>	<b>Permit</b>	<b>Tax ID</b>
<b>13980 SE BRIGGS ST</b>		<b>Z0486-10 21E01DC01100</b>
<b><u>B0233808</u></b>		<b>21E01DC01190</b>
<b><u>B0375009</u></b>		
<b><u>RP082109</u></b>		
<b><u>Z0304-11</u></b>		
<b><u>Z0486-10</u></b>		

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The property in question is zoned R10 intended for residential use not as a commercial Church meeting area.

The permit is asking for permission to have 50+ people meet there multiple times a week. The street infrastructure in the area will not support the vehicular traffic that 50+ people would bring as the current infrastructure struggles with the existing residential traffic. Briggs is only accessible via Oatfield and the major cross streets of Pinehurst or Nixon, traffic congestion already exists at the intersections of these two streets with Oatfield along with a couple of other side streets again all connecting to Briggs via Oatfield.

**EXHIBIT** \_\_\_\_\_  
20304-11-C  
2 pages

The addition of 25+ vehicles to serve the 50+ people for these meetings multiple times a week will only further add to congestion and safety for all. It is also questionable whether there would be adequate parking for 25+ vehicles. The area again is residential and the additional traffic increases the danger to all residents without providing them any benefit.

Also, many of the surrounding streets although public are not maintained by Clackamas county and the additional traffic will only cause additional wear and tear that the current residents will be unfairly burdened with maintaining at their personal cost. Also, does a 1401 sq. foot, 3 bedroom, 1 bath house support 50+ people?

The area is a quiet residential neighborhood and was not intended for commercial use which is what a Church meeting area is.

How to I insure that my concerns and by my neighbors in this area are addressed by the Clackamas County Planning and Permit Division?

Thank You,

Bill Mason  
13715 SE Fernridge Ave  
Milwaukie, Or 97222  
503 659-2947

---

[Spam](#)

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**Ingalls, Sandy**

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**From:** Janet [Janet51@ortem.org]  
**Sent:** Tuesday, August 30, 2011 12:35 PM  
**To:** Ingalls, Sandy  
**Subject:** Briggs St. Church plan  
  
**Importance:** High

Clackamas County Land Use & Zoning Division  
Ms. Sandy Ingalls,

Re: File #Z0304-11-C Plan for Site Address: 13980 SE Briggs St. Milwaukie  
Scheduled Hearing Date: September 22, 2011

I wish to provide my public testimony on the above plan to gut a house in an R-10 zoned residential neighborhood and change it into a commercial use church with a 31-space parking lot.

1. This is a residential neighborhood, and the precedent should not be set to move in commercial-type entities such as this Meeting Room Holdings Inc, an LLC or to change the zoning of the neighborhood. Once you approve this entity, there is a greater likelihood that your department will approve more commercial enterprises to decrease the liveability of the neighborhood and change its zoning. If this 'church' were to move out of the 'house' some year, any other commercial business could no doubt move into it.
2. Both Pinehurst and Briggs are 'access' streets without a yellow line down the middle and not sufficient to handle the projected traffic that a church would incur. From the intersection of Briggs and Pinehurst there is only enough room on Pinehurst for traffic to wait to turn onto Oatfield Rd. for perhaps 6 cars, which could cause traffic congestion problems for the area.
3. This 'unnamed church' states that they hold services at 6 AM on Sunday, which means that cars will be arriving around 5:30 AM in this residential neighborhood. Citizens with properties surrounding this property will be awakened around 'dawn' when most people need to sleep in after their work-week.
4. This is a medium-priced housing neighborhood which is not blighted in any way at this time, but the result of this plan could start blight. Hopefully, the county does not wish to promote blight.

Our neighborhood has nothing against any 'church,' but it should be placed on a lined arterial street for proper access and traffic flow. I do not understand why the planning department would even consider this plan that goes against your present planning rules for placement of a commercial-use that would have a 31-space parking lot on a small unlined residential street. Hopefully, your department cares more about our community than that and will deny this plan, as I ask you to deny it.

Sincerely,

Janet Schoenheit  
13780 SE Fernridge Ave.  
Milwaukie, Oregon 97222

---

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Spam

## Ingalls, Sandy

---

**From:** Joe Drury [jdrury81@yahoo.com]  
**Sent:** Tuesday, August 30, 2011 12:08 PM  
**To:** Ingalls, Sandy  
**Cc:** BCCMail; ZoningInfo; Lauren Drury  
**Subject:** Property on 13980 SE Briggs St (Oak Grove)

To Whom It May Concern,

I am against the building of a church at 13980 SE Briggs St. My wife and I recently bought a home in this neighborhood and have started our family here. We bought the home, in part, because it is a residential neighborhood. We liked that the houses had large yards, something that was missing in the more urban areas we explored. Although there are no sidewalks the neighborhood did not have lots of traffic. Briggs Street is well lit at night with street lights. We feel comfortable walking around with our baby on the street, day or night. We like knowing that the majority of cars that pass by our house belong to our neighbors. Had we wished to move to a mixed use neighborhood we had plenty of options outside of Oak Grove.

Building a church would change the street as we have come to know it. It will greatly increase traffic making it dangerous for us to walk with our child. I often see children playing in the street and fear that the increased traffic of an outsider will make this a dangerous habit. Adding 39+ cars to the traffic of the street will surely change the landscape for the worse.

Building a church will set a bad precedent for the zoning laws in our neighborhood. If we welcome one church in it could lead to more properties being sold to nonprofits, stores and the like. This would change the layout of the quiet neighborhood that exists currently. I want my house to be surrounded by neighbors and not businesses.

Please decline the permit for the building of a church on Briggs St. to help preserve the neighborhood that currently exists.

Sincerely,

Joe and Lauren Drury  
13103 SE Briggs St.  
503/922-2868

---

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EXHIBIT \_\_\_\_\_  
20304-11-c

## Ingalls, Sandy

---

**From:** Ingalls, Sandy  
**Sent:** Tuesday, August 30, 2011 7:58 AM  
**To:** 'yaddagus@comcast.net'  
**Subject:** RE: Briggs st. church  
**Attachments:** Conditional Use App 071811.docx

Below is the matrix to figure out the minimum amount of parking required at a site.

**Table 1015-2: Automobile Parking Space Requirements**

Land Use Category	Minimum Parking Spaces	Maximum Parking Spaces (Urban Zone A)
Places of Worship (per seat located in main assembly room), unless a school, daycare, or similar facility is proposed in conjunction with primary use, in which case it shall have separate parking requirement	0.5,  or 1 per 5.3 feet of bench length in main assembly room	0.6

The applicant states in their conditional use application that 50 +/- people will be associated with the use. They are not planning with this application to have a day care or school associated with the Church. So the minimum amount of parking required would be 25 parking spaces and a maximum of 30 parking spaces for 50 people.

Attached is a copy of the conditional use supplemental application. The first couple of pages explain the conditional use process and submittal requirements.

---

*Sandy Ingalls, Planner*  
Clackamas County  
DTD, Planning & Zoning Division  
150 Beaver Creek Rd  
Oregon City, OR 97045  
(Phone) 503-742-4532  
(FAX) 503-742-4550  
(E-mail) [sandying@co.clackamas.or.us](mailto:sandying@co.clackamas.or.us)  
(Web) [www.clackamas.us/transportation/planning/](http://www.clackamas.us/transportation/planning/)

Map Directions

Our lobby is open 9-4, Monday-Thursday. Planning and Zoning remains open for calls, e-mails and scheduled meetings from 7:00 am - 6:00 pm. The offices are closed on Fridays.

---

**From:** [yaddagus@comcast.net](mailto:yaddagus@comcast.net) [<mailto:yaddagus@comcast.net>]  
**Sent:** Monday, August 29, 2011 10:31 PM  
**To:** Ingalls, Sandy  
**Subject:** Re: Briggs st. church

Is the Briggs st. church allowed to add 39 parking spaces? This is what the neighbor told me. If so, would that cause traffic concerns in a residential neighborhood?

Thank you, for your quick response.  
I Wish the city of Portland would learn from your business model.

---

**From:** "Sandy Ingalls" <[SandyIng@co.clackamas.or.us](mailto:SandyIng@co.clackamas.or.us)>  
**To:** [yaddagus@comcast.net](mailto:yaddagus@comcast.net)  
**Sent:** Monday, August 29, 2011 7:36:11 AM  
**Subject:** RE: Briggs st. church

The applicant is not asking for a zone change. [REDACTED]  
[REDACTED] Churches are allowed in the residential zone through the  
conditional use process. [REDACTED]

---

*Sandy Ingalls*, Planner  
Clackamas County  
DTD, Planning & Zoning Division  
150 Beaver Creek Rd  
Oregon City, OR 97045  
(Phone) 503-742-4532  
(FAX) 503-742-4550  
(E-mail) [sandying@co.clackamas.or.us](mailto:sandying@co.clackamas.or.us)  
(Web) [www.clackamas.us/transportation/planning/](http://www.clackamas.us/transportation/planning/)

*Map Directions*

Our lobby is open 9-4, Monday-Thursday. Planning and Zoning remains open for calls, e-mails and scheduled meetings from 7:00 am - 6:00 pm. The offices are closed on Fridays.

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**From:** [yaddagus@comcast.net](mailto:yaddagus@comcast.net) [<mailto:yaddagus@comcast.net>]  
**Sent:** Saturday, August 27, 2011 8:17 PM  
**To:** Ingalls, Sandy  
**Subject:** Briggs st. church

To whom it may concern: rezoning a residential property to a commercial property in a "residential" neighborhood would be a big mistake.

We want to keep our residential neighborhood "residential". We have families with children, there is no reason we would need additional traffic in the neighborhood. It is just an accident waiting to happen.

Thank you,  
Concerned neighbor !

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**Ingalls, Sandy**

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**From:** REXFORD M DAVIS [rexdav@msn.com]  
**Sent:** Monday, August 29, 2011 3:40 PM  
**To:** Ingalls, Sandy

Sandy Ingalls  
Planning & Zoning Staff  
Concerning:  
File #Z0304-11-C  
Site Address: 13980 SE Briggs St.  
Milwaukie, OR

As a resident for 49 years at 13545 SE Fernridge we do not want or need this change of zoning from residential to commercial.

We have already endured zoning changes for Flag Lots & the driveway access width change to make the Flag Lots possible. All of our neighbors were unhappy about those changes. This move might lead to more unwanted businesses bringing in a huge increase in traffic. We already have an illegal business on Beech St. (with a house # like ours on Fernridge) that brings unsavory characters to our door looking for the business.

NO ON THIS ZONE CHANGE!!!!!!!

Pat & Rex Davis

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EXHIBIT \_\_\_\_\_  
20304-11-C

**Ingalls, Sandy**

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**From:** Dave Limbach [davel@willametteview.org]  
**Sent:** Monday, August 29, 2011 11:21 AM  
**To:** Ingalls, Sandy  
**Subject:** Rezoning File #Z0304-11-C (13980 SE Briggs St.)

Dear Sandy,  
I'm writing as a concerned property owner and neighbor regarding:  
File: #Z0304-11-C  
Site Address: 13980 SE Briggs Street, Milwaukie, Oregon.

This lot is currently zoned Residential and a request has been made to change it to Commercial.

My wife and I wish to be counted along with those wanting the zoning to remain Residential.  
This lot is surrounded by single family homes and I DO NOT think the zoning should be changed.

Our home is approximately 3 blocks from this lot.  
We chose to move into this neighborhood based upon a number reasons and the residential zoning was high on the list.

Thank you for considering our request in this matter.

Dave & Janice Limbach  
3708 SE Pinehurst  
Milwaukie, OR 97267  
Phone: 503-353-0905

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EXHIBIT \_\_\_\_\_  
20304-11-C

**Ingalls, Sandy**

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**From:** deathsauc [deathsauc@comcast.net]  
**Sent:** Sunday, August 28, 2011 11:47 PM  
**To:** Ingalls, Sandy  
**Subject:** Re: File # Z0304-11-C

Dear Ms. Ingalls,

This letter is to register my comments and concerns

RE: File #Z0304-11-C

Site Address: 13980 SE Briggs St., Milwaukie, OR. 97222

**I COMPLETELY and FULLY oppose the use of this property as a "Briggs Street Church" with a 39 space parking lot as is described in the proposal.**

The reasons are many.

1. It clearly violates Clackamas County Zoning and Development Ordinance - 1203 Conditional Use Item D

"D. The proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs or precludes the use of surrounding properties for the primary uses allowed in the underlying zoning district."

It will most *absolutely* "alter the character" by putting a church, that could be considered commercial, on a street that already is dangerous to walk on. And it is most definitely a street with many people walking throughout the day. Additionally, ever since the street was paved about 5 or 6 years ago, there are many speeders. Clackamas County Sherriff's deputies are a very rare sight on Briggs. Well over a year ago I was told there would be a speed display board for a limited time put up but it still has not happened. I suppose it will take a fatality to wake someone (the county) up.

2. It will substantially increase traffic on Briggs Street. A nice straight street with no speed bumps or speed enforcement.

3. If the 39 spaces are not enough, if the church grows, where are all the overflow cars going to go?

Answer: Right in front of all the good peoples house's, who might be trying to park their own cars or host their own party.

4. It will negatively impact everybody's property values; values that have already taken a beating in recent years while the costs of services keep rising.

5. If one "commercial" interest is allowed to set up shop on the street, it will just set a precedent for more. And soon Briggs street will become a small McLoughlin Boulevard.

6. The increased traffic will also just cause more wear and tear to the street itself. It took over 25 years to get the street paved (Oatfield was done 3 or 4 times in the past 20 years) and street maintenance is rare so the less traffic the better.

Lastly, it just changes the "flavor" of the area. There are many people who care about their properties, and I am one of those. I certainly DO NOT desire to see all my hard work affected negatively, however that "affect" may play out, by any "commercial" zoning on my street.

Life is tough enough to navigate through, don't make our neighborhood like the life we avoid by coming home. Home exists so we may escape from the rush and turbulence of daily life.

Sincerely,

*Steve Gay*

13600 SE Briggs St.  
Milwaukie, OR. 97222

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**Ingalls, Sandy**

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**From:** cjpowers@juno.com  
**Sent:** Sunday, August 28, 2011 10:47 PM  
**To:** Ingalls, Sandy  
**Subject:** Z0304-11-C

Dear Sandy,

Consider this e-mail as my comments/VOICE for the above file # due by September 5th.

13980 SE Briggs St., Milwaukie, OR is a residential area, NOT for "a church who believes in God".

-Sight characteristics are not suitable for the proposed size, shape, location, topography, existence of improvement and natural features (1203.01B).

-Proposed development is not consistent with safety of the transportation system and is NOT adequate to serve proposed development (1203.01C)

-The proposed use WILL alter the characteristics of the surrounding area in a manner that substantially limits, impairs or precludes the use of surrounding properties for the primary uses allowed in the underlying zoning district.(1203.01D).

1203.2 - Conditional use approval has expired-hasn't been implemented within the two year time frame. Home has been on the market three years. Three brothers will not lower price to accommodate market conditions (greed)!

1203.04 - Building profiles of new and remodeled structure have not been distributed.

Concern: the home next door is also vacant. "The church" will more than likely purchase it as well and their will be 100+ cars traveling on Briggs St. our family friendly neighborhood . Pinehurst, Loeffleman and Nixon will be the only outlets dumping more traffic onto Oatfield Road?

Please keep them out of our NEIGHBORHOOD!

Sept. 22 at 9:30 am is a working day for most of us in America, therefore very odd a hearing will be OPEN TO ANYONE during this time frame?

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BEGIN-ANTISPAM-VOTING-LINKS  
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Spam: <http://mhub.co.clackamas.or.us/canit/b.php?i=01Fq5N1ER&m=e16def45d96b&c=s>

EXHIBIT  
20304-11-C

**Ingalls, Sandy**

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**From:** Noreen Telisman [noretel@hotmail.com]  
**Sent:** Friday, August 26, 2011 3:12 PM  
**To:** Ingalls, Sandy  
**Subject:** Briggs street church

Calling the number at the bottom of the map Bob Snair only answers hello, so this is not a business number, if there even is one. Asking about his "business", he speaks immediatly about the Brigg's proposition. I learn that there is another facility in Sellwood at 19th and Lynn. There are meetings every night. Has anyone checked this place out and asked the surrounding neighbors about it- noise, cars, etc.? Apparently there was also one previously on Nehalem, but not now. Did they have neighborhood problems? Bob stated that some members moved to Milwaukie, hence the reason for starting a facility there. HOWEVER, we know that it takes less than 10 minutes to drive to 19th and Lynn and there is also bus service.

Questioning him regarding meetings at the "new " facility, he at first mentioned 1 evening a week; upon asking for further clarification, he stated that it would be twice on Sundays, starting early ( again, had to ask him specifically how early- 6:am!) and then again on Sunday, plus Monday and Friday evening and the usual Wednesday evening. I am sure once established there can be many more added.

Has anyone checked what requirements have to be met to obtain a "church status" in Clackamas County? I believe they are just trying to get a non- profit status for who knows what. The county wil GET NO TAX MONEY if this is approved.

I bought my home on Pinehurst because it was a residential neighborhood. The lot catty corner from me is slated for 3 homes; the vacant land on Oatfield across from Pinehurst is, I believe, slated for an apartment complex. These alone will increase traffic. However, my BIG OBJECTION is changing the zoning to COMMERCIAL which can cause the demise of a nice neighborhood. We already have noise from the church at the bottom of Hill Road when they have their Wednesday night meeting in the summer.

I DEFINITELY OPPOSE THIS ZONE CHANGE.

Noreen Telisman  
3703 Se Pinehurst Ave.  
Milwaukie 97267

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EXHIBIT \_\_\_\_\_  
20304-11-c

8-26-2011

Attn: Sandy Ingalls

File Number Z0304-11-C

Site Address 13980 SE Briggs Street Milwaukie Oregon

My reason for not wanting church. My backyard is next to proposed backyard. I certainly don't want to hear cars driving in, car doors slamming, and chit chat at 6 in the morning. Every other house within a 3 block radius, has at least 2 dogs. We do not have a dog. They bark at every moving thing. They will be constantly barking all morning long or all evening long, depending on church days. . Also, for some reason, church parking lots attract the not so desirable people of the neighborhood. I retired with the thought of enjoying the peace and quiet and normal noises one hears in residential areas. Why would somebody try to destroy that for me and everyone else. *When I worked, I was up at 5:00. Why when I am retired would I still have to be up that early.* Why in a residential neighborhood, with beautiful trees that have been here for years and years, would somebody want to put in a parking lot. There are commercial areas for that kind of construction. Once it is a church, it can never go back to being a home again. Who would want to live there with concrete all around the house. Utterly ridiculous. Our narrow streets are already congested with traffice that seems to increase every year. *Why make it worse.* 8/24/2011

From John Franklin Gates

13903 SE Maple Lane

Milwaukie, Oregon 97267

EXHIBIT \_\_\_\_\_  
20304-11-C

## Ingalls, Sandy

---

**From:** Robin Tarr [tarrmaer@live.com]  
**Sent:** Wednesday, August 24, 2011 7:08 AM  
**To:** Ingalls, Sandy  
**Subject:** code 203 01 D

Hello Sandy, I have spoken to you several times getting information on File # Z0304-11-C ( Briggs St. church ) in one conversation you had mentioned to look up code 203 01 D relating to changing the appearance of property and neighborhood, the problem is I can not find it on line or in my husbands code book , he looked to. would it be possible to recheck that number or forward it to me with an attachment ?

Much appreciated, I am getting ready for a CPO meeting this eveing, also I found out yesterday Terry Dolan and Jim Martin of Oak lodge CPO are on vacation and the packet from your office had not even been opened until I brought this up yesterday day making a information call, so it looks like things are lagging behind, and due dates and dead lines are fast approaching. No one has interviewed our neighborhood for comments as of yet. I am working hard and trying my best to do some thing.

Some thing important I just noticed is our street does not have street lights and is very dark at night time that would be very dangerous it is next to impossible for us to see let alone 100 cars coming in and out what about people walking and bikes getting hit.

Is there a code for street lights as well I could use ??

Thanks, Robin Tarr 503-709-6711

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EXHIBIT \_\_\_\_\_  
20304-11-C

3. Return your mailed comments to: Clackamas County Land Use and Zoning Division, 150 Beaver Creek Rd, Oregon City, OR 97045

Comments:

*We are not in favor of the proposal of a church at this address. We do not need anymore traffic thru this neighborhood.*

All interested citizens are invited to attend the hearing. An agenda will be provided at the hearing. Testimony and evidence should address those criteria identified above and any other criteria relevant to the application. Failure to raise an issue at the hearing, or by letter, or failure to provide sufficient specificity to afford the Hearings Officer an opportunity to respond to an issue precludes appeal to the Planning Board of Appeals based on that issue. The following procedural rules have been established to allow an orderly hearing.

1. The length of time given to individuals speaking for or against an item will be determined by the Hearings Officer prior to the item being considered.
2. A spokesperson representing each side of an issue is encouraged.
3. Only specifically relevant testimony to the item being considered will be allowed.
4. Prior to the conclusion of the evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments, or testimony; the Hearings Officer will either continue the hearing or leave the record open.

A staff report for the application will be available seven (7) days prior to the hearing. In the case of an appeal no additional staff report will be prepared. The staff report, applicable criteria, application, and all documents and evidence relied on by the applicant are available for inspection and may be purchased at reasonable cost at the Clackamas County Planning and Zoning Division, Development Services Building; 150 Beaver Creek Road; Oregon City, OR 97045, (503-742-4500). Direct all calls and written correspondence to the Planning and Zoning Division. Anyone may request, at the hearing, that the record be kept open for at least seven (7) days.

To receive written notification of the Hearings Officer's decision, provide the Planning and Zoning Division with a written request indicating the application file number.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

EXHIBIT \_\_\_\_\_  
20304-11-c

AUG 24 2011

**NOTICE OF PUBLIC HEARING**  
**CLACKAMAS COUNTY HEARINGS OFFICER**

**HEARING DATE:** September 22, 2011

**TIME:** This item will not begin before 9:30a.m. However, it may begin later depending on the length of preceding items.

**HEARING LOCATION:** Development Services Building; Auditorium; 150 Beaver Creek Road; Oregon City, OR 97045

**TO:** Agencies, Community Planning Organizations and Property owners within 300 feet

**Subject:** Conditional Use Permit

**File No:** Z0304-11-C

**Applicant:** Meeting Room Holdings, Inc, Bob Snair, 4040 SE Powell, Portland, OR

**Owner:** Steven J Paden, 11000 SE 121<sup>st</sup> Ct, Happy Valley, OR

**Proposal:** Conditional Use Permit to establish a Church in the existing approximately 1,400 square foot residence. The Church (Meeting Room Holdings LLC) has proposed church hours of Sundays 6am-7am weekly and 3:30-4:30pm bi-weekly, Monday 6:45-7:45pm and Thursdays or Fridays 7:00-8:00pm, weekly. The congregation will be 50 plus people. The site will take access off SE Briggs Street.

**Ordinance Criteria:** 301, 801, 804, 1002, 1006, 1007, 1008, 1009, 1010, 1015, 1021, and 1203

**Location:** Approximately 0.5 miles north of the intersection of Briggs Street and Pinehurst Ave.

**Site Address:** 13980 SE Briggs, Milwaulie, OR

**Legal Description:** T2S, R1E, Section 01DC, Tax Lot(s) 1100, 1190, W.M.

**Total Area Involved:** Approximately .66 Acres

**Zoning:** R-10 Urban Low Density Residential 10,000 square foot district

**Community Planning Organization For Area:** Oak Lodge CPO, Terry Dolan, 503-659-3818, 14

**Planning and Zoning Staff Contact:** Sandy Ingalls, 503-742-4532, Email: sandying@co.clackamas.or.us

**How to Comment on this Application:**

1. Comments received by **September 5, 2011**, will be included with the Planning and Zoning Division staff recommendations on this application.
2. You may use the space provided, mail a separate letter or e-mail the information. Please include the file number and address the information to the staff member handling this matter. In the event you choose e-mail, please limit your correspondence only to the issues of the application.

AUG 24 2011

August 23, 2011

Subject: Purposed change of our residential community.  
File# Z0304-11-C  
Site Address: 13980 SE Briggs St. (white house)  
Milwaukie Oregon

Dear Sandy Ingalls:

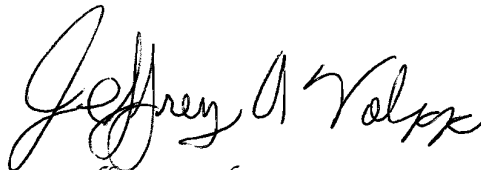
Concerning the proposed placement of a church at 13980 SE Briggs St. in Milwaukie. We are opposed to this happening. **This area is RESIDENTIAL and we wish to see it REMAIN that way.**

This would create more vehicle traffic, which we **DO NOT NEED**. Changing this area from a residential zone to a commercial zone would increase our taxes and why would we want that. Also, by changing this area from residential to commercial would open the door for other businesses to come into this area. This is a **RESIDENTIAL NEIGHBORHOOD** and we would like to see it stay that way. Therefore, we are **STRONGLY OPPOSED** to this church moving into our neighborhood.

Sincerely yours,



Steven J Volpp



Jeffrey A Volpp

EXHIBIT \_\_\_\_\_  
20304-11-C

8/23/11

Mary Ann Kaiser  
13566 S.E. Briggs St.  
Milw. OR 97222

R.F. FILE # Z0304-11-C

SITE ADDRESS 13980 S.E. BRIGGS ST,  
MILWAUKIE OR

AUG. 24 2011

I do not wish to HAVE ANY COMMERCIAL  
PROPERTY IN THIS AREA. IT DEVALUATES  
PROPERTY AROUND AND MAKES IT EASIER  
FOR OTHER BUSINESS TO COME INTO OUR  
COMMUNITY WITH MORE TRAFFIC + PEOPLE.  
I HAVE LIVED HERE FOR 40 YEARS. IN PEACE  
AND QUIET WE DON'T EVEN KNOW THE  
DENOMINATION OF THE SO CALLED CHURCH,  
IT COULD BE THE RAJANESE COMING BACK.  
MY VOTE IS A DEFINITE NO ON FILE # Z0304-11-C

Mary Ann Kaiser

EXHIBIT \_\_\_\_\_  
20304-11-C

## Ingalls, Sandy

---

**From:** Lisa McClellan [LMcClellan@inscodico.com]  
**Sent:** Tuesday, August 23, 2011 8:19 AM  
**To:** Ingalls, Sandy  
**Subject:** Public Hearing notice for: File# Z0304-11-C Site Address: 13980 SE Briggs St-Milwaukie, Oregon

Sandy,

I'm writing to a public notice we received. I live on the street over on 13912 SE Maple Lane. I do not wish to see a church being established in a neighborhood area.

My husband and I have lived in this neighborhood for almost five years and it is a nice quiet and not busy neighborhood. I feel a church being established would cause traffic problems and interrupt the quiet neighborhood we have.

I also live close, which I do not want to look out my front door to a parking lot in the back of the house across the street.

Even though the request is limited to 50 people in the church, we can not guarantee it will not become something bigger.

I feel this church would be good somewhere else and not in our neighborhood community.

Thank You,

Lisa & Daryl McClellan  
13912 SE Maple Lane  
Milwaukie, OR 97267  
503-653-5521

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EXHIBIT \_\_\_\_\_  
20304-11-C

CPO Contact - Wrong - SIB Jim Martin.

Received 8/23/11 NO EMAIL - Why

Sandy Ingalls = contact. Deemed complete 8/4/11

OLCC Land Use Team meeting 8/30 (Tues) 6:30 Oak Lodge  
H20 Dist.

- Comments from folks that they are within 300 ft. that they never got notice.
- Questioning 31 pkg. spots for up to 75 people.
- Questions about a "big iron fence."
- Are times absolute - will bldg. be vacant. <sup>said no one else</sup> uses during week.
- Will the church grow?
- Who is the church? Who is "Meeting Room Holdings"? What is the relationship?
- How did they become a church?
- 6 AM seems early - done over the past year in their houses and no one noticed.
- Why do they have to be in a residential neighborhood?
- Who is Robt Snair who lives on River Road?
- Questions regarding roads - locals - v. minor arterials which church was told by "County" they couldn't be on.

EXHIBIT  
20304-11-c

## **AGENDA**

Regular Council Business Meeting  
Oak Lodge Community Council  
August 24, 2011  
Rose Villa

- 7:00 Welcome**  
Introductions  
Treasurer's Report  
Draft minutes for July 27
- 7:15 Service District Report** - Michael Read, OLSD  
new Surface Water Management video
- 7:30 Local Business** - Blount International - Jason Smith
- 7:40 Financial Committee** – Chaunda Wild, OLCC Treasurer  
OLCC Financial Policies recommendations
- 8:05 By Laws Review Committee** - Baldwin van der Bilj and Pat Kennedy  
Historical Identity of the Oak Lodge Community Council
- 8:30 Land Use Application Review Team**  
Conditional Use Permit for place of worship
- 8:50 - Public Comment Period/Meeting Updates/General Announcements**
- 9:00 - Meeting adjourned**  
Please linger to enjoy refreshments and community building conversation.

### **Future Oak Lodge Community Council Meetings**

September 28, 2011

October 26, 2011

December 7 2011

Special Council Business Meetings, if required to vote on land use issues, will be held normally on the second Wednesday of each month at Rose Villa starting at 8:30 PM. Other Special Meetings will be noticed in the same manner as Regular Council Business Meetings.

AUG 23 2011

From →



To: Clackamas County Land Use + Zoning Division :  
Attn: Sandy Ingalls :

First: Let me explain who I am and where my home is located. And please excuse my writing and limited knowledge of the subject involved.

My home is on the corner of Pinehurst Ave. and Briggs St. Facing Pinehurst Ave. Our daily use is a door on Briggs St. including Garage doors.

We were close friends of Mr. + Mrs. Palin before they passed away. My wife of many years passed away passed June 6. I am currently 93 yrs. old but I still have my God given ability to think and reason with hapining in my life. Excuse my spelling.

I met with two young men who told me the use of the Palin property would be Sunday 6AM to 7AM - Bi weekly 3:30 to 4:00 PM. Since — by mail or left in my mail box. I learned the property use is totally different. The nice home is to be changed inside to accomodate fairly large groups - Home moved back on property. Fence and sidewalk at front of home — Parking at rear of home for 39 or 49.

The Site address remains the same, 1398 SE Briggs St. But — from what I have learned from visiting with my Briggs St. residents it appears there is no question — We want the area to remain as it is a RESIDENTIAL Zoned lot.

EXHIBIT \_\_\_\_\_  
20304-11-C

2 pages



111 10

[The page contains approximately 25 horizontal lines, which are mostly blank or contain very faint, illegible markings.]

II

I believe those who have talked to me and are in favor of change to Commercial Zone were not being honest as to their reasoning.

I have talked to about 19 residents of our Briggs area and finished with only one answer. Hang on to our Residential Zoning.

Again!! Please excuse my writing and limited ability to better explain my reason for stating the only way for those of us living on SE. Briggs St. pray the area will continue Residential Zoned.

I know that this letter doesn't properly attack the subject but it is the best this 93 year old can do. I won't be able to attend your meeting. My health dictates stay home and take care of myself.

With Respect

Wilfred Otis England

Usually responds to Bud.

Contact Information

File # 20304 - 11-C

Site 13980 S.E. Briggs St.

(White House)



*[The page contains several lines of extremely faint, illegible handwriting on a lined background. The text is too light to be transcribed accurately.]*

**Ingalls, Sandy**

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**From:** sandycurtis@comcast.net  
**Sent:** Monday, August 22, 2011 8:24 AM  
**To:** Ingalls, Sandy  
**Subject:** Opposed to rezoning of Briggs St.

Re: File #Z0304-11-C, 13980 SE Briggs St.

I would like to go on record as strongly opposing the rezoning of our neighborhood from residential to commercial -- for ANY type of commercial use. This would create considerable traffic that our street and the surrounding roads simply cannot accommodate. This type of commercial use of a home in our neighborhood would lead to other uses of homes/garages that are simply not appropriate for a family-oriented neighborhood.

While I have not seen the complete application, I worry about the intended hours of operation (all hours of the day and night?) and disturbance it would create -- including increased traffic and congestion, crime, noise -- to name just a few.

Thank you for allowing me to voice my opinion.

Regards,  
Harland M. Krause  
13650 SE Briggs St.  
Milwaukie, OR 97222  
503-654-8404

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NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

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EXHIBIT \_\_\_\_\_  
20304-11-C  
\_\_\_\_\_

**Ingalls, Sandy**

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**From:** Ethan MATTHES [ethan.matthes@gmail.com]  
**Sent:** Saturday, August 20, 2011 2:17 PM  
**To:** Ingalls, Sandy  
**Cc:** joshc@norlifter.com  
**Subject:** proposed rezoning on SE Briggs Street 97222

To: Sandy Ingalls, Planning and Zoning for Clackamas County  
CC: My neighbor, Josh, on SE Willamette Ave

Dear Sandy:

A neighbor dropped off a flyer warning of a possible rezoning of a residential lot on SE Briggs street to commercial for the proposed "Briggs Street Church". If true, such a change would be stressful for a neighborhood that has already seen plummeting property values during the past few years. Falling values hurts quality-of-life; Commercial traffic would make the situation worse.

SE Briggs is a narrow street with small single family homes near its edges, some of which are occupied by children and grandchildren. Briggs can only be accessed from Oatfield road at Pinehurst, Loeffelman, and Silver Springs- all short and narrow roads. Putting a business or church in this particular neighborhood would add many unwanted cars to narrow roads that neighbors walk on and children bike in.

I live on nearby SE Willamette Ave, so I'm quite aware of car, pedestrian, and bike traffic on SE Briggs. You should also note that the property in question has sat unsold on the market for over a year because the owner was/is holding out for a pre-housing bubble price. Since they cannot get the unreasonable price they want in the residential market, they are trying to rezone to commercial at the expense of the local community.

Please deny this request for commercial rezoning.

Sincerely,

Ethan Matthes  
3615 SE Willamette Ave  
Milwaukie, OR 97222  
541-602-4768

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