

RESHAPING THE PLANNING AGENDA:

TRAINING BINDER

EVENT SCHEDULE



Schedule

10:00 - 10:30	Introductions
10:30 - 11:15	Lecture: Planning and Aging Issues
11:15 - 11:45	Activity #1:
11:45 - 12:15	Lunch & Slideshow
12:15 - 1:00	Activity #2:
1:00 - 1:45	Activity #3:
1:45 - 2:00	Wrap-up

ABOUT US





Housing Land Advocates occupies the critical space where land use planning meets affordable housing provision and policy. The organization serves as an educator and convener, bringing together policy makers, planners, affordable housing practitioners, and other community members to discuss how land use planning can support affordable housing goals. It serves as an advocate for thoughtful land use planning that aligns with housing policy, and as a watchdog to ensure that the state and local governments fulfill their obligations under adopted affordable housing policies and statutes. Unlike other organizations that play a statewide housing or land use advocacy role, Housing Land Advocates focuses on affordable housing and land use, and is prepared to engage in litigation if that becomes necessary in order to compel compliance with local, state, and federal law.

The Housing Land Advocates board of directors includes land use planners, attorneys, lenders, researchers, and housing advocates and practitioners with a demonstrated commitment to affordable housing. HLA was formed in 2004, and is a 501(c)(3) charitable corporation. HLA is a fully-volunteer organization.

SagePlaces

Sage Places is made up of five graduate students in Portland State University's Master of Urban and Regional Planning (MURP) program. During the Winter and Spring quarters (January-June), second-year Master's students take part in the required Planning Practice Workshop. Students work in small groups to develop a project for a community client of their choice. Past projects have been important and of lasting value to the communities for which the work was done. A wide range of topics have been addressed through Workshop, including: community visioning, neighborhood plans, main street plans, concept master plans, parking, trails, public facilities, the environment, and food and nutrition. Sage Places' project addresses planning in an aging society. Our background is in transportation planning, public health, social work, and community organizing.

The Sage Places Team: Heidi Guenin, Lindsay Walker, Bob Kellett, Vivian Siu, Jenny Weinstein

TRAINING MATERIALS



Activity/Scenario Descriptions

Scenario 1: Transportation

Transportation: Suppose you watch your 4-year old grandson each Tuesday morning while his mother takes a class. You often take him places, like the mall or the park, because he gets bored staying at your house all morning. Your daughter suggests you try walking to the park next week since the weather is getting nicer. It is only about half a mile away. However, there is a busy street you have to cross to get there and you have often felt uncomfortable crossing here. "The walk signal is not timed for an older person like me. I just can't get across in the amount of time allotted and it makes me nervous that cars will have to wait for me." Is there anything you can do?

Notes:

Scenario 2: Housing

Housing: Suppose that over the last five years, you have had many friends and neighbors who have had to leave the community because they could not find the right type of housing. Most of them needed to downsize and were looking for smaller, single-story units that were affordable to someone on Social Security, but your community does not have much that fits that description. You are getting to a point where this is also a concern of yours. You do not want to leave your friends and family behind, but what are you to do? For those of you who have made these changes, what was essential to your decision? What would you have done differently?

Notes:

Scenario 3: Thinking About Long-Range Planning

Visioning Activity: Think of yourself and your future. Think of your home. Think of how you get around, how you visit your friends and family, how you get to the store. Think of the places you like to go in your community.

Now imagine several years down the road, when you have a problem with your vision that prevents you from driving and you have had to have surgery on your knee, which makes walking up stairs or hills prohibitive.

Perhaps this has already happened in your life or in the life of someone you know.

Now think again about your life, your home, your community. Will you still be able to do the things you like and want to do? Will you be able to get around without driving a car? Will you be able to continue living where you live now? If not, are there other options in your community that will be able to accommodate your needs?

Notes:



Welcome



photos: edmunds.com, stringbot, freestylly.gov



Reshaping the Planning AGenda
Training
Monday, May 10
Clackamas Community College

What did you do this morning?

Planning Impacts Everyday Life



Planning Impacts You



Planning Impacts All of Us



Three Goals of this Training

1. To better understand how planning works
2. To better understand how planning impacts all of us
3. To increase awareness of how you can impact planning

Agenda

10-10:30	Introductions
10:30 – 11:15	Overview of Planning
11:15 – 11:45	Transportation Activity
11:45 – 12:15	Lunch & Presentation
12:15 – 1:00	Housing Activity
1:00 – 1:45	Visioning Activity
1:45 – 2:00	Wrap Up & Evaluation

Project Background



SagePlaces

Introductions

1. Name
2. Where do you live?
3. Any prior experience with planning?
4. Why are you here today (Free lunch!)?

Placeholder for AARP Questions

Poll: Which of the following best describes your local supermarket?

- A. I love it so much I would move in there if I could.
- B. It could be better and it could be worse.
- C. They should call it "Theftway" instead of "Thriftway"
- D. Supermarket? We don't even have a lemonade stand in my town.

What is Planning?

The dictionary says: "Planning is the act of making and carrying out plans; specifically the establishment of goals, policies and procedures for a social unit."

Poll: Which of the following would you most like to live next to?

- A. An All-Night Disco
- B. A Garbage Dump
- C. A Jail
- D. An Airport Runway
- E. A Nuclear Power Plant

Why do we plan?

Because it is the law and because it makes sense

Poll: Which of the following is a planner?



A



B



C

Who Plans?

Planning is done at every level of government but it is mostly local

Poll: How Many Famous Planners Can You Name?

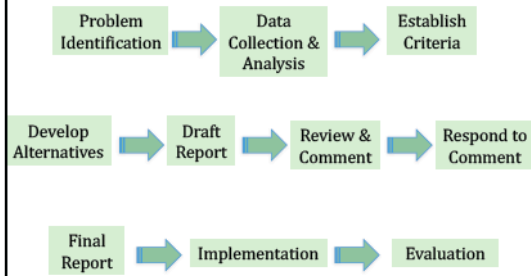
- A. 3 or more
- B. 2
- C. 1
- D. 0

The Best Planning is done by People Like You

And there are many ways for you to be involved!

It is important to get involved early in the process!!!

Planning Process



Poll: How much fun is it to move?

- A. I love it so much I would move every year if I could
- B. I don't mind moving
- C. You couldn't pay me enough to want to move

Planning for an aging population

We have different opportunities as we get older

What Can Planning Do for You?

Examples from Across the Country

Affordable Senior Housing with Nearby Amenities & Services

Seattle, Washington





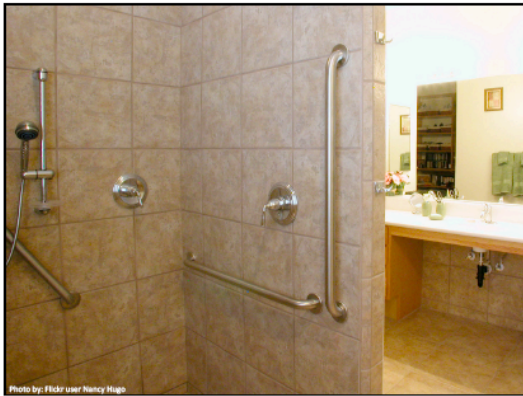
Visitability Ordinance & Practical Housing for All Initiative

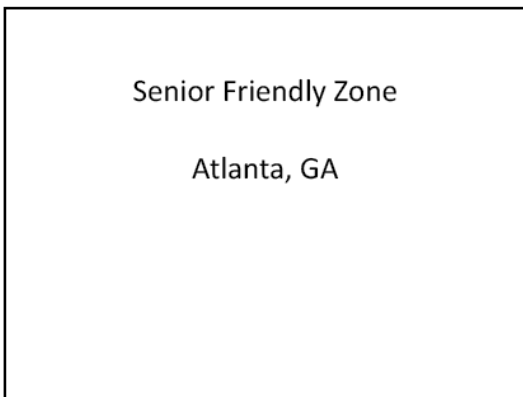
Arvada, CO
City of Fort Collins, CO

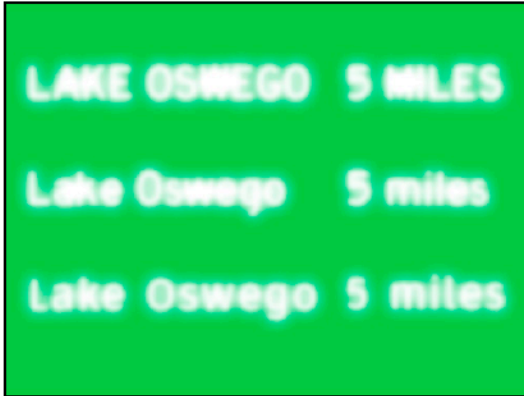


Photo by: Flickr user: Peyton Chung

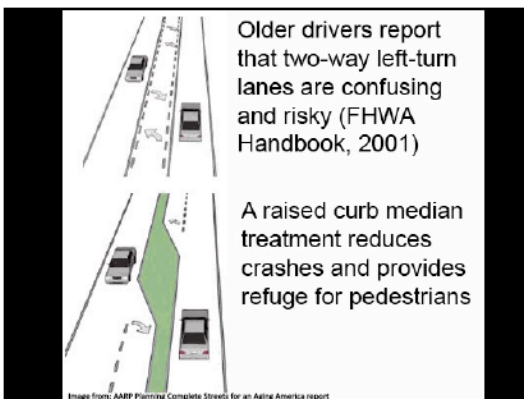












Safe Streets for Seniors Initiative

New York





Sidewalk Ordinance

Naples, Florida





OPPORTUNITIES FOR PARTICIPATION



Methods of Public Participation

Citizen Advisory Committee (CAC)

A group of citizens organized to advise development of a comprehensive plan and its land use regulations. Local governments usually establish a CAC for each neighborhood in a city or each district in a county. CACs may also be known as neighborhood planning organizations or area advisory committees. CACs convey their input on planning issues to the planning commission or governing body. CACs also convey information from local officials to neighborhood and district residents.

Citizen Involvement Committees

These advise local governments on involving citizens in planning.

Open House

An informal setting using displays, handouts, and other materials to present planning information and ideas to citizens. Open houses provide citizens a chance to learn about a project or plan (both through presented materials and conversation with project staff), react, and provide feedback about planning. Participants are often asked for their contact information, so the project team may provide additional project updates. A presentation may or may not occur. Formal public input at these types of events is typically conducted with a hired recorder or through comment forms.

Town Hall Meeting

An informal public meeting where citizens can learn about a project from project staff and ask direct questions, voice their concerns, and indicate their preferences alongside other citizens. The meeting usually begins with a formal presentation by project staff. Project staff is typically seated up front facing citizens. Spoken comment is often recorded by a hired recorder (participants may also have the opportunity to submit spoken comment privately with a recorder). Formal comment may generally be submitted with comment forms as well.

Workshop

A meeting, often led by a facilitator, at which participants explore issues, brainstorm ideas, and may make preliminary decisions on a project or a plan. A workshop may focus on a specific topic or issue. As workshops are generally limited in size, draft decisions made at these events are often presented to the public via other public participation methods such as an open house.

Charrette

An intensive planning process whereby key stakeholders, experts and decision-makers collaborate on a vision for a project or plan or develop solutions to an identified problem. In a charrette, decision making is condensed over the course of several days (comparatively, a similar process may take months using traditional planning processes). The setting allows for openness and creativity in problem solving. The presence of key decision-makers and stakeholders in within one space allows for sharing of interests. As charrettes are generally limited in size, draft decisions made at these events often must be presented to the public via other public participatory methods such as an open house. Charrettes are almost always led by a trained facilitator.

City Council and Commission Meeting

Regularly scheduled public meeting where elected or appointed officials receive information from staff and the public and make decisions on a variety of jurisdictional issues including proposed projects, draft and final ordinances, and proclamations. The meeting agenda includes time for public comment. Members of the public usually have a limited amount of time (often 3-5 minutes, although the council or commission has discretion to extend this) to present comment on existing agenda items or raise new items which they may request to be put on future agendas. Citizens often are required to indicate they would like to speak during the public comment period. If the officials decide to put the item on a future agenda, a longer amount of time may be made available at a future meeting for a formal presentation by the citizen. Note that not all meetings allow public comment on all items. The agenda should say which items are for public comment.

Attend and Watch

Public meetings are open to the public, even if public comment is not allowed. Just attending a council or planning commission meeting can influence what the policy making body does. And some people find effective silent ways to communicate such as wearing buttons expressing a position.

Public Hearing

There are different types of public hearings. Some public hearings are simply intended to receive public testimony or comment on a subject that involves a matter of public policy. The subject at hand may be the sole purpose of the meeting or the hearing may take place as part of a regularly scheduled meeting. These hearings may be referred to as "legislative" public hearings.

There are also public hearings that are held to review land use decisions. These hearing must follow legally defined procedural requirements, and decisions are supported by and based on the record created through the public hearing process. These hearings may be referred to as "quasi-judicial" public hearings.

For example, when a property owner or developer applies for a land use permit, the approval decision is often based specifically and solely upon certain criteria spelled out in the zoning code or in the comprehensive plan. In this case, the public testimony would be restricted to addressing the decision criteria.

A hearing on a land use proposal often consists of:

- 1) a summary of why the project is being done;
- 2) the alternative solutions identified;
- 3) an assessment of the consequences and impacts of each solution;
- 4) reactions to the proposed course of action.

An official, permanent record of the public hearing is established. The public is granted an opportunity to provide testimony in favor of or against the project or to ask for additional information, generally after the project sponsor and government staff have presented. **Public testimony must relate directly to the approval criteria upon which the decision will be made. Testimony that relates to other issues or concerns cannot be considered in the decision.**

After the hearing, a decision must be made within 120 days in cities and 150 days in counties. A report will be issued with the decision, and it will include information about the criteria used, the facts presented, the findings of the planning staff that worked on the case, and the conditions of approval.

There will still be opportunities to appeal the decision, but these appeals must be based on issues already raised in the original case.

In Oregon, the Land Use Board of Appeals or the Land Conservation and Development Commission hear appeals before a case is appealed to the State Court of Appeals or the State Supreme Court.

Advocacy Groups

Advocacy groups are organized special interest groups that work to influence public policy around a particular issue or set of issues. They often utilize media campaigns, conduct research, and organize public testimony in order to influence decision-makers. Advocacy groups may range from highly organized groups with paid staff and budgets to a grassroots coalition of neighbors.

Community Planning Organizations/ Neighborhood Associations

The purpose of Community Planning Organizations (CPOs) is to involve citizens in land use planning in unincorporated Clackamas County. The CPO Program is the method Clackamas County uses to meet Goal 1, Citizen Involvement, of the Statewide Planning Goals.

Contact Planners

Regardless of whether a public meeting or workshop allows for public input (or whether you are able to attend these events), comments can be submitted directly to planners in person or via letters, emails, or phone calls. Although this should be recorded officially as part of the project or plan official record, it is a good idea to indicate that you would like your comments considered as part of the official record. As with public testimony, comments should address relevant criteria used in decision making.

Letters to the Editor

Comment can also take the form of public letters submitted to a published periodical. Although opinions expressed in letters to the editor are not considered part of formal public comment for a project or a plan, they can influence others in their decisions regarding a project or plan and act as a call for action.

How to Present Effective Land Use Testimony Presentation

Introduction

- All testimony is not created equal.
- Content and presentation can make all the difference.

Approval Criteria are Your Friends

- Know the approval criteria.
- Address testimony to the criteria.
- Identify the specific criteria to which your testimony relates.
- Don't be afraid to advance your interpretation of the criteria.

Preparation is Essential

- Familiarize yourself with the staff report.
- See "Know the approval criteria" above.
- Evidence, evidence, evidence.
- Use experts when available.
- Use your knowledge of similar applications considered by the Hearings Officer.

More is Not Necessarily Better

- Get to the point.
- Written testimony submitted to the record does not need to be read aloud during a hearing.
- Limit repetitive testimony by assigning different topics to each like-minded individual planning to testify. Not only does written testimony not need to be read, it is much better not to read it. Speaking from notes is best. Speaking styles are different from writing styles.
- If you want to emphasize your supporters, without having each of them say the same thing, have one person make the point with testimony and ask those in the audience in agreement to stand.
- Be positive. Especially do not disparage the policy makers or staff. They are trying hard and the policy makers are often volunteers like you.
- If you don't like a proposal, suggest an alternative.

When are the "Quality of Life" and "Neighborhood Character" Arguments Relevant?

- This varies depending on the type of application.
- Cite specific, measurable impacts.
- Avoid "Chicken Little" statements where no evidence supports your position.
- Effects on property values are irrelevant.

Using What You've Learned

- Share your knowledge with others.
- Act as a testimony coordinator.
- Be the spokesperson.
- Keep a log of Hearings Officer decisions organized by type.

[source:

<http://www.co.clackamas.or.us/docs/cpo/effectivetestimony.pdf>]

REFERENCE MATERIALS



Getting a Building Permit: Questions to Ask First

The simplest land use action is approval of a building permit for a home or an accessory building (*i.e.*, a garage or shed). Before issuing a building permit, be sure to answer the following questions:

- What is the zoning of the property?
- Is the proposed use of the building allowed within that zone?
- Is the use a conditional use?
- Does the proposed building and site plan comply with all of the development regulations such as setback, height limit, and parking? (Some of these regulations will apply citywide or countywide, some will apply in specific zones, and some will apply to specific types of buildings.)
- Does the proposed building require any special review such as site plan review, floodplain review, hillside review, or historic review?

[source: http://www.oregon.gov/LCD/docs/publications/introductory_guide_to_land_use_planning_in_oregon.pdf]

Planning 101: Oregon Statewide Planning Goals Summary

1. Citizen Involvement

Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement to monitor and encourage public participation in planning.

2. Land Use Planning

Goal 2 outlines the basic procedures of Oregon's statewide planning program. It says that land use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted. It requires that plans be based on "factual information"; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

3. Agricultural Lands

Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning.

4. Forest Lands

This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."

5. Open Spaces, Scenic and Historic Areas and Natural Resources

Goal 5 covers over a dozen natural and cultural resources, such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike a balance between the resource and the uses that would conflict with it.

6. Air, Water and Land Resources Quality

This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

7. Areas Subject to Natural Disasters and Hazards

Goal 7 deals with development in places subject to natural hazards, such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there.

8. Recreation Needs

This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to address the projected demand for them. It also sets forth detailed standards for expedited siting of destination resorts.

9. Economy of the State

Goal 9 calls for diversification and improvement of the economy. It requires communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

10. Housing

This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

11. Public Facilities and Services

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should to be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

12. Transportation

The goal aims to provide "a safe, convenient and economic transportation system." It requires communities to address the needs of the "transportation disadvantaged."

13. Energy

Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

14. Urbanization

This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.

15. Willamette Greenway

Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.

16. Estuarine Resources

This goal requires local governments to classify Oregon's 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It describes types of land uses and activities that are permissible in those "management units."

17. Coastal Shorelands

The goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there are to be managed; major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for "water-dependent" or "water related" uses.

18. Beaches and Dunes

Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes but allows some other types of development if they meet key criteria. The goal also addresses dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

19. Ocean Resources

Goal 19 aims "to conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf." It addresses matters such as dumping of dredge spoils and discharging of waste products into the open sea. Goal 19's main requirements are for state agencies rather than cities and counties.

[source: <http://www.oregon.gov/LCD/docs/goals/goalssummary.PDF>]

Note: The DLCD website - <http://www.lcd.state.or.us/> - has a number of great resources about these planning goals.

Planning 101: Planning System Structure



The planning system is structured hierarchically, as shown in the pyramid diagram above. The federal level is at the top of the hierarchy, followed by state, regional, and local governance. Under this structure, planning efforts at all levels of government should be coordinated, and all planning processes, rules and regulations at lower levels must be consistent with policies established above.

Federal Government

Planning is primarily the responsibility of state and local governments, not the federal government. Federal law does impose an obligation upon the local jurisdiction to ensure its planning processes, zoning ordinances, and comprehensive plan comply with Fair Housing Laws. Some of the laws that most affect planning practices include:

Fair Housing Act

Title VIII of the 1968 Civil Rights Act. This Act prohibits discrimination with regard to housing transactions such as sale, rental and financing. It also sets accessibility requirements for buildings and housing opportunities for people with disabilities and families.

Housing and Community Development Act of 1974

This is a statute for the Community Development Block Grant which requires federal grantees adhere to the Fair Housing Act in their jurisdictions, alleviating housing discrimination and promoting housing choices and opportunities for all persons. This federal law provides block grants for a range of important community needs, including housing and community infrastructure needs.

State

The State of Oregon established 19 Statewide Planning Goals in 1973, and the Land Conservation and Development Commission (LCDC) reviews local comprehensive plans to ensure consistency with the statewide goals. A list of the statewide planning goals and their summaries is included in this packet. Additionally, the Oregon State Legislature maintains state statutes. In case of any unresolved land use disputes, the Land Use Board of Appeals (LUBA) has the judicial power to review all the case histories and make decisions.

Regional

Metro is the elected government responsible for regional planning in the Portland Metropolitan region, including parts of Clackamas, Multnomah, and Washington counties. The Metro charter includes responsibility for planning, policymaking, and coordinating with different jurisdictional governments, and providing services to preserve and enhance quality of life. Some of their specific functions include, but are not limited to, urban growth boundary management, transportation planning, long range planning, preservation of natural area, and planning and management of waste disposal and recycling. Metro is the only regional government in Oregon with many of these powers.

Local

Local planning entails planning at the county level or city level. Local jurisdictions must comply with the federal, state, and regional law. Local jurisdictions are responsible for devising comprehensive plans, special districts plans (such as those for downtown renewal projects), developing ordinances, and making zoning decisions. Planners in local jurisdictions typically interact with citizens through channels such as assistance with obtaining permits, addressing individual questions, or public events, such as community visioning, open houses, and public hearings. Formal volunteer resident groups such as Community Planning Organizations in the county and Neighborhood Associations in cities also have a role in local planning decisions.

[Adapted from: <http://portal.hud.gov/portal/page/portal/HUD>
and <http://www.co.clackamas.or.us/docs/cpo/stateregionallocal.pdf>]

The Planners' Language

Common Acronyms

ADA – Americans with Disabilities Act
ADU – Accessory dwelling unit
AMI – Average median income
CAC – Citizen advisory committee
CIC – Citizen involvement committee
CIP – Capital improvement project
CSO – Combined sewer overflow
CBD – Central business District
CDBG – Community Development Block Grant
CDC – Community development corporation
DEQ – Oregon Department of Environmental Quality
DLCD – Oregon Department of Land Conservation and Development
EPA – United States Environmental Protection Agency
ESA – Endangered Species Act
ESEE study – Economic, social, environmental and energy study
EIS – Environmental impact statement
FAR – Floor area ratio
GIS – Geographic information system
HOT lane – High occupancy toll lane
HOV lane – High occupancy vehicle lane
HUD – U.S. Housing and Urban Development Department
LCDC – Oregon Land Conservation and Development Commission
LID – Local improvement district
LUBA – Oregon Land Use Board of Appeals
MFI – Median family income
MHI – Median household income
MPO – Metropolitan planning organization

MSA – Metropolitan statistical area
NIMBY – Not in my backyard
OAR – Oregon Administrative Rules
ODOT – Oregon Department of Transportation
ORS – Oregon Revised Statutes
PPP – Public-private partnership
PMSA – Primary metropolitan statistical area
ROW – Right of way
RTP – Regional Transportation Plan
SDC – System development charge
TAC/TAG – Technical advisory committee/group
TAZ – Transportation analysis zone
TDM – Transportation demand management
TOD – Transit oriented development
TIF – Tax increment financing
TPR – Oregon Transportation Planning Rule
TriMet – Metro-area regional transit agency
TSP – Portland Transportation System Plan
UGB – Urban growth boundary
VMT – Vehicle miles traveled

[Adapted from:
www.portlandonline.com/portlandplan/index.cfm?c=45722]

Definitions for Common Terminology

Accessory Use: A building or a usage of land that is additional, incidental and secondary to the site's primary use. An in-law apartment above a garage or a small accounting business in a single-family home is an example of an accessory use.

Accessibility: Often refers to the more general definition of easily approached or obtained but specifically applied to design that accommodates persons with disabilities.

Administrative Decision: A discretionary decision on a land use permit made by city or county staff without a hearing.

Agricultural Land: Land is classified as agricultural land through several means, including soil type, necessity for allowing farming use on adjacent land, and categorization by the U.S. Natural Resources Conservation Service.

Brownfields: Sites that are underutilized or not in active use, on land that is either contaminated or perceived as contaminated.

Citizen Advisory Committee (CAC): A group of citizens organized to advise development of a comprehensive plan and its land use regulations. Local governments usually establish a CAC for each neighborhood in a city or each district in a county. CACs may also be known as neighborhood planning organizations or area advisory committees. CACs convey their input on planning issues to the planning commission or governing body. CACs also convey information from local officials to neighborhood and district residents.

Cluster Development: A pattern of development in which homes, and less frequently, industrial and commercial facilities, are grouped together on parcels of land in order to leave parts of the land undeveloped. Cluster development is often used in areas that require large lot sizes, and typically involves density transfer.

Comprehensive Plan: Regional, state, or local documents that describe commonly held community visions for future growth. Comprehensive plans describe general plans and policies for how communities will grow and the tools that are used to guide land use decisions, and give general, long-range recommendations for community growth. Typical elements include, land use, housing, transportation, environment, economic development, and community facilities.

Develop: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.

Development Standards: Requirements such as minimum lot sizes, yard setbacks, and height requirements which are often included in an individual zone chapter.

Design Review Process: A review by a local jurisdiction to evaluate a proposed development's architectural style; placement, dimensions, height, and bulk; lot coverage by structures; and exterior alterations of the proposal, including building materials, color, off-street parking areas, open areas, and landscaping.

Easement: A legal right granted by a property owner which allows another to use the owner's land for a specific purpose, such as access or placement and maintenance of utilities.

Ecosystem: The living and non-living components of the environment which interact or function together, including plant and animal organisms, the physical environment, and the energy systems in which they exist. All the components of an ecosystem are inter-related.

Eminent Domain: The legal right of government to take private property for public use, provided the owner is offered just compensation for the taking of property.

Floodplain: The area adjoining a stream, tidal estuary or coast that is subject to regional flooding.

Flood, Regional (100-Year): A standard statistical calculation used by engineers to determine the probability of severe flooding. It represents the largest flood which has a one-percent chance of occurring in any one year in an area as a result of periods of higher-than-normal rainfall or streamflows, extremely high tides, high winds, rapid snowmelt, natural stream blockages, tsunamis, or combinations thereof.

Forest Lands: See definition of commercial forest lands and uses in the Oregon Forest Practices Act and the Forest Lands Goal.

Frontage: The continuous linear distance along any approved way, such as a road or street, measured on the street line, between a parcel's side lot lines.

Grandfather: To exempt certain activities, property uses or construction that occurred before a certain date, such as the date a law was passed.

Homeowners Association: A group organized within a development in which property owners share common interests and responsibility for open space, landscaping, maintenance, or facilities.

Impervious Surface: A surface that cannot be easily penetrated. For instance, rain does not readily penetrate asphalt or concrete pavement.

Infrastructure: A generic term that refers to items such as water and sewer lines, roads, rail lines, schools and other public facilities needed to support developed areas.

Key Facilities: Basic facilities that are primarily planned for by local government but which also may be provided by private enterprise and are essential to the support of more intensive development, including public schools, transportation, water supply, sewage and solid waste disposal.

Land Conservation and Development Commission of the State of Oregon: Seven lay citizens, non-salaried, appointed by the Governor, confirmed by the Oregon Senate; at least one commissioner from each Congressional District; no more than two from Multnomah County.

Legislative Decision: Decisions that create general rules or policies. A legislative matter affects an entire jurisdiction or a broad area, and a wide range of property owners.

Measure 49: Measure 49 provides that development started or completed under a Measure 37 claim may be allowed to continue, if it meets the definition of a "vested right."

Ministerial Decision: A non-discretionary decision on a proposed use of land, often made by staff. An example is a building permit for a structure that is an outright permitted use in the zone.

Mitigation: The creation, restoration, or enhancement of an estuarine area to maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats, and species diversity, unique features and water quality.

Mixed-Use Development: Development that is created in response to patterns of separate uses that are typical in suburban areas. Mixed use developments may include residential, commercial, and business accommodations in one area.

Natural Areas: Includes land and water that has substantially retained its natural character, which is an important habitat for plant, animal, or marine life. Such areas are not necessarily completely natural or undisturbed, but can be significant for the study of natural, historical, scientific, or paleontological features, or for the appreciation of natural features.

Natural Resources: Air, land and water and the elements thereof which are valued for their existing and potential usefulness to man.

Nonconforming Use: A use or structure that was legally established but is no longer permitted because zoning regulations have been applied or changed since the use or structure was established.

Nuisance: Engaging in an unreasonable use of land so as to interfere materially and substantially with the use and enjoyment of the land of another. A public nuisance poses a threat to public health or safety.

Ordinance: A local law enacted by a city.

Planning Area: The air, land and water resources within the jurisdiction of a governmental agency.

Overlay District: A zoning or design district, applied over one or more other districts that contains provisions for special features or conditions, such as historic buildings, affordable housing, or wetlands, in addition to the requirements of the underlying zoning.

Police Power: The legal authority to enact legislation and implement programs to protect the public health, safety and welfare.

Public Facilities and Services: Projects, activities and facilities which the planning agency determines to be necessary for the public health, safety and welfare.

Referendum: An issue, existing or proposed statute, proposal or action that is put forth for a public vote.

Riparian: Of, pertaining to, or situated on the edge of the bank of a river or other body of water.

Rural Land: Land outside urban growth boundaries that is: (a) Non-urban agricultural, forest or open space, (b) Suitable for sparse settlement, small farms or acreage homesites with no or minimal public services, and not suitable, necessary or intended for urban use, or (c) In an unincorporated community.

Setback: The distance between lot lines and the nearest point of a structure; affects the placement of a building or structure on a lot.

Significant Habitat Areas: A land or water area where sustaining the natural resource characteristics is important or essential to the production and maintenance of aquatic life or wildlife populations.

Site Plan: A scaled plan showing proposed uses and structures for a parcel of land. A site plan could also show the location of lot lines, the layout of buildings, open space, parking areas, landscape features, and utility lines.

Social Consequences: The tangible and intangible effects upon people and their relationships with the community in which they live resulting from a particular action or decision.

Staff Report: During a development review process, the planner assigned with the land use review will publish this, with staff's recommendations for approval, denial, or for other action to be taken.

Standing: A concept that a party must have sufficient stake in the outcome of a controversy to be a plaintiff in a suit or an appellant in an appeal.

Streetscape: The visual elements of a street, including the road, buildings, street furniture, trees and open spaces that combine to form the street's character.

Structure: Anything constructed or installed or portable, the use of which requires a location on a parcel of land.

Subdivision: Either an act of subdividing land or an area or a tract of land subdivided. To subdivide land means to divide it into four or more lots within a calendar year.

Takings: Regulatory taking refers to a situation in which a government regulates a property to such a degree that the regulation effectively amounts to an exercise of the government's eminent domain power without actually divesting the property's owner of title to the property.

Urban Growth Boundary: An imaginary line around cities separating urban from rural land, intended to contain sufficient land to accommodate 20 years of growth for residential, commercial, industrial, and public uses.

Urban Land: Land inside an urban growth boundary.

Urbanizable Land: Urban land that, due to the present unavailability of urban facilities and services, or for other reasons, either: (a) Retains the zone designations assigned prior to inclusion in the boundary, or (b) Is subject to interim zone designations intended to maintain the land's potential for planned urban development until appropriate public facilities and services are available or planned.

Variance: A grant of relief from the literal enforcement of the provisions of the zoning bylaw owing to circumstances relating to soil conditions, shape, or topography of land or structures, but not affecting generally the zoning district in which it is located.

Visitability: Generally refers to three key characteristics that make homes accessible to those with mobility impairments: an entrance with no stairs; a bathroom on the ground floor; and wide doors and passageways.

Wetlands: Land areas where excess water is the dominant factor determining the nature of soil development and the types of plant and animal communities living at the soil surface. Wetland soils retain sufficient moisture to support aquatic or semi-aquatic plant life. In marine and estuarine areas, wetlands are bounded at the lower extreme by extreme low water; in freshwater areas, by a depth of six feet. The areas below wetlands are submerged lands.

Zoning: Legislative process in which each community can regulate the usage of land, buildings and structures to protect the health, safety and general welfare of their present and future inhabitants.

State/Regional/Local Contacts

Jurisdiction	Department	Phone/Email/Website	Address
State	DLCD Metro Area Field Rep.	Jennifer Donnelly 971-673-0963, jennifer.donnelly@state.or.us	
Metro	General	503-797-1700 http://www.oregonmetro.gov/	600 NE Grand Ave., Portland, OR 97232
	Annexation and boundary changes	503-797-1587 joanna.mensher@oregonmetro.gov http://www.oregonmetro.gov/annexations	
	Land use planning	503-797-1562 2040@oregonmetro.gov	
	Office of Citizen Involvement	503-797-1539 mcci@oregonmetro.gov http://www.oregonmetro.gov/committees	
	Transportation planning	503-797-1756 trans@oregonmetro.gov http://www.oregonmetro.gov/rtp	
Clackamas County	General	http://www.co.clackamas.or.us/	
	Citizen Involvement	503-655-8552 http://www.clackamas.us/citizenin	2051 Karen Road Oregon City OR 97045
	Housing Authority	503-655-8267 http://www.clackamas.us/hacc	13930 Gain Oregon City OR 97045
	Planning (Long Range)/ Zoning	503-742-4500 http://www.clackamas.us/transportation/planning/	150 Beaver Creek Rd. Oregon City OR 97045
	Social Services	503-655-8640	2051 Karen Road Oregon City OR 97045
	Transportation and Development	503-742-4400 http://www.clackamas.us/transportation/	150 Beaver Creek Rd. Oregon City OR 97045

State/Regional/Local Contacts (Continued)

Jurisdiction	Department	Phone/Email/Website	Address
Canby	General	http://www.ci.canby.or.us	182 N. Holly Street, PO Box 930, Canby Oregon 97013
	Building	503-266-9404	
	Planning	503-266-7001	
	Public Works	503-266-4021	
	Transit	503-266-4022	
Estacada	General	503-630-8270 http://www.cityofestacada.org/	475 SE Main Street, Estacada, Oregon 97023
	Building	800-358-8034	
Gladstone	General	503-656-5225 bannick@ci.gladstone.or.us http://www.ci.gladstone.or.us/	525 Portland Ave. Gladstone, OR 97027
	Public Works	503-656-7957 Tabor@ci.gladstone.or.us	18595 Portland Ave
Happy Valley	General	503-783-3800 http://www.ci.happy-valley.or.us/	16000 SE Misty Drive, Happy Valley, OR 97086

State/Regional/Local Contacts (Continued)

Jurisdiction	Department	Phone/Email/Website	Address
Lake Oswego	General	503-635-0270 http://www.ci.oswego.or.us/	380 A Avenue, Lake Oswego, OR 97034
	Building (Permit Center)	503-635-0390	3rd Floor City Hall
	Citizen Information Center	503-635-0257 http://www.ci.oswego.or.us/pubaffairs/cic.htm	1st Floor City Hall
	Planning and Development	503-635-0290	3rd Floor City Hall
	Redevelopment Agency	503-635-0235	3rd Floor City Hall
Milwaukie	General	503-786-7555 http://www.cityofmilwaukie.org/	10722 SE Main Street, Milwaukie, OR 97222
	Community Development	503-786-7600	6101 SE Johnson Creek Blvd., Milwaukie, OR 97206
	Community Services	503-786-7503 commsvs@ci.milwaukie.or.us	10722 SE Main Street, Milwaukie, OR 97222
	Planning	503-786-7630 planning@ci.milwaukie.or.us	6101 SE Johnson Creek Blvd., Milwaukie, OR 97206
	Public Services	503-786-7600	6101 SE Johnson Creek Blvd., Milwaukie, OR 97206
	Public Works	503-786-7600	6101 SE Johnson Creek Blvd., Milwaukie, OR 97206

State/Regional/Local Contact (Continued)

Jurisdiction	Department	Phone/Email/Website	Address
Molalla	General	503-829-6855 http://www.cityofmolalla.com/	117 N Molalla Ave, Molalla, OR 97038
	Planning	503-829-7526 planner@molalla.net	
	Public Works	503-829-6855 dpw@molalla.net	
Oregon City	General	503-657-0891 http://www.orcity.org/	625 Center Street Oregon City, OR 97045
	Building	503-722-3789	221 Molalla Avenue, Suite 200, Oregon City, OR 97045
	Community Development	503-722-3789	221 Molalla Avenue, Oregon City, OR 97045
	Planning	503-722-3789	221 Molalla Avenue, Suite 200, Oregon City, OR 97045
	Public Works	503-657-8241	122 S. Center Street, Oregon City, OR 97045
Sandy	General	503-668-5533 info@cityofsandy.com http://www.ci.sandy.or.us/	39250 Pioneer Blvd., Sandy, OR 97055
	Community Services	503-668-5569	38348 Pioneer Blvd., Sandy, OR 97055
	Planning and Development	503-668-8609	39250 Pioneer Blvd., Sandy, OR 97055
	Public Works	503-668-5533	39250 Pioneer Blvd., Sandy, OR 97055

State/Regional/Local Contact (Continued)

Jurisdiction	Department	Phone/Email/Website	Address
West Linn	General	503-657-0331 http://westlinnoregon.gov/	22500 Salamo Road, West Linn, OR 97068
	Commission for Citizen Involvement (CCI)	503.656.4211 cwl_cci@westlinnoregon.gov	22500 Salamo Road #1000, West Linn, OR 97068
	Planning Commission	503.656.4211 cwl_planningcommission@westlinnoregon.gov	22500 Salamo Road #1000, West Linn, OR 97068
	Public Works	503-656-6081	4100 Norfolk Street, West Linn, OR 97068
Wilsonville	General	503-682-4960 http://www.ci.wilsonville.or.us/	29799 SW Town Center Loop E Wilsonville, OR 97070
	Planning	503-682-4960	
	Public Works	503-682-4092	
	SMART [transit]	503-682-7790	

Neighborhood Associations

City	Neighborhood Association	Title	Name	Phone	Email
Canby	Northeast	Chair	Leonard Walker	503-266-1133	leonardwal@aol.com
		Vice Chair	Kathy Shinn	503-263-6874	N/A
	Riverside	Chair	Bob Backstrom	N/A	bback@canby.com
		Co-Vice Chair	Jack Pendleton	N/A	jpendleton@gvnw.com
	Southeast Southwest	Co-Vice Chair	Paul Satter	N/A	satterfamily@cs.com
		Chair	Doug Thomas	N/A	doughthomas@wbcable.net
		Chair	Richard Ball	503-266-5313	swcna@canby.com
		Vice Chair	Jackie Jones	N/A	jacqjones@msn.com
Lake Oswego	Birdshill	Chair	Bryce Linton	503-970-4122	brycelinton@yalecresthomes.com
	Blue Heron	Chair	Rick Pross	971-321-5304	rpross@comcast.net
	Bryant	contact	Nancy Bignell	503-699-6656	nancybignell@comcast.net
	Childs		Laura Wallace Dickson	503-638-0916	N/A
	Country Club/North Shore	Chair	Isaac Quintero	503-675-3055	iquintero@magellanproperties.net
	Evergreen	contact	Joy Strull	503-636-3701	joy_strull2002@yahoo.com
	First Addition Neighbors/ Forest Hills	Chair	UMaria Meneghin	503-699-9857	mariameneghin@yahoo.com
	Foothills		Renee Carr	503-860-6161	ercarr@comcast.net
	Forest Highlands	Chair	Chris Robinson	503-635-6146	chris@ckrlaw-proptax.com
	Glenmorrie	Chair	Liz Hartman	503-697-7727	glenmorrie@aol.com
	Hallinan Heights	Chair	Jackie Manz	503-699-0493	jem@manzli.com
	Holly Orchard	Chair	Laura Miles	503-344-4516	milesinor@comcast.net
	John's Woods HOA		Gary Sharp	N/A	gsharp-one@comcast.net
	Lake Forest	Chair	Courtney Hasselbach	503-367-2324	courthasselbach@yahoo.com

Neighborhood Associations (Continued)

City	Neighborhood Association	Title	Name	Phone	Email
Lake Oswego (continued)	Lakewood	Chair	Mary Bosch	503-636-8273	mary.bosch@msn.com
	McVey-South Shore	Chair	Dawn D'Haeze	503-260-0841	dawnybb@mac.com
	Mt. Park HOA	Executive Director	Elsa Lemoine	503-635-3561	elsa@mountainparkhoa.com
	Oak Creek	Chair	John Rumpakis	503-968-7595	N/A
	Old Town	Chair	Dick Reamer	503-635-8977	rereamer@comcast.net
	Palisades	Chair	Heidi Littler	503-867-6299	heidi@littlerfamily.com
	Rosewood	Chair	Peter Klæbe	503-968-6626	pklæbe@comcast.net
	Skylands	Chair	Randy Duncan	503-705-3471	randall.duncan@harrang.com
	Uplands	Chair	Thomas Bland	503-636-8696	bland50@hotmail.com
	Waluga	contact	Cheryl Uchida	503-635-4131	uchida.cheryl@gmail.com
	Westlake		Erin O'Rourke Meadors	503-968-6613	g.meadors@verizon.net
	Westridge	Chair	Howard Russell	503-484-8542	hprussell@comcast.net
Milwaukie	Ardenwald	Chair	Matt Rinker	503-659-7807	rinker@hevanet.com
		Vice Chair	Sherri Campbell	503-659-7011	scampb1414@aol.com
	Hector Campbell	Chair	Mary Weaver	503-267-4483	saltriversucker1@comcast.net
	Historic Milwaukie	Chair	Dion Shepard	503-276-2902	dion.shepard@sf.frb.org
		Vice Chair	Ed Zumwalt	503-654-2493	pemczum@aol.com
	Island Station	Secretary	Alicia Hamilton	503-353-0636	aliam10@hotmail.com
	Lake Road	Chair	Debby Patten	503-653-7908	ronanddebby@juno.com
		Chair	Susanna Pai	503-654-8693	susiepai@yahoo.com
	Lewelling	Chair	Jeff Klein	503 653-8639	jeff@jkws.com
		Vice Chair	Chet Knaup	503-735-2834	chetknaup@hotmail.com
	Linwood	Co-Chair	Beth Kelland	503-652-8589	LinwoodNA@msn.com
		Co-Chair	Lynn Kelland	503-652-8589	LinwoodNA@msn.com
Oregon City	Barclay Hills	Chair	Betty Mumm	503-657-5922	barclayhillsna@gmail.com
		Vice Chair	James Harms	N/A	james.w.harms@gmail.com
	Canemah	Chair	Howard Post	503-650-4663	howardpost243@msn.com

Neighborhood Associations (Continued)

City	Neighborhood Association	Title	Name	Phone	Email
Oregon City (continued)	Caufield	Co-Chair	John Dingwall	N/A	jayeagle2@gmail.com
		Co-Chair	Larry Hanlon	N/A	larryhanlon@hotmail.com
	Gaffney Lane	Secretary	Debbie Anderson	503-722-4531	N/A
		Treasurer	Michele Beneville	503-557-7535	mbbeneville@comcast.net
	Hazel Grove-Westling Farm	Chair	Kathy Hogan	503-657-9435	hogansbluff@aol.com
	Hillendale	Chair	Rae Gordon	N/A	blues_rae@msn.com
	McLoughlin	Chair	Damon Mabee	N/A	damonmabee@comcast.net
		Vice Chair	Karen Pederson	503-722-3831	karen@pederson.com
	Park Place	Chair	Nancy Walters	N/A	nancywalters@gmail.com
		Vice Chair	Tom Geil	503-722-0434	trailview@comcast.net
	Rivercrest	Chair	Diane McKnight	503-656-6435	jdmcknight2@juno.com
	South End	Chair	John Williams	503-657-2868	johnwilliams38@gmail.com
	Tower Vista	Inactive	N/A	N/A	N/A
West Linn	BHT	President	Steve Garner	503-657-5810	sbgarner@e-m-a.com
	Bolton	President	Sally McLarty	503-722-2137	GBryck@easystreet.net
	Hidden Springs	President	Alex Kachirisky	N/A	president@hiddenspringsna.org
		Vice President	Scott Howard	N/A	vicepresident@hiddenspringsna.org
	Marylhurst	President	Jeff Treece	503-636-1218	treece@gsp.org
	Parker Crest	President	Bill Relyea	503-636-1292	wrelyea@comcast.net
	Robinwood	President	Thomas Boes	503-699-6112	PresidentRNA@gmail.com
	Rosemont Summit	President	Dean Suhr	503-656-4808	president3@rosemont-summit.org
	Savanna Oaks	President	Dave Rittenhouse	503-635-0800	daver@europa.com
	Skyline Ridge	President	Kristin Campbell	N/A	skylineridgena@gmail.com
		Vice President	Char Berkham	N/A	skylineridgena@gmail.com
	Sunset	President	Troy Bowers	503-703-7303	bowerst@msa-ep.com
	Willamette	President	Beth Kieres	503-722-1531	willametteneighborhood@gmail.com

Community Planning Organizations

CPO	Title	Name	Phone/Email	Mailing Address
Aurora-Butteville-Barlow	Chair	Ken Ivey	503-624-4585	24780 NE Prairie View Drive, Aurora, OR 97002
Birdshill CPO/NA	Chair	Bryce Linton	503-970-4122	190 SW Birdshill Road, Portland, OR 97219
Boring		Les Otto	503-663-1297 lesotto@comcast.net	PO Box 391, Boring, OR 97009
Bull Run Community Association		Roger Bell	503-668-1649 maia007@yahoo.com	P.O. Box 75, Sandy, OR 97055
Carus	Co-Chair	Angela Sundholm	503-266-3708 sund@teleport.com	12835 S. Casto, Oregon City, OR 97045
	Co-Chair	Bruce Powell	503-632-7063 bapowell@bctonline.com	15677 S. Leland Rd., Beavercreek, OR 97004
Central Point-Leland Road-New Era	Vice-Chair	John Martinson	N/A	20495 S. Geiger Road, Oregon City, OR 97046
Clackamas	Chair	Rick Hall	503-720-3129	P.O. Box 2136, Clackamas, OR 97015
Clarkes-Highland	President	Ralph Gierke	503-632-4625	26750 S.Gard Rd., Mulino, OR 97042
Colton	Chair	Gary Hampton	503-824-5165 ghampton60@yahoo.com	31158 S. Wall St.
Cottrell	Chair	Barry Bushue	503-663-4240 bbushue@aol.com	9880 SE Revenue Road, Boring, OR 97009
Eagle Creek-Barton	President	Charlene De Bruin	503-637-3507	P.O. Box 101 , Eagle Creek, OR 97022
Estacada	President	Buck Steen	503-630-6141 pnbsteen@yahoo.com	P.O. Box 235 , Estacada, OR 97023
Far West Association of Neighbors	President	Sparkle Anderson	503-682-1132	27480 SW Stafford Rd., Wilsonville, OR 97070

Community Planning Organizations (Continued)

CPO	Title	Name	Phone/Email	Mailing Address
Firwood Neighbors	President	Andy Waterman	503-637-3733 uscandy2003@yahoo.com	N/A
	Vice-President	Pat Curry	503-668-6867 eric.blatter@verizon.net	40494 SE Wildcat Mt. Drive, Eagle Creek, OR 97022
Forest Highlands		Chris Robinson	503-635-9330	1 Mt. Jefferson Terrace, Suite 101, Lake Oswego, OR 97035
Government Camp Neighborhood Group	Chair	Jerry Schmidt	503-628-6207	PO Box 381 , Government Camp, OR 97028
Hamlet of Molalla Prairie		Chris Roth	503-742-5920 hamlet@molalla.net	N/A
Holcomb-Outlook CPO	President	Linda Thompson	503-631-7652	15789 S. Bradley Rd., Oregon City, OR 97045
Jennings Lodge CPO	Chair	Greg Smith	503-655-4164	4790 SE Lacour Street, Milwaukie, OR 97267
Ladd Hill CPO	President	Will Coffee	503-625-6214	18100 SW Kramien Road, Newberg, OR 97132
Lake Forest CPO	Chair	Courtney Hasselbach	503-367-2324	15885 White Oaks Drive, Lake Oswego, OR 97035
Molalla CPO	Chair	Bob McCallister	503-829-5226	13798 Warrick Road Molalla, OR 97038
Mt. Hood Corridor CPO	Secretary	Janine Bertram	503-622-6387	P. O. Box 313 Rhododendron, OR 97049
North Clackamas Citizens Association	President-Secretary	Pat Russell	503-656-9681 flanagan112@hotmail.com	16358 SE Hearthwood Drive , Clackamas, OR 97015
Oak Lodge Community Council	Chair	Eleanore Hunter	503-794-7076 eleanore@life-passageways.com	15010 SE Laurie Avenue , Oak Grove, OR 97267

Community Planning Organizations (Continued)

CPO	Title	Name	Phone/Email	Mailing Address
Redland-Viola-Fischers Mill CPO	Chair	Daniel Dunn	503-631-2592	17443 S. Potter Road, Oregon City, OR 97045
	Vice-Chair	Denise Knudsen	503-631-8784 dknud@ccwebster.net	N/A
Rhododendron CPO	President	Steve Graeper	503-245-5888 rhodycpo@comcast.net	8153 SW 66th Place, Portland, OR 97223
Rosewood CPO	Chair	Peter Klæbe	503-968-6626	5438 Tree Street, Lake Oswego, OR 97035
Skylands	President	Randy Duncan	503-705-3471	18034 Skyland Circle, Lake Oswego, OR 97034
South Clackamas County CPO	Chair	Pat Nesbitt	503-310-6322 wyndrid@email.msn.com	15401 Pierce Rd., Molalla, OR 97038
Southgate Planning Association	Chair	Patricia Holloway	503-772-0085 patricia.holloway@comcast.net	9840 SE Eckler Avenue, Milwaukie, OR 97222
Stafford-Tualatin Valley CPO	Chair	Sally Visher	503-638-9494 sallyvisher@hotmail.com	21082 SW Meadow Way, Tualatin, OR 97062
Sunnyside United Neighbors	Chair	Martha Waldemar	503-698-2519 mellowmartha@aol.com	PO Box 306, Clackamas, OR 97015
Hamlets & Villages Beavercreek Mulino Stafford Hamlet Villages at Mt. Hood	Staff Liaison	Christine Roth	503-655-8581 christinerot@co.clackamas.or.us	N/A

Note: The contact information is current as of April, 2010

Sources: Metro, Clackamas County, City of Canby, Damascus, Estacada, Gladstone, Happy Valley, Lake Oswego, Milwaukie, Molalla, Oregon City, Sandy, West Linn, & Wilsonville. Information compiled by Sage Places.

Advocacy Groups

1000 Friends of Oregon

534 SW Third, Suite 300, Portland, OR 97204
(503) 497-1000
<http://www.friends.org/>

1000 Friends of Oregon works with Oregonians to enhance our quality of life by building livable urban and rural communities, protecting family farms and forests, and conserving natural and scenic areas.

AARP Oregon

9200 Southeast Sunnybrook Boulevard
Clackamas, OR 97015-5784
(866) 554-5360
<http://www.aarp.org/states/or/>

AARP is a nonprofit membership organization that anyone can join. It has been helping the 50+ population nationwide to improve their quality of lives through collective power and sharing resources. AARP focuses its effort on advocating for social changes, educating its members, partnering with businesses, organizations, and government to share ideas and providing useful products and services to its members.

AARP's motto is: "To serve, not be served."

Coalition for a Livable Future

107 SE Washington, Suite 239, Portland, OR 97214
(503) 294-2889
<http://clfuture.org/>

The Coalition for a Livable Future unites over 100 diverse organizations and hundreds of individuals to promote healthy and sustainable communities. By connecting issues, people and organizations, CLF empowers communities to take action together to shape the big decisions affecting the Portland region's future.

Elders in Action

1411 SW Morrison St.

Suite 290

Portland, OR 97205

(503) 235-5474

<http://www.eldersinaction.org/>

Elders in Action is a local organization that serves the Clackamas, Multnomah, and Washington Counties older adults. They train volunteers, refer people in need to appropriate community resources, educate older adults through informative workshops, form commission to provide recommendations to decision makers, and help businesses and communities to better serve older adults' need.

Elders in Action's mission is: To assure a vibrant community through the active involvement of older adults.

League of Women Voters

League of Women Voters Clackamas County

P.O. Box 411, Lake Oswego, OR 97034

<http://www.lwvclackamas.org/>

The League of Women Voters is an international grassroots organization focusing their efforts on citizen education and advocacy to improve understanding of various issues and promote public participations in order to influence governmental systems and public policies. They work with issues at the national, state, and local level. The local group organizes monthly meetings with guest speakers discussing various topics.