

EMERGENCY MEETING
Gresham Pleasant Valley Neighborhood Association (GPVNA)
Meeting Minutes
11/7/19

Call to Order:

The meeting took place at Gresham City Hall, Room 2B, and was called to order by President Kent Liebelt at 6:30 p.m.

Minutes from the previous meeting on September 4, 2019 were not presented at the emergency meeting, but a draft of the minutes is available on the City of Gresham neighborhood website. Copies will be provided at the next scheduled meeting for approval.

In Attendance:

GPVNA officers present:

President Kent Liebelt
Vice President Stan Bohnstedt
Land Use Chair John Riddell

Total GPVNA members present: 12

Guests present: 3

Quorum: Yes

The sign in sheet will be made available upon request.

Association Business:

The reason for the emergency meeting was given by President Kent Liebelt. The neighborhood association was assembled to consider whether we should appeal a City of Gresham decision for the Brookside North proposed subdivision. Kent said that notice of this meeting had been posted on the City of Gresham website, on Next Door, and phone calls had been made in an effort to quickly get the word out, with the short amount of time that had been made available to us.

Kent said that our neighborhood association comments on the Brookside North subdivision had been excluded from the decision narrative prepared by the City of Gresham for Brookside North. By this exclusion, there would be the appearance that the neighborhood had decided not to comment regarding the plans when, in fact, we did have concerns and they had been submitted to the City. Kent handed off the floor to Land Use Chair, John Riddell for details.

John stated that at our September 4, 2019 neighborhood association meeting, we had discussed several issues with the Brookside North subdivision that were either inconsistent with the Master Plan, or were substantial changes from what had been presented at the ENN. These changes were being

allowed by the City of Gresham. John told us at that September 4th meeting that he would present those concerns to the City on our behalf. He did submit them, along with a personal copy of the same concerns submitted in his own name, and received a time stamped receipt for the two submittals.

Later, when John noticed that in the City's narrative, that only two comments had been received for Brookside North, and that the neighborhood association comments were not included, he contacted the City of Gresham. At first, the City denied receiving them. Then, when he produced the time stamped documents, John was told that because the comments that had been made personally were identical to the comments for the neighborhood association, the City had disregarded the neighborhood association comments.

Due to the error in omitting our neighborhood association comments, John asked for Ken Onyima to reset and reissue the Notice of Appeal, but the City refused. The neighborhood association was, however, allowed additional time, until November 12th, to submit an appeal. Since, November 11th is a holiday, there was a very short amount of time to organize the emergency meeting.

John stated if we decide to appeal, the criteria would be as follows:

1. The Brookside North subdivision is not following the Master Plan because the plan does not include construction of the Kelly Creek trunk line. In its place, the City of Gresham is allowing the use of a temporary pump station. This is a substantial change to the Master Plan and will place an added burden on Pleasant Valley property owners, who will be expected to pay not only reimbursement fees for the temporary pump station, but also SDC assessments for the permanent Kelly Creek trunk line.
2. There is also a matter of circulation. John passed around maps that he had prepared to show how these changes differed from the ENN maps for the project and the Master Plan.
3. There is high density housing planned for an area that had formerly been empty.
4. Between Richey and Butler roads, there is the issue of direct access to 190th. Alleys have been prohibited off of 190th and there are now only two access points on 190th, which is a new circulation pattern for Pleasant Valley.

John stated that he didn't know if the traffic study was based on the old or the new submittal, and that he had not been successful in getting the City to cooperate with information regarding this.

After outlining the points, John asked those present if we would like to appeal the City's decision. He opened up the matter for discussion and told us that he had, personally, appealed the decision, but that one person's appeal would not have the impact of an appeal by the neighborhood association. Some of the comments were as follows:

John mentioned that there were no plans to provide a dry sewer line in SE 182nd when the pumped line is constructed. He did not oppose a reimbursement district for that line, but said that he thought that it needed to be built so that at least some Phase I properties could develop.

Stan Bohnstedt stated that his property is about 2,000 feet away from the pump station. He questioned how most individual properties along SE 182nd would be able to afford to access the pump station if a dry gravity line is not put in.

Mark Cauthorn said that just last week he had submitted the same idea to Ken Koblitz with the City of Gresham. He was concerned that small properties wouldn't be able to afford the gravity line and would have no hope of development. He thought the gravity line would spur quick development and wanted to see it put in while the road is closed for construction of the pumped line.

John said that there is nothing to protect Phase I capacity for the pump station in the City's decision. He said that unannexed properties, closer to the pump station would be able to use capacity ahead of annexed Phase I properties.

John is questioning whether Brookside North's planned use of a force main with a 4" line to run downhill on McKinley will meet code. He thinks it should be a gravity line down McKinley to connect with the newly constructed McKinley sewer line.

There was talk of looking into whether the City would be willing to classify the pump station as permanent so that SDC fees could be applied to its cost. More than 13 years have passed since annexation without its construction and the City says they have no money to build it. Developers of the only two remaining large Pleasant Valley properties have said that they can't afford to build the line.

Several people expressed frustration with the lack of backbone infrastructure and agreed that this was not what we had expected when we annexed in 2006. Mention was made that promises by the City had been broken.

John introduced Peter Ettro, the developer of the Sunset Nursery property, who was in attendance. Peter answered some questions posed to him.

When asked about the Kelly Creek trunk line, he said that it would have been very difficult and expensive to construct, with some portions of the line being 35' deep. He said this made it nearly unbuildable. When asked why pump stations were not used along the route where the line would have been too deep, Peter answered that there are limits on the number of pump stations allowed for Pleasant Valley and that proposals for more would trigger the need for a redo of the Master Plan. He said that the limit on pump stations was the reason for decommissioning the existing pump station for Brookside so that a line could gravity drain to the pump station being proposed near SE 182nd and Richey Road.

Asked about a dry sewer line in SE 182nd, Peter estimated it would have a cost of close to \$400,000, considering a distance of 2,000 feet and an 8" pipe. He told us that the pumped line would be placed outside of the road and at a shallow depth.

Peter ended by telling us that more and more is being demanded of developers, with only a portion of the cost reimbursed from SDCs. Then, after everything is constructed, it is given to the cities.

Vote:

Ken Liebelt instructed everyone that this vote is about the points of the appeal outlined by John. He then asked if everyone was ready to vote on whether we are in favor or against an appeal of the Brookside North decision. He said that if we decided not to appeal, that the decision, as written, will stand. If we decide to appeal, we will be able to open a dialog with the City and with developers.

John Riddell added that we would be able to take back our appeal at any time and that there is no filing fee for neighborhood associations.

Vote Results: 9 in favor of filing an appeal*; 0 opposed

*Two members added, after the meeting had adjourned, that they would like to register votes in favor of an appeal. If those votes are allowed, it would bring the total to 11 in favor of an appeal.

John said that the appeal hearing is scheduled for December 5, 2019. There was a request to be able to see the wording of the appeal before it is presented. Kent Liebelt said that it will be posted on the City website for everyone to see. It was requested that the appeal include a complaint that development has not occurred as we were promised by the City. John mentioned that he could include some statements made from pre-annexation documents in his appeal.

Future Meeting:

The next GPVNA meeting will be scheduled by Kent Liebelt. Notice will be mailed by the City of Gresham in advance of the meeting.

Motion to Adjourn:

A motion to adjourn was made by Kent Liebelt and seconded by John Riddell. The meeting adjourned at 8:04 p.m.

Minutes were prepared by Karen Bohnstedt. Secretary/Treasurer Debbie Hansen was not present.