

CITY OF GRESHAM

EMERGENCY MEETING
Gresham Pleasant Valley Neighborhood Association (GPVNA)
12/17/19

Call to Order:

The meeting took place at the City of Gresham and was called to order by President Kent Liebelt at 6:30 p.m.

Minutes from the last meeting were not made available at this meeting. The minutes from the previous meeting had, however, been submitted to the City of Gresham to be made available on their website for the neighborhood association.

In Attendance:

GPVNA Officers:

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

Guests:

Jim Leeper, associated with Brookside North; Peter Ettro, associated with Sunset Nursery; Rob Venama, associated with Van Buren Estates and two properties south of Giese Road and north of Sunset Nursery; and Kelly Asmus, realtor.

Total GPVNA members present: 13

Total of Sign-In Sheet: 16 (sign-in sheet available upon request)

Quorum: Yes

Association Business:

President Kent Liebelt stated that the reason for the emergency meeting was to discuss whether the neighborhood association would like to consider cancelling the appeal of the Brookside North subdivision that had been voted on during our last emergency meeting.

Kent said that following GPVNA's vote to appeal the Brookside North decision on November 7, 2019, there was a board meeting in which he, Vice President Stan Bohnstedt and Land Use Chair John Riddell met with developers Jim Leeper and Peter Ettro to discuss the neighborhood's concerns. Kent said that there had also been a meeting with Steve Fancher and Ken Koblitz, a week prior to this neighborhood association meeting.

Kent told the neighborhood association that Peter Ettro and Jim Leeper are agreeing to put in the Kelly Creek sewer trunk line to serve their properties, versus a pump station and force sewer line. Additionally, an agreement has been reached so that there will be access to the Kelly Creek trunk line at

Giese Road, likely through the Sunset Nursery property and an easement to reach Giese Road. Kent asked, based on those two conditions, if the neighborhood association would like to cancel the appeal?

Kent then handed off the discussion to Land Use Chair John Riddell. John said that a Memorandum of Understanding (MOU) is being prepared that addresses sewer service north of the Kelly Creek trunk line. In that MOU, Peter Ettro will work with the neighborhood association and Jim Leeper. An easement will be sought, either through the Long property, or the property to the east of it, both of which are under contract with Rob Venama, for the purpose of extending sewer access from a manhole at the northern border of the Sunset Nursery property to a manhole in Giese Road. John noted that it can be brought up SE 182nd from Giese Road privately. Peter Ettro will include the sewer easement in his Phase II construction design and permitting, with the sewer line extension to be constructed by others. If the sewer easement can't be obtained, then a reimbursement district will be formed and a gravity sewer line in SE 182nd installed from the Kelly Creek trunk line to SE 182nd and Giese Road in Phase I of the Sunset Nursery project.

Jim Leeper said that the work on the Kelly Creek trunk line will start in January and John Riddell said that, if the MOU is agreed to in writing, he will withdraw his personal appeal of Brookside North and forgo any appeal of the new conditions of approval for Peter Ettro's project on the Sunset Nursery property, which are expected soon, provided that Peter's changes are not significant. Johns said that they must be close to the original, and Peter nodded that they would be.

Rob Venama, who is closing on the Long property at the end of December, said that he is willing to agree to an easement, but has some concerns about his lot layout.

Vote:

Kent Liebelt called for a vote on dropping the appeal of the Brookside North subdivision, with the provision that the Memorandum of Understanding is agreed to.

The vote was unanimous in favor of dropping the appeal. None opposed.

Future Meeting:

The next GPVNA meeting will be scheduled by President 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 at 7:00 p.m.