

SOUTHWEST NEIGHBORHOOD ASSOCIATION MEETING
Thursday, October 20, 2022
7:00-8:30 PM

[Link to Recorded Zoom Meeting](#)

Draft Minutes

1. Welcome and Call to Order – Gail

Neighbors introduced themselves and how long they have lived in the neighborhood. There were a total of 22 participants, including board members, and not counting friends and/or family who were in the call with the Zoom participants.

2. Approval of April 21, 2022 Minutes - Minutes were accepted

3. Treasurer’s Report – Dana

\$ 488.40	April 2022 Balance
1,039.00	Grant and Donations
1,206.51	Expenses (Reimbursements to members who had paid for expenses)
\$ 320.89	Balance

4. SWNA Barbecue and Information Fair Report - Brandon

Recap: SWNA used the Gresham Block Party trailer and more than 300 hotdogs were consumed. There was great representation from city council, fire department, Gresham police and SWAT team, as well as various information booths. Special thanks to Dana who did all the shopping for the event. A city grant provided funding needed.

5. City of Gresham Charter Review Updates - Jack Arden

The Gresham Charter Review process was put in motion by the Gresham City Council, a process which happens every 8 years. This is based on Gresham’s home rule constitution, a legal provision of state government.

In 2022, three monthly meetings were held by the Charter Review Committee. In March, the decision was made to form a subcommittee to look at election issues. This committee has been meeting weekly for 1-2 hours on Wednesdays. They have been given guidance and support by two George Fox University professors and have sought ideas and advice from

various places that have implemented a different voting system, including Benton County, Oregon and Vermont.

Currently, the first person to get the most votes gets elected. But this can result in elected officials who obtain less than 50% of the votes.

Two other systems for election are called Rank Choice Voting and the Star System. In these election systems, you would rank the candidates rather than just vote for one. This is considered more advanced because it captures preference and intensity of the voter's feeling. This system goes through a series of steps to determine who has the highest vote total. It is considered to be a better way to vote. Star Voting is a newer version of Rank Choice Voting that is supposed to be even better...and easier to explain.

In the current election, Measure 26-232 authorizes Multnomah County to switch to Rank Choice Voting. The City of Portland also has a Rank Choice Voting measure on the ballot (Measure 26-228). The Gresham Election Subcommittee has tabled this issue until after the election to see what happens with these two Measures. The success or failure of these measures will influence the sub committee's recommendation to the city council. It is the Gresham City Council who would decide if this needs to be placed on a future ballot.

SWNA concern noted: Transparency seems at risk. Currently, if there is a close election, results can be recounted by hand. How can this complicated procedure provide clear and trustworthy results?

6. Election of Officers - Elections done via Zoom

- a. President - no nominees
- b. Vice President - Julie Miller - 13 votes - confirmed
- c. Secretary - Brandon Harer - 12 votes; 1 no votes - confirmed
- d. Treasurer - Dana Duval - 12 votes; 2 verbal no votes - confirmed
- e. Land Use - Kathy Gardenhire - 13 votes - confirmed

Election was closed with a provision of returning to the issue in January (bylaws permitting) to nominate a president. Motion seconded and passed with 11 yes and 2 no votes.

7. Land Use: Butler Creek School Divided Property Development Under New Middle Housing Codes – Possibly 170 Homes - Kathy

August 2022: Early neighborhood notification meeting was held at which time the developer informed the neighborhood of construction plans.

Several people attended, including SWNA Board Members Gail, Kathy and Dana.

However, due to middle housing codes being passed by Oregon, the developer has modified its original 2-parcel partition. Kathy could not find a current map reflecting these changes on the city website.

Background: The state passed two bills regarding middle housing that makes infill housing and smaller lot housing more convenient. However, a question is: Do these bills apply to already plotted housing or can these codes be used for new construction?

Originally the plan was for 15 large lots that would be subdivided into 5,000 sq ft lots. Currently, the plan is for ten 14,000 sq ft lots; each of those 14,000 sq ft lots can later be divided into more lots of 3,500 sq ft. This leads to 170 lots in that area; all dwellings are single family detached homes except for one section of townhomes.

For information about middle housing in Gresham, go to this [City of Gresham website](#).

The developers have 180 days to apply for the next phase after first early notification. Once they submit their application, interested parties can take steps to fight it.

Concerns raised about this development

Concern: Environmental Impact

Julie Miller - She has approached a land use lawyer with questions about this. The key issue would be the environmental impact, and at this point in time, there has not been an environmental impact study that anyone has seen. In the past, neighbors have been informed that because of the wetland present on this property, the neighborhood is considered to be in a floodplain area. Regarding the environmental impact concern, the lawyer suggested interested parties contact 1000 Friends of Oregon, the Wildlife Federation, and the Audubon Society.

In the past, owners in this area of proposed development were fined for removing trees without a permit. The developers of this area will pay the \$22,000 fine for removing trees needed for construction.

Gail: We were told that we didn't have a say anymore because the state had adopted middle housing codes which forced the city to adopt middle housing codes.

Julie: Can only use the middle housing code if it is appropriate to the use of the land. City still has discretion, especially if there are environmental concerns.

Concern: Notifications in the Future

In the past, notifications of upcoming development were required to be posted 300' from affected property. However, notifications of potential middle housing development is only 100' from the affected area. Only people right next to the proposed development would find out if subdividing were to occur.

Concern: Construction causing disruption to Butler Elementary School

Joe Hepburn noted a concern of how this construction might impact the school. There will be a great deal of construction traffic and noise. Will this be done during the school year?

What are the next steps?

When the application is made, then neighbors and the SWNA can take steps to fight it. All are asked to be vigilant to the posting of any new notifications that reflect any changes in development.

8. Open Discussion – Your suggestions for the Southwest Neighborhood Association.

None shared.

9. Adjourn

Julie Miller made a motion to close the meeting. Seconded. Meeting Adjourned.