

Gresham Pleasant Valley Neighborhood Association (GPVNA)
Meeting Minutes
September 22, 2016

Call to Order:

The meeting took place in the City of Gresham's Oregon Trail Room and was called to order by President Stan Bohnstedt at 6:30 p.m. The minutes from the last meeting were made available and there was a motion by Jeff Gray to accept them as written. The motion was seconded by Cathy Sharpe and approved unanimously.

In Attendance:

Gresham Pleasant Valley officers: President Stan Bohnstedt, Vice President Cathy Sharpe, Treasurer Jean Braden and Secretary Karen Bohnstedt. Also present were residents and land owners, Planning Commissioner Chairman Steve Butler, and visitors from an adjacent neighborhood association, as noted on the sign-in sheet (available upon request).

Association Business:

1. Follow-up discussion of the Sunset Village ENN meeting and associated concerns
2. Update on the sewer easements to connect Pleasant Valley to the Jenne Rd. trunk line
3. Planning Commissioner Steve Butler addresses GPVNA
4. Notice of an October 4th meeting at the City regarding ESRA in PV and Springwater

Follow-up discussion Sunset Village ENN

President Stan Bohnstedt had two guests scheduled to answer questions as a follow-up to the early neighborhood notification (ENN) that took place September 1st at Pleasant Valley Elementary School. Steve Fancher was to attend, from the City of Gresham. The other guest was Serah Breakstone from DOWL, representing the concerns of the developer of the proposed Sunset Village project. That development would be on the Sunset Nursery acreage located north of Richey Road between 182nd Avenue and 190th Avenue. Both guest speakers notified Stan that they would not be able to attend our meeting. Serah Breakstone from DOWL said that they were working on some revisions to the Phase I plan, including re-configuring the lots that back up on Richey Road so that the driveways don't back out onto Richey Road. They were not ready to present the revised plan. Steve Fancher, with the City of Gresham, suggested that, in lieu of his attending our meeting, our neighborhood association members and attending guests could put any questions we might have concerning that project in writing, with contact information attached for the individual asking the question, and submit our questions to the City of Gresham. The City would review them and contact us with answers.

Paper was provided for anyone wanting to write out questions at the meeting. Vice-President Cathy Sharpe also provided an email address for anyone to submit questions or concerns, if they would prefer to use that format, and she would submit those questions to the City so that they might be routed

to the appropriate individuals to answer them. The email address she created was given as: gpvna2016@gmail.com. A discussion followed and some of the thoughts expressed were as follows:

The ENN's validity was called into question, primarily because the map presented by the developer at the meeting differed from the map presented prior to the meeting;

Street improvements are needed, especially to Foster Road ahead of construction;

190th is already busy, ahead of new construction that will add to the traffic;

Richey Road can feel like a drag strip;

The planned park at Brookside has yet to be constructed and has been put off several times;

The Brookside park was revised to be narrower than originally planned and was said to go into ESRA zoning;

Some felt that the ENN letter should go out to more properties than just the required 300' from the proposed construction;

One comment was that we've had development from Brookside and Van Buren Estates without any adverse effects in the community.

Construction at Van Buren Estates starts as early as 6 a.m. Questions were raised about what is allowed in the City's code.

No formal written questions were submitted by anyone at the meeting to be hand delivered to the City.

Update on sewer easements

Stan Bohnstedt said that Steve Fancher had notified him that the last of the sewer easements that the City has been working on since May of 2015 had just been obtained.

Planning Commissioner Steve Butler

Stan announced that Planning Commissioner Steve Butler has newly been elected the position of Chairman. Commissioner Butler has been vocal in his support for the City fulfilling promises to Pleasant Valley, and other neighborhoods, where promises have been made. He believes that additional areas should not be annexed before the City is made accountable for what has already been accomplished. Since Commissioner Butler has begun speaking on our behalf, Pleasant Valley has been placed on the 2016 Work Plan for the City of Gresham with their stated intent to facilitate development of Phase I, focusing first on obtaining the needed infrastructure easements.

Commissioner Butler addressed the neighborhood association. He encouraged us to come to Planning Commission meetings and voice our concerns there. He said that there is a time at the

beginning of every meeting where public comment is heard. Everyone who wants to speak, on any topic, not just what is being discussed in session that evening, can fill out a form to be allowed to speak for up to 3 minutes. Commissioner Butler knows that we have waited a long time for development of Pleasant Valley and he said that some of the concerns that he heard while at our meeting would be good for the Planning Commission to hear. The next Planning Commission meeting was scheduled for the following Monday evening, September 26th, in Council Chambers. He suggested being there by 6:00 p.m.

Commissioner Butler said that whatever testimony is given will become part of a public record. It is a televised public hearing.

According to the City of Gresham website, the Planning Commission meets the second and fourth Monday's of the month at 6:30 p.m.

ESRA Meeting

There is a meeting on October 4th meeting at Gresham City Hall, Room 2A for interested neighborhood residents and the environmental community to discuss the Habitat Conservation Areas (HCAs) and Environmentally Sensitive Resource Areas (ESRAs) in Pleasant Valley and Springwater. It will take place from 5:30 – 7:00 p.m. This is a stakeholder meeting for the City's new Environmental Overlay Project.

As per the City's information for this meeting, "The goal of the project is to ensure the City's environmental overlays and land use districts are based on the most accurate GIS data available, and that the associated Development Code provisions are clearer and more user friendly."

Future Meeting:

The next GPVNA meeting will be November 10th at the City of Gresham and is scheduled for 6:30 p.m. It will be our annual election meeting. Notice will be mailed out by postcard in advance of the meeting by the City of Gresham.

Motion to Adjourn:

A motion to adjourn was made and seconded at 7:34 p.m.