

Gresham Pleasant Valley Neighborhood Association (GPVNA)
Meeting Minutes
November 10, 2016

Call to Order:

The meeting took place at the City of Gresham in Room 3A and was called to order by President Stan Bohnstedt at 6:32 p.m. The minutes from the last meeting were made available and there was a motion by Barbara Adler 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, Secretary Karen Bohnstedt and interim Land Use Chair Gary Braden. Also present were members of GPVNA and visitors, as noted on the sign-in sheets. Aaron Abrams from the Office of Neighborhoods and Community Engagement (ONCE) for City of Gresham was present.

A quorum was present to allow for the yearly election of officers to take place. The sign-in sheets showed 18 members and 6 guests present, for a total attendance of 24. The sign-in sheets will be made available upon request.

Association Business:

1. Update on development in Pleasant Valley
2. Summary by Angelene Adler of her meeting with the developer of the Sunset Village project, Randy Myers
3. Discussion of concerns of GPVNA members
4. Yearly election of officers and Land Use Chair

Update on development in Pleasant Valley

President Stan Bohnstedt reported that Dowl had held a second ENN for the Sunset Village project. In that second ENN, it was pointed out that the commercial area had been moved northward from the corner of 190th and Richey Road, where it had originally been represented in the initial ENN. Copies of the revised map from Dowl were passed out.

Stan also stated that application had been made for a 54 lot subdivision located near Rodlun and Butler Road. He said that any comments on that application were due by November 21st.

The sewer easements to tie into the Jenne Road trunk line were obtained by the City of Gresham, as noted in our meeting of September 22nd. The original alignment for these easements was

along planned roadway aligning with Dalquist Road. However, the Dalquist alignment would require expensive micro boring. Dowl is currently in the process of attempting to acquire easements for an alternate route along the south side of Foster Road. The alternate route is supposed to result in cost savings to the developer and, reportedly, many of the needed easements have already been obtained.

Stan talked about a planned capital improvement project in the works for a sewer line along SE McKinley that is to be funded by the City of Gresham. He stated that the City has had ongoing pump station problems that would be alleviated by putting in the new McKinley line. That line would be capable of serving Pleasant Valley properties.

Address by Angelene Adler on her meeting with Randy Myers

Angelene recently had a meeting with Randy Myers, the developer of the Sunset Village project, at her home. She offered a summary of that meeting for the neighborhood association.

Angelene reiterated that Dowl has revised its plans for how driveways will exit on homes constructed next to Richey Road. Richey Road will be a busy road and Dowl has amended its plan so that 30 driveways will no longer exit onto Richey Road. This should increase safety in the area.

She said that Dowl will be meeting its requirements for parks, as per the master plan.

Angelene discovered that a developer has some ability to name roads. Angelene proposed to Randy Myers that roads be named to honor some of the historically significant residents of Pleasant Valley. Names such as Kato and Bliss were mentioned. Angelene said that she has spent time visiting the Gresham Historical Society to research possible road names for the proposed Sunset Village development. She said that Stan Bohnstedt, who was also present at the meeting, added that Pleasant Valley was originally an area called Sycamore. The name, Sycamore, for that development's park was suggested.

Concerns of GPVNA members

Another park that is planned in the Brookside neighborhood was discussed. That park has been planned for some time, but has yet to be built. The developer, Jim Leeper, has stated that he plans to build the park in the next year, but it is concerning to some residents that the construction of the park has already been put off for far longer than they would like to see.

President Stan Bohnstedt said that new construction built according to the Pleasant Valley master plan is paying a parks SDC of approximately \$8,000 per dwelling. At that rate, the 54 lot subdivision recently applied for at Rodlun and Butler would, by itself, generate over \$400,000 in fees to apply toward construction of a park. Many houses have been constructed over the last few years in the vicinity of that planned park and, at \$8,000 per home, there should be no lack of money to construct the park.

Angelene said that she had learned that the developer may construct the park himself, or he can assign it to the City of Gresham to put in. She said she does believe that Jim Leeper will build the park as her house is close to that area and she has begun seeing the construction of roads and curbs nearby. She thinks that will enable equipment to reach the park land that could not have reached it before.

Yearly election of officers and Land Use Chair

Stan Bohnstedt announced that he has enjoyed being able to serve the Gresham Pleasant Valley Neighborhood Association as President for the last ten years but that, due to work demands and his increasing time spent away from Gresham, he would be stepping down for holding any office in the current elections. He was thanked for his years of service to GPVNA.

Stan informed the GPVNA members that John Riddell, who has served as Land Use Chair, stepped down from that position and Gary Braden replaced him on an interim basis until the election. He said that John had done a very good job as Land Use Chair for the neighborhood association, but that, going forward, he thought that the neighborhood association should consider having not only a Land Use Chair, but also a land use committee to help with the anticipated increase in the work that job would entail. Aaron Abrams from Office of Neighborhood Engagement, spoke to us regarding neighborhood association bylaws, the possibility of combining Secretary and Treasurer positions, the duties of the Land Use Chair and the appointment of land use committee members.

The elections were held and the results were as follows:

President	Angelene Adler
Vice-President	Travis Graham
Treasurer	Jean Braden
Secretary	Barbara Adler
Land Use Chair	Kent Liebelt (with Land Use Committee Member, Richard Ail)

Aaron Abrams said that the City of Gresham has begun arranging for insurance for neighborhood association officers.

Future Meeting:

The next GPVNA meeting will be decided after newly elected President Angelene Adler coordinates with Aaron Abrams. The date, time and location will be announced at a later date. Notice of the meeting will be mailed out in advance of the meeting by the City of Gresham. As Angelene also voiced that she would like to start using the NextDoor website to post information for the neighborhood association, the meeting arrangements will probably also be posted there.

Angelene stated that her preference for a meeting location will be within the Pleasant Valley area, instead of at the City of Gresham, and she will begin looking for that new location.

Motion to Adjourn:

A motion to adjourn was made by Stan Bohnstedt and seconded by Cathy Sharpe. All were in agreement and the meeting was adjourned at 7:34 p.m.

Prepared by GPVNA Secretary Karen Bohnstedt