

Kelly Creek Neighborhood Association – Special Meeting

April 3, 2024

7:00PM

On Zoom

In Attendance: Carol Rulla, Sara Brady Simoneau, April Avery, Patti and Robert Hutcheson, Helen Wand, Matt Wand, Lina Sizmin (Gresham), Ken Howard, Phil Hager, Christie Clague, David Johnston, Betsy Beringhausen, Kerri and Randy Corbett, Jim Kirwan, Karin Zachow, Charles Teem

Application LD-24-00166 (link to attachments)

<https://greshamor-energovweb.tylerhost.net/apps/SelfService#/plan/cb28ed5f-d7fd-446e-a3b6-c9176f787700?tab=attachments>

Development Code

<https://greshamoregon.gov/Development-Code/>

Gresham Map (search for the 4431 SE Chase to zoom in on the property; Layers can be turned on & off; Legend gives key to Layers that are turned on)

<https://portal.greshamoregon.gov/GreshamMap/>

Call to order: 7:05PM

The prior Early Neighborhood Notification Meeting for Chase Road Project at 4431 SE Chase Road discussed the plan to divide into 4 lots and put a quadruplex on each lot.

After the ENN meeting, Helen Wand and Patti Hutchenson (Lot Neighbors) Requested a special meeting to discuss issues. Carol Rulla summarized the main issues:

1. Water and Drainage – Perk test showed it was not good percolation. The city told the developer they have to build stormwater facilities to detain all of the water and release overflow into the stormwater system. Neighbors are concerned that there still may be water runoff after development.
2. Parking – 7 (later corrected to 6) spaces per quadruplex with likely no on street parking. Street is a standard collector so it is only a bike lane with no additional parking.

Patti – Primary concern. Older trees drink more of the water. If they pull up the older trees and replace them they will not drink the water. According to the plan they can remove trees within 10 feet of the structure. No space to move the buildings with driveway and turn around.

There was a lot of discussion about local trees and the depth of roots. Neighbors were concerned that if the developer leaves trees with damaged root systems, instead of removing them, other houses could be in jeopardy.

The developer has done a tree survey identifying all trees on the lot currently but not an arborist report. They have also included the new trees that are planned on their submission. There was discussion of allowable trees and concern that the developer only plans to replant two tree species and neither are native to the area.

The plans have a 15-foot setback in the back.

There was a discussion about the drainageway right behind the property. Some neighbors thought it might be a protected water way where things cannot be removed within 50 feet. What will happen to the flow on the creek?

A map was pulled up during the meeting and it was determined that the city's stormwater line runs along the west property line and does not flow across the back of the property. Neighbors reported that a culvert was buried along the back of the properties on 24th to drain toward the retention pond put in place when Kelly Creek Elementary School was built. The school's retention pond itself drains into the creek and goes across 24th.

The developer can't discharge waters onto the neighbors, so it will have to be drained into the city's stormwater system when the on-property swales fill. Swales will have to be built to hold more water in order to detain the water, not just retain the water.

Parking – They are actually putting in more parking than the city requires, but it will likely not be enough. City can't force them to add more because of the regulations.

An aerial view was shown. The new paved driveway is for 4401 SE Chase. That lot could be divided into 3 parcels. The owner is working to turn the existing home into a duplex. He has the capability to potentially build 2 places, but he can't build on the powerline easement. Owner of that property also owns the corner piece across the street. This corner piece was suggested for additional parking for the proposed quadruplexes by the developer.

Neighbors asked if there is anything that can be done to reduce the traffic and the speeds on Chase road due to this new development.

Unfortunately, there is not much that can be done at development, it is an enforcement issue.

Carol advised neighbors to voice their concerns in public comments as it helps to emphasize concerns and makes the city aware. Concerns need to be code based so the city has some course of action. It only takes one comment for the city to address it, however, if the proposal meets code the city can't do anything about it. There will be a public comment period for this development (likely in about 30-60 days). Neighbors will receive a notice in the mail with 14 day public comment period. Comments can be

sent via email, mail or hand delivered. The association will also send out a KNCA email as well. Get on our email list if you are not. Kellycreekna@gmail.com

Neighbors asked if there was a code to address privacy. In the middle housing law there is a code for building regulations to try to mitigate privacy impacts of the building. The back of flag lots are required to have 6-foot fences or 6-foot greenery. The developer (Larry) said he was going to put a fence around the whole property (except along Chase) and that is indicated in his submission. The Fence would go on the inside of the property line on his side.

Carol noted that the front setbacks of the two front lots on Chase seem to be less than the required 10 feet and that access to the two flag lots would be with an easement rather than the usual flag pole on the flag lots. She questioned whether this met code.

Carol will follow up with staff on questions raised at the meeting and will email information to attendees. Neighbors asked to be cc'd so that everyone can know subsequent questions, answers and ideas.

Adjourn: 8:41pm

Minutes submitted by Sara Brady Simoneau, KCNA Secretary-Treasurer