

Kelly Creek Neighborhood Association (KNCA)

November 13, 2024

General Neighborhood Meeting

7:00PM

Zoom Meeting

Quorum Established

20 confirmed KNCA Members present

Board Members: Charles Teem, Carol Rulla, Karin Zachow, Ken Howard, Sara Brady Simoneau

KNCA Members: 15 Additional confirmed KNCA Members and 4 unconfirmed/likely members

Guests: one

Presenter: Chief Gullberg, Gresham Police

- **Opening**

Call to Order: 7:07pm

Welcome and Introductions by President, Charles Teem

Approval of 05/08/2024 General Meeting Minutes as presented

- **Bylaws Update:**

The Bylaw revisions were discussed at the May meeting and presented via email and at this meeting. All changes were reviewed and approved.

M/S/C Motioned by Tom Beaman, Second by Erica Brill. 15 approved. 4 abstained. No nay votes.

- **Elections:**

The board has put forward slate as follows:

President: Charles Teem

VP: Karin Zachow

Sec/treasure: Sara Brady Simoneau

Land Use: Carol Rulla

Ken Howard is unable to serve next year.

Charles Teem asked if there were any other nominations. Griselda Sanchez and Gregorio Barrios volunteered to serve. They preferred Officer at Large positions to be able to learn.

Added to the slate:

Officers at Large: Griselda Sanchez and Gregorio Barrios

Approved unanimously by a show of hands.

- **Member Concerns:**

- Erica Brill. Wants to request traffic studies and additional safety measures near Gordon Russell and further east near Barnes Road. No crosswalks and foot traffic has increased. There have also

been some recent accidents and near-misses involving pedestrians. Middle Schoolers walking in the morning and afternoon as late as 6pm. Traffic has increased with the new housing. She would also like bus service for the kids that live there, even though it is close to the school.

- Charles will talk to the city regarding a traffic study
- He has informed the city about the missing or limited sidewalks within the pathway to the school
- Safe Routes to Schools is a possible program to help
- East County Transportation survey (now closed) included a map where the public could indicate transportation needs and safety issues.
- Engage Gresham Platform. The City has also a map where you can put information in about missing sidewalks and other issues.
- Tom Beaman. Additional concerns about sidewalks on PV Rd. Crosswalks are at the school. Students must cross and then walk in the opposite direction of traffic towards Barnes.
- Gina. Concerned about additional structures planned for Salquist. Insufficient crosswalks in front of Market at 282nd and Lusted (Only one exists across 282nd). There are limited sidewalks and no crosswalk across Lusted. Traffic has increased.
- Gina. Received a letter from DR Horton saying they were going to plant arborvitae as a buffer for the proposed subdivision on 282nd and Chase Road. She asked for clarification on where the buffer would be. She also asked about the water pressure issue mentioned in the letter and about making sure that the city's conditions on the approval will be met.
- **Officer Reports:**
- President: No Report
- VP: No Report
- Sec Treasurer: \$0 balance
- Land Use:
 - August 9 approval on townhomes at Chase and 282nd. In response to Gina's questions:
 - Arborvitae will be planted on Southern border as a buffer to older Crimson Cloud subdivision
 - Water Pressure issue – City is aware, but it is not low enough that it requires anything to be addressed. The Developer does not have to do anything to address the water pressure. City representative is happy to come talk to our association about what we can do to increase our water pressure
 - Developer will have to meet all of conditions of approval as they move forward.
 - Not many new applications for middle housing proposals
 - Blue Pearl Townhomes at 282nd and Lusted – Public comment was just held for a Middle Housing Lot Division for the larger lots on the eastern end created in original plan intended to be divided later.
 - 271 Townhomes at Chase and 282nd
 - Sandy Ollila asked when they intend to begin. Carol said she is unsure, but believes it will be in the Spring.
 - Are there any limits to the number of town homes in an area? Carol said there is nothing the City can do to limit the number of middle housing units in one area due to the state middle housing law. City staff is raising

this issue with regional partners and at the state level. She has also brought it up with State representatives, but there is nothing that can be done quickly.

- 35 town homes approved October 7 at Mimosa and PV Road.
 - Tom Beaman question – Will a road extend to PV Rd? No, there will be a U shaped street that has 2 access points on Mimosa, but no new streets will extend to PV Rd.
 - There is a future street planned to the N side of the church that would connect to 282nd, but it would take developing the church property and other properties to extend the street.
 - Sidewalks will be added on Mimosa and it will be widened. Sidewalks also added on PV Rd.
 - 149 townhomes proposed on Salquist to the west of the community park and east of where Eagle meets Salquist.
 - ENN meeting in July, but no application yet
 - 4431 SE Chase – Single lot with 4 quadrplexes intended to be developed.
 - The Developer said they do not want to submit the additional information that the city asked for and asked for the plan to be reviewed as is.
 - The City has not done public comments on it yet.
 - Time period to review the application has been extended.
 - New pre-application at 1230 SE Barnes Road
 - Originally wanted to put in 3 lots with the current house, but changed to 7-8 lots with middle housing
 - Previous pre-application at 5632 SE Welch Road
 - Intended to put 8 cottages under middle housing law
 - Nothing has happened, but they have gotten a residential rental license at that address
 - Christie – Does middle housing dictate square footing on buildings? No. only on cottages. There is a limit to the number of units per acre. Townhomes is 25 units per acre. It is hard to fit that many. Most have been coming in at 16-18 units per acre.
 - Current activity on Salquist is replacing the water main. It is a City project not related to any development.
 - Kathy Henton – Have there been any efforts to improve the quality of the aesthetics of these developments?
 - The city did implement some residential design standards in the middle housing code, but not anything significant for housing not in a special design district.
 - They need to better define language in the upcoming code change to make it more clear and objective.
- Gresham Police Chief, Travis Gullberg:

- Levy passed for the first time in 32 years. It was a simplified approach from the previous levy attempt one year prior.
- Police did not have enough resources and staff (police and fire) to keep the community safe. There are many challenges facing public safety.
- Currently trying to find people who want to do the work and making sure they are the right people for the city. Still not finding enough new people who want to do public safety work. They still need to backfill positions. Very optimistic and sees a change coming.
 - Adopt a cop
 - Workshops
 - Conversations
- Main theme: Positive step forward for community to invest with the levy, but things won't be solved overnight.
- They are hiring an average of 2 new officers every month, but they still have retirements and positions to back fill vacant positions.
- They added community safety specialists (CSS). They had used American Rescue Plan Act money to hire 2 CSS to do lower-level safety tasks.
 - Help officers and take the load off on Lower-level issues
 - They hired 4 more CSS with the levy
- October 1, they restarted the neighborhood enforcement team with one sergeant and one officer. Handle things in the neighborhood to help with livability issues.
- Behavioral Health Unit. It is grant funded. Officers assigned to work with clinicians, but officers still had to be on patrol prior to the levy funding. Now 2 officers and one sergeant are dedicated to the mission.
- Issues with school safety at GHS – Not enough staff but thinking outside the box to keep our schools safe and support the community.
 - School liaison officer
- Staffing vacancies remain about the same (plus added positions from the levy)
- They are constantly hiring about 2 a month, but the net is still not favorable due to retirements.
 - It takes about 8 months to a year from the time they have a candidate hired until they are working solo on the street.
 - The academy is 16-17 weeks long. Funding for the academy was increased by the state so they can reduce academy backlog. They try to send new hires to the academy within 90 days of hire. Then they return for field training (5-8 months) before they can be a solo officer.
 - 2-3 new hires a month is about what they can handle per month to train appropriately.
- Retirements are higher than they have been in about 10 years.
- Last year they hired 20 new officers but lost 19 to retirements and other reasons for a net gain of only 1
 - Retirements, transfers, career changes, injuries, deployments, and wash out
- You do not need a degree to apply for the positions. Also Non-sworn positions. Records techs and evidence techs.

- Jobs link on the bottom of the city's website:
<https://www.greshamoregon.gov/human-resources/>
- PACT (Police and Community Together) E-Newsletter: <https://engagegresham.org/pact>
- November 21st workshop on cyber safety
<https://www.greshamoregon.gov/events/2024/workshop/cybersecurity-discussion-panel/>
- The department is working closely with the Homeless Services Team: Jessica Harper is the lead

If you want to be added to KCNA email list, send an email to kellycreekna@gmail.com

Meeting Adjourned: 8:4PM

Next Meeting Date: TBD (February 2025)

Minutes submitted by Sara Brady Simoneau, Secretary/Treasurer