

Kelly Creek Neighborhood Association (KNCA)

March 12, 2025

General Neighborhood Meeting

7:00PM

Zoom Meeting

Quorum Established

20 confirmed KNCA Members present

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

Presenter: Officer Skeahan, Gresham Police

- **Opening**

Call to Order: 7:08pm

Welcome and Introductions by Vice President, Karin Zachow

Approval of 11/13/2024 General Meeting Minutes as presented

- **Presentation**

Gresham Police, Officer Chuck Skeahan:

- Neighborhood Engagement Team (NET)
- Only officer on NET
 - Pre covid there were 4 NET officers
 - Project based: Individual homeless issues, derelict RVs, abandoned/derelict housing, foreclosure, squatters,
 - Works close with behavior health unit
 - Not call based
 - Only sworn officer in position and only one who can enforce laws. Works closely with code enforcement and homeless services and to a lesser degree with inspections.
 - Rental inspections allows them to monitor the interior of homes regarding maintenance and hygiene.
 - Has a good set of services on hand. Law enforcement is last, focused on offering services: food, jobs, ids, phones. Avoid punitive charges if possible.
 - Job is frequently changing based on needs
- MyGresham is the best way to contact the NET team. Reports go to a Triage center and can be dispersed to many positions depending on complaint/comment.
 - Every MyGresham report gets disseminated and answered.
- Gina asked: There is a large amount of increased housing around the Kelly Creek area. Some established and some being built. When you have increased housing and people

there is increased crime. Will the fire/safety bond that was passed allow for increased police presence in our neighborhood.

- Answer: Can't get into details regarding upcoming staffing and redistricting. The levy will help in the future. There is a lot of restructuring in the department and the city based on the passing of the levy.
- Full staffing on an average day shift is 7 officers throughout the city. Tax base comes from different places. Covid caused restructuring and they don't have enough officers to put in every district. Precovid there was an additional 7 officers in specialty units that could help handling calls in an emergency.
- NET team is complaint based.
- To have a larger presence in our area make a MyGresham complaint and they will try to get an officer in the area. Further patrol can be requested, even for general/nonspecific complaints.
- Behavioral Health team is now focused on mental health not on patrol due to the levy. There are 2 officers with BHU.
- They are doing everything they can to recruit new officers. For every 2 officers who apply, only one is typically retained. Training is very difficult.
- Officer Skeahan is full time on NET since the levy passing but still gets pulled back to patrol when they don't have enough officers on the road.
- Gina asked: Are police positions less difficult for recruitment as far as testing and the whole process? Is there an additional funding request coming for police and fire positions?
 - Can't answer second question
 - The department tries to be as accommodating as possible as far as recruiting is concerned. They took a big hit during covid and difficulties with political pressure. The department provides very good training and benefits. They are an accredited department so they have specific standards that must be met. They cannot drop their standards. Additionally, the flow of potential recruits has dropped significantly since the pandemic.
 - They have a very dedicated recruitment process and dedicated committees.
 - Trying to spend levy money wisely.
 - There is also ARPA funding to help recruit and onboard efficiently.
- Carol responded to the second question:
 - The city knows this is a 5 year levy. In year 2 or 3 they will likely start talking to the community to continue funding. It will likely be on the ballot in the 4th year. City staff put out a survey asking about funding when this levy ends. They are gathering data about supporting other city aspects like parks and other services.
 - There have been other conversations about a separate fire district which would be another property tax for funding.
 - There is not enough money in current tax revenue to support all of the business the city needs to do, which is why the levy was needed to fund safety.
 - Still facing retirements.
- Officer Skeahan noted that the city through the state has offered a hire back program to retain officers who have retired.

- Thursday, April 17th from 5:00-6:30 - Save the date. City will be having an event in SE Community Park to take input from citizens about what amenities we want developed into the park. Opportunity for us to influence the design of the amenities in the park.
 - Open house style, so drop in anytime from 5:00-6:30
 - Context – City is doing a parks master plan update, which is why they are looking at the design of our park.
 - There is already a high-level concept plan – This new plan will have more details and will pin point what is most important to the community
 - The city is doing more to seek out funding for undeveloped parks in the city, including some Metro Bond Local Share funding that is available.
 - We have 2 parks in our neighborhood: SE Community Park on Salquist and Chase, and SE Neighborhood Park on HWY 26 and Barnes
 - SW Community Park N of Powell next to the wetlands has some state grant funding matched by System Development Charges (SDCs) and the Metro Bond local share funding for some development. The city parks planner encouraged doing the design of both community parks at the same time.
 - The Coalition meeting on April 8th will have some more information from the city about the parks. Charles will share information with the mailing list following the meeting.
- **Officer Reports:**
- President:
 - Some Tree Code changes going on.
 - New guidelines and enforcement structure
 - Tiered approach to enforcement.
 - Should prevent people from just cutting down or topping trees
 - Reviewing list of acceptable trees
 - Trader Joes is coming to the Oregon Trail Shopping Center
 - In and Out has proposed a restaurant where the old Shari's was located in the Oregon Trail Shopping Center.
 - They have already submitted plans
- VP: No Report
- Sec Treasurer: \$0 balance
- Land Use:
 - Skyliner Crossing – Not many street trees being planted because code allows for them not to be planted if they interfere with infrastructure
 - Code changes are coming to require trees.

- Not many new applications for middle housing proposals
- 143 townhomes (down from 149) proposed on Salquist to the west of the community park and east of where Eagle meets Salquist. Parkside Meadows
 - Written Public comment period is coming. Application is complete. Planners can only consider things that are in the code.
 - There is an email that you can respond to
 - Make sure the developer is doing the right thing
 - Neighbors concerned about traffic, school capacity
 - Not getting any response from developers
 - Developer (Cedar Ridge Homes) is arguing because code says when there is a plan you can take down any tree within 10 feet of a building or infrastructure. Wants to take them all down to grade instead of waiting until application for building permits, which is the normal time tree removal is reviewed.
 - City requires an arborist to evaluate trees in the inventory
 - Half of the trees on the site are in poor condition that cannot be saved.
 - Perimeter trees that are removed have to be replaced, but no requirement about what they have to plant.
 - Stormwater detention pond in plan and swales
 - School district plans to use the money to move out of leased office with the city. To add a district office.
 - Traffic study was done for blue pearl and others show that traffic has gone down since pandemic started.
 - Either traveling at different times or taking different routes
- 4431 SE Chase – Single lot with 4 quadrplexes intended to be developed.
 - The city told them they had not submitted all required documents. 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.
 - Was supposed to be divided into 4 lots with quadrplexes
 - The City has not done public comments on it yet.
 - Time period to review the application has been extended to April 8th
 - If they don't meet code by then the city could deny the application and the applicant would have to start over with another ENN Meeting.
 - They could put cottage clusters
 - Wouldn't require ENN or public comment
- There is a Pre application for a Mcdonalds between Kane/Orient/Palmquist South of White's Meats
 - The plan that was submitted is not a plan that is allowed
 - Access would be onto Kane from existing exit
- 32nd and Virginia/282nd (close to city limits) being developed with cottages

- Submitted an application for the first cottage of a cottage cluster
 - The city said they didn't pass the first review of building permit in January
 - The square footage in plan is 1380 which is too big for a cottage. Limited to 900 square feet
 - Will be limited to 4 cottages before they need to submit information about complying with the code for cottages
 - Had a proposal for 16 units as lot division with middle housing
 - Nothing the city can do to say they can't build a cottage cluster. These cottage clusters do not go through the land use process and are permitted with a building permit under the middle housing law.
 - House on corner of chase and orient
 - Built a fence and has a business
 - They had to take down the business sign
 - They Can't store business vehicles on the lot
- **Member Concerns:**
 - Pualani Derman – Teaches at MHCC in Natural Resources <https://yesformhcc.com>
 - MHCC is going for a bond in the May election
 - .25/\$1000 assessed value
 - Last bond was in the 1970s
 - They want to put in a pool cover and upgrade healthcare and science labs
 - No new buildings are included in the bond funding
 - Green and clean event on May 17th
 - The city will send out information in the Neighborhood flyer

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

Meeting Adjourned: 8:45PM

Next Meeting Date: TBD (May 2025)

Minutes submitted by Sara Brady Simoneau, Secretary/Treasurer