

Kelly Creek Neighborhood Association (KCNA)

May 6, 2026

General Neighborhood Meeting

7:00PM

Zoom Meeting

**Opening**

Call to Order: 7:08pm

Quorum established: 10 KCNA members present at beginning of meeting; 11 KCNA members later

Board Members present: Charles Teem, Karin Zachow, Carol Rulla

Welcome, Introductions and Review of the Agenda by President Charles Teem

Approval of 11/12/2025 General Meeting Minutes as presented.

Asked if there were any member concerns to discuss later in the meeting. No concerns were raised at this time.

**Officer Reports:**

- President: Some KCNA emails have recently gone to a few members' spam folders. Please be aware of that and consider adding the KCNA email address in your address book.
- Vice President: Reminder that we need a Secretary/Treasurer. Offered to take Sec/Treas if someone else preferred VP. Karin's preference, though, would be to be Co-Land Use with Carol to learn that position. Charles thought it might be easier to get a VP candidate, so he will ask around.
- Land Use & Other Reports:
  - Reported on the city's allocations of its local share from the 2019 Metro Parks & Nature Bond. The bond money can only be used for projects that increase access to nature such as pathways, nature play areas, property acquisitions, etc., but not for sport courts, parking lots, etc. The city's total local share is \$5.2M. The city previously used \$1.6M to purchase the Shaull property (which is now part of Southwest Community Park), and the Council just voted to allocate the remaining \$3.6M as follows: \$1.5M for Southwest Community Park, \$1M for our Southeast Community Park, \$750K for tree restoration and improvements to Brite House, and \$350K for systemwide ADA improvements. The city's Capital Improvements Program also indicates plans to use some System Development Charges (SDCs) for Southeast Community Park in a few years. We will follow up with staff to make sure we have input on how the funding for Southeast Community Park is spent.
    - Karen expressed a concern about no funding for our Southeast Neighborhood Park on Barnes and asked if anything can be done to connect the neighborhood park to the Lind-Carpenter property. Carol responded that staff said that neighborhood parks aren't eligible for as much SDC funding as community parks (due to state rules) and there wasn't enough local share funding to be able to allocate enough to the 4 undeveloped neighborhood parks to be able to make any significant improvements to them. She noted that the city doesn't have the funding to buy the Lind-Carpenter property but staff has said they would accept if it were donated to the city. She

hasn't heard from the family recently, but her understanding is that the family is still cleaning up the property to be able to show it to potential buyers who would be willing to preserve it as a community space. It doesn't have to be as a land donation to the city; it could be a private entity that would use the property for something other than housing.

- The city recently held a community meeting with the 2 city manager finalists as part of the interview process to replace our current city manager who is retiring at the end of June. The finalists are Rachael Fuller, a former Gresham assistant city manager, and Teresa Carr, with the Port of Portland. Carol reported that she thought both would be good city managers.
- Gina asked about the high grass at Southeast Community Park. Carol noted that the city doesn't usually mow undeveloped parks unless there's a fire hazard. Gina noted that it's a neighbor who has been mowing pathways at the park.
- Gina asked about the Whitebeam Estates subdivision and whether the new sidewalk along Chase would be extended beyond the development. Carol responded that the developer is only required to put in the sidewalk along the development's frontage and the city doesn't have money to extend sidewalks further down Chase.
- Karin asked about having Whitebeam's new sidewalk on 282<sup>nd</sup> connect to the street rather than just stopping with no paved path to the street for someone on a mobility device to get around the neighboring property where there's no sidewalk. She noted that a street connection was made at Salquist for the Skyliner Crossing subdivision's sidewalk on 282<sup>nd</sup> and asked why something similar couldn't be done here. Charles noted that the Skyliner path to the street was because it was at an intersection which is a crosswalk. Carol noted that it might also be because there is a pedestrian path that goes to the road from the Skyliner subdivision at Salquist because there is no street connection there. She will check with staff.
- Gina asked about the Parkside Meadows subdivision on the school property. Carol reported that the appeal was denied with a condition that the excessive street length needed to go through a hearing process. That has now been approved and they're now getting construction permits. Karin asked about the tree removal and whether they will be allowed to remove all of the trees at the beginning. Carol thought that the decision was to remove the trees in phases, and there were definitely some trees on the perimeter that the city required to be preserved plus there are restrictions on tree removal during nesting season.
- Carol reported that there have been no new development applications recently and several small projects seem to be on hold. She thought it was likely due to interest rates and economic uncertainty. Charles asked how long developers have to do the development before they have to start over with the application. Carol responded that, once a middle housing development has its final plat for any required land division, there's no time limit on building the middle housing because it's just like building a house on a lot. She noted that the lot division for the middle housing on the Chase property near Orient was approved, but she wasn't sure if it had the final plat. The project on 14<sup>th</sup> between 14<sup>th</sup> and La Mesa which had an Early Neighborhood Notification meeting quite a while ago ended up

doing just a lot line adjustment, and the intent is to build cottages. They did the final plat, so there's no deadline on building the cottages.

- Carol noted that the city recently approved a code change for future cottage developments to address a few problems city staff has noted with the first cottage development applications. One change was to limit the height of cottages to 25 ft. The original code only limited the footprint to 900 sq.ft. which meant a 2-story cottage could be 1800 sq.ft. which is not what was intended for a "cottage".
- Kymberlee asked about the proposed development at the corner of Chase and Baker. Carol reported that the owners originally proposed putting 4 middle housing units on the western half of the property in addition to the existing house, but the middle housing code only allows a total of 4 units on a lot. So they will likely add only 3 units in addition to the existing house because they can do that with just a building permit. Then they can do a Middle Housing Land Division.
- There is another lot to the east on Chase where they are proposing to divide it into 4 lots for middle housing. So far there's only been an application to demolish the existing house, but it didn't pass an inspection last August and nothing more has been done.
- Carol reported on communications with the city about the vibrations from the Whitebeam construction and the cracks in neighbors' houses that were raised at our last meeting. She and Kymberlee did provide public comment at a City Council meeting, and then she and Charles met with the city manager and other staff. Staff said the vibrations were strictly from the subdivision's infrastructure construction and the requirement to pound down the raised grade one foot at the time. The city doesn't have restrictions on how much developers can raise or lower the grade as long as the final slope of the streets are within the city's required limits. Staff said that the subsequent construction shouldn't have as of strong vibrations. They also said that the photos of the cracks on Kymberlee's house appeared to be normal stress cracks. Kymberlee reported that the report she got from a structural engineering company wasn't actually done by a structural engineer. She did meet with the developer's construction company, and their structural engineer said the cracks were due to the age and material of the home. There is nothing more she intends to do since she would prefer to put her money into fixing her home.
- Kymberlee asked whether the gate to the Whitebeam retention pond should be locked. It is currently unlocked and she is concerned about the danger to her child who is attracted to water. Carol and Charles thought it should be locked and will ask staff about that.
- Charles and Carol reported on another code change the city is working on to allow retention ponds to be in resource areas, like next to creeks, that would be more natural with limited slopes which don't need fencing around them.

**Presentation:** Fire Chief Hairston did not make the meeting so his presentation was postponed.

Carol reported on the city's recent discussions with the cities of Fairview, Wood Village and Troutdale as well as Fire District 10 about the possibility of using a fire district to fund fire services. Gresham has provided fire services to the 3 cities and FD 10 under 10-year contracts for many years. The latest 10-

year contract expired last June 30, and the city had asked for a large increase due to the significant increase in costs which was causing Gresham to pay significantly more for fire services than the other cities. The 3 cities objected to the increase and the lack of control, so they began conversations about other options for fire services. All jurisdictions agreed to a shorter interim contract (with higher rates but not as high as originally proposed) while they explored options together. They are gathering information now, and there will eventually need to be a community conversation. It would take approval by voters in all affected jurisdictions to move to a joint fire district. There are many issues that need to be addressed first. One is what current property taxes and fees the cities might lower or remove if voters approved a fire district since it would have its own property tax. Other issues include how to handle PERS liability and how to compensate for ownership of and investments in fire stations. Charles reported that the group exploring options is called the East County Fire Services Task Force, and it has been an eye-opening experience with a lot of good information coming out of it. He noted that to meet national recommended fire response times, we would need to build another 5 or 6 stations. Since that's not feasible, they've started to look at what can be done collectively to get closer to meeting the standards and have identified maybe building 2 new fire stations. He reiterated that there's a lot of good information coming out of the task force, and he will follow up with the Chief about rescheduling his presentation at a future meeting.

Meeting Adjourned: 8:10PM

Next Meeting Date: TBD (likely September 2026)

Minutes submitted by Carol Rulla, Land Use Officer