



**NEIGHBORHOOD ASSOCIATION**  
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Meeting Minutes, April 8, 2021  
**SOUTH GATEWAY NEIGHBORHOOD ASSOCIATION**

*SGNA met via Zoom due to Covid-19 pandemic.*

**Board Members**

<u>Present</u>	<u>Absent</u>
Glenn Baly      Chair	
Mike Hughes    Vice chair	
Dave McKenna   Secretary	
Treasurer	Jerry Sachtjen
Trevor Elliot	
Sylvia Machado	
John Ledger	
Jake Krishnan	
Kathleen Lempka	

**Guests**

Jackie Leung, City Councilor, Ward 4  
Jennifer Martin, Mid Valley Commercial Real Estate for Morning Star Community Church  
Paul Beals, White Oak Construction for Morning Star Community Church  
John Jaskilka/Todd Tallen, Owner's representatives for Morning Star Community Church  
John Miller, representing Four Creeks Sub-division  
Zak Palz, AKS for Four Creeks Sub-division  
Mark Grenz, Multitech for development at east end of Robbins Lane

**1. Call to Order and Introductions**

The meeting was called to order at 6:45 PM by Chair Baly. Attendance taken, quorum declared present, and board members introduced themselves.

**2. Approval of Minutes**

Approved minutes for February and March meeting with some minor changes.

**3. Police Officer Report**

No police officer present to provide a report.

#### **4. City Councilor Report**

City council member Jackie Leung gave report. There was an officer involved shooting of a person with a gun who had mental health problems. The City Council is looking into getting a mental health professional to deal with this type of incident to assist the police team in deescalation of this type of situation similar to a program used in Eugene.

There was a report of a hate crime against a Willamette University student identifying as Asian-american.

City continues to do cleaning up of homeless areas. There will be a new shelter installed on Portland Road.

There are some issues coming up before the council on land use decisions that she cannot comment on because that would cause conflicts of interest. She said these could best be discussed with Dan Atkinson the City's Attorney.

There are upcoming budget meetings.

#### **5. Morning Star Church Development Project (Kuebler Blvd.)**

Presentation by Jennifer Martin and Paul Beals

They are not part of the SGNA, but since they are in the adjacent neighborhood association and want to be good neighbors they are letting us know about their plans for development.

The city has changed the previous zoning for this area from agricultural-residential to a multi-use designation in the new Master Plan. They are requesting a zoning change for some areas of the property to commercial retail. They would like this to allow for drive-thru services for facilities such as banks and fast food services. They would like to have two two left turn lanes and a dedicated right turn lane from 27th Ave. on to Kuebler. DKS is the traffic study engineer for this project and also for the Costco project across the street from them.

As part of the development they will have a restrictive covenant that will not allow retail uses such as strip clubs and pot shops in the future on the property.

Morning Star will be leasing the properties once it is developed, however, they may sell off a portion of the site to help pay for development.

Several members of the board stated that they would prefer to see the zoning remain as a multiple use designation.

They would like to be on next month's agenda to provide an update of how their plans are proceeding.

#### **6. Four Creeks Sub-division by Pahlisch Homes**

Presentation by John Miller and Zak Palz

Showing current plans for property that connects Fabry to Battle Creek Rd. SE an is south o Pringle Elementary School with Reed Lane SE to the west and Landau SE to the south of the property. There will be a park with a large wetland preserve on the property. There will be no zone changes for the project. There are five phases of the development. Lancaster/Mobly are doing the traffic study for the site.

## **7. Project to develop land on east end of Robbins Lane**

Presentation by Mark Grenz of Multitech

Site is currently part of Marion County. They had clear-cut all the trees on the property where they want to install 180 to 200 lots for homes. They propose to provide enhanced tree planting on the site. They want to move forward with the City with annexation and development. The application is not trying to circumvent the City's tree ordinance. There will be a public hearing on the development on April 26th.

Robbins Lane will not connect to Battlecreek. It will connect to Landau to the north and maybe have a southern connection.

## **8. Other business**

Although on the agenda, Bonnie Ball or other representative not present to discuss Barnes Rd. Partition Plan.

John Miller brought up idea that neighborhood association should look at the development impacts on the CIP impacts. He recommended that SGNA pick up items that they want to push. Board members discussed that need to study more CIP and budget items.

## **9. Adjournment.**

*Next SGNA meeting is May 13, 2021.*