

**Planning Commission Meeting  
Springwater Trail Conference Room  
Gresham City Hall  
January 27, 2020 – 6:30 p.m.**

**I. Call to Order**

A regular session of the Gresham Planning Commission was called to order by Commissioner Stephen Butler on the 27<sup>th</sup> of January 2020, at 6:36 PM in the Springwater Trail Room at Gresham City Hall located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was digitally recorded and minutes prepared by Jennifer McGinnis.

**COMMISSIONERS PRESENT:** Richard Anderson, Vice-Chair  
Mike Bennett  
Stephen Butler  
Jef Kaiser  
Phil Wich  
Sue Ruonala

**STAFF PRESENT:** Kathy Majidi  
Jeff Lesh  
Katherine Kelly  
David Berniker  
Jennifer McGinnis  
Ken Koblitz  
Sarale Hickson

**COUNCIL LIAISONS PRESENT:** Councilor Hinton

**COUNCIL LIAISONS ABSENT:** Councilor Widmark

**II. Environmental Overlay Project (EOP) Update**

Staff gave an overview of the Environmental Overlay Project including the background of the project, project goals, and timeline. Staff explained that the goal of the project is to simplify, clarify, and update regulations and overlays related to natural resources and geologic hazards. The project will consist of changes to related Development Code sections as well as revising the zoning map for the Pleasant Valley and Springwater areas. Staff went over the proposed timeline for the project, which includes stakeholder updates and public work sessions in the spring, with Planning Commission and City Council hearings taking place in late 2020.

The Commission and staff discussed potential impacts on property owners and developers, how the information will be shared with the public, how future updates will be handled, and the EOP project team's collaboration with other departments within the City as well as external agencies.

**IV. Other Business/Adjournment**

January 13, 2020 Planning Commission minutes

Commissioner Anderson moved to approve the January 13, 2020 Planning Commission minutes. The motion passed unanimously.

Planning Commission Member Appointment Process

The Planning Commission members and Council liaison discussed the process and guidelines for appointing and re-appointing members to the Commission. Councilor Hinton informed the Commission that a revised version of the guidelines will be provided in the spring.

Urban Forestry Subcommittee

Urban Forestry Subcommittee members would like to give a presentation to the Design Commission about the City's tree protection and landscaping regulations and goals. They have heard concerns from the public about recent developments that were not landscaped in the way that the neighborhood and Planning Commission members had expected. The Commission would like to get in front of the Design Commission to address these issues in the hope of preventing them in the future.

Plan Map Amendments Discussion

Commissioner Bennett brought up the November 29, 2019 City Council hearing where a land use case that was previously recommended for approval by the Planning Commission was remanded back to Planning Commission by the City Council. He stated that the Council needs to understand that the Commission's hands are tied due to the Development Code and the Commission cannot regulate the density of housing in a certain area. Commissioner Ruonala stated that the Planning Commission hearing minutes were not in the packet for that Council hearing. Councilor Hinton replied that there may be some history with that site and that while he agrees with the Commission, that's the direction the Council ended up going.

Parks Listening Session Reminder

The Council Liaison reminded the Commission members about the Council Listening Session for Parks on January 28. The Council will be there to listen to the public about how they want to see Gresham's parks develop.

The meeting adjourned at 7:58 p.m.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Recording Assistant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date