

## **I. Call to Order**

A regular session of the Gresham Planning Commission was called to order by Chair Paul Drechsler on the 13<sup>th</sup> of April 2020, at 6:39 PM via online videoconferencing software. The meeting was held remotely due to the COVID-19 pandemic. The minutes were prepared by Jennifer McGinnis.

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

**STAFF PRESENT:** Sharron Monohon, Director of Budget & Finance  
Steve Fancher, Director of Environmental Services  
Chris Strong, Public Works Manager  
Mike Whiteley, Public Works Manager  
Ken Koblitz, Development Engineering Manager  
Emily Bower, Director of Urban Renewal  
Mark Takahata, Capital Improvement Program Analyst  
Katherine Kelly, Planning & Implementation Manager  
David Berniker, Director of Urban Planning and Design  
Jennifer McGinnis, Planning Technician II  
Amanda Lunsford, Administrative Analyst

**COUNCIL LIAISONS PRESENT:** Councilor Hinton

**COUNCIL LIAISONS ABSENT:** Councilor Widmark

## **II. Capital Improvements Program Hearing: CPA 20-082**

Sharron Monohon, Director of Budget and Finance, gave an overview of the Capital Improvements Program (CIP). The CIP provides an outline of capital projects proposed for funding over the next five years and is updated annually. The presentation included details about ongoing and new projects proposed for fiscal years 2020/21 through 2024/25, how

projects were prioritized, and funding sources. The CIP program areas include wastewater, water, transportation, footpaths & bikeways, parks, general development, stormwater, and urban renewal. Ms. Monohon gave a brief summary of each program area while noting several active projects. Primary funding sources include utility rates, system development charges, gas taxes, and grants. Updates to the CIP since the Planning Commission work session were mainly administrative and included the addition of a CIP overview section and introduction section for each program area, assigned project numbers for all new projects, updated maps, and revisions to cost estimates and timing for certain individual projects. The proposed timeline for the CIP includes a Budget Committee hearing in late April and a City Council hearing in mid-May with proposed enactment by the end of June.

Commissioner Ruonala addressed the joint written comments and graphic received from Allan Krim, President of the Historic Southeast Neighborhood Association, and Matt Callison, President of the Hogan Cedars Neighborhood Association, in which they requested that the Capital Improvement Program be modified to provide funding for the development of continuous sidewalks along the section of Hogan Road between Powell Boulevard and SE Palmquist Road. She stated that these improvements have been needed and known about for a long time and would like to know why this project is not included. Commissioners Bennett and Pramuk expressed their agreement with these concerns.

Staff responded that this type of project is not well suited to be in the CIP because it takes years to attain enough grant funding for large transportation projects, acquire land from private properties and build the infrastructure, and it would be disingenuous to include a project in a five-year plan without secured grant funding. However, the City has taken other steps in the interim to address safety in this area by expanding the school zone from SE 5<sup>th</sup> Street onto Hogan Road and researching other low-cost improvements that can be implemented in a short time frame that fit within the operational budget. These improvements could include addressing line-of-sight challenges and installing temporary asphalt sidewalks in gaps along Hogan within existing street rights-of-way. Until funding is secured to develop Hogan Road as a standard arterial with continuous sidewalks and bike lanes, the City will work to get right-of-way dedicated to the City and collect charges from development to help pay for the infrastructure.

**Commissioner Butler moved to recommend approval of the proposed Comprehensive Plan amendment 20-082 to the City Council based on the findings, conclusions, and recommendations contained in the April 13, 2020 Staff Report. The motion was seconded by Commissioner Anderson. The motion passed 8:0 as follows:**

<b>Commissioner Anderson:</b>	<b>Yes</b>	<b>Commissioner Kaiser:</b>	<b>Yes</b>
<b>Commissioner Bennett:</b>	<b>Yes</b>	<b>Commissioner Pramuk:</b>	<b>Yes</b>
<b>Commissioner Butler:</b>	<b>Yes</b>	<b>Commissioner Ruonala:</b>	<b>Yes</b>
<b>Commissioner Drechsler:</b>	<b>Yes</b>	<b>Commissioner Wich:</b>	<b>Yes</b>

### **III. Other Business/Adjournment**

Schedule Update

Commissioner Pramuk asked about upcoming Planning Commission items and whether items that had to be canceled due to the Stay At Home order had been rescheduled. Staff responded that an updated schedule will be sent out soon, including a new date for the rescheduled Development Code and Process Update project work session.

Public Testimony

Commissioner Ruonala stated that she was stunned that the procedure for public testimony changed with so little time before the hearing and that members of the public were not able to participate orally. Councilor Hinton acknowledged this and explained that it was due to security concerns and to stay consistent with City Council procedures during this time.

The meeting adjourned at 7:38 p.m.

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Chairperson

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Recording Assistant

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Date

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Date