

I. Call to Order

A regular session of the Gresham Planning Commission was called to order by Chair Drechsler on the 12th of April 2021, at 6:34 PM online via Zoom. The meeting was digitally recorded and minutes prepared by Jennifer McGinnis.

COMMISSIONERS PRESENT: Paul Drechsler, Chair
Richard Anderson, Vice-Chair
Michael Bennett
Jef Kaiser
Tim Kamp
Sue Ruonala
Laura Pramuk
Phil Wich

COMMISSIONERS ABSENT: Jason Ping

COUNCIL LIAISONS PRESENT: Sue Piazza
Vince Jones-Dixon

COUNCIL LIAISONS ABSENT: None

STAFF PRESENT:
David Berniker, Urban Design & Planning Director
Steve Fancher, Assistant City Manager and Environmental Services Director
Amanda Lunsford, Administrative Analyst
Kevin McConnell, Senior City Attorney
Sharron Monohon, Director of Budget & Finance
Mary Phillips, Senior Comprehensive Planner
Mark Takahata, Capital Improvement Program Analyst
Jim Wheeler, Urban Design Manager

II. Capital Improvements Program Hearing

Commissioner Anderson stated that he has a potential conflict in that he is a member of the Budget Committee of the Rockwood Water PUD but it will not cause him to be impartial.

Sharron Monohon provided an overview of the Capital Improvements Program. She said that it is a plan for infrastructure repairs and replacements, capacity increasing projects, and infrastructure improvements to be completed or started within the next five years. These projects are determined by Council goals, master plans, condition assessments, and input from the public. The schedule for adoption includes Budget Committee hearings in late April, the City Council hearing in May, and Council enactment in June.

Changes made since the March 8th work session included document additions of the summary and overview sections as well as some changes to project funding details. Two projects in Parks were removed as potential grant funds were not awarded and one project in Wastewater was removed as funding plans are still in development.

Ms. Monohon went through the highlights of each program area, which include:

- 1) Wastewater:
 - Replacing or aligning older deteriorating pipes
 - Investments at the wastewater treatment plant to improve efficiency and upgrading/replacing aging equipment and infrastructure
- 2) Water
 - Continuing to replace old and deteriorating pipes in coordination with the Hitting the Streets program and work related to seismic resiliency
 - Groundwater supply development to achieve independence from Portland
- 3) Transportation
 - Street surface maintenance and reconstruction
 - Roadway intersection and signal improvements
 - Continues Council Work Plan project to reconstruct failed local streets
 - Arterial improvements
- 4) Footpaths and Bikeways
 - Addresses requirement that at least 1% of gas tax revenues are used for pedestrian and bicycle related improvements
 - Active transportation plan projects
 - ADA improvements in conjunction with local street pavement reconstruction
 - Safety enhancements such as rectangular rapid flashing beacons and enhanced crosswalk markings
- 5) Parks
 - Continues project to develop the next phase of the Gradin Sports Park
 - Funding from Metro Local Share pending further community discussion about usage and priorities
- 6) General Development
 - Enable ready development to proceed in Pleasant Valley and Springwater

- Includes infrastructure projects so that the City is able to issue SDCs in situations where private developers construct eligible public improvements
- 7) Stormwater
- Coordinated improvements with Transportation in the repair and replacement of aging stormwater infrastructure systems
 - Water quality and stream channel stability
 - Localized drainage improvements
- 8) Urban Renewal
- Included on behalf of the Gresham Redevelopment Commission
 - Downtown Rockwood improvements, including the Park Plaza
 - Sandy Boulevard improvements

Commissioner Kaiser commented that the Division project also includes construction in addition to preliminary engineering. Mr. Fancher responded that they will make that revision. Commissioner Kaiser asked for clarification on whether a separate action would have to occur with Council to use development coordination funds for unfunded projects because his understanding was that the purpose of development coordination projects is to have money in case unanticipated funding opportunities arise. Mr. Fancher responded that they try to forecast where public improvements may happen based on development patterns. They try to err on the conservative side and include more projects in the funded section than will likely happen so that if something comes up, they have the opportunity to issue system development charge credits. Ms. Monohon added that where they identify the potential to issue system development charge credits is not cash on hand that they are planning to spend. Instead it is where they anticipate infrastructure is needed and the possibility that private development may come in and be able to construct those projects. It is the mechanism they use to be able to issue credits when this happens.

Commissioner Kaiser asked if they could use this funding to address the intersection at 1st Street and Kane Road, which currently dumps people onto the street for about 50 feet before they can get on a temporary sidewalk. Ms. Monohon responded that for that particular project, the bulk of the funding was specific to the SDC credit. The only amount of cash they have identified with that development coordination project is about \$140,000 over the next 5 years. It was identified to be used for small extra projects that the City wants done during private development.

Commissioner Ruonala asked if anybody regardless of whether they live in Gresham or not can participate in the Parks Metro Bond survey. Mr. Fancher responded that because of technological issues, technically anyone can participate, but the survey specifies that participants are supposed to be Gresham residents and includes a question about which neighborhood the participant lives in. They are tracking where the responses are coming from and this information will be included when the data is presented to Council.

Commissioner Wich asked if the parks projects that were shelved were deferred due to typical SDC issues or other funding streams that fell through and which parks programs are still in the queue to be worked on. Ms. Monohon responded that there were two parks projects presented at the work session that were taken off because potential grant funding was not received.

Commissioner Anderson made a motion to recommend approval of the proposed Council Work Plan 21-00083 to the City Council, which Commissioner Pramuk seconded. The motion was approved as follows:

Commissioner Anderson:	Yes	Commissioner Kaiser:	Yes
Commissioner Pramuk:	Yes	Commissioner Bennett:	Yes
Commissioner Ruonala:	Yes	Commissioner Wich:	Yes
Commissioner Kamp:	Yes	Chair Drechsler:	Yes

III. City Council Advisory Subcommittees Liaisons Discussion

Chair Drechsler said that he met with Chair Buck to discuss coordination between the Planning Commission, subcommittees, and Council. They talked about improving communication by the subcommittees making recommendations through the Planning Commission and having quarterly Chair meetings between the subcommittees in addition to the annual updates from each subcommittee.

Commissioner Wich said that he did pass on Commissioner Kaiser's comments to Tina Osterink and Chair Buck and they are excited that the Commission is aware of their concerns and willing to be an active part of combining efforts to present a unified front to City Council.

Commissioner Ruonala asked if the Urban Forestry Subcommittee is now receiving information on Design Commission hearings. Ms. Lunsford confirmed that they are on the distribution list for meeting information.

Commissioner Anderson said that he is the liaison for the Transportation Subcommittee, which has been rather inactive lately due to staff changes but they will be meeting in May. Mr. Berniker said that those meetings should be picking up due to the Transportation Systems Plan (TSP) update as well as changes to local, state, and federal funding. Jay Higgins will be the new staff liaison.

The current subcommittee liaisons are:

- Transportation: Commissioner Anderson
- Design Commission: Commissioner Ruonala
- Historic Resources: Commissioner Kaiser
- Urban Forestry: Commissioner Wich
- Community Development and Housing: Commissioner Pramuk

Commissioner Kaiser asked if a Green Task Force for Parks is still planned and whether a Planning Commission liaison is needed. He asked if the Citizen Advisory Committee is still a responsibility of the Planning Commission. Councilor Piazza responded that Council is still working toward having a Green Task Force. Mr. Berniker said that he would look into the Citizen Advisory Committee and get back to the Commission.

The Commissioners discussed their role in community involvement. Mr. McConnell stated that it is up to the Planning Commission to determine what they want to do and how they want to utilize their power. The Commission can coordinate with the subcommittees as they see fit. If desired, the Commission can request a joint study session with Council to gain clarification about this role.

Ms. Phillips said that she talked with the staff liaisons for the subcommittees and what they really want is an open line of communication with the Planning Commission. She suggested that Planning Commission liaisons report back to the Commission regularly so that all members are aware of each subcommittee's work. She also noted that GRC section 2.20.040(2)(l) calls out the Planning Commission's role to consider proposals of the subcommittees that are related to land use issues and make recommendations to the council on those proposals.

Commissioner Pramuk said that she read through the code and it seems like there is supposed to be more coordination and collaboration between the Planning Commission and subcommittees, including:

- Coordinating committee of the subcommittee Chairs and Chair of the Planning Commission
- Discussion of the Planning Commission work plan that integrates the work of the subcommittees
- Joint meeting between the Council, Planning Commission, and Chairs of the subcommittees

She said that she would like to see them start doing these things so that their work is more driven by the subcommittees than staff. Chair Drechsler agreed and said that they have a joint work session with City Council planned for July which will be a good opportunity to bring forth items from the subcommittees.

Commissioner Kaiser suggested having a planning meeting prior to the joint work session. Commissioner Bennett asked if staff could put together a list of topics from the Council Work Plan. Mr. Berniker responded that they could, but he doesn't want to speak for Council. The Council Work Plan provides guidance in terms of what Council thinks is important and the Commission should start there. Commissioner Pramuk suggested that they focus less on what Council wants to do and more on being in agreement with the subcommittees on what they

want to accomplish. Chair Drechsler said that one main objective he has for the meeting is opening communication and figuring out how to work together. Chair Drechsler asked to add work session planning to both May meetings.

Commissioner Kamp will take over the liaison role for Design Commission. Commissioners Wich and Ruonala will be co-liaisons for the Urban Forestry Subcommittee. The Commissioners discussed picking a representative to attend Neighborhood Coalition meetings. Chair Drechsler will reach out to Carol Rulla to see if she is interested and Commissioner Kaiser indicated interest in attending the Coalition meetings. Mr. McConnell said that he wants to look into this and discuss it with staff to ensure there are no issues before the Planning Commission adds a liaison. Commissioner Pramuk will continue as liaison to Community Development and Housing. Commissioner Kaiser said he would continue as liaison to the Historic Resources Subcommittee if Commissioner Ping did not want to. Chair Drechsler said her would reach out to Commissioner Ping. The Commissioners will formalize the liaison positions at the next meeting.

IV. Other Business/Adjournment

Review of 3/8 Minutes

Commissioners Ruonala, Wich and Kaiser presented changes to the minutes. Commissioner Anderson moved to approve the minutes with the amendments presented by Commissioners Ruonala, Wich and Kaiser, which Chair Drechsler seconded. The minutes were unanimously approved.

The meeting adjourned at 8:00 p.m.

Chairperson

Recording Assistant

Date

Date

A full recording of this meeting is available upon request.