

**Coalition of Gresham Neighborhood Associations
March 8, 2022 – Remotely Held (Zoom)
Meeting Minutes**

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	Rick Dwyer	Northeast	INACTIVE
Central City	INACTIVE	North Gresham	Mike Elston
Gresham Butte	Jim Buck, Tracy Slack, Theresa Tschirky	Northwest	John Bildsoe, Chris Fast
Historic Southeast	Allan Krim	Gresham Pleasant Valley	
Hogan Cedars	Kelsey Smalley	Powell Valley	Stella Butler
Hollybrook		Rockwood	Catherine Nicewood
Kelly Creek	Charles Teem	Southwest	Gail Cerveney, Dana Duval
North Central	Mary Gossett	Wilkes-East	
Staff & Guests	Michael Gonzales, Office of Neighborhood and Community Enhancement; Mary Phillips, Senior Comprehensive Planner, City of Gresham; Sarale Hickson, Comprehensive Planner 2, City of Gresham; Alissa Pyszka, Candidate, Metro Council President; Sue Ruonala; Tom Stanley		

After a quorum was established, the meeting opened at 7:01 p.m., Jim Buck, Coalition Co-President presiding.

1. The February 8, 2022, Coalition meeting minutes were approved as presented.

2. Presentation: Middle Housing Project. Guest Speakers, Mary Phillips and Sarale Hickson, Urban Design and Planning, City of Gresham

a. Project Background: House Bill (HB) 2001 requires Gresham (and other large cities) to update their housing development code by the end of June 2022 to allow duplexes on every lot where a single detached dwelling is allowed and to allow triplexes, quadplexes, townhouses and cottage clusters in areas that allow for single detached dwellings – increasing the variety and attainability of housing options and more opportunities for people to rent or own homes. Senate Bill (SB) 458 supports HB 2001 and allows for land division so that homes can be separated on their own lot with utilities and access.

b. The Middle Housing (MH) Project is included on the 2021 and 2022 City Council work plan under the Housing and Houselessness priorities. This project supports the City’s housing goals and housing comprehensive plan.

c. MH definition: MH are the forms of housing that fill the gap between small apartments and detached single dwellings. These include duplexes, triplexes, quadplexes, cottage clusters, and townhouses. Cottage clusters are small, detached units around a central shared open space.

d. Applicability and Outcome: Smaller lot sizes and more flexibility of housing types supports pedestrian-oriented neighborhoods and a greater variety of housing. This provides a greater range of more attainable housing choices and increases the supply of entry-level housing options which results in increased opportunities for home ownership.

e. Based on work sessions and public engagement, the main priority, where possible under the state laws, is to develop standards that are specific to the Gresham context to allow for flexibility and support neighborhood feel in residential developments.

f. Site Standards – mostly based on existing zoning standards with modifications based on HB 2001. Design Standards – More flexibility on standards that we were able to adopt with parameters set by the state on how those design standards be applied. Approach decided on for the design standards was to develop three sets of standards, one for single detached dwellings, duplexes, triplexes and quadplexes; one for townhouses; and one for cottage clusters.

g. Design Standards Goals: The goals are based on public feedback, work sessions and City Council direction. They include: pedestrian-friendly neighborhoods, supporting green and sustainable communities, and reducing perceived bulk.

h. SB 458 – MH land divisions: SB 458 focused on increasing home ownership and addresses how MH lots can be divided. Conditions – must be legal lot, happens with or after MH is built, housing type does not change, resultant lots cannot be redivided. Process for MH land division is different from the standard land division process. A big difference is that MH land division review only looks at private utilities for each lot, right of way dedication, frontage improvement and private access.

i. Next steps: Continued outreach; Council draft code work sessions (March 29); draft code refinements; adoption hearings (Planning Commission public hearing April 25, City Council public hearing May 17), effective date June 16.

3. Vote on Draft Coalition Bylaws: Jim Buck asked if there was any discussion on the bylaws updates. With no further discussion, Gail Cervenly made a motion to accept the updated Coalition Bylaws, Charles Teem seconded the motion. The updated Coalition Bylaws were approved by all present board members.

4. Neighborhood and City News and Reports:

a. Michael Gonzales, ONCE: No updates. Gail Cervenly asked when City Hall conference rooms will be available for use. Michael Gonzales thought City Hall may be open on April 4th but needed to check if that included conference rooms.

b. Jim Buck, as Co-President: Nothing to report.

c. Jim Buck, Gresham Butte NA: Will be picking up 800 trees on Thursday and the GBNA will have a planting event on Saturday at 12:30 on the Saddle Trail of Gresham Butte.

d. Stella Butler, Powell Valley NA: Powell Valley received a grant from the Urban Forestry Subcommittee and is planning an event to remove invasive plants. No date finalized.

e. Gail Cervenly asked if there was any discussion on proposed casino in Wood Village (this item was on the agenda). Jim Buck did not have any updates and asked if anyone had heard anything. Mary Gossett mentioned that she had received another mailing and had been trying to follow-up, with no success. Jim Buck stated that we should all continue to follow-up.

Meeting adjourned at 8:16 p.m.

Minutes prepared by Dana Duval – Coalition Secretary-Treasurer

Next meeting: **Tuesday, April 12th** – Remote via Zoom