

**Coalition of Gresham Neighborhood Associations
March 14, 2023 – Remotely Held (Zoom)
Meeting Minutes**

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial		North Central	Mary Gossett
Central City	INACTIVE	Northeast	INACTIVE
Gresham Butte	Jim Buck, Theresa Tschirky	North Gresham	INACTIVE
Gresham Pleasant Valley	INACTIVE	Northwest	Kat Todd, Chris Fast, John Bildsoe
Historic Southeast	INACTIVE	Powell Valley	Stella Butler
Hogan Cedars	Matt Callison	Rockwood	Catherine Nicewood
Hollybrook		Southwest	Dana Duval
Kelly Creek	Carol Rulla	Wilkes-East	
Staff & Guests	Michael Gonzales, Neighborhood Services Division; Erik Schmidt, Gresham Assistant City Manager; Jim Wheeler, Development Planning Manager, Urban Design and Planning (UDP) City of Gresham; Ashley Miller, Interim Director of Urban Design and Planning, City of Gresham; Rosanne Johnson, Lennar Homes (Guest); April Avery; Susan Foster; Samantha Zimmer		

The meeting opened at 7:02 p.m., Carol Rulla, Coalition Co-President presiding.

1. After a short delay to reach quorum, the February 16, 2023, meeting minutes were approved as presented.
2. Subdivision Vesting Code Change and Overview of Other Upcoming Code Changes.
 - a. Rosanne Johnson from Lennar Homes provided public comment in support of the proposed changes to the code vesting process.
 - b. Jim Wheeler, Development Planning Manager for the City of Gresham provided a presentation on the draft development code to modify the duration of exemption from subsequently adopted land use ordinance for subdivisions.
 - 1) Vesting period is defined as the length of time that the construction of an approved subdivision lot is subject to the land use laws that were in effect on the date of the tentative subdivision plan application submittal, rather than the land use laws in effect at the time of the subsequent building permit application on the lot. The intent of the vesting period is to provide predictability for developments while also ensuring that new land use policies are implemented in the built environment within a reasonable timeframe from when they are adopted by council.
 - 2) The current vesting period for a subdivision expires three years from the approval of the tentative plan. After the expiration of the vesting period, developments are subject to the current development code. It is proposed to move the start of the vesting period from tentative plan approval to final plat recording. The three-year vesting period expiring during the middle of a construction can result in some portions of the subdivision to become subject to new standards during the middle of build-outs. This can result in higher costs for the developer due to needed redesigns to be in compliance with current development code.
 - 3) Oregon Revised Statutes (ORS) allows for local jurisdictions to choose vesting periods from 2 to 10 years from the date of tentative plan approval. The proposed code

amendment is to change the vesting period from 3 years from the date of tentative plan approval to 3 years from the date of subdivision final plat recording.

c. Ashley Miller, Interim Director of Urban Design and Planning (UDP) presented information on the proposed work plan for the UDP. This plan will include a number of projects which are expected to be presented to City Council for initiation in June of this year. Projects include the following:

- 1) Tree Code Update.
- 2) CFEC (Climate-Friendly-Equitable Communities). This state-mandated project has phase 1 and 2 projects that will be initiated at the same time.
- 3) Environmental Overlay Project, Phase 2. Phase 1 was completed in 2020.
- 4) Corridors and Design District Standards.
- 5) Comprehensive Plan Volumes 1 and 2 Update/Overhaul. The last overhaul to these sections of this plan was done in the late 1980's.
- 6) Pleasant Valley Concept Plan Relook. This is to determine if code changes/updates are needed.

3. Potential Coalition Community Enhancement Grant Application. Continued discussion on whether we wanted to apply for a Community Enhancement Grant to purchase and install up to four street signs for each neighborhood association, depending on the condition and number of existing signs currently located in each neighborhood. Michael Gonzales shared information on the design of the sign and a spreadsheet on number and location of current signs (Transportation Department was not sure this list was accurate). After further discussion, we determined that we would not apply for the grant on this cycle but would continue to work this project to possibly apply for a future grant.

4. Neighborhoods and City News and Reports.

a. Neighborhood Services Division Report. Michael Gonzales: There will be a SafetyFest event at City Hall on April 1st, 11 a.m. to 2 p.m., family friendly event, with opportunity to meet our firefighters and police, bike rodeo, etc. Green and Clean event on April 15th, 9 a.m. to 12 p.m., focusing on the trails that will be used for the Lilac Run—meet at the entrance to the Springwater corridor at Main City Park. Lunch will be provided afterwards.

b. Co-President Report.

1) Carol Rulla: Does the Coalition want to officially endorse the Gresham Safety Levy? Motion to endorse by Kat Todd, NWNA, seconded by Mary Gossett, NCNA. All approved, none opposed.

c. NA Reports and Concerns: no reports.

Meeting adjourned at 8:46 p.m.

Minutes prepared by Dana Duval – Coalition Secretary-Treasurer

Next meeting: Tuesday, March 14th
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