

**Planning Commission Meeting  
Gresham City Hall/Civic Center  
Council Chambers  
July 11, 2016 - 6:30 p.m.**

**I. Call to Order**

A regular session of the Gresham Planning Commission was called to order by Chair Richard Anderson on the 11th of July 2016, at 6:33 PM in the Council Chambers at Gresham City Hall & Civic Center located at 1333 NW Eastman Parkway, Gresham Oregon.

**COMMISSIONERS PRESENT:** Richard Anderson, Chair  
Stephen Butler  
Hermann Colas, Jr.  
Jef Kaiser, Vice-Chair  
Laura Pramuk  
Sue Ruonala  
Phil Wich

**COMMISSIONERS ABSENT:** Paul Drechsler

**STAFF PRESENT:** Ann Pytynia, Urban Design & Planning  
Tammy Richardson, Urban Design & Planning  
David Ross, City Attorney's Office

**COUNCIL LIAISONS PRESENT:** Councilor French

**II. General Comment Period**

No one wished to speak at this time.

**III. Public Hearings**

**Type IV Legislative Hearing – Development Code Improvement Project – 8 (DCIP-8)  
City of Gresham -- CPA 16-070**

Chair Anderson opened the public hearing. None of the Commissioners made any declarations or abstained from the proceedings. No one objected to any of the Commissioners participation in the hearing.

Ann Pytynia presented the proposal and a PowerPoint presentation. The proposed changes to the Development Code will implement the 2015-2016 Development Code Improvement Project -8 (DCIP-8) Council Work Plan project, which was developed to create Comprehensive Plan amendments designed to address problems with current rules and processes that cause impediments to the implementation of development. Components of the DCIP-8 Code changes include:

- Definitions/Clarifications
- Wireless Communication Facilities (WCFs) amendments
- Marijuana, keeping of chickens, beekeeping, electric fences
- Making the Code consistent with existing GRC language regarding electric fences, beekeeping and the keeping of chickens
- Design Review Processes
- Development Code organization
- Minor Tree Code changes
- Home Occupation clarifications

Ms. Pytynia provided a July 11, 2016 Addendum Staff Report outlining some minor changes that are proposed to the proposal that were identified earlier in the day. She also noted that there is a slight change to the wording of the first item identified for modification in the Addendum Staff Report and read into the record how the definition is proposed to read.

Ms. Pytynia highlighted a couple items that were discussed at the Planning Commission's work session on the draft Code back in May. She noted that the definition of "Visible" remains unchanged from the previous draft, but it will be looked at again in the DCIP-9 project which is on the 2016 Council Work Plan. She also said that there are no changes to Design Standards in this proposal and that will also be addressed in DCIP-9.

Ms. Pytynia stated staff's recommendation that the Planning Commission recommend approval of the proposal to the City Council based on the findings, conclusions and recommendations of the Staff Report and the July 11, 2016 Addendum staff report as amended earlier in the hearing.

### **Public Testimony**

Carol Rulla addressed the Commission and said she fully support the proposal. She stated the reasoning behind the suggested edits that are contained in the Addendum Staff Report. Ms. Rulla thanked staff and the Commission for all the work that has been put into this project over the past year. She feels the changes are good and will clean up and provide clarity for Code users.

Commissioner Kaiser suggested that the language on Page 33 would be clearer if a comma were placed after "Affected city departments".

Ms. Rulla said it would also make sense to include a comma in the other sections of the Code where the same paragraph occurs (twice on Page 32).

Ann Pytynia gave staff's final recommendation that the Planning Commission recommend adoption of City Application No. CPA 16-070 to the City Council based on the findings, conclusions and recommendations of the June 30, 2016 Staff Report and Addendum Staff Report dated July 11, 2016, as amended during the discussion above.

It was the consensus of the Commission to close the hearing.

**Commissioner Butler moved to recommend approval of application CPA 16-070 to the City Council based on the findings, conclusions and recommendations stated in the June 30, 2016 Staff Report and the July 11, 2016 Addendum Staff Report, as amended during the proceedings. Motion was seconded by Commissioner Colas. The motion passed 7:0 as follows:**

<b>Commissioner Anderson:</b>	<b>Yes</b>	<b>Commissioner Kaiser:</b>	<b>Yes</b>
<b>Commissioner Butler:</b>	<b>Yes</b>	<b>Commissioner Ruonala:</b>	<b>Yes</b>
<b>Commissioner Colas, Jr.:</b>	<b>Yes</b>	<b>Commissioner Pramuk:</b>	<b>Yes</b>
<b>Commissioner Drechsler:</b>	<b>Absent</b>	<b>Commissioner Wich:</b>	<b>Yes</b>

Commissioner Butler acknowledged and commended staff for their dedication and hard work on this complex project.

#### **IV. Other Business/Adjournment**

##### *May 23, 2016 Planning Commission Minutes*

Motion to approve as written by Commissioner Pramuk; second by Commissioner Ruonala. Motion passed 6:0 with Commissioner Colas abstaining due to his absence from the meeting.

##### *Chair 2016 – 2018 Two-Year Term Election*

Commissioner Butler expressed interest in serving as Chair for a two-year term. No one else stated their interest at this time. Chair Anderson nominated Commissioner Butler to serve the 2016-2018 term as Chair. Commission unanimously concurred with the nomination and voted to elect Commissioner Butler as the new chair.

Councilor French made note of a couple events happening this week. The Design Commission will be given a presentation on the Rockwood Rising project on Thursday, July 14. Also, the Arts Festival is Saturday at the Arts Plaza and one of the activities is the block painting to try and gain the Guinness World Record for the largest painted wooden block mosaic.

Meeting adjourned at 7:20 p.m.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recorder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date