

**Planning Commission Meeting  
Gresham City Hall/Civic Center  
Council Chambers  
September 26, 2016 - 6:30 p.m.**

**I. Call to Order**

A regular session of the Gresham Planning Commission was called to order by Chair Stephen Butler on the 26th of September 2016, at 6:32 PM in the Council Chambers at Gresham City Hall & Civic Center located at 1333 NW Eastman Parkway, Gresham Oregon.

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

**COMMISSIONERS ABSENT:** Hermann Colas, Jr.

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

**COUNCIL LIAISONS PRESENT:** None

**General Comment Period**

**Mr. Stan Bohnstedt** spoke to the Planning Commission about Gresham Pleasant Valley. He resides in Pleasant Valley and said that since the 2006 annexation and 2007 master planning for Pleasant Valley, it was anticipated that infrastructure would be constructed in a timely manner. The area has been unable to development due to the lack of necessary infrastructure and he would appreciate any support from the Commission to help bring the infrastructure to Pleasant Valley as it begins to develop.

Chair Butler thanked Mr. Bohnstedt for his comments and his volunteer work on the Pleasant Valley Neighborhood Association.

**Mr. Richard Ail** said he has concerns about the upcoming development of the Sunrise Nursery Subdivision. The existing roads are stressed and there is a very real need for adequate infrastructure, especially to support the 350 home subdivision that is currently in the proposal stage. He hopes the Planning Commission will understand their concerns and the impacts on their community.

**Mr. Carl Clinton** also spoke about the Sunrise Nursery subdivision project. He wondered why the neighborhood notice only went to people within 300 feet. He feels a big project such as this one is an impact on a larger part of the community. He asked if more people could be notified on the larger projects such as the Sunrise Nursery. Mr. Clinton also noted that the neighborhood meeting was held on the Thursday prior to the Labor Day holiday. He did not think that was a good time to have a meeting as many people may have been planning to go out of town. He also asked how the community can be assured the items in the Pleasant Valley Master Plan will be followed.

Commissioner Kaiser asked if the neighborhood association was notified of the meeting, and said generally the association chair will pick the meeting date.

It was acknowledged that the PVNA did receive notice and was responsible for setting the date. It was the best date available within the timeline to hold the meeting.

Commissioner Ruonala asked staff about the 300-foot notification and was it in accordance with the Development Code.

Ann Pytynia, Principal Urban Planner, stated that the State requires a 100-foot notification area. The Gresham Development Code requires a 300-foot notification. The Code would need to be amended in order to change the process.

Chair Butler thanked the three speakers for stating their concerns and asked Ms. Pytynia to introduce staff in attendance prior to opening the public hearing.

## **II. Public Hearing**

### **Type IV Legislative Hearing**

#### **Development Code Improvement Project – 9 (DCIP-9) Part A**

#### **City of Gresham -- CPA 16-175**

Chair Butler 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, Principal Urban Planner, presented a summary of the proposal and a PowerPoint. The proposed Development Code amendment is Part A of Development Code Improvement Project-9 (DCIP-9). DCIP-9 covers a variety of topics, one that includes changes the Design Review standards and processes to be completed in two phases, Part A and Part B.

Ms. Pytynia said this proposal, Part A, is limited to a single issue. The code amendment will allow Design Review applications that are currently reviewed by the Design Commission under the DR-E level, to be reviewed by staff as a DR-D level review, when the applicant proposes to meet all of the required clear and objective standards. She noted that there are no changes to Design Review standards as part of this proposal. Design standards will be reviewed through DCIP-9 Part B.

Ms. Pytynia stated that the proposed Development Code amendment meets the City's comprehensive planning goals, Statewide planning goals and the Metro Urban Growth Management Function Plan. She gave staff's recommendation that the Planning Commission recommend adoption of the proposed Development Code amendment to the City Council based on the findings, conclusions and recommendations of the staff report.

Commissioner Kaiser asked if the Design Commission had an opinion regarding the value of this process change.

Ms. Pytynia said that the proposal was presented to the Design Commission and they were in agreement with it. She said the purpose for this change is that if all clear and objectives standards are met and there are no variations, they are obligated to approve the application. The fact that cutting out the staff time involved, the Design Commission time and applicant time involved and putting together the resources to hold a public hearing when they have to approve it is part of the logic and the basis for moving forward with the process change.

Commissioner Kaiser then asked if the staff has the option of getting Design Commission input on an application even if it is not a level E?

Ms. Pytynia responded that there is always an option for an applicant to ask for a design consult with the Design Commission and it is very strongly encouraged. The result of the design consult will gear an applicant to what the appropriate design standards would be and through that avenue the Design Commission would be involved. She said that in terms of when an actual application is filed, the Design Commission would not be directly involved; however, there are several design professionals on staff and that is how the project would be reviewed through the DR-D level and would still allow for public notification and comment.

Commissioner Kaiser said he isn't sure if the circumstance would ever arise, but does the planning manager have the option to ask for the higher level DR-E process even though it meets all the standards?

Ms. Pytynia stated that there is a provision in the Development Code where the applicant can ask for a higher review, but doesn't recall if the Manager has that ability. She doesn't believe so, but again if the application proposes to meet all the clear and objective standards there wouldn't be a need for a hearing, and that is the only circumstance where the lower DR-D level review would be allowed.

No one wished to provide testimony in either support or opposition to the proposal.

Ms. Pytynia stated staff's final recommendation that the Planning Commission recommend adoption of City Application No. CPA 16-175 to the City Council based on the findings, conclusions and recommendations of the Staff Report.

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

**Commissioner Anderson moved to recommend approval of application CPA 16-175 to the City Council based on the findings, conclusions and recommendations stated in the August 11, 2016 Staff Report. Motion was seconded by Commissioner Pramuk. 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>Absent</b>	<b>Commissioner Pramuk:</b>	<b>Yes</b>
<b>Commissioner Drechsler:</b>	<b>Yes</b>	<b>Commissioner Wich:</b>	<b>Yes</b>

### **III. Work Session/Presentation**

#### ***Active Transportation Plan – Presentation of Findings***

Brian Martin provided information on the Active Transportation Plan (ATP). The project is intended to inventory the City's active transportation network, identify gaps in the networks and prepare a list of projects to address the gaps, and develop draft bike and pedestrian networks. Mr. Martin said the project is partially funded by a Racial and Ethnic Approaches to Community Health (REACH) grant that was awarded to Multnomah County. The grant funding was used to hire Design + Culture Lab, a Portland based firm that is helping the City connect with under-represented community members. They have hired and trained community liaisons to conduct engagement with the various cultures in the Gresham area. A full public engagement process is underway.

Mr. Martin said surveys were conducted to identify areas of concern, problems and challenges for aspects of transportation such as destinations, food access, bicycling, walking, and safety. He presented maps representing findings resulting from the surveys. Brian said that Pam Phan, project manager from Design + Culture Lab is in attendance, as well as a few individuals that were surveyed. A video of the survey illustrating what has been heard from the community was presented to the Commission. Comments included lack of sidewalk connections, no bike lanes, crosswalk spacing distances, and need for additional bus routes. The community liaisons in attendance introduced themselves and asked the Commission for comments or questions about the project.

Commissioner Butler said he appreciated the video and it was great. However, he wanted to offer some constructive criticism as well as he believes everyone is on the same page here trying to facilitate and gather a safer environment for the community. He said the intent of the video is to help promote the program and there was one comment made that alluded to the fact that a liaison interviewed in the video felt unsafe and harassed by the Gresham Police Department. Commissioner Butler stated that the Gresham Police Department does an outstanding job, and

although the survey was conducted to get opinion, he doesn't feel that particular comment should have been included in the video because it might cause controversy that overwhelms the rest of the messages. He suggested that it be revisited and look at the editing again. He also stated his appreciation for the involvement of everyone and the efforts put into the project.

Pam Phan asked if the other Commissioners had a similar response to that portion of the interview. The Commissioners generally agreed that everyone has their own opinion in regard to public safety but were not sure that it was the proper place to put it into the presentation.

Commissioner Pramuk said she can understand the young lady's comments and the challenges that young African Americans face when attempting to walk from place to place without the benefit of sidewalks. It can sometimes lead to people getting the wrong impression.

Commissioner Drechsler said he feels the comments are relevant to the project, which is to encourage people to walk and bike.

Jetaime, the young person in the video who made that comment about the police, responded to the Commission. She said she is all about the Police and they do a fantastic job in Gresham to try and make the streets safe. She agreed with Commissioner Pramuk's comments about jaywalking and those are concerns for young people in Gresham.

Commissioner Butler said he applauds all of the participants. He noted that his concern is more about others outside of the Planning Commission that may see the video and not have the opportunity for explanation and response, and may be taken out of context. He said the video was awesome and thanked the group for their hard work and dedication.

Commissioner Pramuk said she would have liked to see some elderly people on the video to talk about issues with assisted living and getting to grocery stores, doctor appointments and to the bus or MAX.

One participant expressed a desire for more opportunities to be involved in the community.

Commissioner Butler said there are many opportunities to be involved in the City of Gresham. There are many places where the community's input is invaluable. Currently, the Gresham Police Department is recruiting for the Cadet Program.

Commissioner Anderson said there are many volunteer opportunities and there is always a shortage of volunteers.

Commissioner Drechsler said all Planning Commission meetings are open to the public and there is opportunity for comment on a variety of projects and topics.

Commissioner Wich thanked everyone for their involvement.

Each of the community liaisons spoke about their experience with the project. Comments and issues included:

- Learning from the others and the challenges they have gone through
- Diversity in the community
- Bringing different cultures together
- Being able to have a voice and personal point of view
- Bring community together for a positive change
- Opportunity for refugees in Rockwood; relations with the City of Gresham
- Support for more and better bicycling opportunities
- Great opportunity to have voice heard in the community
- Chance to address the lack of healthy food access
- Opportunity to be a part of improving transportation in the city

Commissioner Ruonala said she understands the issues and problems with bus transportation in the outer areas. She hopes the city is doing better with sidewalks and street connectivity, especially in the areas where there is not sufficient transit.

David Berniker thanked everyone for their responses and comments and good work on this project. He said he wished we had the resources to do more. There is the need and commitment to make these connections and it is very important. He feels this conversation has helped tremendously and enables staff to take it back to those making the decisions, such as TriMet and Metro. Mr. Berniker noted that Gresham struggles with resources and have to do more with less. This type of effort by all involved in this project really helps. It is slow and it won't happen overnight. He feels that the involvement will make a difference.

Brian Martin said part of the plan is to retrofit neighborhoods that are already built and it makes sense to look at it more. City staff needs to learn from the process and lead the way for other cultures, and open more broad engagement. He said the Planning Commission needs to hold staff's feet to the fire.

Everyone was invited to attend the CityFest event on October 1<sup>st</sup> and the Walk, Talk & Eat event on Saturday, October 15.

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

##### August 8, 2016 Planning Commission minutes

Motion to approve the August 8, 2016 Planning Commission minutes as written by Commissioner Anderson; second by Commissioner Drechsler. Motion passed unanimously. Commissioner Butler abstained due to his absence from the August 8 meeting.

Meeting adjourned at 8:14 p.m.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recorder

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date