

**Coalition of Gresham Neighborhood Associations
November 8, 2016 – Oregon Trail Room, Gresham City Hall**

Meeting Minutes

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	<i>Ken Stine</i>	Northeast	<i>INACTIVE</i>
Central City	<i>Ben Anderson, Bob Pung</i>	North Gresham	<i>Linda Parashos</i>
Gresham Butte	<i>Jim Buck, Theresa Tschirky, Tracy Slack</i>	Northwest	<i>Elizabeth Livingston</i>
Historic Southeast		Gresham Pleasant Valley	<i>Karen Bohnstedt</i>
Hollybrook		Powell Valley	
Kelly Creek	<i>Mel Roemmich, Carol Rulla</i>	Rockwood	<i>John Bildsoe</i>
Mt. Hood	<i>INACTIVE</i>	Southwest	
North Central		Wilkes-East	<i>Greg Hartung</i>
Guests:			

Welcome: Meeting was called to order by Coalition President Carol Rulla at 6:59 PM. Quorum was established. The 10/11/16 minutes were approved as presented.

Coalition Recommendations for 2017 Council Work Plan:

The Gresham City Council/Gresham Redevelopment Commission Work Plan outlines projects our elected officials wish to undertake during the year on behalf of residents. These projects set priorities for city staff, beyond routine day to day operations. The projects the Coalition considered for recommendation for the 2017 Work Plan are as follows:

Review of heavy industrial zoning: This project was recommended by the Coalition two years ago and is currently on the work plan. It is now starting to move forward on the Planning Commission’s list of projects.

Review of encroachment of private individuals on public property: The city does not currently have formal policies on enforcement of encroachment on public property, therefore unless the encroachment affects natural areas such a stream buffers, no action has been taken. The recommended project would define policies and priorities for enforcement. This project was recommended by the Coalition last year and is currently in the queue of future projects.

Review of Early Neighborhood Notification (ENN) Process: Coalition members, particularly land use chairs, have identified a number of potential improvements to the ENN process such as: Allowing Neighborhood Associations (NAs) to waive redo of ENN meetings for minor developer errors; Allowing electronic notification rather than certified mailings to NAs; Requiring greater notice for large impact projects or large abutting properties (similar to Gresham Butte Scenic View code); Providing larger signs and requiring signs in more visible locations for properties with long frontages or on busy roads; Adding provisions for meetings not in buildings and for emergency cancellations.

Creation of master plans for undeveloped parks: The city does not allow any improvements in areas designated as a park unless a master plan has been developed for that park. If the park had a master plan, neighbors could initiate small projects such as creating paths to improve areas of the undeveloped park.

Review of platted-but-not-built streets: Currently the city cannot easily identify platted-but-not-built streets. This was brought to light in a recent development project in Northwest Neighborhood Association. Without a Type IV hearings process to vacate the streets, the developer would be required to build a platted street that would cause numerous issues in the existing neighborhood and park. In order to more effectively address future issues, it would be helpful to identify platted-but-not-built streets in a single map and to consider proactively vacating any that are no longer appropriate.

Plan to address street maintenance: While this topic is already on the Council Work Plan, including it on the Coalition’s recommendations would emphasize its importance to residents.

Review current complaint based process for sidewalk maintenance: This issue was brought to the attention of the Coalition and is the subject of a recent letter to the editor in the Outlook. The fairness and effectiveness of the current complaint driven process was brought into question. Concern was voiced that the current approach could potentially be used in a discriminatory fashion and may represent a violation of fair housing regulations.

Develop a progress reporting framework for Work Plan projects and other city initiatives: Publish on the City's web site the City's high level framework by which the Council Work Plan items and other significant initiatives consuming City

resources are monitored and managed. For all current initiatives considered active and for new initiatives going forward, provide current status and periodic progress updates. Tracy Slack offered to draft language describing a possible framework. (See more detail and examples in the attached document.)

Discussion: Ken Stine asked if a review of the planned opening up of 11th Street to 174th near the new soccer field development should be considered. The consensus was that this issue is not a work plan item, but concerns should be brought to the city. Jim Buck suggested that our recommendations to the city on the work plan should be made in the context to the entire plan. Several suggestions were made to include in the ENN process improvement topic. Bob Pung suggested that Aaron use Nextdoor.com to communicate ENN items. Carol observed that, while Aaron can post to specific neighborhoods on Nextdoor.com, the better option would be for land use chairs to use Nextdoor.com to communicate to their neighborhoods since our posts rise in the newsfeed for each reply and city posts don't. Aaron could post to inactive NAs though. Bob asked if there are standard hours when parks are open. He observed a park in his neighborhood was in use after hours. The MyGresham app can be used to report unauthorized use of parks.

The work plan suggestions were prioritized as follows:

Current Work Plan Projects – support for continuing

- Review of Heavy Industrial zoning (part of DCIP-8 (Development Code Improvement Project))
- Address street maintenance

Current Internal Project – support moving forward

- Develop policies to address encroachment of private individuals on public property

New initiatives – high impact, minimal cost

- Review of Early Neighborhood Notification (ENN) Process
- Develop a progress reporting framework for Work Plan projects and other city initiatives

New initiatives – for consideration

- Create master plans for undeveloped parks
- Review platted-but-not-built streets
- Review current complaint based process for sidewalk maintenance

Jim Buck made the motion to submit this list of work plan topics to the city, Elizabeth Livingston seconded it and the motion passed unanimously.

Review of NA Program:

There was no update on the NA improvement program since there was not a quorum at the last Citizen Involvement Committee (CIC) meeting. Aaron was not able to present the draft plan and get feedback from the CIC. The plan is to discuss the draft plan at the CIC's January meeting and give an update to the Coalition after that.

Neighborhood & City News & Reports:

It was decided to cancel the December Coalition meeting. The January meeting will include elections for Coalition officers and input on draft changes to Parks System Development Charges (SDCs), including the list of parks projects eligible for SDC funding. The street maintenance project will likely be on the February agenda. Some potential topics for future meetings include: an affordable housing update; property tax structure presentation (suggestion: invite state representatives since law changes must come from the Legislature); information on group homes; creation of building permits project tracking that NAs could use like the current development project tracking system.

John Bildsoe shared the Powell/Division Bus Rapid Transit (BRT) project has been approved by the Steering Committee. Since the BRT will terminate at the Gresham Transit Center and not continue to Mt. Hood Community College, additional bus frequency will be added from the Gresham Transit Center (GTC) to Mount Hood Community College (MHCC). This project will represent an investment of \$100M in East County.

Development projects:

Karen Bohnstedt – Pleasant Valley: The city is making progress on acquiring easements to the sewer trunk line for Sunset Village – 354 single family homes and townhouses.

Linda Parashos – North Gresham: The rescheduled ENN meeting on the industrial development that borders Fairview was held. Mediation was there which helped keep the meeting more civil, but it was a long and contentious meeting.

With no further business, the meeting adjourned at 8:42 PM.

Minutes prepared by Theresa Tschirky, Coalition Secretary-Treasurer

Next meeting: **Tuesday, January 10** – City Hall Oregon Trail Room