

**Planning Commission Meeting
Springwater Trail Conference Room
Gresham City Hall
October 24, 2016 - 6:30 p.m.**

I. Opening/Citizen Comments

A regular session of the Gresham Planning Commission was called to order by Chair Stephen Butler on the 24th of October 2016, at 6:30 PM in the Springwater Trail Conference Room at Gresham City Hall located at 1333 NW Eastman Parkway, Gresham Oregon. Minutes were prepared by Tammy Richardson.

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

COMMISSIONERS ABSENT: Laura Pramuk

STAFF PRESENT: David Berniker, Urban Design & Planning Director
Brian Martin, Urban Design & Planning

COUNCIL LIAISONS PRESENT: None

II. General Comment Period

No one wished to speak at this time.

III. Work Sessions

Active Transportation Plan Presentation

Brian Martin provided an update on the Active Transportation Plan including public engagement results. He displayed draft maps showing pedestrian improvement and biking networks. Map A illustrates important destinations and active transportation challenges. Map B shows potential pedestrian improvements that include possible locations for street crossing enhancements and

sidewalk infill. Map C describes potential “Bike Routes for Everyone”. These routes are low-stress networks that would be comfortable for most riders including children. Also shown were examples of physical improvements that would be necessary in some locations to create a bike a “Bike Route for Everyone.”

Mr. Martin said the next phase of the project will use public engagement and design considerations to develop a second round of draft networks. After that, a list of projects will be created and ranked according to the prioritization criteria developed for that purpose. Eventually, the Active Transportation Plan will include funding strategies, a review of City programs that promote walking and biking, and an implementation plan.

Mr. Martin encouraged the Commission to write things on the maps as they are thinking of them during the discussion and give the maps to him after the discussion.

Commissioner Ruonala said that Powell Valley Road and 282nd also do not have sidewalks but they don't seem to appear on the map. She said they are high-speed streets with bus routes where kids are picked up by the school bus. There is also a nursing home in the area with seniors and people with disabilities that need safe sidewalks and places to walk or use mobility devices.

Mr. Martin said the maps are a first draft and one of the things focused on was school service areas close by. Some of that may have not been picked up. These are the type of comments and detail that will be helpful to staff during the discussion this evening.

Commissioner Anderson said the intersection at 181st and San Rafael has a lot of truck turning movements. Truck movements should be watched at that intersection and improvements there should be careful to avoid semi-truck and pedestrian conflicts due to the turning radius for the trucks.

Susan Ainsworth Smith asked some questions – extending Powell Valley Road sidewalks per Ruonala comment. Ms. Smith agreed that it is really busy there every day; that is her neighborhood. She has seen people in motor-powered wheelchairs traveling on Powell Valley Road frequently where there are no sidewalks. She supports improvements in that area.

Commissioner Colas asked how the City will pay for these improvements; do sidewalks go in when development occurs or will the City pay for them?

Mr. Martin said sidewalks are often built when infill development happens. Occasionally, the City can obtain a grant that helps complete some sidewalks. For example, Gresham received a grant to complete the stretch of sidewalk from Gresham-Fairview Trail up to Birdsdale which is currently in design stage. He said the City is trying to get another one to go over to Wallula to fill in missing pieces.

Other comments included:

- Bike Routes for Everyone seem to miss the destinations outside of Rockwood and people have to go a couple of blocks on a local street or arterial;

- City staff should take another look at the Bike Routes for Everyone to ensure the best route is chosen and investments are strategic and work together;
- Ensure improvements are efficient and not duplicative;
- Take another look at First Street between Hogan and Kane – significant improvements to the current two-lane cross section need to be made for that to become a Bike Route for Everyone;
- Locate routes and plan for infrastructure design in such a way to qualify for State funding and getting the most “bang for the buck;”
- Make sure streets bike route streets have adequate sidewalks; e.g. Hogan Rd. south to the City boundary does not have sidewalks;
- Ensure sufficient lighting for bike and pedestrian routes for safety and crash/accident prevention;
- Should there be a bike route for school access on 181st between Division & Powell?
- Need funding strategy to maximize use of gas tax dollars – possibly combine with roadway projects;
- First Street is hostile for a bike boulevard – need bike lanes and sidewalks;
- Find a way to make possible new bike routes work with Gresham’s current bike map – ensure they work together.

Comments written on maps:

- Need crossing on Glisan between Hogan and entrance to ON
- Need crossing(s) on Stark between 202nd and Hogan
- Need crossing(s) on Hogan between Stark and Division
- Need crossings(s) on 190th in Pleasant Valley
- Need crossings on Kane between Stark and First
- Extend sidewalk infill east on Powell Valley to 282nd
- Crossing and sidewalks needed on 282nd
- Crossing south of Springwater Trail on Highland?
- Have seen many future street plans abandoned, resulting in dead-ends and poor street connections (and pedestrian options). Can planning revisit future street plans to make the requirements of a future street plan are "logical" and "practical" and not "conceptual"?

Commissioner Butler asked if there was any information available on pedestrian and bicycle crashes in Gresham. Mr. Martin said he would provide that information to the Commission later in the week via email.

Civic Neighborhood Vision and Design District Update

Brian Martin provided an overview of the Civic Neighborhood Vision and Design District Update. This project gives us a chance to update the 21-year old Plan District with a new vision to remove barriers to development.

Mr. Martin summarized information on an online survey that was taken by 166 people, which was outlined in the materials distributed for the discussion. Full survey results will be available at the next Planning Commission meeting on this project. He also noted that on November 15 the City will hold a community forum to seek public input on visual/design preferences.

Discussion focal points included:

- City to work with the major property owners such as Kmart, the Gresham Station Manager (DDR), and Robertson Trust to maximize
- Consider solar access; look at “green roofs” like in Vancouver, B.C.
- Develop new standards to prevent dead zones with blank walls, such as the in back of Best Buy.

The Commission thanked Mr. Martin for providing information on both projects to the Commission this evening.

IV. Other Business/Adjournment

Council Citizen Advisory Committee Review and 2017 Council Work Plan Recommendations

David Berniker led a discussion on the CCACs and presented recommendations for the 2017 Council Work Plan.

Several projects will be carried over from the 2016 Council Work Plan. Those projects include:

Housing Policy: The 2013 Housing Policy will be reviewed and refreshed as needed to reflect post-recession financial and socioeconomic trends along with available metrics that demonstrate how Gresham relates to the region.

Urban Redevelopment Plan: Pursue redevelopment opportunities in Gresham’s commercial centers and along corridors, with an emphasis on Civic Neighborhood and Downtown.

Springwater: Assess the feasibility of the 2005 Springwater Plan given changes in economic conditions and development. This project will most likely be housed in DES and OGM.

DCIP-9: Ensure that the Development Code is clear and easy to use. The project will focus on the design review process, design review standards, and modifications of the review process for approved designs.

Pleasant Valley Master Plan: Partnering with Environmental Services. Project consists of two issues. Issue 1 - Reconfiguration of the intersection of 172nd Ave. and Foster Ave. Issue 2 - An extension of 172nd Ave. near McKinley Blvd. to connect with Powell Blvd.

Other projects that are suggested to be looked at in the 2017 Council Work Plan include:

Heavy Industrial District/Vance Park Master Plan: Projects as proposed consists of two phases. Phase 1 – Facilitate the design and development of a new public parking lot adjacent to the church and the upper 15 acres. Phase 2 – Create a scope to determine the feasibility and if it is determined to be plausible for the lower 15 acres and existing HI zone.

Sign Code Update: Ensure that the sign code is clear and easy to use.

Community Standards Project: Deliver improvements to the development code regarding structure and ease of use.

Gresham Community Vision: Communicate the community vision for the City of Gresham.

Commissioner Kaiser expressed interest in additional fixes to the Tree Code and taking a global look at it in regard to the City’s tree canopy.

Mr. Berniker said staff is looking at setting up a session for Planning Commission training in the near future. The Commission members all agreed they would like to attend a training session.

Meeting adjourned at 8:16 p.m.

Chairperson

Recording Assistant

Date

Date