

**Coalition of Gresham Neighborhood Associations
October 10, 2017 – Oregon Trail Room, Gresham City Hall**

Meeting Minutes

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	<i>INACTIVE</i>	Northeast	<i>INACTIVE</i>
Central City	<i>INACTIVE</i>	North Gresham	<i>Gelinda Chernault, Mike Elston, Linda Van Deusen-Price, Linda Parashos</i>
Gresham Butte	<i>Jim Buck, Theresa Tschirky</i>	Northwest	<i>Kat Todd, John Bildsoe</i>
Historic Southeast		Gresham Pleasant Valley	
Hollybrook		Powell Valley	
Kelly Creek	<i>Carol Rulla</i>	Rockwood	<i>Catherine Nicewood</i>
Mt. Hood	<i>INACTIVE</i>	Southwest	
North Central		Wilkes-East	
Staff & Guests:	<i>Joe Walsh, Mary Phillips, Josh Williams, John Parashos, Lee Dayfield</i>		

Welcome: Meeting was called to order by Coalition President Carol Rulla at 7:02 PM. Since there was not a quorum, approval of 9/12/17 minutes was postponed.

Civic Neighborhood Vision & Design District Update: Mary Phillips and Josh Williams with the City of Gresham Urban Design and Planning department provided an update on the Civic Neighborhood Vision and Design District policies and design guidelines and standards. The scope of the Civic Neighborhood is the area bounded by Burnside, Eastman Parkway, Division and Wallula. The draft Vision is as follows: “Gresham’s Civic Neighborhood is a distinctively urban mixture of uses and people. Inviting tree-lined streets lead you past lively storefronts and high quality buildings with convenient places to live, work and shop. The neighborhood’s parks and plazas provide great places to gather, while its active transportation network provides easy access to regional trails, Downtown, surrounding neighborhoods and the greater metro area.” The development principles are: 1. Design at a Human Scale. 2. Support and Mixed-Use Community. 3. Enhance Connectivity and Create Active Streetscapes. 4. Integrate Public Amenities and Green Spaces. 5. Utilize Sustainable Development Practices. 6. Promote Excellence in Design and Architectural Expression.

Consideration is being given to expanding the district to include as small parcel of partially developed properties south of Division and west of Eastman Parkway. To simplify the current zone districts three districts are being proposed: CNRM (Civic Neighborhood Residential Moderate density), CNTM (Civic Neighborhood Transit – Moderate density) and CNTH (Civic Neighborhood Transit – High density). Proposed changes to uses, building heights and Floor Area Ratios (FAR) were reviewed by zone district. The draft code writing is targeted for completion by the end of 2017. A final round of public outreach and then hearings will be held in early 2018.

Mary and Josh asked for input on best get feedback from the community on these proposed changes. It was suggested that they present this information at a Northwest Neighborhood Association meeting. Kat Todd will follow up with Mary to schedule a presentation at the NRNA meeting to be held in early 2018. Q: Do you have any idea about retail interest? A: No specific retailers have expressed interest. Q: Do you know what is planned for the area north of the Civic Center MAX stop? A: That property is owned by Metro. They have released an RFQ (request for qualifications) for development that includes the Civic Neighborhood vision and development goals. Q: Do you know how much residential space is planned? A: Metro is asking for a minimum of 30 units per acre. Q: Would like to advocate for more green space in Gresham as the existing parks like Bella Vista are getting more crowded on the weekends. A: There are SDC (System Development Charge) fees set aside for the development of a neighborhood park. Q: Has there been any thought about a pedestrian bridge over the MAX tracks? A: TriMet would want to wait until there is more density before planning another MAX crossing. The current plans call for a bike / pedestrian crossing at Norman. That puts the MAX crossings ¼ mile apart. Q: The photo associated with Goal 5 shows mainly bushes, not trees. A: We are planning for trees, we just need better pictures. Also wider sidewalks and planter beds are planned so as allow trees to mature without damaging sidewalks and other infrastructure.

2018 Council Work Plan Recommendations: Carol reminded the attendees of the input the Coalition provided to the 2017 Work Plan: Last year Coalition recommendations included 5 possible new initiatives: 1) Review of Early Neighborhood Notification process. 2) Develop a progress reporting framework for Work Plan projects and other City initiatives. 3) Create master plans for undeveloped parks. 4) Review platted-but-not-built streets. 5) Review current complaint based process for sidewalk maintenance. Other Coalition recommendations last year were to support

continuation of 3 projects already on the Work Plan: 1) Review of Heavy Industrial zoning. 2) Address street maintenance. 3) Develop policies to address encroachment of private individuals on public property. Joe Walsh reported that city staff is working on a reporting framework for Work Plan projects, and Carol noted that the city is addressing street maintenance. Lee Dayfield suggested the Coalition advocate that the City of Gresham consider implementing a room tax on short term rentals and transient lodging such as Airbnbs. Portland has codes for short term rentals, requires a permit and collects a 6% tax. Eugene does not have codes nor require a permit, but does collect a 9% tax. Salem has codes, requires a permit and collects a 9% tax. Corvallis does not have codes nor require a permit, but does collect a 9% tax.

After discussion, it was decided to recommend three items to the Council for inclusion on the 2018 Work Plan.

- 1) Review of Early Neighborhood Notification process.
- 2) Review of Heavy Industrial zoning.
- 3) Develop a holistic city vision for recreation utilizing existing amenities, planning for trail systems and including master plans for undeveloped parks, and implement a transient rental tax as a funding source.

As an aside, it was recommended that the city provide as summary of recreation opportunities in Gresham on the city web site. It was noted that it is still difficult to find city contacts via the web and that the NET team is not listed in the directory. Joe noted that many changes to the web site were made to make it more mobile friendly. He reported that the city has a new recreational guide, and he will provide a link to it on the web site.

Neighborhood & City News & Reports:

Joe Walsh provided an update on the progress of filling the open ONCE (Office of Neighborhoods and Community Engagement) Manager position. There were over 100 applications and 80 met the minimum requirements. Interviews were conducted and two very good candidates are in final consideration. The goal is to make an offer by the end of October. Q: Was knowledge of Oregon and Gresham specifically a requirement? A: Familiarity with Oregon and Gresham were broadly factors. A hiring decision for the Livability Manager position has been made.

Carol reminded the Coalition about the policy on recording meetings. Oregon law requires that all participants be notified in advance if a public meeting will be recorded.

Q: Is there another homeless shelter planned for 162nd and Glisan, the former site of Walgreens? A: No, a satellite church is planned for the site.

Catherine gave an update on her experience on contacting the NET (Neighborhood Enforcement Team) and Code Compliance. She has gotten quick responses to phone calls or emails directly to staff, but it took over a week to get a response when she reported a problem with MyGresham. It was noted that, when calling NET, the caller can be confidential; however, entering a complaint via MyGresham, the reporter is not anonymous since the report is subject to a public records request.

Joe shared the Neighborhood Opportunity Review will continue into next year, led by the new ONCE and Livability Managers.

With no further business, the meeting adjourned at 9:05 PM.

Minutes prepared by Theresa Tschirky, Coalition Secretary-Treasurer

Next meeting: **Tuesday, November 14** – City Hall Oregon Trail Room