

**Coalition of Gresham Neighborhood Associations  
March 13, 2018 –HR Training Room, Gresham City Hall**

***Meeting Minutes***

| <b>NEIGHBORHOOD</b>                      | <b>ATTENDEES</b>  | <b>NEIGHBORHOOD</b>            | <b>ATTENDEES</b>                                       |
|--|---|--------------------------------|--|
| <b>Centennial</b>                        | <i>INACTIVE</i>   | <b>Northeast</b>               | <i>INACTIVE</i>  |
| <b>Central City</b>                      | <i>INACTIVE</i>   | <b>North Gresham</b>           | <i>Linda Van Deusen-Price,<br/>Linda Parashos</i>      |
| <b>Gresham Butte</b>                     | <i>Jim Buck, Theresa Tschirky,<br/>Tracy Slack</i>  | <b>Northwest</b>               | <i>Kat Todd, Dave Dyk</i>                              |
| <b>Historic Southeast</b>                | <i>INACTIVE</i>   | <b>Gresham Pleasant Valley</b> |  |
| <b>Hollybrook</b>                        |   | <b>Powell Valley</b>           | <i>Rebekah Burns, Nichole Burns,<br/>Stella Butler</i> |
| <b>Kelly Creek</b>                       | <i>Charles Teem, Carol Rulla</i>  | <b>Rockwood</b>                | <i>Catherine Nicewood, John Bildsoe</i>                |
| <b>Mt. Hood</b>                          | <i>INACTIVE</i>   | <b>Southwest</b>               | <i>Suzan Wells, Brandon Harer,<br/>Gail Cerveny</i>    |
| <b>North Central Staff &amp; Guests:</b> | <i>Maggie Anderson, Pete Timoteo<br/>Jessica Harper &amp; Michael Gonzales, ONCE; Capt Claudio Grandjean. Lt. Chris Wheeler night shift watch manager; Ann Pytynia, UDP; Councilor Janine Gladfelter; Caleb Sutherland, Tom Stanley</i> | <b>Wilkes-East</b>             |  |

Carol Rulla called the meeting to order at 7:08 PM and confirmed that a quorum was present. No members of the public came forward for comment.

A discussion of the meeting minutes presented from the 2/13/18 meeting resulted in one errata change: John Bildsoe’s question about “perverse incentives” was changed to “unintended incentives”. John Bildsoe made a motion to adopt the revised minutes. Rebekah Burns seconded the motion. Revised Minutes from 2/13/18 were approved unanimously.

**Police Body Worn Cameras, with Capt. Claudio Grandjean**

Capt Grandjean introduced himself and Lt. Chris Wheeler, and gave a presentation on Police Body Worn Camera policy. They began with a short video illustrating that video cameras are used widely.

Gresham Police received a DOJ (Department of Justice) federal grant for \$165k, also requiring city matching funds. This covers hardware and storage for a body camera program (including storage, if the selected vendor stores video as a service). He noted that the City has not-yet selected a vendor to provide the technology. Right now, the department is performing public outreach and education, and developing policy in accordance with Oregon law. The issues being contemplated during policy include:

- When to activate camera recording (OR law requires activation from time officer determines reasonable suspicion or probable cause to conclusion of contact)
- Who can review video and under what circumstances
- Privacy considerations for collection of video in certain times and places where privacy and access considerations may be present
- Notification to those being recorded (OR law generally requires this)
- Technical controls to prevent editing or deletion by officers and to maintain an audit trail
- Access to video from sources like the DA, Police (with controls), and responses public records requests (with public interest and time/place specification, and with faces blurred)
- Retention requirements
- Security of the video camera system (governed by state CJIS [Criminal Justice Information Services] rules)

As vendors are being evaluated, important considerations are the cost and methods for storage and access (e.g. cloud-hosted solutions, versus on-premises solutions hosted by the City).

An example of the limitations of video in addressing contested questions (e.g. sports calls) was presented, and limitations of video recording technology and use.

Tracy Slack asked a question about whether audio can be redacted for privacy reasons. Capt. Grandjean noted that most systems to allow for this.

John Bildsoe asked a question about whether the DOJ grant plus matching funds would materially cover the costs of purchasing a system. This is unknown, but is being considered in the planning.

For next steps it was noted that the City is in the early stages of a vendor selection process now. Vendors will be invited to participate in an RFP (Request for Proposals), with a field testing component for short-listed vendors in May/June. A full department implementation is anticipated in late 2018.

### **Senate Bill 1051 Code Changes (particularly Accessory Dwellings code), with Ann Pytynia**

Ann Pytynia made two announcements: a Gabbert Butte Master Plan open house would be held, and an event celebrating 10 years as tree city USA. Flyers for both events were provided.

Ann began by introducing Senate Bill 1051, legislation recently adopted into law. The law is intended to increase development of affordable housing units. Among other changes, SB 1051 requires Cities to make changes to how accessory dwellings are permitted. Current Gresham code allows for ADUs (Accessory Dwelling Units) to be attached to a house or over a garage; SB 1051 requires allowance for standalone ADUs, though reasonable design standards may be required. Ann noted that some initial feedback from City Council at the policy meeting earlier this afternoon was obtained, and that Council directed staff to collect input from citizens on preferences to key policy questions. Ann will be developing a survey to collect this information. She anticipates public outreach will focus on 3 questions:

1 – Whether ADUs should be governed by a Type I or a Type II procedure. Right now ADUs go through Type II procedure, with public notice and ability to comment. Staff recommended initially that this be changed to a Type I process which would be processed with the Building Permit and have no public notice. The main difference in process type is speed. The cost is only \$75 more for a Type II process, but it takes 1-3 months longer than a Type I process.

2 – What size limitations should be placed on ADUs. Current code allows for up-to 900ft for attached ADUs, or 700 ft for detached units (only allowed in the downtown core). Staff is looking at various options for sizing, and plans to seek community input.

3 – Current code requires design to be similar to match the main residence. There are choices to be made with regards to the design of new ADUs.

Ann noted that the City needs to have the updated code in place by July 1<sup>st</sup>.

Charles Teem asked a question about parking requirements for ADUs. Current code requires 1 parking space for a new ADU, paved. Additionally, an up-to 10 foot wide driveway extension to the ADU could be added. No changes to these requirements are proposed.

Carol Rulla asked if ADU could be used for a short term rental. No, in current code, this is not allowed, since short term rentals are regulated like a bed and breakfast, and require that they be operated out of a primary residence, and an ADU is defined as a separate unit.

Carol noted that there was a policy decision to be made about setbacks. One option considered would be to use flag lot setbacks (10' on all sides), with another option being LDR setbacks (5' side

setback and 15' rear setback). This policy choice could have an impact on neighbors.

Tom Stanley, guest from Centennial (inactive NA), asked about what prevents landlords from raising rents of ADUs as properties are sold. Ann noted that the city land use and development code does not contain any restrictions on renter or landlord relationships.

There was a discussion about the process and timeline impacts for Type I versus Type II.

Jim Buck asked a question about neighborhoods that have their own neighborhood deed restrictions, and whether the updated City code would supersede the deed restrictions. Ann believes that deed restrictions would still apply, which would be a private contractual matter.

John Bildsoe asked for confirmation that there are no restrictions on owner occupancy or the ability for owners to rent ADUs or primary residences contemplated in the changes; this was confirmed.

Carol asked if ADUs were subject to the city's rental inspections. Jessica Harper said they are.

### **Neighborhood Office Revamp Update, with Michael Gonzales & Jessica Harper**

Michael Gonzales & Jessica Harper presented on changes in the ONCE department. He noted the department was working from a newly remodeled office. ONCE now includes a livability team that includes code compliance and homelessness services. Jessica discussed the focus on code compliance process improvement and education; a particular focus right now is abandoned vehicles. Since implementing My Gresham, the number of these reports has been increasing dramatically; abandoned vehicles make up 70% of reports. ONCE is reviewing policies in this area right now and may make changes to administrative process, or propose changes to code, to increase efficiency in this area.

John Bildsoe noted a concern about the process and response for abandoned vehicles, and a particular example of a possibly stolen vehicle abandoned on private property. Jessica noted that there are limitations in how the city could respond because the vehicle was abandoned on private property rather than in the public right-of-way.

Theresa Tschirky asked about homeless services staffing and service level expectations. Jessica noted that there remains one County grant-funded position, who tries to respond to requests for service on a timely basis.

Catherine Nicewood asked about the 30% of code compliance reports that are not abandoned vehicles. Jessica said that they were property cases.

Jim Buck asked about a time period for how long houses can be boarded up. Jessica noted that these types of issues are a current focus of the other code compliance group working with the NET (Neighborhood Enforcement Team). She noted that there is a process for registering derelict structures (sometimes also called "zombie structures"). Jessica noted that she could follow-up with guidance on this topic. Carol Rulla noted that this topic is on the Council Work Plan.

Carol Rulla asked if stolen cars reported as abandoned are processed differently than those not stolen. Jessica noted that they are generally processed faster than other abandoned cars not reported stolen. Linda Parashos noted that providing VIN numbers can help speed this response when needed. Suzan Wells noted that abandoned vehicles have been a significant problem in Gresham.

Michael made several announcements.

- A block party trailer will be available to NAs, with a new vinyl wrap; it will be stocked with tables, chairs, yard games, etc, for use by NAs to host events.
- This year's Green & Clean cleanup event that the city is hosting will be at Main City Park on Saturday, April 28, 9AM-1PM.
- Recent attendance at a conflict management and mediation training event, and encouraged NA attendance.
- Red Cross Prepare Out Loud event on emergency preparedness scheduled April 5, a free event that NA leaders are encouraged to participate in.

Michael noted ongoing work in clarifying boundaries of several NAs; he is recommending that Gresham Butte consider updating bylaws to clarify boundaries to align with GIS city data. Similar discussions occurred related to Southwest and Rockwood associations.

Michael noted that Central City NA may be re-activated, with support from the business community and meetings to be held at the Gresham Historical Society.

Michael noted that the matching neighborhood grants will be offered to NAs this year. Guidelines for this will be provided in April, with a 30-day open window for applications.

The consideration of administrative procedures for NAs was discussed. Michael clarified a question from Dave Dyk that telephone conferences could be supported for NA board meetings, but noted that the City has limited ability to support video conference type solutions (though noted that there may be more opportunities for this in the future). Linda Parashos asked whether the draft administrative procedures were the same as had been proposed two years ago and put on hold during the neighborhood office review. Michael confirmed that they were. As Coalition members had no concerns or further input, Michael will adopt those administrative procedures.

### **Neighborhood & City News & Reports**

Dave Dyk provided a brief report from the February Finance Committee meeting, which considered City Council and Mayor pay. No changes to council pay were made for the upcoming fiscal year.

John Bildsoe noted that Metro is trying to activate the Division frontage at the Gantenbein property in partnership with a program called Successful Families 2020, which is a program that involves a number of local nonprofits. He will provide information on this program by email to the coalition.

Rebekah Burns noted the Powell Valley NA had a very successful planting event in March, resulting in planting 466 plants (and growing!), and several-hundred lbs of mulch spread. The NA meeting resulted in a decision to start a public safety committee rather than add a board position.

The meeting was adjourned at approximately 8:54PM.

Minutes prepared by Dave Dyk, Coalition Secretary-Treasurer

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