

**Coalition of Gresham Neighborhood Associations  
October 8, 2024 – Remotely Held (Zoom)  
Meeting Minutes**

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial		North Central	INACTIVE
Central City	INACTIVE	Northeast	INACTIVE
Gresham Butte	Stephen Estes, Theresa Tschirky,	North Gresham	INACTIVE
Gresham Pleasant Valley	Richard Barker	Northwest	
Historic Southeast	INACTIVE	Powell Valley	
Hogan Cedars	INACTIVE	Rockwood	
Hollybrook	INACTIVE	Southwest	Kathy Gardenhire, Dana Duval
Kelly Creek	Charles Teem, Carol Rulla	Wilkes-East	
Staff & Guests	Lina Sizmin, City of Gresham, Neighborhood Services; Jay Higgins, City of Gresham, Senior Transportation Planner ; Terra Wilcoxson, Comprehensive Planning Manager, City of Gresham, Jacquenette McIntire		

The meeting opened at 7:04 p.m., Carol Rulla, Coalition Co-President presiding.

1. No quorum was established during this meeting. Approval of the meeting minutes for September 10, 2024, was postponed to the November 12, 2024, meeting:
2. No public comment was presented.
3. Transportation System Plan Update, Jim Higgins, Senior Transportation Planner:
  - a. Project Update: The Transportation Plan is a 20-year plan. The plan was created 10 years ago and currently a minor update is being made to that plan. The update is being done because some of the plan is no longer relevant and it is felt that there is more that can be done to keep people safe. The update focused on equity, safety, climate and emerging technology. In April 2024 advisory committee meetings and community outreach began and continued throughout the summer. At this point the policy update has been drafted and work is being done to prioritize the different projects. Once the projects are prioritized, work will begin on refining the implementation. The draft plan should be out in spring of 2025.
  - b. There are a series of maps available on the City of Gresham website. The maps are interactive with the ability to click on the project number and see what the project entails as well as allowing comments to be entered.

#### 4. Street Tree Policy and Senate Bill 1537, Terra Wilcoxson, Comprehensive Planning Manager:

a. Potential regulatory changes related to street tree planting in new subdivisions: In response to public comment and internal staff concerns, an internal multi-departmental work group was established. This has resulted in the pursuit of a near-term update to the city's street tree provisions, specifically for new subdivisions. City council endorsed moving forward with the street tree regulation update after a July 16, 2024, work session. The current standard is one tree for every 30 feet of frontage of residential development with consideration given to conflicts for space in the right of way (streetlights, fire hydrants, driveways, etc.) Dense developments exacerbate the situation with more competition of space in the right of way. Gresham has traditionally allowed flexibility on the required number of trees to be planted in the subdivision development by allowing the developer to pay a "fee-in-lieu" instead of planting the street trees. There is currently a tree code update underway. This is a comprehensive look at all of the tree code—not just street trees. In the short term, an update which can be put into place sooner than the update for the entire tree code, to address street tree planting in new subdivisions, is being developed. Typically, planning for street trees is left to the last of the planning process. Potential changes: 1) Street trees to be treated as part of the infrastructure and be included in the planning process along with utility and lot layout design. This will allow minimizing of conflicts with driveways, alleyways, sewer and required distances. 2) Reducing the flexibility to pay a fee in lieu of planting of street trees and reducing the flexibility for the total count of trees in a subdivision. 3) Increasing the size of the planter strip, potentially enabling the ability to plant larger trees for more tree canopy. Ultimately, the public works standard development code will need to be updated in order to implement the changes.

b. Implementation of senate bill 1537: In statute, there is a list of specific design and development regulations. Housing development applications that qualify, can adjust up to 10 of these regulations. The adjustments go into effect on January 1, 2025, and will remain in effect until 2032. There is an exemption in the statute. The local government can be exempt from these provisions if they can demonstrate that certain adjustments are already in place. The statute is not clear on this process and city staff are currently in conversation with staff from the state for clarification on whether Gresham will qualify for that exemption. In the meantime, Gresham is preparing to put the statute in place in case they do not qualify for the exemption. Under the statute, to qualify for these adjustments the development must meet the following criteria: The development must be zoned for residential use; have a minimum of 17 dwelling units per acre (not likely that a single family detached homes would qualify—more likely to be a townhome or apartment development); and meet one of several criteria related to affordability, accessibility, or production. The list of adjustments for development or design was shown. A developer may pick up to 10 of these adjustments and the city must approve it. The application for these adjustments will be processed concurrently with all other design/development applications for the project. Since there is no discretion for the adjustments, the final decision can be made at the staff level without a

requirement for a public hearing. Since this statute has an end date, the development code will not be updated—it will be implemented by policy.

4. Neighborhood and City News and Reports:

a. Neighborhood Services Report: No report.

b. Co-President Report:

Carol Rulla:

1) Update on the Candidate Forum: Six candidates are participating and they have been sent the advance questions. The community survey for questions closed on Sunday night. Jim Buck, Rick Dwyer (Centennial), Karin Zackow (Kelly Creek) and I will be reviewing the questions.

2) The police are putting on community workshops. The first one was on drones and policing and was very interesting. The next workshop will be on Oct 16 on neighborhood crime prevention.

3) Metro has a new solid waste facility plan that will be put out for public comment.

4) The draft code on the Pleasant Valley Plan will be available on October 21<sup>st</sup>. The Planning Commission hearing will be in January and the City Council hearing will be in February.

5) The City Council will have a hearing on October 10<sup>th</sup> to consider an exemption from its normal competitive process to make improvements to Fire Station 72 (on Kane). The city is proposing a design/build process because they are planning to use ARPA funding for the project. ARPA funds must be committed by December of this year. This will be a faster process.

6) Council is having a work session on the general fund budget on October 15<sup>th</sup>,

c. NA Reports and Concerns. No reports

Meeting adjourned at 8:47 p.m.

Minutes prepared by Dana Duval – Coalition Secretary-Treasurer

Next meeting: <b>Tuesday, November 12</b>
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