

Meeting Minutes

Monday, January 13, 2025
6:30pm
Online Meeting Via Zoom

I. Call to Order

A regular session of the Gresham Planning Commission was called to order by Chair Tim Kamp on the 13th of January, 2025, at 6:32pm. The meeting was held online via Zoom. The meeting was digitally recorded, and minutes were prepared by Hayley Hamann.

COMMISSIONERS PRESENT: Tim Kamp, Chair
John Hartsock, Vice-Chair
Greg Schroeder
Frank Stevens
Doug Walker

STAFF PRESENT: Hayley Hamann, Administrative Assistant
Ashley Miller, Community Development Director
Mary Phillips, Senior Planner, Staff Liaison
Gabby Sinagra, Planner II
Terra Wilcoxson, Comprehensive Planning Manager
Ellen Van Riper, City Attorney

II. TYPE IV PUBLIC HEARING: Pleasant Valley Plan District Project (CPA-24-00633)

Chair Kamp reviewed the opening statement.

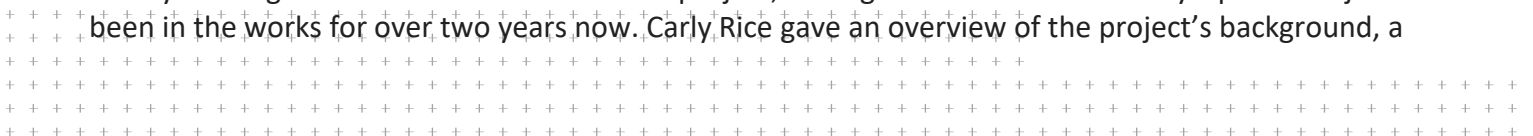
Order of Procedure

Application number CPA-24-00366 is a City-initiated application to adopt Comprehensive Plan text and map amendments to Volume 1 (Findings), Volume 2 (Policies), and Volume 3 (Development Code) of the Community Development Plan. The map amendments propose changes to the Pleasant Valley sub-districts, designate a Pleasant Valley town center boundary (for Metro’s 2040 Growth Concept), and document an urban services boundary update. The text amendments propose clarifying and consolidating language, and code updates to support development that is consistent with the original vision for the Pleasant Valley Plan District.

- No Commissioners wished to make any disclosure or abstain from participating or voting on this application.
- No Commissioners declared any contact with any person or party involved in the hearing, other than staff.
- 3 Commissioners indicated that they had visited the site(s) involved in the application.
- No Commissioners wished to object to the jurisdiction of the Commission to hear on the subject matter.

Staff Presentation

Ashley Miller gave a brief introduction of the project, stating that the Pleasant Valley Update Project has been in the works for over two years now. Carly Rice gave an overview of the project’s background, a



summary of some of the information that was presented to the Planning Commission in June of 2024. Some of the background information included:

- It has been 20 years since the Pleasant Valley area was added to the region's urban growth boundary (1998).
- Much of the original vision for the plan area has been slow to evolve, including businesses, parks, and more of a variety of housing options.
- In 2022 City Council initiated the Pleasant Valley Plan Update Project.

Rice shared the different modes of communication and outreach that have been completed throughout the process of the project, including but not limited to neighborhood meetings, community workshops, updates in the newsletter, interested parties mailing list, and stakeholder interviews. The project team stated that a few of the main concerns that they heard throughout community engagement was that transportation safety is a concern of the community, that there is a desire for more walkable neighborhoods, and that the lack of infrastructure is a large barrier to new development.

A map of the existing plan as well as the proposed map were shown in the presentation and key elements of the proposed changes were discussed including:

- The location of the town center
 - Proposed amendments suggest the town center remaining in roughly the same location as it is currently planned for, with some adjustments to the boundaries to better align with other property lines and to avoid wetland areas.
- The neighborhood commercial sub-district
 - Proposed map amendments locate two neighborhood commercial nodes at intersections that have existing infrastructure and strong visibility.
 - One at 190th and Giese, the other at 172nd and Foster.
 - A market study conducted by ECONorthwest (July 2023) suggested that there was not enough market support for more than 2 commercial nodes. With this in mind, the project team aimed to spread the nodes out in the plan area.
- Mixed employment sub-district
 - Staff proposed to locate this sub-district along 172nd Avenue
 - Staff suggest this location offers more near-term development, is further from the Town Center, supporting reduced traffic congestion, and has the potential to create an employment hub directly adjacent to Happy Valley's employment center.

Other aspects of the map amendment proposal included a reduction of employment land acreage, adjusting parts of the transportation network to avoid natural resource areas, and to create a new public land sub-district to facilitate development of publicly owned properties (i.e. Centennial school district sites and a Metro-owned property).

Gabby Sinagra then presented the proposed Comprehensive Plan text amendments. Proposed updates included but were not limited to:

- Volume 1 (Findings)
 - Appendix 42 to update background information for Pleasant Valley to reflect current conditions, the addition of the Metro 2040 Town Center Map, and an updated Plan District Map.
 - Appendix 43 proposed updates include updating background information to current, and to address environmental overlay areas that change from the ESRA to the NRO.
- Volume 2 (Policies)

- Amendment proposed to revise background information for clarity and reflect current conditions; update and refine goals, policies, and action measures; and remove sections already captured in citywide plans.
- Appendix B Urban Services Boundary Map- updated to address overlapping service area and gaps in service between Gresham and Portland
- Appendix E Pleasant Valley Plan District Map- Updated to reflect changes to the land use sub-districts
- Volume 3 (Development Code)
 - Section 4.1400 Pleasant Valley Plan District proposed changes included updating standards for medium and high density residential sub-districts to allow for some commercial; new standards for residential sub-districts; remove the master planning requirement and replace with clear and objective standards.
 - Section 7.0300 Commercial, Institutional, and Industrial Design Standards – proposed changes include updating this section to exempt industrial development in Pleasant Valley.
 - Section 7.0400 Residential Design Standards proposed to be updated to coordinate open space standards with Section 4.1400.
 - Appendix 1 Annexations proposed to be updated to reflect removal of master planning requirement.
 - Appendix 5 Public Facilities proposed to be updated to reflect removal of master planning requirement and the incorporation of PVTSP into the citywide TSP.

Staff Recommendation

Staff recommended that the Planning Commission recommend adoption of the proposed Comprehensive Plan amendments, CPA-24-00633, as contained in Exhibit A, to the City Council based on the findings, conclusions, and recommendations in the January 2, 2025, Staff Report.

Public Comments

There were no public comments made at this hearing.

One written comment was received regarding parcel R723154 with the request to change the existing split zoning from LDR, MDR, and HDR to entirely HDR. Staff reviewed the comment and decided to include the rezoning of the property to entirely HDR in the proposed amendments.

Commissioner Discussion

Commissioner Stevens asked how the market study related to density, and commented that there is still a lot of indication for low-density zones in the area, as he was of the understanding that the intent was to move away from more single-family homes and look at more options for multi-use.

- Sinagra answered that with the updates from House Bill 2001, even the low-density residential areas can support housing beyond just single-family, detached homes. This zone can incorporate plexes, cottage clusters, and townhomes, as long as they are still within the corresponding density caps.

Commissioner Stevens stated that the potential for some multi-use trails connecting to Clackamas and happy Valley is an exciting step. Chair Kamp gave input that he feels the elimination of the master planning requirement is a great benefit to the Pleasant Valley area.

Chair Kamp asked for clarifying information on the mention of Rockwood Design District Standards to which Sinagra and Rice explained that in referencing some existing standards that have been working throughout the City, they could also be appropriate for Pleasant Valley.

No other Commissioners made comments for discussion.

Motion

The Commission closed the hearing.

Commissioner Stevens motioned that the Planning Commission recommended to City Council the adoption of the proposed Comprehensive Plan Amendments contained in application CPA-24-00633, as contained in Exhibit. A, Council Bill, based on the findings, conclusions, and recommendations in the January 2, 2025, Staff Report.

Chair Kamp seconded the motion.

There was no discussion on the motion.

Commissioner Hartsock	Aye
Commissioner Kamp	Aye
Commissioner Schroeder	Aye
Commissioner Stevens	Aye
Commissioner Walker	Aye

The motion passed unanimously, 5-0.

III. Other Commission Business

Staff Check-In: Mary Phillips gave the Planning Commission a schedule update and an update on the Planning Commission member recruitment process. All interviews have been conducted, and the next step is to get the recommendations to Mayor Stovall.

Council Liaison Check-In: Councilor Hinton mentions the news of the incoming Trader Joes as well as the swearing in of the new Councilors.

Subcommittee Liaison Check-In:

Commissioner Hartsock gave an update on the Parks Task Force which met on December 17 to discuss the analysis that had been completed. He suggested to the group to take a look at the report on the City website. The next phase of this project is strategies, taking place in late February, hoping for finalized plans by May.

Commissioner Round-Robin: Commissioner Stevens informed the group of a tree planting event in partnership with Friends of Trees on February 8th where the goal is to plant around 150 trees around Gresham neighborhoods. This event will be staged out of Harmony Montessori School on 17630 SE Main. Commissioner Walker commented on the Trader Joe’s news, informed the group of a committee working on teaching children how to swim at the Mt. Hood Community College Aquatic Center at no cost, and mentions what an asset he feels the Aquatic Center is to the Gresham Community.

IV. Adjourn

The meeting adjourned at 7:18pm

Chairperson

Recording Assistant

Date

Date

A full recording of this meeting is available upon request.

*These meeting minutes were approved by the Planning Commission on the January 27, 2025, meeting.