

# Meeting Minutes

Monday, June 24, 2024  
6:30pm  
Online Meeting via Zoom

## I. Call to Order

A regular session of the Gresham Planning Commission was called to order by Vice-Chair Kamp on the 24<sup>th</sup> of June, 2024, at 6:34pm. The meeting was held online via Zoom. The meeting was digitally recorded, and minutes prepared by Hayley Hamann.

**COMMISSIONERS PRESENT:** Stacey Rustad-Smith, Chair  
Tim Kamp, Vice-Chair  
Kayla Brown  
John Hartsock  
Greg Schroeder  
Frank Stevens  
Doug Walker

**COUNCIL LIAISONS PRESENT:** Jerry Hinton

**STAFF PRESENT:** Hayley Hamann, Administrative Assistant II  
Ashley Miller, Urban Design and Planning Director  
Mary Phillips, Senior Planner, Staff Liaison  
Carly Rice, Planner II  
Gabby Sinagra, Planner II  
Terra Wilcoxson, Comprehensive Planning Manager  
Ellen Van Riper, City Attorney

## II. Work Session: Pleasant Valley Update Project Part II

Carly Rice and Gabby Sinagra gave a presentation in partnership with Caitlin La Bonte from EConorthwest. This work session was a follow up to the work session held in March, 2024. Work completed since the previous session included outreach to the Pleasant Valley Neighborhood Association, the Neighborhood Coalition, and various focus groups. The presentation covered feedback that had been gathered and what actions they are taking to address concerns.

The existing land map was reviewed, and the Commission was asked to give feedback on proposed changes to the map regarding a town center location, and neighborhood commercial areas. Staff recommended maintaining the proposed location of the town center. The project team also presented concept changes regarding land dedicated to employment. The recommendation was to reduce the amount of area dedicated to employment from 62 acres to approximately 20 acres.

The project team then asked for answers and feedback surrounding the proposed changes to the land use map.

**Discussion:** Commissioner Stevens asked a question regarding freight transportation to neighborhood commercial areas. He suggested that freight be funneled to major arterials to prevent interruption in the center of the town center. Commissioner Hartsock raised concerns surrounding Happy Valley as a



neighboring competitor for business and asked if there has been an analysis done to see how much interest there is to develop within Pleasant Valley. Commissioner Kamp suggested that the success of the build out of Pleasant Valley weighs heavily on the planned expansion of Giese and 172<sup>nd</sup>. He asked what a rough timeline might look like for this project and where it lands on the City's list of priorities. Commissioner Walker commented that the plans for this area remind him of the Sellwood neighborhood in Portland, and that he was pleased with the reduction of the land dedicated to employment.

### III. **Work Session: Tree Code Project Goals & Priorities**

Mary Phillips and Gabby Sinagra gave a presentation reviewing the recent work done with the Tree Code Project. The City's Tree Code was recently updated, which made changes to tree regulations in the Development Code. These changes updated the structure and organization of tree regulations, but didn't change the policies themselves. The project team has heard feedback from residents and developers that the tree processes are too complex and not necessarily effective.

The scope of the project includes high levels of community engagement, updating the City's tree goals, policies, procedures, and regulations, and updating Volumes 1-3 of the Community Development Plan. The project team completed a peer review of 4 cities in early 2024 to inform the project on best policy approaches and practices for the management and preservation of the urban forest. These cities included: Bend, Eugene, Tigard, and Portland. Phillips explained that an equity lens had been applied to the project in order to help reduce and eliminate inequities and advance fair treatment to include those impacted in the decision making process.

Phillips and Sinagra then asked for discussion based on prompts and questions that they had posed.

**Discussion:** Commissioner Walker made mention of the concept, "right tree, right place". Commissioner Kamp suggested that enforcement may be a driving issue with many of the tree problems in the City. Commissioner Brown commented that it is unclear who should claim responsibility for certain trees, which can lead to maintenance problems.

### IV. **Other Commission Business**

- a. **Staff Check In:** Mary Phillips gave an update that Staff is currently working on the recruitment for the open Planning Commission seats, and then gave a schedule update.
- b. **Council Liaison Check In:** Councilor Hinton shared that the Public Safety Levy had passed.
- c. **Subcommittee Liaison Check In:** No updates were given for this agenda item.
- d. **Commissioner Round Robin:** No updates were given for this agenda item.

### V. **Adjourn**

The meeting adjourned at 7:59pm

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Chairperson

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Recording Assistant

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Date

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Date

*A full recording of this meeting is available upon request.*