

**Coalition of Gresham Neighborhood Associations
September 10, 2019 – Oregon Trail Conf Room, Gresham City Hall**

Meeting Minutes

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	INACTIVE	Northeast	INACTIVE
Central City	INACTIVE	North Gresham	Mike Elston, Linda Van Deusen-Price, Linda Parashos
Gresham Butte	Theresa Tschirky	Northwest	John Bildsoe, Dave Dyk, Kat Todd
Historic Southeast	Allan Krim	Gresham Pleasant Valley	
Hogan Cedars	Matt Callison	Powell Valley	Regina Blake, Jim Boersma
Hollybrook		Rockwood	Catherine Nicewood
Kelly Creek	Carol Rulla, Charles Teem	Southwest	Brandon Harer
North Central	Jeff Luby	Wilkes-East	
Staff & Guests:	<ul style="list-style-type: none"> • Michael Gonzales, ONCE Manager • Erik Kvarsten, City of Gresham City Manager • David Berniker, City of Gresham Planning Director • Sue Ruonala, Jef Kaiser 		

Carol Rulla called the meeting to order at 7:03PM. A quorum was present.

The 8/13/19 minutes were reviewed. A typo was identified, and the minutes were accepted with the errata correction.

Carol introduced the primary topic for the night would be a discussion with City Manager Erik Kvarsten about the Neighborhood Design, Planning & Scoping Prioritization Project. Urban Design and Planning Director David Berniker was also in attendance since many issues were likely to be related to land use. Carol asked attendees to preview any issues that they would like to discuss during the evening. The following issues were briefly identified:

- Catherine Nicewood noted concerns about the concentration of affordable housing development in Rockwood.
- Carol noted concerns that John Bildsoe and the Coalition had previously raised about the location of the city's Heavy Industrial zoning which abuts residential development and is near the Rockwood Town Center.
- Theresa Tschirky noted concerns about a lack of child-friendly play equipment in Gresham Butte.
- Mike Elston noted that Hartley Elementary School in North Gresham was at capacity, and there was concern about new development bringing in new families which may increase attendance beyond capacity. Catherine Nicewood noted that she had a similar concern regarding the Rockwood 10 project, and that her investigation had confirmed that school districts were notified of major developments. In the Rockwood 10 example, the school district confirmed they were notified, and had sufficient flexibility to accommodate the influx of students.
- Matt Callison noted that there are safety and capacity concerns at the intersection of Palmquist & Palmblad. He also noted concern about funding for Gradin Sports Park.
- Carol Rulla noted that a common concern from NAs is traffic enforcement and speeding in neighborhoods. Mike Elston concurred, noting that Glisan between 181st and 201st had significant speed issues. Allan Krim noted that cars and trucks going through neighborhoods in general is a concern. Jeff Luby expressed concern about transit corridors to Portland such as Glisan and Division being reduced in speed, causing traffic to use other routes through Gresham which creates an impact to Gresham livability. Linda Parashos described the capabilities of the Citizens Volunteering in Policing (CVIP) to measure and help police target/prioritize enforcement.

- Catherine Nicewood noted that with an increase in housing in Rockwood, with a 400-unit project planned, the need for affordable grocery store options and other amenities continued to be a neighborhood planning priority.
- Mike E. noted a specific concern with traffic on 181st related to truck traffic increasing.

Carol recapped the issues, and brought the issue back to the first topic (concentration of affordable housing). Catherine noted that there are options to incentivize land cost elsewhere, such as land trust or public ownership of land. Jeff Luby raised a concern about the desirability of affordable housing, and expressed concern about crime. Carol and Regina Blake both responded, noting that affordable housing is not necessarily correlated to crime or other livability problems, and provided examples of affordable housing that is well-managed. Jeff Luby noted concern about placement of affordable housing across the region; Carol noted that policy is often at the state or regional (metro) level.

Carol then brought the conversation back to the zoning issues regarding industrial zoning. She noted that recent discussions with City staff noted that the Heavy Industrial areas in question are not considered “regionally significant”, meaning that Metro might be agreeable to rezoning for another use. A discussion about industrial zoning in Rockwood led to clarification about the history of the zoning based on Vance Pit. David Berniker noted that planning staff continues to have conversations with Multnomah County as the County considers options for the land parcels that they own in that area. Carol noted that many of the options that the County is considering would require a zone change.

Carol then initiated a discussion regarding parks. Carol noted that improving parks, such as adding playground equipment, is part of the Parks Opportunities project in this year’s Council Work Plan. She noted that, through that project, staff is working with North Gresham NA to add playground equipment to Kirk Park. She also announced that there will be two open houses to give feedback on proposed concept plans for the city’s six undeveloped parks. October 28th will be the open house for the three SE parks concept plans, 4:30-6:30pm before the Planning Commission meeting at City Hall. November 7th will be the open house for the three SW parks concept plans, time and location to be determined. Staff will give a report to City Council on December 10th.

Catherine asked whether Rockwood 10 project would require the developer to pay SDC fees, since they were building a small park on the project. City staff indicated they would follow-up on the question.

John Bildsoe asked a question about buffering and setback requirements for a proposal for two duplexes and a multi-family unit, which would abut existing single family homes. He indicated that the applicant is showing proposed units on the property line with neighbors. Carol clarified, if there is a flag lot, the setback is 10’ from neighboring property lines. There is also a special compatibility provision in code to require a height transition for new dwellings within a certain distance of older single-story homes. There should also be a buffer requirement between the multi-family unit and the existing homes. David Berniker asked John to send him the project address so that staff could better answer the question.

Erik Kvarsten noted that he appreciated the conversation. He and David will discuss the issues with staff and come back to a future Coalition meeting to talk about potential solutions.

Carol introduced another topic, noting that Councilors Palmero and Morales have asked the Coalition if we would be interested in sponsoring a meeting, along with Council members and ONCE (Office of Neighborhoods and Community Engagement), to encourage involvement in neighborhood associations. The date selected is October 5th, 10:30-Noon at Gresham Library. The meeting would be similar to one that the two councilors held this summer to encourage involvement in the city’s advisory committees. Theresa Tschirky and Kat Todd voiced support for the idea. Theresa Tschirky

made a motion to sponsor the meeting. Mike Elston seconded the motion. Discussion about the event occurred. Linda Parashos noted that translation for the flyer into other languages would be a useful benefit to encourage inclusivity. A vote was taken, with approval by 9 associations, and 1 abstention.

Carol then asked for any feedback about a proposed document to provide guidance on what to expect at Early Neighborhood Notification (ENN) meetings. Minor feedback was provided on the document, which would be a resource to citizens and NA leaders. Carol will make changes and send the proposed document to Jim Wheeler for staff input.

Michael Gonzales noted that postcards for neighborhood meetings need to be initiated 6 weeks in advance. He also reminded NAs to provide meeting minutes and agendas to the ONCE office on a timely basis. He also noted that Lina is currently working in the NA office in the morning and in Mediation in the afternoon.

A brief discussion regarding good topics for neighborhood association meetings was introduced. A number of recommendations were offered by various attendees.

Michael Gonzales noted that PBOT (Portland Bureau of Transportation) is doing a survey about transportation on east-west corridors, a topic brought up earlier in the meeting.

PortlandOregon.gov/transportation/78008

Mike Elston noted that NGNA is holding a Kirk Park rally on September 19th to build momentum for the park improvements initiative. He provided a flyer for the event.

The meeting was adjourned at 8:33PM.

Minutes prepared by Dave Dyk, Coalition Secretary-Treasurer

Next meeting: **Tuesday, October 8** – City Hall Oregon Trail Room