

**Coalition of Gresham Neighborhood Associations
January 14, 2020 – Oregon Trail Conf Room, Gresham City Hall**

Meeting Minutes

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial	INACTIVE	Northeast	INACTIVE
Central City	INACTIVE	North Gresham	Mike Elston
Gresham Butte	Theresa Tschirky, Jim Buck, Tracy Slack	Northwest	John Bildsoe, Dave Dyk, Kat Todd
Historic Southeast	Allan Krim	Gresham Pleasant Valley	Kent Liebelt
Hogan Cedars		Powell Valley	
Hollybrook		Rockwood	Catherine Nicewood
Kelly Creek	Carol Rulla, Charles Teem	Southwest	Gail Cerveny
North Central		Wilkes-East	
Staff & Guests:	<ul style="list-style-type: none"> • City of Gresham Staff - Steve Fancher, Ken Koblitz, Michael Whiteley, Chris Strong, Sarale Hickson, Tam Driscoll, Kathy Majidi, Jeff Lesh, Michael Gonzales • Rockwood PUD - Brian Stahl • Stella Butler, Powell Valley • Dale Cerveny, Southwest 		

A quorum of neighborhoods was present. Carol Rulla initiated the meeting at 7:00PM. No attendees asked to provide public comment. Minutes from the meetings held on 11/12/19 and 12/10/19 were presented; No motions for changes were made, and the minutes were adopted as presented.

City Response to Pedestrian Fatality on Hogan

Carol Rulla introduced Steve Fancher, Public Works Director. Steve began by recognizing the recent tragedy of a pedestrian death on Hogan Rd. He noted that although the recent accident may not have been prevented by improvements in transportation infrastructure, City staff have responded by reviewing options. This includes (a) a full safety audit on Hogan and placement of reader boards with a safety warning, (b) consideration of extending the nearby school zone, (c) working with nearby private landowners to trim vegetation to improve visibility, (d) consideration of adding asphalt path for missing sidewalks on the east side of Hogan, (e) partnering with the Safe Routes to School program to review assessments of that area, and (f) increased police patrols targeting that area.

Water Supply Plan

Steve then provided a brief update on City analysis of water supply planning. This included:

- A brief primer on recent developments with the City of Portland Bull Run water supply, noting that Portland is planning for a significant investment in a new required water treatment system. This will significantly increase Gresham’s water costs if Gresham continues to buy Bull Run water.
- An overview of existing Gresham water supply details, including ground water.
- Steve noted that City of Gresham water users receive water from both the City of Gresham, and some residents are within the boundary of the Rockwood PUD.
- Initial estimates of the City of Portland water treatment improvements would be up to \$1 billion in capital. The Gresham share of those costs would likely be approximately \$100 million.
- An alternative of developing groundwater supply for Gresham only would be approximately \$50 million. There could be other benefits as well, related to consistency of water quality and emergency preparedness with better resiliency in the event of earthquakes or fires.
- The City is currently in a process of analyzing all of the options, with a decision to be made by

2021, and implementation of any changes by 2026.

- Rockwood PUD is also in a similar situation, with similar cost estimates. If both Rockwood PUD and City of Gresham proceed with development of independent groundwater sources, the entities will work together to share costs related to major infrastructure.
- A brief overview was provided of potential well sites, including Kirk Park and SW Community Park.
- Jim Buck asked if the groundwater aquifers being considered would be shared with those aquifers already used by Troutdale and Fairview. Mike Whiteley responded that Gresham aquifers would be deeper and protected by multiple layers of clay strata.
- Carol Rulla noted that the content of this was available for neighborhood association presentations in detail.
- Theresa Tschirky asked about funding. Steve noted that the existing CIP has approved funding for some test well drilling, though a full implementation of water independence would require additional capital allocations and likely be paid by bonds backed by ratepayers.
- Jim Buck asked if the \$50 million estimate included filtration. Steve noted that it does. Brian Stahl with Rockwood Water PUD noted that they are in a similar situation, with similar costs, though there would be some cost savings by partnering with Gresham.
- Mike Elston noted that Kirk Park will have test wells drilled shortly, when the private driller working with Rockwood PUD drilling test wells are completed.

Environmental Overlay Project Update

Kathy Majidi and Jeff Lush with Environmental Services provided updates on the Riparian Buffers and Hillside risk assessment and code.

Kathy noted that this project started over three years ago to consolidate the overlays code and make it more understandable and to update the maps with improved data. A federal mandate for updates to floodplain code was implemented as an initial phase of the project, and incorporating recently updated hillside risk assessment data from the State was added to this project. Gresham currently has a hillside district with special code requirements to control landslide risk; This updated data could improve the quality and effectiveness of those protections.

Updates were provided on (a) the floodplain overlay district, (b) natural resources overlay district (proposed), and (c) the hillside constraint overlay district.

Tracy Slack asked if multiple systems used as input for risk translated into a simple distance measurement in code could result in increased risks. Kathy noted that there was a high correlation of risks across most of the inputs, though floodplain and hillside would have their own limits.

Jim Buck asked if construction on steep slopes already started could be impacted. Kathy noted that updates to code could impact future development, but after a property was permitted, generally changes to code would not be applied retroactively.

Gail Cerveny asked about code for properties that appeared to have development near a hillside and stream. Staff noted that they would be able to look up a specific property to determine which of the overlays were applicable, and what level of review city staff had for the property.

Next steps were identified, including continued public outreach. Staff noted that they were available to engage with neighborhood associations directly if invited.

Handouts

Sarale Hickson provided handouts. These included a copy of (a) the micro mobility survey to provide input to Council to consider policy options, and (b) the flyer for the upcoming Council Listening Session for Parks on January 28, 2020.

Wireless Communications Facilities in the Right-of-Way

Chris Strong and Ken Koblitz provided an update and discussion with the Coalition on the proposed code for wireless facilities in the right-of-way, particularly for small wireless cells. A contextual overview of the wireless code process was provided. Ken noted that the FCC has provided some very strict guidelines that govern what cities can regulate in terms of these emerging utility assets and time limits for decisions. The City needs to update our code to regulate small cell assets within those guidelines. These include guidance on aesthetic guidelines, and limitations on siting, sizing, and fees.

Chris noted that one requirement is that all utilities be treated the same in code. Tracy Slack asked about how this might apply to other utilities beyond cellular service. Chris noted that examples include Portland General Electric or NW Natural, who may need to install a pole or equipment, which could be regulated with the same aesthetic requirements.

Mike Elston asked how large these small cell assets are. Chris noted that the FCC definition is up to 28 cubic feet, plus antennae. In practice, many of these will be much smaller, similar to a pizza box.

Kent Liebrand asked about timeframes allowed by the FCC, and if larger-sized assets were allowed longer lead time for approval by the FCC, which could potentially allow for public comment. Gail Cerveny noted that neighborhood associations could hold emergency meetings. Chris noted that the allowed length of review did depend on size, but that public engagement may be difficult because of the limited allowable areas that could be regulated other than the consistent aesthetic standards.

Tracy Slack noted that, while the City has less control to review individual applications, the current code has rarely blocked cell utility proposals. He advocated a focus on the consistent standards that would be applied to all utilities.

Jim Buck asked what staff anticipated in terms of volume for permits related to these small cell assets. Chris noted that the current volume has been very modest, but that staff anticipated there could be significant demand in the future as the cell industry invests in 5g infrastructure.

John Bildsoe asked if multiple cell phone companies can co-locate equipment, or share equipment. Chris noted that this was sometimes possible, but often companies have different location needs.

Catherine Nicewood noted that there has only been a single application for cell assets on public rights-of-way in Rockwood in recent years. She noted that residents had a concern about health impacts from the radio waves. Chris noted that federal law prohibits the City from considering potential health reasons when reviewing any wireless facility.

Mike Elston noted that if volunteers are needed to partner with City staff on neighborhood association engagement with the permit process and guidelines, including potential timelines to facilitate public comment, he was available. There was discussion about whether it would be effective to engage with neighborhood associations or citizens given the FCC time limits and the limited ability of the City to apply rules other than aesthetic design.

Tracy Slack asked to confirm that there are existing regulations in place that apply to all utilities; Chris noted that there are no current aesthetics requirements for other utilities.

Gail Cerveny asked if once a developer applies for a permit, if no new code changes can be retroactively applied; Chris noted that was correct, which is why the aesthetic guidelines should be finalized in advance.

Charles Teem asked if there would be any impact from the small wireless assets on traditional larger cell towers. Chris noted this is unclear, but that significant changes were not expected in the near term.

Carol Rulla asked for ideas for public engagement given the FCC limitations. Ken suggested that staff could provide notice and collect feedback from neighbors and neighborhood associations on a limited-time basis (1-2 years) for every application, focused primarily on the identifying aesthetic concerns for inclusion in future City code updates. Coalition members agreed that this was a reasonable compromise. Ken will provide a proposed public involvement process when he sends the finalized draft code changes next week.

ONCE Updates

- Michael Gonzales noted that a recent update for the template for agendas and minutes received feedback from associations, and he would provide a proposed update soon. Discussion about the challenges of this policy included concerns about the format itself, and concerns about independence of associations from the City. Catherine Nicewood noted that parks photos from NA web pages were changed during a recent website change without notice.

Coalition Elections

Elections for the Coalition Board for 2020 were held. Carol Rulla asked for nominations from the floor.

- Gail Cerveny nominated Carol Rulla for Coalition President. Kent Liebrand seconded. A unanimous vote was in favor.
- Gail Cerveny nominated Mike Elston & John Bildsoe to serve as co-vice presidents; Kent seconded. A unanimous vote was in favor.
- John Bildsoe nominated Jim Buck & Dave Dyk to serve as co-secretaries/treasurers. Mike Elston seconded. A unanimous vote was in favor.

Coalition & Neighborhood Updates

- Carol Rulla noted that the Charter Review Committee would hold their first meeting at 6:30pm in the Barlow Trail room on January 27th.
- Carol Rulla provided an update on emergency preparedness communications which will be piloted by three associations on NextDoor. Carol noted that there is an opportunity for volunteers to discuss and engage on this topic online.
- Kent Liebrand provided an update on Pleasant Valley development, noting that recent discussions with developers in the Pleasant Valley Nursery area had indicated development was likely to move forward. The Neighborhood Association recently dropped an appeal related to a development's sewer line, which may be a catalyst for additional development.

Carol Rulla thanked everyone for attending and participating. The meeting was adjourned at 8:57PM.