

**Coalition of Gresham Neighborhood Associations
April 14, 2026 – Remotely Held (Zoom)
Meeting Minutes**

NEIGHBORHOOD	ATTENDEES	NEIGHBORHOOD	ATTENDEES
Centennial		North Central	INACTIVE
Central City	INACTIVE	Northeast	INACTIVE
Gresham Butte	Stephen Estes, Jim Buck	North Gresham	
Gresham Pleasant Valley		Northwest	Kat Todd, Chris Fast, Tricia Bootzin
Historic Southeast	INACTIVE	Powell Valley	
Hogan Cedars	INACTIVE	Rockwood	Catherine Nicewood
Hollybrook		Southwest	Kathy Gardenhire, Dana Duval
Kelly Creek	Charles Teem, Carol Rulla, Karin Zachow	Wilkes-East	Janet Unruh
Staff & Guests	Terra Wilcoxson, Comprehensive Planning Manager, City of Gresham; Gabby Sinagra, Planner II, City of Gresham; and Tabitha Boschetti, Planner II, City of Gresham		

The meeting opened at 7:02 p.m., Jim Buck, Coalition Co-President presiding.

1. Meeting minutes for March 10, 2026: Stephen Estes, GBNA, noted a typo on the minutes and made a wording suggestion. The minutes were approved with these changes and corrections.
2. No public comment was presented.
3. Tree Code Update, Terra Wilcoxson, Gabby Sinagra and Tabitha Boschetti presenting. The presentation included discussion of some of the key policy areas that the team is currently evaluating and the potential changes. This included some proposed ease of use amendments to make the code a bit more clear and easier to navigate, reviewing some data on low canopy areas in the city and how that's informing updates to tree sizes and planting standards, preservation incentives under consideration, and refinements to the tree removal permitting process and fees. Questions and discussion followed.
4. Neighborhood and City News and Reports:
 - a. Neighborhood Services Report: no report
 - b. Co-President Report.
 - 1) Carol Rulla brought up an issue concerning a new development in the Northwest neighborhood. This development included 5 cottages. The issue was about the narrow frontage area for the property and the concern for fire access, area available for the waste roll carts on pickup day, etc., and whether the state has considered these

issues with middle housing. Terra Wilcoxson joined this discussion. Terra added that the state prohibits local jurisdictions from requiring any amount of frontage to develop middle housing except for rowhouses and townhouses. Middle housing has caused so much competition for that right away, in terms of utilities, in terms of parking and street trees, roll carts, how to fit the utilities in for middle housing developments when you have a deep lot and how do we manage all these conflicts. Stephen Estes suggested that the coalition or a neighborhood association directly express an opinion to our state representatives about this. Carol said she wanted to clarify exactly what the problems are, because it's not just the issue with the solid waste roll carts and thought that Terra could maybe help with that part. Carol agreed that the coalition could write a letter to our state representatives and make the city council aware of the issues. Terra agreed that the city technical staff could meet with the coalition and have discussions on this subject to get to a level of specificity that may be helpful. Carol asked if the coalition would like to send a letter to our state representatives about the problems that are happening because of middle housing and the technicalities of putting it in. Jim agreed and stated that if we do a letter, we need to look at all of the issues that middle housing presents, because it's probably more than just this one issue in terms of impacts that present dilemmas. Carol stated that they would work on something over the next month and bring it back to the coalition.

2) Carol announced that on April 20th, 6:30 to 8 p.m. at City Hall, there would be a meet and greet for the two final candidates for the City Manager position.

3) Carol stated that she asked her retired CPA friend the questions that Jason Naumann and John Bildsoe had raised and she got a subsequent guidance to answer those questions. She will resend that first opinion and send out the second guidance, which answers the other questions.

4) Jim Buck let us know that City Manager Eric Schmidt contacted him in regard to the letter he sent to the city concerning the "Gresham Lumberjack" issue that was discussed in January's coalition meeting. Eric Schmidt, said that the city attorney's office has been collaborating with the Multnomah County DA office on this case and he said the DA's office reached out to inform us that the DA's office would set up a time with the grand jury regarding opening up pertinent records. In late March, the city received an update that permission to open the records for the grand jury was received but that the records were voluminous and it would take some time to review to reach a decision. We're currently awaiting the DA office review of these records and anticipate a decision as to potential prosecution within the next few weeks, either late April or early May.

c. NA Reports and Concerns.

1) Catherine Nicewood (Rockwood NA): Rockwood is in the process of updating their bylaws, and they want to put into the bylaws that officers can only serve a maximum of 3 consecutive terms in the same office. Catherine stated she was against this and that if this provision is passed, she was concerned that the neighborhood association would go inactive if at the end of someone's 3 year term, nobody else wants to take the president's office. She also said that she was wondering if any other neighborhoods had a limitation on how many years an officer could serve. No other neighborhood representative said that they had any such provision in their by-laws.

Meeting adjourned at 8:44 p.m.

Minutes prepared by Dana Duval – Coalition Secretary-Treasurer

Next meeting: **Tuesday, May 12th**