

Monday, June 23, 2025  
Remotely via Zoom  
6:30pm

- To be updated with City, Metro, Trimet, and other agency programs and progress. Proposed plans include street, pedestrian, bicycle, public transit, travel demand management, parking management, and truck and rail freight systems plans.

#### 6. Implementation

- To cover topics including outreach and education, transportation systems management operations, micromobility information, and technology selection guidance.

Next steps for the project include continuing public outreach, refining the draft Transportation System Plan based on feedback, and estimated adoption in late 2025.

Commissioner Walker voiced that the traffic changes implemented on Division near the Glendoveer Golf Course created less-than-ideal conditions for the area, suggesting that the same changes should not be implemented in Gresham.

Commissioner Stevens asked if there are currently any green bike boxes in Gresham and suggested that education be a part of the implementation process should those modifications be made. He commented that he thinks the project is going in the right direction, with safety at the forefront.

### **III. DOWNTOWN/CIVIC URBAN RENEWAL DISTRICT**

Justin Douglas introduced Tax Increment Financing (TIF) to the Planning Commission, proposing the plan for the Downtown/Civic Urban Renewal District. There is currently one existing urban renewal area in Gresham: Rockwood/West Gresham. Because City general funds typically lack the ability to contribute to redevelopment opportunities, a TIF strategy can provide a funding source to bridge the gap to provide infrastructure and incentives for business owners and developers. Property tax collections would be measured by the County then become the source for capital redevelopment project expenditures.

The proposed boundary for the plan incorporates almost 900 acres and includes both property and public right-of-way. Staff will be at the July 14<sup>th</sup> Planning Commission meeting, seeking a recommendation that the proposed plan is in conformance with the Comprehensive Plan policies. The plan would subsequently be proposed to City Council for their approval.

Commissioner Hartsock voiced concern for baseline services like police and fire being funded if a TIF district would potentially draw away from current sources. Commissioner Walker seconded this concern.

### **IV. PLANNING COMMISSION AND SUBCOMMITTEE WORK PLAN**

Mary Phillips explained the purpose of the Work Plan and its relation to the Gresham Strategic Plan and reviewed the roles of the Planning Commission and Subcommittees in relation. The Work Plan items that the Planning Commission is anticipated to be involved in over the next fiscal year included:

- Climate Friendly and Equitable Communities (CFEC) Phase 2
- Comprehensive Plan Volumes 1 and 2 Update
- Development Code and Process Improvements (DCPU) Phase 2
- Environmental Overlays Project (EOP) Phase 2
- Downtown/Civic TIF District
- Transportation System Plan (TSP) Update

- Tree Code

The Work Plan items for each of the subcommittees were also reviewed. Next steps for the Work Plan include a joint meeting with City Council on July 15<sup>th</sup>, then subsequently this item would be on the consent agenda at the following Council Meeting for a formal adoption.

Chair Kamp asked about the timeline of the proposed Work Plan items. He also commented that the Work Plan included adequate action items. No other Commissioners gave any comments or feedback.

## **V. OTHER COMMISSION BUSINESS**

### **a. Minutes Review:**

Commissioner Hartsock noted the need for one change on the May 15, 2025, meeting minutes. Commissioner Stevens motioned to approve the May 15, 2025, meeting minutes with the agreed upon changes. Commissioner Schroeder seconded the motion. The motion passed unanimously.

### **b. Staff Update:**

The next Planning Commission meeting is scheduled for July 14<sup>th</sup>. Council break runs from July 21<sup>st</sup> through August 15<sup>th</sup>. CCACs are discouraged from meeting during this time.

### **c. Council Liaison Check-In:**

Councilor Hinton announced that SB5531 is going to the floor and could mean funding of up to 8 million dollars for the replacement of Fire Station 74. Fire Station 72 is undergoing a remodel. The Gresham Arts Festival is scheduled for July 19<sup>th</sup>.

### **d. Subcommittee Liaison Check-In/Commissioner Round Robin:**

- Commissioner Stevens shared that the Transportation Subcommittee recently convened and had discussed the subcommittee draft Work Plan and were overall in agreement.
- Commissioner Schroeder commented that in the most recent Urban Forestry Subcommittee meeting there was discussion of new signs for the arboretum planned for Graydin Sports Park. Other topics discussed included concern over watering and establishing new trees in the park as well as in new developments.

## **VI. ADJOURNMENT**

The meeting adjourned at 8:03pm

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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.*

*\*These meeting minutes were unanimously approved by the Planning Commission on September 23, 2025*