

Meeting Minutes

Monday, September 22, 2025
Online Meeting Via Zoom
6:30pm

I. Call to Order

A regular session of the Gresham Planning Commission was called to order by Chair Tim Kamp on December 8th, 2025, at 6:32pm. The meeting was held online via Zoom. The meeting was digitally recorded, and minutes were prepared by Hayley Hamann.

COMMISSIONERS PRESENT: Tim Kamp, Chair
John Hartsock, Vice-Chair
Delmi Manzanares
Greg Schroeder
Frank Stevens
Doug Walker
Kent Zook

COMMISSIONERS ABSENT: Chloe Anderson

STAFF PRESENT: Hayley Hamann, Administrative Assistant
Mary Phillips, Senior Planner, Staff Liaison
Ellen Van Riper, City Attorney
Terra Wilcoxson, Comprehensive Planning Manager

COUNCIL LIAISON PRESENT: Council President, Jerry Hinton

II. PUBLIC TESTIMONY

Ana Linden, Gresham Resident: Ana comments that while new development is a byproduct of a healthy, growing community, developers should be required to create sidewalks along their projects for connectivity and safety purposes. Particularly in areas of the City where new developments are mixed with older lots without sidewalks, it makes for unsafe pedestrian travel and difficult to travel by bus, as well.

III. TYPE IV PUBLIC HEARING: CPA-25-00460 – DEVELOPMENT CODE AND PROCESS UPDATE PHASE 2, PART 2

Chair Kamp announced that this hearing is postponed. The new hearing date is to be publicly noticed once the date has been determined.

IV. OTHER COMMISSION BUSINESS

Staff Check-In:

Mary Phillips announced that this would be her last Planning Commission meeting as she is leaving the City. Terra Wilcoxson will take over as the staff liaison.

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+ + + + + Council Liaison Check-In: + + + + +
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Councilor Hinton did not have any pertinent business to share at this meeting.

Commissioner Round-Robin:

Commissioner Stevens – The Transportation Subcommittee met on November 13th in person in Rockwood. The Transportation Safety Action Plan was discussed in partnership with representatives from Multnomah County present.

Commissioner Walker – New and upcoming developments around the City include Raising Cane’s restaurant coming soon on Burnside in place of JR Furniture; Bank of America on Powell closes previous location and moves to a new smaller location in front of Safeway on Division – previous location on Powell to be developed as housing; Gresham Toyota has purchased building to the south of their lot which was formerly Hollywood Signs.

Commissioner Schroeder – The Urban Forestry Subcommittee discussed tree canopy and the Tree Code project at the most recent meeting.

Commissioner Zook – A new grant cycle is approaching for the Certified Local Government Grant. At the most recent meeting, the Historic Resources Subcommittee weighed options for projects that would qualify for this grant. The conversation focused around potentially surveying historic buildings in the Downtown District.

IV. Adjourn

The meeting adjourned at 6:59pm.

Chairperson

Recording Assistant

Date

Date

These meeting minutes were unanimously approved by the Planning Commission on March 23, 2026.

Meeting Recording:

[https://greshamoregon.zoom.us/rec/share/ UOchx3XYwzDbhGyXUvCatoTtheVyqzRsPQgavq_IVcKpXkKaYrFYWf9VisB09w6.nE6VVUcJFOGQBUXN](https://greshamoregon.zoom.us/rec/share/UOchx3XYwzDbhGyXUvCatoTtheVyqzRsPQgavq_IVcKpXkKaYrFYWf9VisB09w6.nE6VVUcJFOGQBUXN)