

Meeting Minutes

Monday, March 9, 2026
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 March 9, 2026, 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
Chloe Anderson
Delmi Manzanares
Greg Schroeder
Frank Stevens
Kent Zook

COMMISSIONERS ABSENT: Doug Walker

STAFF PRESENT: Chris Aguon, Senior Transportation Engineer
Wendy Andaya, Senior Water Engineer
Ashley Cantlon, Senior Watershed Engineer
Andrew Degner, Wastewater Division Director
Justin Douglas, Economic Development Director
Astrid (“Aw-Stree”) Dragoy, Parks Program Manager
Hayley Hamann, Administrative Assistant
Ken Koblitz, Infrastructure Development Manager
Kathy Majidi, Watershed and Parks Director
Elizabeth McCann, Finance Director
Austin Ross, Planner 2
Brian Staley, Assistant City Manager
Chris Strong, Transportation Director
Mark Takahata, CIP Program Analyst
Ellen Van Riper, City Attorney
Jim Wheeler, Development Planning Manager
Josh Williams, Senior Planner
Terra Wilcoxson, Comprehensive Planning Manager, Staff

Liaison

COUNCIL LIAISON PRESENT: Council President, Jerry Hinton



II. TYPE IV PUBLIC HEARING: CWP-26-00013 – CAPITAL IMPROVEMENT PROGRAM FISCAL YEARS 2026/27-2030/31

Chair Kamp reviewed the opening statement.

Order of Procedure

Application number CWP-26-00013 is a proposal to adopt the 2026/27-2030/31 Capital Improvement Program (CIP) for the City of Gresham, Oregon. Projects were proposed for the following programs: Wastewater Collection & Treatment Plant; Water; Transportation; Footpaths & Bikeways; Parks, Trails, and Open Space; General Development; and Urban Renewal.

- No Commissioners wished to make any disclosure or abstain from participating or voting on this application.
- No Commissioners declared any contact with any person or party involved in the hearing, other than staff.
- No Commissioners wished to object to the jurisdiction of the Commission to hear on the subject matter.

Staff Presentation

Elizabeth McCann gave a brief overview of the funding sources of the CIP projects. Brian Staley gave an overview of the CIP project highlights across the program areas.

Staff Recommendation

Staff recommended that the Planning Commission recommend approval of file number CWP-26-00013 adopting City of Gresham Capital Improvement Program projects for fiscal years 2026/27-2030/31.

Public Comments

There were no public comments made at this hearing.

Commissioner Discussion

No Commissioner discussion.

Motion

The Commission closed the hearing.

Vice Chair Hartsock motioned that the Planning Commission recommend approval of file number CWP-26-00013 adopting City of Gresham Capital Improvement Program projects for fiscal years 2026/27-2030/31.

Commissioner Zook seconded the motion.

There was no discussion on the motion.

Commissioner Anderson	Aye
-----------------------	-----

Commissioner Hartsock	Aye
Commissioner Kamp	Aye
Commissioner Manzanares	Aye
Commissioner Schroeder	Aye
Commissioner Stevens	Aye
Commissioner Zook	Aye

The motion passed unanimously, 7-0.

III. TYPE IV PUBLIC HEARING: DEVELOPMENT CODE AND PROCESS UPDATE PHASE 2, PART 2

Chair Kamp reviewed the opening statement.

Order of Procedure

Application number CPA-25-00460 is a proposal to adopt Comprehensive Plan amendments to Volume 3, Development Code, of the Gresham Community Development Plan. The proposal includes updated standards for compliance with State law, revised design district standards, changes to Design Review and Accessory Dwelling review processes, and amended Public Facilities standards.

- No Commissioners wished to make any disclosure or abstain from participating or voting on this application.
- No Commissioners declared any contact with any person or party involved in the hearing, other than staff.
- No Commissioners wished to object to the jurisdiction of the Commission to hear on the subject matter.

Staff Presentation

Josh Williams gave an overview of the proposed changes entailed within the application. Proposed amendments encompass much of the Development Code; some to address simple typos, update code references and terminology, whereas other sections are proposed to be repealed and replaced altogether.

Staff Recommendation

Staff recommended adoption of the proposed Comprehensive Plan text amendments, CPA-25-00460, based on the findings, conclusions, and recommendations in the February 27, 2026, staff report.

Public Comments

There were no public comments made at this hearing. One written comment was received prior to the hearing and was addressed by City staff in the presentation.

Commissioner Discussion

Commissioner Anderson asked if there would be any education offered for homeowners or builders in the area outlining what the changes are for this project.

-Josh Williams answered that all of the pertaining handouts would be updated along with the website, but that no formal outreach training was planned.

Commissioner Anderson asked if current applications would be subject to the changes or to the current code standards.

-Jim Wheeler answered that any applications that have already been submitted would not be subject to the changes in this code amendment.

Chair Kamp asked Staff if they have any concerns regarding loosening the discretionary threshold for Design Review.

-Williams answered that most projects were falling into the proposed threshold, and that this new path would likely be an easier process for smaller developers.

Motion

The Commission closed the hearing.

Vice Chair Hartsock motioned that the Planning Commission adopt the proposed Comprehensive Plan text amendments, CPA-25-00460, based on the findings, conclusions, and recommendations in the February 27, 2026, staff report.

Commissioner Zook seconded the motion.

There was no discussion on the motion.

Commissioner Anderson	Aye
Commissioner Hartsock	Aye
Commissioner Kamp	Aye
Commissioner Manzanares	Aye
Commissioner Schroeder	Aye
Commissioner Stevens	Aye
Commissioner Zook	Aye

The motion passed unanimously, 7-0.

IV. Work Session: Stormwater Facilities in Resource Areas

Ken Koblitz gave a brief presentation. This project is a small update as a precursor to a larger edit of the City's environmental overlay regulations. In 2012, the City moved away from stormwater facilities being on a regional level, and are now at more of a subdivision level, and smaller. This project looks at allowing for flexibility under certain circumstances to allow the stormwater facilities to potentially encroach more than 10 percent into resource areas.

V. Other Commission Business

Staff Check-In:

Terra Wilcoxson gave an update that Josh Williams has transferred from Development Planning to Comprehensive Planning. The next Planning Commission meeting is scheduled for March 23rd.

Council Liaison Check-In:

Reconstruction of Fire Station 72 has been completed. Fire Station 74 is now undergoing planning for total replacement. The Cascade Groundwater Alliance transition is in its final stretch, and Gresham is close to completely being transitioned to locally owned groundwater supply instead of from Bull Run.

Commissioner Round-Robin:

There were no Commissioner updates.

VI. Adjourn

The meeting adjourned at 7:45pm.

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/dalqPAkiWVqcKiC5Yy3JLvPRDFK_qqtrnJkj8a7qbZbjT9zBJqBuM5heM3m8kq_h.fE1bLdUFQdHo4vc