

Monday, April 13, 2026
Online Meeting Via Zoom
6:30pm

Staff Presentation

Ken Koblitz gave a presentation. This project proposes allowing public stormwater facilities in natural resource areas. Proposed standards included:

- No disturbance in High Value Resource Area (HVRA) or within 50 feet of the HVRA
- Limiting tree removal to six trees under 6DBH, with an exception for hazardous and invasive trees
- Walls not permitted around the pond
- Onsite mitigation required
- Limitations to additional development-related impacts in the resource area for other purposes

Staff Recommendation

Staff recommended approval of file number CPA-25-00172, adopting the proposed Comprehensive Plan amendments contained in the Council Bill to the City Council based on the findings, conclusions, and recommendations in the April 3, 2026, Staff Report.

Public Comments

There were no public comments made at this hearing.

Commissioner Discussion

Commissioner Anderson asked whether any allowances would be made for a private wall near a resource area. Ken Koblitz answered that no stormwater facilities would be developed on any private land, only city-owned property, but that if an adjacent home owner wanted to build a wall or fencing for additional privacy in their yard, that would be allowed.

Commissioner Zook asked about the calculation of the size of the bodies of water allowed. Ken replied that the calculation for the stormwater pond sizing would remain the same.

Chair Kamp asked if shifting from centralized facilities to regional facilities causes a higher maintenance strain for the City. Ken replied that while this did lead to additional maintenance requirements for the City, the previous paradigm of centralized facilities was not feasible in practice and implementation.

Motion

The Commission closed the hearing.

Vice-Chair Hartsock motioned that the Planning Commission recommend approval of file number CPA-25-00172, adopting the proposed Comprehensive Plan Amendments contained in the Council Bill to the City Council based on the findings, conclusions, and recommendations in the April 3, 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 Schroeder	Aye
Commissioner Stevens	Aye
Commissioner Walker	Aye
Commissioner Zook	Aye

The motion passed unanimously, 7-0.

III. Other Commission Business

Minutes Review: Meeting minutes from March 23, 2026, were approved unanimously.

Staff Check-In:

The Development Code and Process Update project went before Council on April 7th and was approved. These Comprehensive Plan updates will go live in June pending going before Council once more on May 5th on the consent agenda.

The Transportation System Plan project goes before Council on April 21st. On April 27th, the Planning Commission will be joined by Planning staff for an update on the Tree Code Project.

Council Liaison Check-In:

The Gresham Lilac Run is scheduled for April 18th. April 25th, Fire Station 73 is holding an open house. May 16th is the anticipated opening date of the East Multnomah County Library.

Commissioner Round-Robin:

Commissioner Schroeder reported that the Urban Forestry Subcommittee (UFS) recently discussed tree topping and Code Compliance. He asked that a pertaining memo that was forwarded to the UFS be distributed to the Planning Commission prior to the upcoming Tree Code work session.

VI. Adjourn

The meeting adjourned at 7:04pm.

Chairperson

Recording Assistant

Date

Date

These minutes were unanimously approved by the Planning Commission on April 27, 2026.

Meeting Recording:

https://greshamoregon.zoom.us/rec/share/SKk8lrAsCH5-WCoj5FcEWNv7yeMu2XazXzUbdG-F5tLZ7OMgAm3mrrPg_x1ueJCW.z_8s-9eZAbZZhp8L