

Monday, May 11, 2026  
Online Meeting Via Zoom  
6:30pm

A regular session of the Gresham Planning Commission was called to order by Vice-Chair John Hartsock on Monday, May 11, 2026, at 6:36pm. The meeting was held online via Zoom. The meeting was digitally recorded, and minutes were prepared by Hayley Hamann.

**GUEST CONSULTANT:** Beth Goodman, Senior Policy Advisor, EcoNorthwest  
Nicole Underwood, Senior Project Manager, EcoNorthwest  
Brian Varrichione, Associate Principal, MacKenzie Engineering

The inventory yielded approximately 700 acres of employment land in Gresham. About two-thirds of that employment land is within the industrial districts. Approximately half of that industrial land is located in the Springwater plan district. A key takeaway that the consultants suggested, is that

the commercial acreage is distributed throughout the City, and largely consists of very small parcels (~.5 acres-.75 acres).

Approximately 22 percent of jobs in Gresham are held by residents who both live and work in the City. The remaining workforce commutes in from Portland and other small cities throughout the region. The City's largest employment sectors include healthcare and social assistance, manufacturing, government, retail, food services, and construction. These sectors account for about three-quarters of covered employment in the City. Gresham added about 3,400 jobs between 2007 and 2024, which reflects an annual average growth rate of approximately .6 percent, which is slightly lower than the broader regional average over the same period.

Staff recommend planning for the historic growth rate scenario as it represents a moderate growth rate. This reflects both observed conditions and employment trends over time. Staff relay that this would provide a realistic basis for estimating future employment land need, taking into account both the City's advantages, disadvantages, and economic trends. Staff also proposed shifting toward more strategic economic development priorities in the updated land use goals and policies in the Comprehensive Plan, which aligns with the City's economic development strategy.

The Commission discussed concerns with needing infrastructure in place to encourage development opportunities, as well as concerns that much of the discussion surrounding the economic development plan spoke to sustainability. The Commission asked staff to consider these topics for future work sessions, but was overall in favor of moving forward with the project and felt that the project team was moving in the right direction.

### **III. WORK SESSION: SPRINGWATER PLAN DISTRICT STUDY**

A study was conducted in partnership with MacKenzie Engineering and EcoNorthwest consulting firms to evaluate the marketability of the land identified for industrial land, and to study potential alternative land uses in the area. It was noted early on in the study that little to no industrial development has occurred in the Springwater area since the plan was adopted over 20 years ago.

Staff proposed that the City move forward with formally beginning a Springwater Plan District Map, code, and plan amendment project with the understanding that much of the future zoning will shift from industrial to residential. Staff also recommended that the project continue evaluating the existing conceptual transportation plan.

The Planning Commission overall supported the staff recommendation as well as emphasized the need for transit and transportation planning in the area, including multimodal transportation.

### **IV. OTHER COMMISSION BUSINESS**

Staff Check-In: The Development Code and Process Update project was approved by Council and the code amendments will go live on June 4<sup>th</sup>. Council recess takes place from July 20<sup>th</sup> through August 14<sup>th</sup>. All advisory bodies are advised not to meet during this time.

Commissioner Round-Robin: No Commissioners had any updates from subcommittees or otherwise to share.

#### IV. ADJOURNMENT

The meeting adjourned at 7:53pm.

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Chairperson

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Recording Assistant

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Date

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Date

*These meeting minutes were approved by the Planning Commission on August 24, 2026.*

*Meeting Recording:*

[https://greshamoregon.zoom.us/rec/share/mbk42kWlmlHIORwdVljMTULe3R7dmOAt441CADpxqhPnz7Wtw1b3qCkbtYP0op2y.HlFqmEowD\\_GqgRlr](https://greshamoregon.zoom.us/rec/share/mbk42kWlmlHIORwdVljMTULe3R7dmOAt441CADpxqhPnz7Wtw1b3qCkbtYP0op2y.HlFqmEowD_GqgRlr)