1333 NW Eastman Parkway
Gresham, OR 97030
503-618-3000
GreshamOregon.gov

Meeting Minutes

Monday, August 24, 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 August 24, 2026, at 6:31pm. 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
COMMISSIONERS ABSENT:	Kent Zook
STAFF PRESENT:	Justin Douglas, Economic Development Director Erika Fitzgerald, Economic Development Director Hayley Hamann, Administrative Assistant Austin Ross, Planner 2 Ellen Van Riper, City Attorney Josh Williams, Senior Planner
CONSULTANT GUESTS:	Beth Goodman, EcoNorthwest Nicole Underwood, EcoNorthwest

II. TYPE IV PUBLIC HEARING: GOAL 9, ECONOMIC DEVELOPMENT UPDATE

Chair Kamp reviewed the opening statement.

Order of Procedure

File number CPA-25-00645 is a proposal to adopt Comprehensive Plan text amendments to Volume 1: Findings, and Volume 2: Policies of the Gresham Community Development Plan. These amendments would update the Statewide Land Use Goal 9 (Economic Development) findings, goals, and policies; and include an updated City of Gresham Economic Opportunity Analysis. The proposal repeals and replaces goals and policies in Volume 2 to align with the 2026 Economic Opportunity Analysis.

- 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 Recommendation
Staff recommended adoption of the proposed Comprehensive Plan text amendments, CPA-25-00645, based on the findings, conclusions, and recommendations in the August 14, 2026, staff report.

Public Comments
There were no public comments made at this hearing.

Motion
The Commission closed the hearing.

Commissioner Hartsock motioned that the Planning Commission recommend adoption of the proposed Comprehensive Plan text amendments, CPA-25-00645, as contained in the attached exhibits and attachments, based on the findings, conclusions, and recommendations in the August 14, 2026, staff report.

Commissioner Stevens 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

The motion passed unanimously, 6-0.

III. OTHER COMMISSION BUSINESS

Minutes Review:
Meeting minutes from May 11, 2026, were unanimously approved as presented.

Staff Check-In:
Josh Williams stepped in for Terra Wilcoxson as Staff Liaison. Commissioner Walker's term expired and he chose not to reapply. There is a work session on the Tree Code project scheduled for the next meeting on September 14th.

Commissioner Round-Robin:

Commissioner Hartsock recently attended the Design Commission meeting. A developer was facing challenges with building occupancy as plans were not executed as submitted. The Design Commission enforced quality building materials being used for the project.

VI. ADJOURN

The meeting adjourned at 7:22pm.

Tim Kamp Digitally signed by Tim Kamp Date: 2026.11.17 10:23:03 -08'00'

Chairperson

11/17/26

Date

Hayley Hamann Digitally signed by Hayley Hamann Date: 2026.10.13 14:13:42 -07'00'

Recording Assistant

10/13/26

Date

These minutes were approved by the Planning Commission on September 28, 2026.

Meeting Recording:
https://greshamoregon.zoom.us/rec/share/MFgUPxHpq_ULyuNL7USYv3orR2od3OkFM0xV1ULjPH2WridB0uKIgJCsplWZbDiL.Fnvme98Iv8xLE4BA