

10.000 Summary of Findings, Policies Implementation Strategies, Preface, Format and Introduction; and Goal 2- Land Use Planning

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10.010 INTRODUCTION – ORGANIZATION OF THE COMPREHENSIVE PLAN

The “Policies and Summary” Document is the second volume in a five-volume series of documents which comprise the Gresham Comprehensive Plan. Volumes I and II comprise the Community Development Plan. Volume I, the "Findings" Document, consists of inventory data dealing with the natural, physical, social, and political environment of Gresham. Some of these inventory data are contained in appendices to Volume I. Volume II consists of information that includes brief summaries of the findings found in Volume I; policy statements concerning each plan topic; and goals, policies and actions measures and implementation strategies designed to carry out the policies. Volume III, the Community Development Code, specifies the procedures and development standards to be followed in the development process. Volume III contains information concerning public hearings and notice requirements, dates for submission of final plats, definitions, and other material dealing with procedural issues. It also lists uses permitted in the various land use districts, specifies residential densities, establishes special purpose districts, and contains standards applying to all types of development. Volume IV is the City’s Transportation System Plan. Volume V, the Capital Improvements Program, sets forth the community's short-range and mid-range capital facilities needs. This document includes descriptions of needed capital improvements and specifies their timing, funding sources, and relative importance over a five-year period. Projections, findings, and policies contained in the Community Development Plan, as well as special-purpose master plans, form the basis for identifying capital improvement needs and timing for the provision of these facilities.

Taken together, these volumes make up Gresham's comprehensive plan. The overall purpose of the plan is to establish a land-use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions. All of the applicable Statewide Land Use Goals promulgated by the Land Conservation Development Commission are addressed in these volumes. There are no applicable Statewide Land Use Goals from which the City of Gresham is taking an exception.

(Amended by Ordinance No. 1592 passed 9/7/04; effective 10/7/04)

10.011 PURPOSE AND ORGANIZATION OF VOLUME II

Summary of Findings

Volume II is arranged by four broad areas: the Natural Environment (Sections 10.200-10.235); the Physical Environment (Sections 10.300-10.335); the Social Environment (10.400-10.415.5); and the Political Environment (10.500-10.510). Brief summaries of the inventories contained in Volume I are stated for each subject covered followed by a policy statements. Policy statements were developed by Citizen Task Forces and the Comprehensive Planning Commission during a two-year process. Then in 1987/88 the periodic review process involved the update of many of the policies contained in the original 1980 comprehensive plan. Policy statements have undergone lengthy review and revision, culminating in the proposed final drafts of policies and implementation strategies contained in this document. Policy statements are based upon inventories of local features as well as community attitudes concerning the direction Volume 2 – Policies Document 2 of Gresham's future. Implementation Strategies, which are designed to carry out the policies, are stated for each plan element.

10.012 GENERAL PLAN REQUIREMENTS AND FEATURES

Summary of Findings

1. Oregon Revised Statutes, Chapter 197, and the Statewide Planning Goals and Guidelines of the Oregon Land Conservation and Development Commission require that all cities and counties prepare, adopt and implement a comprehensive plan consistent with the statewide goals and guidelines. Each Plan must:
 - a. Develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.
 - b. Establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.
 - c. Preserve and maintain agricultural lands.
 - d. Conserve forest lands for forest uses.

- e. Conserve open space and protect natural and scenic resources.
 - f. Maintain and improve the quality of air, water and land resources of the state.
 - g. Protect life and property from natural disasters and hazards.
 - h. Satisfy the recreational needs of the citizens of the state and visitors.
 - i. Diversify and improve the economy of the state.
 - j. Provide for the housing needs of the citizens of the state.
 - k. Plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.
 - l. Provide and encourage a safe, convenient and economic transportation system.
 - m. Conserve energy.
 - n. Provide for an orderly and efficient transition from rural to urban land use.
2. Metro established a Regional Urban Growth Boundary which include enough land necessary to accommodate urban land needs for twenty years. This includes all of Gresham. Metro adopted Regional Urban Growth Goals and Objectives (RUGGOs) including the Metro 2040 Growth Concept Plan on December 14, 1995. The 2040 Growth Concept Map identifies areas and patterns of development including target densities.
 3. The Gresham Comprehensive Plan includes Volume 1, Findings; Volume II, Policies and Implementation Strategies; Volume III, Community Development Code; Volume IV, Community Development Standards; Volume V, Community Development Functional Master Plans. The Gresham Comprehensive Plan is designed to meet the definition of “Comprehensive Plan,” as stated in the Oregon Revised Statutes, and applies to all legislative, quasi-judicial and administrative land use actions in the City of Gresham.

The Community Development Plan includes the necessary inventory and base data, outlines the city's policies, locational criteria and strategies and depicts in a generalized manner the future land use pattern. Designations have been made for residential, commercial, and industrial development. Areas for open space are also identified.

The Community Development Code establishes the need for a development permit and outlines the procedures for securing such. The Community Development Standards Document establishes standards necessary to obtain a development permit. Standards such as building height, residential densities, and functional street classification standards are also included.

The Capital Improvements Program will outline all major capital investment needs to realize the full development of the planning area, funding sources and a five year budget.

Future amendments to the Comprehensive Plan will include detailed Master Plans for the Transit Corridor, Sewer Service, Water Service, Drainage, and Streets. Additionally, the plan is scheduled for

minor revisions every two years and major revisions every seven years to keep the plan current and responsive to the needs of the community.

(Amended by Ord. 1303 passed 2/15/94; effective 3/17/94)

(Amended by Ord. 1348 passed 2/16/95; effective 2/16/95)

(Amended by Ord. 1407 passed 11/19/96; effective 12/19/96)

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(Amended by Ord. 1443 passed 5/5/98; effective 6/4/98)

(Amended by Ord. 1453 passed 8/4/98; effective 9/3/98)

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(Amended by Ord. 1592 passed 9/7/04; effective 10/7/04)

10.013 PREFACE, COMPREHENSIVE PLAN FORMAT, AND INTRODUCTION

Preface

This is the second full update of the original Gresham Comprehensive Plan. The City's first Comprehensive Plan was completed in 1979 and updated through the state Periodic Review process in 1987 – 89.

As with the original development of the Comprehensive Plan this update has involved substantial involvement and commitment by citizens. Also, it has required extensive research review and public meetings and hearings by the City's appointed and elected officials.

Since the Comprehensive Plan was last fully updated many changes have occurred. These include:

- Economic development and population growth in Gresham, the Portland metropolitan region and the state,
- Substantive changes in Oregon's statewide land use and environmental protection programs,
- Expansion of Metro's land use planning authority, and
- Actions by the federal government, including many new environmental laws and programs that have been created at the national level.

The updated Comprehensive Plan is a result of citizen efforts led by the Gresham City Council and Planning Commission. Council Advisory Committees played key roles in areas of their expertise by reviewing findings, background information, goals, policies and action measures. In particular the City's Citizen Involvement Committee led the effort to ensure that citizen involvement and comment was broad-based, balanced and inclusive of community's viewpoints.

Besides making the Plan current with existing conditions and circumstances, the Council and Planning Commission desired the Comprehensive Plan be more clear and "user-friendly" for all those who refer to it - citizens, city staff and officials, developers and other agencies and jurisdictions.

The Gresham Comprehensive Plan text consists of goals, policies and action measures and summary findings. The plan text is supported by more detailed findings consisting of numerous appendices such as the City's Public Facility Plan (PFP), public facility master plans and the Park, Recreation, Trails and Open-Space Master Plan. The appendices provide a factual basis for adoption and implementation of the Plan's goals and policies. Future amendments to the goals, policies and action measures of the Comprehensive Plan will require review, research and adoption of commensurate findings.

Update of the transportation element of the Plan was completed in 2002 through a separate effort led by the City's Council Transportation Advisory Committee (CTAC). At that time the CTAC and City transportation planning staff completed the Gresham Transportation System Plan (TSP). Revised transportation policies, street classifications, modal share targets, a transportation capital improvement program, etc., was approved by the City Council and acknowledged by the state.

The Pleasant Valley Plan also involved a separate planning effort. This was a three-year (1998 – 2002) partnership between the Cities of Gresham, Portland, Multnomah and Clackamas Counties, Metro and Pleasant Valley citizens. The regulatory maps, goals, policies and implementing regulations that will guide urbanization of Pleasant Valley are a direct result of his effort.

The Planning Commission and Council Advisory Committees reviewed all existing policy statements and carefully considered all citizen input as they deliberated on new goals, policies and action measures. A conscious decision was made for existing policy related statements as to whether they should be amended, deleted or retained. Also, new goals, policies and action measures were individually considered to ensure Gresham's unique character and needs are addressed. A careful record has been kept of this process and is available upon request from the Gresham Community & Economic Development Department.

Comprehensive Plan Format

Definitions and Obligations of Goals, Policies, and Action Measures

Goals, policies and action measures identify the intent of the City to accomplish certain results. The different types of plan statements vary in specificity. Usually, goals are the most general, while policies and action measures are the most specific. The City's obligations under these statements vary according to the type of statement.

The goals and policies are intended to relate to one another. Each goal is followed by supportive policies. The goals and policies in turn are supported by action measures. However, each plan statement can stand alone, either as a goal or policy, which are obligations the City wishes to assume; or as an action measure which is a guide to achieve a desired end. The Comprehensive Plan is the focus for the City in matters relating to land use. However, a number of other factors should be recognized:

1. The Plan is not the only document which establishes City policies and planning activities. For example, the City must conform to the Municipal Code, state and federal regulations, and

intergovernmental agreements. To the extent possible, these requirements are referenced in the Plan.

2. If a policy initiative or process is not addressed by the Plan, the City may still take appropriate action to address it. However, if necessary, the Plan should be amended by this circumstance.
3. Although the goals and policies do not specifically address disaster situations (washed out roads, fire, broken utility lines, etc.), the City's responsibility in areas of safety and public health may occasionally require emergency actions which would otherwise require adherence to specific permit requirements and findings of plan compliance.

I. Goal

Definition – A general statement indicating a desired end, or the direction the City will follow to achieve that end.

Obligation – The City cannot take actions which violate a goal statement unless:

1. Action is being taken which clearly supports another goal, and
2. There are findings indicating the goal being supported takes precedence (in the particular case) over another.

II. Policy

Definition – A statement identifying Gresham's position and a definitive course of action. Policies are more specific than goals. They often identify the City's position in regard to implementing goals. However, they are not the only actions the City can take to accomplish goals.

Obligation – The City must follow relevant policy statements when amending the Comprehensive Plan, or developing other plans or ordinances which affect land use such as public facility plans, and land use district and development standards, or show cause why the Comprehensive Plan should be amended consistent with the Statewide Land Use Planning Goals, the Metro Functional Plan or the State Administrative Rules. Such an amendment must take place following prescribed procedures prior to taking an action that would otherwise violate a Plan policy. However, in the instance where specific plan policies appear to be conflicting, the City shall seek solutions which maximize each applicable policy objective within the overall context of the Comprehensive Plan, Metro Functional Plan, Statewide Goals and implementing administrative rules. As part of this balancing and weighing process, the City shall consider whether the policy contains mandatory language (e.g. shall, require) or more discretionary language (e.g. may, encourage).

III. Action Measures

Definition – An action measure is a statement that outlines a specific City project or standard, which if executed, would implement goals and policies. Action measures also refer to specific projects, standards, or courses of action the City desires other jurisdictions to take in regard to specific issues.

These statements can also define the relationship the City desires to have with other jurisdictions and agencies in implementing Comprehensive Plan goals and policies.

Obligation – Implementation of action measures will depend on a number of factors such as citizen priorities, finances, staff availability, etc. Action measures are guidelines, which the city should seek to be consistent with the intent of action measures when undertaking actions on its own accord.

The City should periodically review action measures to determine which are a priority to be accomplished in view of current circumstances, community needs and the City's goal and policy obligations.

These statements are guidelines for City decision-makers as ways to implement the goals and policies. The list of action measures is not exclusive. It may be added to or amended as conditions warrant.

Introduction

About the Comprehensive Plan

Land use planning involves the consideration and balancing of many different factors and issues to make the best decisions for the community, both for the short and the long-term. The goals and policies of Gresham's Comprehensive Plan are intended to guide the community in making these decisions. The plan is intended for use by all those who have concerns with the City's land use planning process. This includes local elected and appointed officials, City staff, persons with development interests, state, regional and federal agencies, neighborhood and community groups, and citizens of all interests.

This Comprehensive Plan is required by the state to conform with applicable Oregon statewide planning goals and Metro rules. Once acknowledged by the State's Land Conservation and Development Commission as meeting these tests, the Comprehensive Plan is the controlling document for land use and development within the City. All legislative, and many quasi-judicial actions and related activities, including the City's development ordinance and standards, must be consistent with the plan's goals and policies.

There are two main parts to the Comprehensive Plan - a text that includes goals, policies, action measures; and the comprehensive plan maps. The goals, policies and maps are regulatory and intended to guide land use decisions. The Community Development Plan Maps show the land use designations of lands within the City. Other maps include overlay district maps, public facility plan maps, and maps pertaining to the Transportation System Plan. In addition to regulatory Comprehensive Plan maps, other maps may be included in the plan for informational purposes only.

Change is a part of any community's growth and development. It is necessary for the Plan to be responsive to changing conditions. Thus, it needs to be updated periodically. In fact, state law requires jurisdictions to periodically review and update their comprehensive plans every five to seven years. It is

expected that Gresham’s plan will be periodically updated to meet its own needs for a sound policy base and to comply with state law.

Also, Gresham exists within the Portland metropolitan region. Metro controls the expansion of the Urban Growth Boundary and other important land use planning responsibilities, including transportation and protection of natural resources. Therefore, Gresham’s plan must be updated periodically to take into account and be consistent with Metro’s regional planning responsibilities.

There are no parts of Gresham’s Comprehensive Plan which can be considered separately from others. The Plan’s goals and policies are intended to be supportive of one another. However, when using the comprehensive plan, conflicts between goals and policies may arise. The City has an obligation to make findings which indicate why the goal or policy being supported takes precedence over others. This involves a decision-making process on the part of the City’s Planning Commission and City Council, who must balance and weigh the applicability and merits of the plan’s many goals and policies.

The Comprehensive Plan, its maps and implementing regulations are the primary focus of Gresham’s land use program. However, other planning activities, programs, and documents are also important. These include plans, such as park, recreation, open space and pathway plans; water quality management, and the City’s Capital Improvement Plan and others. These are also important to consider when making land use decisions. However, any portion of these plans and any related action dealing with land use must be consistent with the policy direction of the Comprehensive Plan and consistent with the City’s Community Development Code.

The Comprehensive Plan and the City’s Community Development Code mutually support one another. Together they make up the “City’s Community Development Plan.” However, the Comprehensive Plan does not contain specific standards for development nor can it be directly applicable to most development actions. Instead it provides the policy foundation for specific standards and procedures within the City’s Community Development Code. The Community Development Code is the primary planning tool used to review new development and modifications to existing development.

The Comprehensive Plan’s goals, policies and action measures have been organized to reflect the organization of the statewide planning goals that apply to Gresham. The Plan consists of 12 chapters as follows:

Chapter 1 – Statewide Planning Goal 1	Citizen Involvement
Chapter 2 – Statewide Planning Goal 2	Land Use Planning and Coordination
Chapter 3	Sustainability
Chapter 4 – Reserved	
Chapter 5 – Statewide Planning Goal 5	Open Spaces, Scenic and Historic Areas, and Natural Areas

Chapter 6 – Statewide Planning Goal 6	Air, Water, and Land Resources quality
Chapter 7 – Statewide Planning Goal 7	Areas Subject to Natural Disasters and Hazards
Chapter 8 – Statewide Planning Goal 8	Recreational Needs
Chapter 9 – Statewide Planning Goal 9	Economic Development
Chapter 10 – Statewide Planning Goal 10	Housing
Chapter 11 – Statewide Planning Goal 11	Public Facilities and Services
Chapter 12 – Statewide Planning Goal 12	Transportation
Chapter 13 – Statewide Planning Goal 13	Energy Conservation
Chapter 14 – Statewide Planning Goal 14	Urbanization/Annexations and New Communities

Note: The Gresham Comprehensive Plan is in the process of being updated. The Preface, Introduction and Format section applies specifically to the Goal Chapters that utilize this format. It will apply to all Comprehensive Plan elements when the whole Comprehensive Plan has been updated. The old format and the Definitions and Obligations of Policies and Implementation Strategies will continue to apply to those chapters that are not updated.

(Added by Ordinance No. 1592 passed 9/7/04; effective 10/7/04)

10.014 GOAL 2 – LAND USE PLANNING, LAND USE POLICIES AND REGULATIONS, AND COMMUNITY DESIGN

Section 1, Land Use Policies and Regulations

Background

Statewide Planning Goal 2: Land Use Planning

“To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual basis for such decisions and actions.”

Statewide Planning Goal 2 requires that:

- City, county, state and federal agency and special district plans and actions related to land use to consistent with the “comprehensive plans” of cities, counties and regional plans adopted under ORS Chapter 268 (Metro),
- Land use plans identify issues, problems, inventories and other factual information for each applicable statewide planning goals,

- Specific implementation measures be developed consistent with and adequate to carry out local jurisdictions' Comprehensive Plan,
- Adoption and subsequent amendment of comprehensive plans and their implementation measures be coordinated with the plans of other affected governmental units, and,
- All adopted land use plans and implementing measures be periodically reviewed and revised to address changed conditions and circumstances.

Gresham's economic future, ability to provide essential urban services and its overall quality of life depend on the types of future urban development that may locate in the City. Property values of existing and future development will determine, to a great extent the ability of the City to provide important urban services. The policy and regulatory structure provided by the Comprehensive Plan and its implementing regulations are important tools in this regard.

The following land use planning goal and implementing policies along with others in the Comprehensive Plan are intended to be the foundations for Gresham's land use regulations. In general they embody the principle that land use planning is to contribute positively to the community's quality of life.

The context of land use planning in Gresham has changed considerably since the Comprehensive Plan was first updated in 1988 - 89. For example, many new state land use laws have been passed. Also Metro has assumed substantially more authority in managing the Portland Metropolitan Area Urban Growth Boundary (UGB). Metro has also taken lead in several other areas of urban growth and development pertaining to lands inside the UGB. Metro now has jurisdiction over several areas pertaining to regionally significant land use, transportation and natural resource protection matters.

The Metro Council in December 1998 brought the Pleasant Valley area into the Urban Growth Boundary (UGB). An extensive and collaborative planning process followed in 2000. The intent was to develop a "concept plan" necessary to meet the requirements of Title 11 of the Metro Urban Growth Management Functional Plan (UGMFP) for new UGB expansions. This process involved Pleasant Valley residents, Multnomah and Clackamas counties, Gresham and Portland. Many other stakeholders participated, including environmental and development interests.

The Concept Plan was completed in May 2002 and was endorsed by the Pleasant Valley Steering Committee. Acceptance of the Plan by participating governments, including Gresham, followed soon after.

Subsequently, Gresham led the development of the Pleasant Valley Implementation Plan that provides the land use regulatory and public facility framework necessary to implement the Concept Plan. Adoption of the Implementation Plan occurred in summer 2004. The Implementation Plan, including development standards, then became part of the Comprehensive Plan in January 2005.

In 2002 Metro added another 18,250 acres to the UGB, most of it south of Gresham in the Damascus area of Clackamas County. Working with property owners, Gresham ultimately plans to annex the

Multnomah County portion of this UGB expansion into the City. This area consists of Springwater (1,272 acres) and Kelley Creek Headwaters (220 acres).

Most of Springwater will be developed for industrial uses. These new economic development opportunities are essential for the city's economic future and ability to fund needed public services. Like it did for Pleasant Valley, Gresham developed concept and implementation plans for Springwater that complied with Metro Title 11. The City Council approved the Concept Plan in November 2004. The Implementation Plan became part of the Comprehensive Plan in December 2005.

Because of topographic constraints, Kelley Creek Headwaters (KCH) will be developed for low density residential uses. Unlike Pleasant Valley and Springwater, no new development code standards were developed. Instead, the Urbanization (concept) Plan proposed applying the adjacent Gresham Butte low density residential and environmental overlay zoning to KCH. The Urbanization Plan was adopted by Council in July 2009 and became part of the Comprehensive Plan in September 2009.

As part of the 2020 review of natural resource protection, it was determined that KCH is more similar to Pleasant Valley and Springwater in terms of prior urbanization and natural resource presence and the unified new community protections were applied.

The Goal 2, Land Use Planning Chapter is related to all other parts of the City's Comprehensive Plan. In particular chapters pertaining to Natural Resources, Economic Development, Housing, Public Facilities and Urbanization should also be consulted when using these policies and action measures.

LAND USE POLICIES AND REGULATIONS – GOAL, POLICIES, AND ACTION MEASURES

GOAL

Maintain an up-to-date Comprehensive Plan and implementing regulations as the legislative foundation of Gresham's land use program.

Policies

1. The City's land use program will be consistent with state and regional requirements but also shall serve the best interests of Gresham.
2. The City's land use regulations, actions and related plans shall be consistent with and implement the Comprehensive Plan.
3. Gresham's Community Development Plan Map shall implement the Comprehensive Plan by providing for a range of needed urban land uses including:
 - a. Residential;
 - b. Commercial and office uses including business parks;
 - c. Mixed-Use;

- d. Industrial uses;
 - e. Overlay Districts where conditions warrant the use of special regulatory tools, and
 - f. Community services where compatible with existing land uses.
4. The city shall promote a development pattern of land uses in the amounts, types and of sufficient economic values to advance the community's quality of life and its social and fiscal stability.
 5. The City shall adopt regulations and standards to protect life and property from hazardous/harmful conditions related to land use activities. These include, but are not limited to traffic conditions, inadequate public facilities, flooding, landslides and other natural hazards.
 6. The City shall, consistent with applicable laws, ensure that all required public facilities and services are available or committed prior to development approval and are constructed or provided concurrently with development or prior to development occupancy, except that developments in Heavy Industrial (HI) and General Industrial (GI) Land Use Districts may be approved when the development will cause traffic to temporarily reach an unacceptable Level of Service and the needed improvement is included in a City-approved plan to address the deficiency.
 7. The City shall institute fees, charges and other measures to ensure it is compensated for development impacts on public facilities and for providing development related services.
 8. The City shall require all development to conform to its land use regulations and standards.
 9. The City shall require new development to address the need for compatibility between itself and adjacent land uses to minimize conflicts between differing uses and building types.
 10. Gresham shall require all development to conform to site design/development standards including those necessary to accomplish the objectives of specific sub-area plans.
 11. The City's land use regulations shall identify and protect designated significant natural resources. These regulations shall have sufficient flexibility to allow development to adapt to unique and difficult conditions.
 12. The City shall establish design standards to assure quality development and enhance the community's attractiveness and livability.
 13. The City may allow single-family residential subdivisions and multi-structural commercial, institutional, industrial and multi-family projects to be submitted as planned developments to promote innovative design, protect natural resources and open space areas and to provide flexibility necessary for developers to adapt projects to site conditions.
 14. The City's public facility plan and its other facility master plans shall be coordinated with the requirements of projected growth within its urban services boundary and those Urban Growth Boundary Areas that may be added to the City at a future date.

- 15.** Applicants shall bear the burden of proof when proposing to amend the Community Development Plan Map or the Comprehensive Plan text to show compliance with approval criteria. This includes applicable Comprehensive Plan goals and policies.
- 16.** In addition to applicable Comprehensive Plan goals and policies, amendments to Gresham’s Comprehensive Plan Map shall be subject to the following other criteria:
 - a.** Public facilities and services shall be available and of sufficient capacity to serve land uses allowed by the proposed land use district designation;
 - b.** Land uses allowed in the proposed designation shall not negatively impact existing or planned public facilities and services;
 - c.** Land uses permitted in the proposed designation shall be compatible or capable of being compatible with environmental conditions and surrounding, existing land uses;
 - d.** Land uses allowed in the proposed designation shall be developed in compliance with all applicable regulations and standards and the purposes of any applicable overlay district shall be fulfilled;
 - e.** Demonstration that there is an inadequate amount of developable designated land for land uses that would be allowed by the new designation;
 - f.** The new land use designation shall fulfill a proven community need such as goods, services, employment, housing, public and community services, etc., in the particular location versus other appropriately designated and developable properties.
- 17.** The City shall allow concurrent applications to amend the Comprehensive Plan and Community Development Plan Map and for development plan approval of a specific land use. The City may condition a Plan Map change based on the development of a specific land use.
- 18.** When it is not definitively clear that a land use designation allows a specific use, the City may interpret that a “similar” use may locate in the district under a Type II process. The City’s interpretation shall include specific findings that the “similar use” has characteristics comparable to land uses allowed in the district.
- 19.** Applicants shall bear the burden of proof to demonstrate that proposed land use actions are consistent with applicable Community Development Code regulations and standards, Comprehensive Plan criteria, and when necessary, the requirements of the state and other agencies.
- 20.** The City shall periodically review and update the Comprehensive Plan text and the Community Development Plan Map(s) to ensure they remain current and responsive to community needs; provide reliable information and dependable, factually based policy direction, and conform to applicable state law, administrative rules, and regional requirements.

- 21.** Council may, upon finding it is in the overall public interest, initiate legislative processes to change the Comprehensive Plan text and Community Development Plan Map(s) and Development Code.
- 22.** The Planning Commission may at any time recommend to Council that it consider initiating legislative code, plan text or map amendments.
- 23.** Gresham shall coordinate the development, adoption and amendment of its land use related goals, policies and implementing measures with other affected jurisdictions, agencies and special districts.
- 24.** The City shall protect the economic development value and jobs potential of its designated commercial and industrial lands by restricting land uses not supportive of local and regional economic development objectives.
- 25.** Gresham shall adopt measures to ensure the geographic dispersal of special use housing, community services, and multi-family housing to avoid the concentration of these uses and their impacts in specific locales.
- 26.** The City shall, where practical, protect views that contribute to Gresham's identity such as Mt. Hood, the Columbia River Gorge, streams and riparian corridors and the wooded character of buttes and hillsides.
- 27.** The City shall require utility lines and associated equipment to be installed underground for all new development except for instances where it can be shown that this is not possible.

Action Measures

- 1.** Improve the quality of Gresham's streetscapes through design review of development.
- 2.** Preserve lands subject to natural hazard as open space.
- 3.** Preserve a "green corridor" along U.S. Highway 26 between the Cities of Gresham and Sandy.
- 4.** Develop and periodically update a citywide Public Facilities Plan (PFP) to guide the location, financing and timing of future public facilities. Coordinate the preparation and adoption of the PFP with other affected jurisdictions, agencies People's Utility Districts and other special utility districts / authorities.
- 5.** Enter into Urban Growth Management Agreements (UGMA) with Multnomah and Clackamas Counties to ensure proper interim land use planning for lands within the Urban Growth Boundary (UGB) planned to become part of Gresham.
- 6.** Coordinate review of development proposals with the school districts to provide information regarding impacts on the local school systems.
- 7.** Prioritize public facility plan projects in the following order:
 - a.** Correction of system deficiencies required for public safety;

- b.** Protection of Gresham’s existing infrastructure investments;
 - c.** The need to provide services to allow development on high-value industrial lands per City policy;
 - d.** Provision of cost effective service to allow new development to occur within the City limits except when services are paid for by the developer/property owners; and
 - e.** Provision of service necessary for annexation of unincorporated areas, except when the cost of services is paid for by the property owners/developers.
- 8.** Consider the following when planning for new public facilities and services:
 - a.** The costs and benefits of facility expansion beyond the City limits; and whether the costs of such expansion can be equitably allocated to those creating the demand for expansion;
 - b.** The need to accommodate future land uses, population and employment growth;
 - c.** The financial capacity of the City and its ability to recover both capital and maintenance costs of services;
 - d.** The environmental impacts of facility construction on natural resources, including wetlands, stream corridors and water quality.
- 9.** Coordinate the planning for new public facilities and services and major capacity upgrades with other potentially affected jurisdictions, agencies, people’s utility districts and other public service districts.
- 10.** Annually review the costs of providing land use planning services and financial impacts of development on public facilities and services. When necessary revise development related fees and system development charges to cover the City’s costs.
- 11.** Revise the Comprehensive Plan Text, Map and related findings as needed to maintain its reliability and timelines to ensure consistency among goals, policies, implementing measures; accuracy of findings and compliance with regional, state and federal laws and rules. This includes review by the Planning Commission every two years; a formal evaluation every five years and an overall update at least every ten years.
- 12.** Monitor and evaluate whether City actions and resulting community conditions and circumstances are consistent with the goal and policy directions of the Comprehensive Plan and, when appropriate, take actions to either:
 - a.** Amend the Plan to ensure it corresponds with current community conditions and circumstances, and/or
 - b.** Change City actions, procedures, regulations or standards to be consistent with the Comprehensive Plan.

13. Monitor actions, programs and policies of federal, state and regional governments and when appropriate amend the Comprehensive Plan to be consistent with new laws and administrative rules.
14. Develop and adopt district plans when necessary to enhance opportunities for economic development, social vitality and other quality of life aspects of specific areas.
15. Allow mixed-use commercial, employment and residential development to support transit use, enhance neighborhood economic and social vitality and provide for a range of housing opportunities / options.
16. Require applicants, prior to application for land use approval, to discuss applicable development proposals with staff and neighborhood groups and City staff.

Section 2, Community Design, Trees and Other Vegetation

Background

Statewide Planning Goal 2: Community Design – Trees and Other Vegetation

Vegetation and its Importance

Trees and other types of vegetation are integral to the quality of Gresham’s urban and natural environments.

Trees in the urban environment perform a number of functions:

- Contributing aesthetic qualities
- Reducing energy usage by providing shading and windbreaks
- Reducing the urban heat island
- Providing safer more comfortable pedestrian environments
- Improving property values
- Part of the City’s response to climate change
- Providing a comfortable and aesthetic setting in parks to support active and passive recreation

Trees in the natural environment have other values and functions:

- Contributing to air and water quality
- Stormwater retention
- Improving soil stability
- Providing erosion control
- Providing habitat for many species including state sensitive and federally listed species

- Addressing climate change and providing for climate resilience
- Responding to Temperature TMDL stream shade mandates (state and federal)
- Stabilizing slopes
- Complying with site restoration plans and state/federal mitigation permits

Much of the native vegetation in Gresham's Urban Services Boundary (USB) has been displaced, first by agriculture and logging, and more recently by urban development. Also, competition from introduced invasive species such as English ivy, reed canary grass, and Himalayan blackberries has made it difficult for native plant communities to thrive. However, many areas of environmentally significant vegetation still remain within the USB. These natural resource sites include vegetation on steep slopes, within stream corridors and along the Columbia River and its sloughs and wetlands. Gresham also has many outstanding non-native trees and ornamental plant materials that date to when the community was a rural center for the outlying agricultural region.

Tree groves within Gresham's Urban Services Boundary include coniferous, and mixed deciduous/coniferous stands of trees. The area's remaining forested areas and tree groves are located mostly on steep hillsides, in or near wetlands, and along rivers, streams or sloughs. Tree groves are valuable wildlife habitat, recreation, and aesthetic resources. Forested areas also contribute to air quality, provide wildlife habitat, shade, and stabilize steep slopes.

The Gresham area has both emergent wetlands, where grasses are the dominant plant community, and forested wetlands, which are dominated by trees and woody vegetation. Vegetation is essential for wetlands to perform the important natural functions of stormwater storage, improvement of water quality, erosion control, ground water recharge, and fish and wildlife habitat.

Stream corridors are located throughout the Gresham area. Vegetation within stream corridors lessens downstream flooding and benefits water quality by slowing runoff and preventing erosion. Also, stream corridors provide vegetated corridors necessary for wildlife habitat, including travel and nesting.

Landscaping and tree plantings on private and public property enhance the aesthetic character of Gresham and also provide other benefits such as shade, wildlife habitat, and buffering and screening between different types of land uses.

Efforts to Protect and Enhance Trees and Vegetation

Gresham has taken a proactive position towards protecting and enhancing the City's trees and vegetation. For example, the City's Community Development Code requirements for site design review (Article 7, Site Design Review) requires landscaping and tree protection measures for new multi-family, single-family attached, industrial, commercial, mixed-use, community service and manufactured park development. The City's code also requires vegetation as part of buffering and screening between dissimilar land uses (Article IX, Section 9.0100 – 9.0111). Furthermore, parking lots are required to have special landscape treatment pursuant to Community Development Code, Section 9.0824.

The City also requires the protection and sometimes mitigation or restoration of vegetation when development occurs in the following overlay districts - Floodplain Overlay District; Hillside & Geologic Risk Overlay; and Natural Resource Area Overlay. Also, the Downtown, Civic Neighborhood, Pleasant Valley and Springwater Plan Districts require new development to provide special landscape treatments. The purpose is to enhance the unique design quality and character of the four districts.

The City of Gresham seeks to provide a level of protection for existing trees in the urban environment per Community Development Code Section 9.1000. This section seeks to preserve significant trees; control cutting of trees and retain trees and wooded areas. Tree removal permits are required if a certain size and number of trees are proposed to be removed. Also, the standards require permits for removal of a significant tree(s). A significant tree(s) is defined by the Development Code as a tree or group of trees that have been designated by the City as having unique importance. Removal of a significant tree or trees requires mitigation in the form of planting new trees.

Gresham's citizens are involved in protection and management of the City's trees. Gresham Revised Code provides for the establishment of an Urban Forestry Subcommittee consisting of seven members, five of which must have expertise with trees such as arborists, nursery operators, landscape architects or foresters.

The purpose of the subcommittee is to advise the City Council and make recommendations to Council and the Planning Commission regarding preservation and protection of trees. The subcommittee is also responsible for recommending designation of significant trees and maintaining and updating the significant tree list. Also, the subcommittee engages in public education regarding topics such as tree protection, pruning and other maintenance activities.

On July 19, 2011 Council adopted the Urban Forestry Management Plan. Based on the adopted Plan a new section, 10.014.3, has been established.

GOAL, POLICIES, AND ACTION MEASURES

GOAL

Protect and enhance the environmental, public health and safety, and aesthetic contribution of trees and other vegetation.

Policies

1. The City shall establish regulations to protect and, when necessary, restore trees and other vegetation to support community aesthetics, maintenance and/or improvement of water quality, erosion control and stability of slopes and unstable soils.
2. The City shall condition development approval to require preservation of existing trees and mitigation of the consequences of tree/vegetation removal.
3. The City shall protect environmental quality and public safety by:

- a. Regulating removal of trees and other vegetation on steep slopes, in landslide prone areas, within floodplains, water quality (Goal 6 and Title 3), natural resource (Goal 5 and Title 13) overlay areas, natural hazard (Goal 7) areas and in tree groves and other forested areas.
 - b. Instituting regulations and practices to prevent and immediately resolve hazards such as falling limbs and trunks and dangerous conditions caused by tree removal such as blow-down, landslides, soil erosion, and altered hydrology.
4. The City shall require:
 - a. Installation of trees and other landscaping with all development, including single-family homes, residential subdivisions, major partitions, multi-family development, manufactured home parks, institutional, commercial, and industrial land uses, and
 - b. Tree types and other plant materials installed as conditions of development approval are appropriate for the site conditions in which they are planted to ensure development of viable landscapes and not adversely affect adjacent property owners
5. The City shall require tree planting and other landscaping within and adjacent to parking lots to provide shade, aesthetic enhancement and buffering and screening of parking areas from dissimilar land uses.
6. The City shall require and enforce ongoing maintenance of natural vegetation and landscaping required as conditions of development approval.
7. The City shall require compliance with its tree regulations and conditions of development approval, and shall establish and enforce regulations whenever necessary to preserve trees, ensure development occurs per city standards and to deter vandalism and unauthorized removal of city trees.
8. The City shall protect trees and other vegetation when it designs and constructs public works projects. Mitigation of removed vegetation shall occur.
9. The City shall ensure its various codes, regulations and standards relating to landscaping, site development, tree protection and removal are consistent with and supportive of one another.
10. The City shall ensure that its street design and land use standards provide ample room and building setbacks to allow for tree planting.
11. The City shall establish an ongoing street tree program to enhance Gresham's livability by improving the aesthetic and environmental quality of its streets and neighborhoods.

Action Measures

1. Work with other jurisdictions, agencies, property owners and environmental organizations to protect wetlands, stream corridors, riparian areas, upland tree groves and other significant vegetation both within the City and on lands designated for future urban growth.

2. Maintain and periodically update approved tree lists for specific applications and site conditions such as street trees, parking lot trees and trees for wetland and riparian areas. These lists should allow flexibility to choose a wide variety of species that are proven suitable for local climate conditions and for specific uses and locations.
3. Protect and enhance the scenic quality of Gresham's trees and vegetation such as along creeks and rivers and as scenic backdrops on the City's buttes.
4. When necessary apply conditions of development approval to assure ongoing maintenance of trees and other vegetation required as part of development approval.
5. Assure coordination occurs between city and private utilities regarding actions that involve tree planting, protection, maintenance and removal.
6. Work with property owners to promote the preservation of large trees, tree groves and historic individual trees through the Significant Tree Program.
7. Ensure development actions comply with the City's landscape standards and tree protection ordinances.
8. Allow development to use planned development procedures to preserve tree groves and maintain natural open space.
9. Where possible, with all public street projects, require sufficient room within the right-of-way to plant street trees. Trees may be planted either within planter strips or at the back of sidewalks. When adequate planting area cannot be provided, required street trees may then be planted on private property.
10. Evaluate streets that have inadequately sized planter strips to determine if street trees can be planted elsewhere in the right-of-way or on private property.
11. Encourage preservation of significant tree groves and other natural resources through dedication of conservation easements, sale of development rights, and other voluntary actions including property donations.
12. Support efforts by community groups and neighborhoods to plant trees and undertake other projects such as restoration of wetlands and stream corridors.
13. Develop and maintain an automated data system that tracks tree removals and the status of the City's tree canopy.
14. Utilize impartial consulting arborists as early as possible in the Development Review process to provide advice about how to properly address and resolve tree protection issues.
15. Develop information and provide education for the general public regarding tree maintenance and protection, tree planting and the use of drought tolerant, low maintenance landscaping.
16. Provide incentives to encourage developers to preserve trees and other significant vegetation.

17. Encourage the installation of landscapes that are low maintenance, drought tolerant and require minimal chemical applications.
18. Prohibit through the development review process, the use of nuisance and invasive plant materials such as English Ivy. Otherwise, discourage the sale and propagation of these plant materials and encourage their removal.
19. Maintain the Urban Forestry Management Plan and ultimately implement a citywide urban forestry management program.
20. Emphasize, where conditions allow, the planting of trees that will grow large, including long-lived evergreens and broad spreading deciduous varieties. Large trees are particularly important for their aesthetic and environmental contributions.
21. Develop tree-mitigation regulations / standards to guide the City in assessing fees or compelling compensatory action resulting from violation of its tree protection standards and / or conditions of development approval.
22. Allow flexibility in site design, particularly in parking lots to allow tree planting in areas where survival will more likely occur, particularly for trees, which achieve significant size. Trees are more likely to die in narrow interior parking lot strips.

(Added by Ordinance No. 1592 passed 9/7/04; effective 10/7/04)

(Amended by Ordinance No. 1679 effective 9/17/09)

(Amended by Ordinance No. 1713 effective 3/22/12)

(Amended by Ordinance No. 1725 effective 5/2/13)

(Amended by Ordinance No. 1780 effective 01/02/18)

Section 3, Urban Forestry Management Plan – Goals, Policies and Action Measures

Introduction

The Urban Forestry Management Plan (UFMP) provides a comprehensive, sustainable and integrated approach to the management of trees in Gresham and provides guidance for future decisions related to trees in Gresham’s urban forest.

City Council directed staff to help carry out Gresham Community Development Plan goal 10.014.2 to “Protect and enhance the environmental and aesthetic contribution of trees and other vegetation” and action measure 19 of this goal to “Develop an Urban Forestry Management Plan and ultimately implement a citywide urban forestry management program.”

Background

The purpose of the UFMP is to improve and coordinate management and administration of the urban forest by developing a comprehensive, sustainable and integrated approach to tree management. It

integrates management of the many issues and opportunities presented by Gresham’s natural systems, tree resources, public infrastructure and urban development.

Development of the UFMP included an extensive public involvement process that also included outreach to multiple City departments and collaboration with the UFS, staff and the public as well as an online survey. The Gresham City Council adopted the UFMP on July 19, 2011. The UFMP is intended to be implemented over a period of 20 years, and therefore must respond to the needs of both today and tomorrow.

Benefits of the Urban Forest

Trees, especially as part of a regional and urban “green infrastructure” system, help create a better quality of life. Specifically, the retention of trees in historically wooded areas and the establishment of trees along street corridors help to soften urban development, screen unattractive areas, block wind, cool streets and buildings, reduce stormwater run-off, filter noise and air pollution, and promote soil stability. This “green infrastructure” provides important ecological and social functions that translate into direct cost-savings to local governments and indirect stimulation of the local economy.¹

Urban forests require comprehensive management to ensure healthy vegetation over time, and community-wide support is essential to supplement public management efforts. The goal of a sustainable urban forest is to maintain a maximum level of net economic, community and environmental benefits over time. In other words, long-term management of natural assets brings a higher return than their short-term elimination.²

Economic Benefits

Healthy mature trees are a major economic asset for attracting and retaining residents, businesses and visitors. Money spent on trees is a good investment and adds to the overall value of the community.³ Economic benefits of the urban forest include:

- Increased Property Values
- Maintenance of Economic Stability Citywide

Community Benefits

Trees are place-makers that are vital to livability and give a community visual character, unity and identity. Trees preserve and enhance quality of life by offering a sense of place and the opportunity to embrace nature. Community benefits of the urban forest include:

- Improve Safety, Personal Health and Enjoyment

1 Vancouver Urban Forestry Management Plan, 2007. p.7.

2 Renton Urban and Community Forestry Development Plan, 2009. p.13.

3 According to a nationally renowned urban forestry expert in an excerpt from “Planting the Living City”, Dr. Robert Young and Dr. Greg McPherson, 2010. (in review)

- Enhance the Aesthetics of the Community and its Neighborhoods

Environmental Benefits

A healthy urban forest contributes valuable ecosystem services for watershed protection, reducing flood potential and stream erosion while improving water quality. More trees are capable of removing a greater percentage of toxins from the air, thereby decreasing air pollution. Environmental benefits of the urban forest include:

- Protection of Air and Water Quality, Reduction in Flooding and Enhancement of Wildlife Habitat
- Energy Conservation

Summary of Major Issues

The following is a list of current challenges to Gresham’s urban forest, which were considered in the update of this Comprehensive Plan section.

- **Effects of urbanization on livability.** A key issue from past development is the replacement of existing urban tree canopy cover with impervious surfaces such as paved roads, parking lots and rooftops.
- **Declining tree canopy.** A significant challenge is maintaining and expanding tree canopy, which is one of the most common metrics communities use to evaluate the health of their urban forests. Current tree cover in Gresham is estimated at 28 percent.
- **Lack of a shared community vision for trees.** The City does not have a program or management practices in place to identify what areas are deficient in tree canopy. Additionally, no tracking mechanisms currently exist to identify where public trees are removed or could be planted.
- **Lack of stewardship opportunities and outreach on the value of trees.** The City does not have a concerted outreach effort in place specifically to preserve, protect and improve the City’s urban tree resources. Gaps exist in education, stewardship and outreach, include a lack of knowledge about sustainable landscape practices and limited partnerships to build on the City’s outreach efforts.
- **Infrastructure and resource conflicts.** Tree placement and type can conflict with infrastructure and other valued resources. The City does not have a program in place to address conflicts such as tree roots lifting sidewalks in the right-of-way.
- **Lack of maintenance.** Routine maintenance of trees can greatly increase the health and longevity of the tree canopy and help minimize conflicts. The City’s codes do not address maintenance, and the City’s management practices on maintenance are not well coordinated.
- **Incorrect tree selection and placement (right tree in the right place).** Selecting and planting the right tree species and providing for variety is critical for the health and survivability of tree canopy. Tree-placement issues, include sidewalk and power line conflicts requiring costly

sidewalk repair or potential public safety hazards; trees weakened by topping; and fires and power outages resulting from branch interference with high-voltage transmission lines.

- **Unclear and outdated development Code.** The City has a number of tree regulations establishing a framework for tree preservation, planting and care. However, many residents and developers agree that these regulations are ineffective, unclear, difficult to interpret, and that they produce inconsistent delivery of urban forestry programs and services.

The UFMP process included analysis of the above issues along with the needs and desires of Gresham residents, and review of best management practices related to urban forestry, which informed development of the following: Guiding Principles, Vision, Goals, Policies and Actions.

Guiding Principles

Principle 1. Tree regulations should be easily understood by the public and implementable by City Staff, and should be consistent with other City codes and practices.

Principle 2. The City should seek out and collaborate with tree partners throughout the community to complete action items. These partners could include: residents, business owners, the nursery and tree industry, watershed councils, neighborhood associations, developers, schools, nonprofits (Friends of Trees), adjacent municipalities and other stakeholders.

Principle 3. An adaptive management approach, where resource managers can incorporate new findings into best practices, should be taken with regard to the urban forest.

Principle 4. A long-term approach should be taken to planning and maintaining Gresham's trees.

Principle 5. The benefits of the urban forest should be used to inform and support other City planning goals, and the urban forest should be a recognized asset in Gresham's Community Development Plan. Other City planning goals may include:

- Defining a sense of place
- Promoting aesthetics
- Creating walkable neighborhoods
- Improving community health
- Improving traffic safety
- Advancing air, water and conservation goals

Principle 6. Healthy trees make neighborhoods more livable by creating quality streetscapes, neighborhoods and parks; by softening the built environment; and fostering safer and more sociable neighborhoods.

Principle 7. Design standards should incorporate the philosophy "Make the place right for trees and pick the right trees for the place."

VISION

Gresham’s trees are recognized as integral to the quality of the City’s urban character and natural environments. A healthy urban forest remains a longstanding community priority and will be thoughtfully managed in a way to maximize a range of public benefits including a thriving ecosystem, a vibrant economy and a livable community.

GOALS

1. *Create a High-Quality Urban Forest in Gresham*
2. *Establish Proactive Public Tree Maintenance and Management Practices*
3. *Promote Community Partnership and Education Opportunities for Urban Forestry*

Policies

1. Protect, preserve and enhance Gresham’s urban forest.
2. Maximize tree-canopy cover to expand Gresham’s urban forest.
3. Maximize the ecological, environmental and economic benefits of the urban forest.
4. Manage the urban forest to maximize community benefits for all.
5. Improve interdepartmental communication and coordination regarding trees.
6. Adopt best management practices and resource management tools to improve tree maintenance citywide.
7. Improve the health and care of Gresham’s street trees.
8. Promote partnerships between residents, neighborhood associations, government, nonprofits and businesses.
9. Increase public awareness and engage the community in active stewardship of the urban forest.

Action Measures

Short-Term Action Measures

1. Simplify and consolidate tree codes, making them clearer to the public and implementable by City staff.
2. Update the City’s Street Tree List to reflect “Right Tree, Right Place” strategies for planter-strip widths, medians, parking lots and utility corridors. The list should not include invasive species and should reflect species diversity.
3. Promote education offerings and informational materials, such as:
 - Tree planting promotion and workshops.

- Tree Maintenance Best Management Practices, Technical Tree Manual and Stewardship Guide.
 - Value of trees to residents, business owners, Realtors, industries, schools and community groups.
4. Develop a process to establish meaningful tree-canopy coverage goals throughout the City, taking into account community desires, tree function, and habitat needs/forest diversity. As one measure of performance over time, periodically compare GIS measurements of canopy with goals for various land uses.
 5. Hold quarterly meetings between City department representatives and the Urban Forestry Subcommittee at City Hall. Connect with residents by hosting a citywide celebration of Gresham's urban forest every two years in addition to the annual Tree City USA celebration.

Longer-Term Action Measures

6. Develop incentives to promote tree retention and planting.
7. Promote and incentivize the use of large-canopy trees in appropriate areas to provide maximum benefits.
8. Promote the use of native tree species on public and private lands to enhance wildlife habitat in the city.
9. Develop a Tree Mitigation Plan Manual providing replacement and other options for public and private development applicants. Other options include paying into a tree fund in lieu of on-site planting.
10. Work with the Urban Forestry Council Advisory Subcommittee to develop a prioritized list of urban forest enhancement opportunities and projects citywide.
11. Partner with service organizations such as Friends of Trees to plant street and open space trees.
12. Partner with tree/landscape contractors to distribute informational materials.
13. Help neighborhoods achieve distinct identities by listing specific trees for planting in public rights of way.
14. Enhance public awareness of trees by providing interpretive species labels at prominent public places such as the Gradin Sports Park arboretum, Center for the Arts Plaza, and along key pedestrian streets. This would include botanical name, common name and date planted.
15. Perform a tree inventory of publicly owned street and developed park trees. Use volunteers as available.
16. Conduct a tree health assessment and identify specific varieties that will survive Gresham's urban environment, east winds and occasional winter ice storms.
17. Develop a methodology to assess the carbon offset from Gresham's trees.

- 18.** Calculate the economic benefits of trees in Gresham.
- 19.** Prepare and distribute a “State of Gresham’s Urban Forest” report, to be updated every five years.
- 20.** Establish new maintenance funding sources for public trees (i.e. partnerships, grants, Gresham Tree Fund, sustainable harvesting, etc.)
- 21.** Provide technical arborist expertise to assist in development review, respond to citizen inquiries and assess individual tree-health issues. This could include contracting for arborist services.
- 22.** Establish a Tree Hotline, similar to the City’s Planner on Duty, for residents to ask tree related questions.
- 23.** Work with City departments to make tree preservation and tree planting a priority in their plans and operations.
- 24.** Review the Public Works Standards and City Operations policies for public tree maintenance and modify as necessary to reflect best management practices.
- 25.** Develop design phase and preconstruction coordination protocols to ensure the “Right tree is installed in the right place.”
- 26.** Develop and implement an invasive species control strategy citywide to safeguard tree canopy.
- 27.** Create prominent tree amenities such as the Gradin Sports Park arboretum, and work with schools, nurseries or other landowners to construct tree species test plots.
- 28.** Develop an Arterial Street Tree Plan to enhance the visual appeal of the City’s shopping, employment and civic districts.

(Added by Ordinance No. 1713 effective 3/22/12)