

**STAFF REPORT**

**TYPE IV HEARING - COMPREHENSIVE PLAN AMENDMENT**

**Environmental Overlay Project Phase 2, Part 1**

**TO:** Gresham Planning Commission

**FROM:** Ken Koblitz, Development Engineering Manager, Department of Environmental Services

**HEARING DATE:** April 13, 2026

**REPORT DATE:** April 3, 2026

**FILE NUMBER:** CPA-25-00172

**PROPOSAL:** To adopt a Type IV Comprehensive Plan Text Amendment to Volume 3, Development Code, of the Community Development Plan, to increase allowances for stormwater facilities in the Natural Resource Overlay.

**EXHIBITS:** A. Proposed Comprehensive Plan Amendments

**RECOMMENDATION:** Staff recommends that the Planning Commission recommend adoption of the proposed Comprehensive Plan text amendments contained in the attached Exhibit 'A' to the City Council based on the findings, conclusions, and recommendations in the April 3, 2026, Staff Report.

**SECTION I. EXECUTIVE SUMMARY**

On July 18, 2023, City Council initiated a project named the Environmental Overlay Project, Phase 2. The purpose of the project was to focus on implementation challenges in the Development Code sections related to Floodplain, Hillside & Geologic Risk, and Natural Resource overlays, and implement new federal requirements to the Floodplain Overlay related to the Endangered Species Act. Since initiation, this project has been divided into two parts. The current proposal is Part 1, which is a targeted update to create new standards and criteria that increases the allowance for public stormwater facilities, such as stormwater ponds, to encroach into the Natural Resource Overlay using a Type 1 review process. For residential land divisions, current Development Code standards cap all encroachment in the Natural Resource Overlay at 10% of a parent lot's total Natural Resource Overlay area.

With the standards proposed, areas designated in the Natural Resource Overlay would be

minimally impacted, mitigation would be required, and land which, under current code would be utilized for a stormwater facility, could be made available for other needed uses, such as housing.

Environmental Overlay Project Phase 2, Part 2 will address the remaining goals of the Environmental Overlay Project, Phase 2.

Comprehensive Plan Amendments to Volume 3 (Development Code) are described in the section below titled “Proposed Comprehensive Plan Amendments Overview”.

### **Citizen Involvement and Outreach**

The project will include the following public participation opportunities:

- City Council: Public Hearing scheduled for May 19, 2026
- Planning Commission: Public Hearing scheduled for April 13, 2026
- Coalition of Gresham Neighborhood Associations: March 10, 2026
- Developer and Development Professional’s Focused Meeting: February 2, 2026
- Public Hearings noticed in the Gresham Outlook

Notice of the Development Code changes were sent to the Department of Land Conservation and Development (DLCD) on March 9, 2026; complying with the requirement to provide such notice at least 35 days before the first hearing. Notice of the April 13, 2026, Planning Commission hearing was published in the Gresham Outlook on April 1, 2026. Notice of the May 19, 2026, City Council hearing will be published in the Gresham Outlook no later than May 6, 2026. A Measure 56 notice is not required for this Comprehensive Plan Amendment.

### **Public Comments**

As of the date of this report no public comments were received.

### **Proposed Comprehensive Plan Amendments Overview**

The overview provided below summarizes the changes proposed to the Community Development Plan (GCDP). The plan consists of three volumes—Volume 1 “Findings”, Volume 2 “Policies”, Volume 3 “Development Code”. Updates are proposed only to Volume 3. The full text of the proposed updates is provided in Exhibit ‘A’ (formatted as a ~~strikeout~~/underline).

### **Volume 3 – Development Code (GCDC)**

The proposed Development Code updates expand allowances for public stormwater facility encroachment into the Natural Resource Overlay.

The following amendments are proposed:

- **Section 5.0700 Natural Resource Overlay**

The proposal adds **subsection 5.0710(D) Public Stormwater Facilities** to the **Standards for Specific Development Types within a Resource Area** section. The subsection is applicable to proposals for new or to modify an existing stormwater facility within a Natural Resource Overlay. The draft code language includes the following standards:

- No disturbance is permitted within the High Value Resource Area (HVRA) or within 50 feet of the HVRA.
- Limits tree removal to 6 trees under 6-inches DBH, with an exception for hazardous and invasive trees.
- If a public stormwater facility is approved in the Natural Resource Overlay, there are certain limitations to additional development-related impacts in the Natural Resource Overlay for other purposes.
- Walls around the facility are not permitted; this is to allow movement of wildlife in and out of the facility.
- Onsite mitigation for the temporary and permanent impacts within the Natural Resource Overlay is required to offset the facility's construction.

- **11.0200 Initiation and Classification of Applications**

The update to this section is limited to adding the Review Authority and Type for the land use review for applications using the new provision (Subsection 5.0710(D)). The proposed review is a Type 1 Ministerial Procedure, which is a manager-level decision.

### **Staff Report Organization**

- Section II identifies applicable Gresham Community Development Code procedures and provides regulatory findings.
- Section III identifies applicable Gresham Community Development Plan Goals and provides regulatory findings.
- Section IV identifies the Metro Urban Growth Management Functional Plan (UGMFP) Titles that apply to the proposal and provides regulatory findings.
- Section V identifies the Oregon Statewide Planning Goals that apply to the proposal and provides regulatory findings.
- Sections VI and VII summarize staff conclusion and recommendation.
- Exhibit A and its attachments include the proposed Gresham Community Development Plan text amendments.

## SECTIONS II-V. FINDINGS OF FACT

The proposed Community Development Plan amendments included as Exhibit A are consistent with all applicable procedures, goals, and policies of the Community Development Plan, applicable titles of the Metro Urban Growth Management Functional Plan, and applicable Statewide Planning Goals as indicated in the following findings.

### SECTION II. COMMUNITY DEVELOPMENT CODE, PROCEDURES, VOLUME 3

Section 11.0200 Initiation and Classification of Applications

Section 11.0600 Type IV Legislative Procedures

Section 11.1000 Public Hearings

#### Section 11.0200 - Initiation and Classification of Applications

##### 11.0201 – Initiation of an Application.

This section provides that City Council may initiate a Type IV legislative application to amend the Community Development Plan.

##### Findings:

This text amendment to the Community Development Plan was initiated by Council on July 18, 2023. City Council will review these amendments at a hearing on May 19, 2026.

##### Conclusion:

Section 11.0201 has been met.

##### 11.0203 and 11.0204 – Classification of Applications and Review Authorities.

These sections provide that Type IV procedures are legislative and typically involve the adoption, implementation, or amendment of policy by ordinance. They also provide that the Planning Commission provide a recommendation on Community Development Plan Amendments and the City Council be the decision-making authority.

##### Findings:

This project meets those conditions and is being processed under the Type IV procedures and will be heard by the Planning Commission on April 13, 2026, and the City Council on May 19, 2026.

##### Conclusion:

Sections 11.0203 and 11.0204 will be met before the issuance of a decision.

## **Section 11.0600 – Type IV Legislative Procedures**

### **11.0602(A) and (B) - Pre-Application and Neighborhood Meetings**

These meetings are not required of Type IV legislative applications and, therefore, 11.0602(A) and (B) Pre-Application and Neighborhood Meetings are not applicable.

### **11.0602(C) - Application Initiation**

This section provides that the City Council may initiate a Type IV legislative application to amend the text of the Community Development Plan.

#### Findings:

As noted above, this project to amend the text of the Community Development Plan was initiated by City Council on July 18, 2023.

#### Conclusion:

Section 11.0602(C) has been met.

### **11.0602(D)(1) - Type IV Public Notice for Comprehensive Plan Amendments**

(a) For a Type IV Comprehensive Plan Amendment this section requires a submittal to the DLCD and Metro at least 35 days prior to the Planning Commission hearing.

(c) This section requires that at least 10 days before the initial hearing, a notice be published in a newspaper of general circulation in the city and copies of the hearing notice made available in City Hall.

#### Findings:

Submittal to DLCD and Metro was made on March 9, 2026, which is 35 days prior to the Planning Commission hearing date of April 13, 2026. Required notice of the public hearing for these proposed amendments was published in the Gresham Outlook on April 1, 2026 and made available through City Hall as required by this section. The draft code was also made available on the City's website on March 17, 2026.

#### Conclusion:

Section 11.0602(D)(1) will be met before the April 13, 2026, Planning Commission Hearing.

### **11.0602(E) and 11.0602(F) - Type IV Decision Authority and Type IV Notice of Decision**

This section requires that the Planning Commission hold a public hearing and make a recommendation to the City Council for an amendment to the Community Development Plan. The City Council considers that recommendation at their hearing and makes a final decision. Interested persons may present evidence and testimony relevant to the proposal at either or both hearings.

Findings:

The City Council will make a decision that will be based on findings contained in this report and in the hearings record, and the decision, findings, and order will be sent to those who participated in the hearings.

Conclusion:

Sections 11.0602(E) and 11.0606(F) will be met with the notice of decision.

**Section 11.1000 - Public Hearings**

This section provides for a hearing process consistent with Section 11.1000.

Findings:

Both the Planning Commission and the City Council, at public hearings in conformance with provisions of this section, will consider this proposal.

Conclusion:

Section 11.1000 will be met before the issuance of a decision.

**SECTION III. COMMUNITY DEVELOPMENT PLAN GOALS AND POLICIES, VOLUME 2**

This section identifies the applicable Community Development Plan goals and policies. The text (*italicized*) of the policy is followed by corresponding findings and conclusions.

Section 10.014, Section 1 Land Use Planning, Land Use Policies and Recommendation and Community Design

Section 10.014, Section 2 Community Design, Trees and Other Vegetation

Section 10.100 Citizen Involvement

Section 10.232 Water Resource Quality

Section 10.333 Stormwater Management Systems

**Section 10.014, Section 1- Land Use Policies and Regulations**

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

*Policy 1: The City's land use program will be consistent with state and regional requirements but also shall serve the best interests of Gresham.*

*Policy 2: The City's land use regulations, actions and related plans shall be consistent with and implement the Comprehensive Plan.*

*Policy 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.*

*Policy 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.*

*Policy 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.*

*Action Measure 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...*

## Findings

Encroachment of public stormwater facilities in the Natural Resource Overlay was permitted until the natural resource protections in the Development Code were redesigned; this took the form of a substantial Development Code Amendment that was adopted by City Council in 2020. The amendment replaced the area-specific standards for the existing City, Pleasant Valley expansion area, and Springwater expansion area into a single set of requirements. Two examples of regional public stormwater facilities located partially within the Natural Resources Overlay that were approved under the code provisions effective prior to 2020 are the Brookside Regional Facility (State ID 1S3E20DB 05900) and the "Panza" Regional Stormwater Facility (State ID 1S3E20C 00403). City staff have closely monitored these facilities for success and failure related to stormwater management and impacts to the adjacent natural area and residential properties. The observations collected from these facilities were considered when drafting the proposed amendment.

The proposed amendments provide clear standards and mitigation requirements when constructing public stormwater facilities in a Natural Resource Overlay. These standards will ensure continued protection of natural resources and continued protection of public and private property from rainfall-related hazards. The proposed amendments also potentially free up land for housing that would otherwise be utilized for a subdivision's public stormwater facility.

In the public's interest, the City Council initiated the proposal on July 18, 2023, and will hold a public hearing on the proposal on May 5, 2026. Thus, the proposal satisfies Policy 2, Policy 12, Policy 21, and Action Measure 12. The standards proposed with the amendment ensure that

the facility within Natural Resource Overlay is at least 85 feet from the center of a stream or delineated edge of a wetland in keeping with Policies 5 and 11.

Gresham's Community Development Plan has been found to be in compliance with state and regional requirements. The proposed amendments have been found to be in compliance with Gresham's Community Development Plan and State and regional requirements as described in this staff report. As required by State and Metro regulations a draft of the proposed amendments were sent to the DLCDC and to Metro at least 35 days prior to the scheduled April 13, 2026, Planning Commission hearing, thus fulfilling Policy 1.

### Conclusion

The proposed amendments to the Gresham Community Development Plan meet the Land Use Policies and Regulations Goal to maintain an up-to-date Comprehensive Plan and implementing regulations as the legislative foundation of Gresham's land use program. The proposed amendments satisfy the applicable policies and action measures associated with this goal.

### **Section 10.014, Section 2 - Community Design, Trees and Other Vegetation**

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

- Policy 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.*
- Policy 2. The City shall condition development approval to require preservation of existing trees and mitigation of the consequences of tree/vegetation removal.*
- Policy 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 blowdown, landslides, soil erosion, and altered hydrology.**

The proposed amendment would limit the tree removal in a Natural Resource Overlay in conjunction with the construction of a public stormwater facility to 6 trees that are under 6 inches diameter at breast height (DBH), with an exception for hazardous trees or trees on the City of Gresham Invasive Plant List. Stormwater facilities shall not be located within 50 feet

from the outer edge of the HRVA, which precludes encroachment in Natural Resource Overlay closer than a minimum of 85 feet between the centerline of a stream or delineated edge of a wetland. Mitigation is also required and must meet the requirements of Section 5.0711 of the Development Code. The mitigation requirements of Section 5.0711 include planting of native trees and vegetation. Approval of a stormwater facility in the Natural Resource Overlay is required to be approved through a land use decision. Minimum land use review type is proposed to be a Type 1 but will most frequently be reviewed concurrently with a subdivision application, which is a Type 2 Administrative land use decision.

### Conclusions for Section 2. Community Design, Trees and Other Vegetation

The proposed amendments to the Gresham Community Development Plan fulfill the Section 2 Community Design, Trees and Other Vegetation Goal, Policy 1, Policy 2, and Policy 3.

### **Section 10.100 - Citizen Involvement**

*Goal: The City shall provide opportunities for citizens to participate in all phases of the planning process by coordinating citizen involvement functions; effectively communicating information; and facilitating opportunities for input.*

- Policy 1: The City shall ensure the opportunity for citizen participation and input when preparing and revising policies, plans and implementing regulations.*
- Policy 2: The City shall consider the interests of the entire community and the goals and policies of the Comprehensive Plan when making decisions.*
- Policy 5: The City shall keep citizens informed of issues confronting the City.*
- Policy 6: The City shall ensure that technical information necessary to make policy decisions is readily available.*
- Policy 7: The City shall facilitate involvement of citizens in the planning process, including data collection, plan preparation, adoption, implementation, evaluation, and revision.*
- Policy 9: The City shall ensure that citizen involvement plans and activities incorporate Gresham's diverse constituencies regardless of age, sex, religion, social or business affiliation.*
- Policy 10. The City shall ensure the opportunity for the public to be involved in all phases of planning projects and issues.*
- Policy 11: The City shall ensure that the public has complete and timely access to all public information concerning land use projects and issues. This includes private development proposals once they are in the formal application process.*

*Action Measure 2: Ensure that the input, information, factual contributions, and expertise provided by citizens is considered when making decisions about land use issues by:*

- a. Accurately relaying pre-hearing public comment and other information to the Planning Commission, and*
- b. Reflecting public testimony in the relevant hearing record and findings.*

*Action Measure 4. Keep the public informed of opportunities for involvement in all phases of land use planning issues...*

*Action Measure 5. Provide citizens timely access to all public information related to land use matters under consideration...*

*Action Measure 7. Engage in outreach activities to inform and encourage public involvement...*

*Action Measure 8. Facilitate citizen input into the process for revising local land use plans and ordinances...*

*Action Measure 9. Make public participation processes user-friendly...*

*Action Measure 10. Encourage broadly based public participation including all geographic area and diverse interests...*

*Action Measure 11. When appropriate, provide culturally sensitive participation opportunities, which may include language translation and interpretation.*

### Findings

The public involvement goals and policies establish the City's intent that its citizens have meaningful opportunities throughout a planning project to be informed and to affect proposals. The project included the public meetings and outreach activities listed in Section I, page 2. In addition, the proposed amendments and citizen involvement opportunities were posted on the City's website. Community input gathered during outreach was considered in the proposal. The associated outreach activities include but are not limited to a meeting with the development community on February 26, 2026, and attendance at the Neighborhood Coalition meeting on March 10, 2026.

### Conclusion

The Citizen Involvement Goal (Section 10.100) and related policies were addressed through presentations at public meetings, and other activities listed above. The proposal is consistent with the applicable citizen involvement goals and policies listed in this section.

## Section 10.232– Water Resource Quality

*Goal: Prevent surface and ground water pollution and improve water quality.*

*Policy 6: Related to surface water management, the City shall encourage and support water quality protective development strategies that preserve or mitigate loss of natural hydrologic functions related to pollutant removal, bank storage, groundwater support, flow attenuation, velocity reduction and sediment reduction.*

*Action Measure 1. Continue to update adopted stormwater standards to promote the use of “best water management practices” to achieve the City’s water quality objectives.*

*Action Measure 4. Plan and implement programs to protect and restore the water quality functions of wetlands, stream corridors and other riparian areas such as:*

*e. Provision of wetland and stream mitigation options within the affected watersheds that Gresham is working to protect.*

### Findings

Stormwater facilities, such as stormwater ponds and streetside swales, provide detention and water quality benefits by slowing down or filtering stormwater to mitigate the volume and improve the quality of stormwater before it enters natural waterways, such as streams, rivers, or wetlands. Stormwater facilities are generally built in conjunction with development projects to capture and treat the water from that development. These facilities may also treat and detain stormwater from upstream development that occurred prior to the current robust stormwater standards, including streets, that were previously untreated and detained. The proposed amendment sets standards and criteria for locating a public stormwater facility within the Natural Resource Overlay with mitigation measures that result in no unmitigated impact to the Resource Area and, relative to current practices, no change to the quality and quantity of stormwater flow within natural waterways.

### Conclusion

The proposal meets the applicable Water Resource Quality Goal and Action Measures listed in this section.

## Section 10.333– Stormwater Management Systems

*Goal: Improve flood protection and water quality through the construction and maintenance of the public stormwater system and preservation of natural resources, including area waterways, in compliance with applicable federal and state environmental regulations.*

*Policy 1: Provide, maintain, preserve, and restore the stormwater infrastructure in order to control both the quantity and quality of stormwater flows, and to provide for the safe passage of storm flood flows. The stormwater infrastructure includes the structural (piped) conveyance system as well as natural stream channels and wetlands, constructed wetlands/swales, regional and on-site stormwater detention systems.*

*Policy 2: Provide, maintain, preserve, and restore the stormwater infrastructure in a cost effective manner that is consistent with the City's stormwater master plans and which meets state/federal regulatory requirements.*

### Findings

The proposed update does not compromise the treatment or detention requirements for stormwater; it limits the amount of impact stormwater facilities may have in Natural Resource Overlay areas and mitigates for any impacts. Mitigation creates opportunities to enhance areas within the Natural Resource Overlay that are in need of improvement due to their degraded state through the removal of hazardous trees and invasive vegetation. Because the facilities are proposed to be public, they would be built to current best management practices and could be upgraded in the future as best practices evolve.

### Conclusion

The proposal meets the applicable Stormwater Management Systems policies listed in this section.

## **SECTION IV. METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN (UGMFP)**

- Title 1     Housing Capacity
- Title 3     Water Quality and Flood Management
- Title 13    Protection of Residential Neighborhoods
- Title 8     Compliance Procedures

### **Title 1 – Housing Capacity (Section 3.07.100)**

*Purpose and Intent: “The Regional Framework Plan calls for a compact urban form and a “fair-share” approach to meeting regional housing needs. It is the purpose of Title 1 to accomplish these policies by requiring each city and county to maintain or increase its housing capacity except as provided in section 3.07.120.”*

### Findings

The City of Gresham has a surplus of residentially zoned lands. The Buildable Lands Inventory in the Gresham Comprehensive Plan, Volume I, Section 4.800 identifies sufficient capacity of

residentially zoned lands to accommodate the projected housing need for the 2021-2041 planning period, with a surplus capacity for 6,380 units. The proposed Development Code amendments do not change the zoned capacity of residential lands or otherwise affect the City's housing capacity. Furthermore, allowing public stormwater facilities to be located within the Natural Resource Overlay helps to maintain unencumbered land for additional housing units.

Metro's 2025 Compliance Report shows that the City of Gresham is in compliance with the Urban Growth Management Functional Plan, which includes compliance for the City's Title 1 responsibilities. This amendment has no impact on the City's Title 1 compliance.

### Conclusion

The proposal is consistent with Title 1 (Housing Capacity).

### **Title 3– Water Quality and Flood Management (Section 3.07.300)**

Intent: *“To protect the beneficial water uses and function and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact of these areas from development activities and protecting life and property from dangers associated with flooding.”*

### **Title 13 – Nature in Neighborhoods (Section 3.07.1300)**

Intent: *“The purposes of this program are to (1) conserve, protect, and restore a continuous ecologically viable streamside corridor system, from the streams' headwaters to their confluence with other streams and rivers, and with their floodplains in a manner that is integrated with upland wildlife habitat and with the surrounding urban landscape; and (2) to control and prevent water pollution for the protection of the public health and safety, and to maintain and improve water quality throughout the region.”*

### Findings: Title 3 and Title 13

The proposal to allow encroachment of public stormwater facilities within the Natural Resource Overlay under certain circumstances and with mitigation measures is expected to result in no negative impacts on natural waterways. The facilities themselves will improve water quality and flow rates prior to entry into waterways. The facilities within a Natural Resource Overlay would be located at least 85 feet from the centerline of streams and outside of any flood zones, based on current FEMA flood maps. Further, the proposal includes standards for placement of public stormwater facilities within the Natural Resource Overlay which, in some respects such as tree removal, are more restrictive than current Development Code requirements. While the current Development Code limits impacts to a maximum of 10% of the parent lot's total Natural Resource Overlay area, within that 10% any trees smaller than 24-inch DBH may be removed. The proposed Development Code changes include clear mitigation measures, stricter tree removal limitations, and

prohibitions of walls and fencing around facilities to aid in wildlife movement between the stormwater facility and surrounding areas.

Conclusion: Title 3 and Title 13

The proposal is consistent with Title 3 and Title 13.

### **Title 8 - Compliance Procedures (Section 3.07.800)**

Section 3.07.820 of this title requires that at least 35 days prior to the first evidentiary hearing for an amendment to a Comprehensive Plan, or land use regulation, that the City submit the proposed amendments to Metro. Metro may review the amendments and request that the City provide an analysis of compliance with the Functional Plan.

#### Findings

The City submitted the proposed amendments to Metro on March 8, 2026, which was at least 35 days prior to the first evidentiary hearing of April 13, 2026. A representative from Metro contacted Gresham staff following the notice with some clarifying questions, which staff answered.

#### Conclusion

The City submitted the proposed amendments to Metro on March 8, 2026, at least 35 days prior to the first evidentiary hearing. The proposal is consistent with this Title.

## **SECTION V. OREGON STATEWIDE PLANNING GOALS**

This section identifies the applicable Statewide Planning Goals. The text (*italicized*) of the goals, followed by corresponding findings and conclusions.

- Goal 1     Citizen Involvement
- Goal 2     Land Use Planning
- Goal 5     Natural Resources, Scenic and Historic Areas and Open Spaces
- Goal 10    Housing

### **Goal 1 - Citizen Involvement**

This goal requires that cities and counties provide *“the opportunity for citizens to be involved in all phases of the planning process.”*

#### Findings

Gresham’s Planning Commission acts as the Committee for Citizen Involvement (CCI) and has been involved in the project. The public engagement was provided through virtual and in-person meetings, targeted stakeholder contacts, and the published notices posted in the

Gresham Outlook in advance of both the Planning Commission and City Council hearings. Public comments may be submitted before or during the forthcoming Planning Commission hearing and City Council hearing. All those who submit comments on the proposed amendment receive a notice of decision.

Additional findings regarding Citizen Involvement can be found in Section III, Section 10.100 of this report.

### Conclusion

The proposed amendments comply with Statewide Planning Goal 1.

### ***Goal 2 - Land Use Planning***

This goal requires cities to *“establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.”* The goal requires that, *“plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268.”*

### Findings

The City has a state-acknowledged Comprehensive Plan. Sections II, III, and IV of this report describe findings and conclusions that the proposed Comprehensive Plan amendments are consistent with applicable procedures and applicable goals and policies of the City’s Comprehensive Plan and the Metro Urban Growth Management Functional Plan.

### Conclusion

The proposed amendments comply with Statewide Planning Goal 2.

### ***Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces***

Statewide Planning Goal 5 requires local governments to *“adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon’s livability.”*

### Findings

The proposal increases allowances for stormwater facilities to be located in the Natural Resource Overlay in certain circumstances with strict siting and mitigation measures to ensure that the area within the Natural Resource Overlay is minimally impacted and that those impacts are mitigated. Further, by virtue of the facility being public, future upgrades to a facility built in the Natural Resource Overlay will meet ever-changing best management practices.

### Conclusion

The proposed amendment is consistent with Statewide Planning Goal 5.

### ***Goal 10 - Housing***

Statewide Planning Goal 10 for Housing requires cities to “provide for the housing needs of citizens of the state”.

### **Findings**

Current development code caps disturbances in the Natural Resource Overlay as part of residential land division development to 10% of the total Natural Resource Overlay area on the parent parcel. While the proposed amendment includes other limitations related to the placement of stormwater facilities in the Natural Resource Overlay to ensure minimal impact, the ability to place all or part of a public stormwater facility serving a residential subdivision into the Natural Resource Overlay frees up land for additional housing units within the development.

### **Conclusion**

The proposed amendments comply with Statewide Planning Goal 10.

## **SECTION VI. CONCLUSION**

The proposed Comprehensive Plan amendments attached as Exhibit ‘A’ are consistent with applicable criteria and policies of the Community Development Plan, the applicable Development Code of the Community Development Plan, applicable Metro UGMFP Titles, and the applicable Oregon Statewide Planning Goals as indicated by findings contained or referenced in Section VI of this report.

## **SECTION VII. RECOMMENDATION**

Staff recommends that the Planning Commission recommend adoption of the proposed Comprehensive Plan text amendments contained in the attached Exhibit ‘A’ to the City Council based on the findings, conclusions, and recommendations in the April 3, 2026, Staff Report.

***End of Staff Report***