

**TYPE IV LEGISLATIVE HEARING  
FINDINGS AND RECOMMENDATION**

**TO:** Gresham Planning Commission

**FROM:** Ashley Miller, Director, Urban Design & Planning  
Jim Wheeler, Planning Manager, Urban Design & Planning  
Amanda Lunsford, Planning Analyst, Urban Design & Planning

**HEARING DATE:** April 14, 2025, 6:30 pm

**REPORT DATE:** April 3, 2025

**FILE NUMBER:** MISC-25-00038

**PROPOSAL:** A city-initiated street renaming and readdressing Ordinance to update three existing segments of SW Butler Road to SW Binford Avenue, SW 39<sup>th</sup> Street and SW Rodlun Road, consistent with the Future Street Plan in the Transportation System Plan as part of the construction of the Butler Creek Subdivision and includes nine address changes.

**EXHIBITS:**

- A. Vicinity Map showing street name changes.
- B. Spreadsheet showing address and street name changes.
- C. Samples of Letter sent to property owners.
- D. Copy of Official Notice of Address Change to be sent upon Ordinance Adoption.
- E. Proposed Ordinance Language.

**RECOMMENDATION:** **Staff recommends that the Planning Commission recommend approval to the City Council the renaming of streets and address changes in accordance with the Ordinance attached as Exhibit E.**

**I. EXECUTIVE SUMMARY**

**A. PROPOSED STREET RENAMING:**

This project is to change three segments of the existing SW Butler Road to align with the Future Street Plan (FSP) in the Transportation System Plan (TSP) with the construction of the Butler Creek Subdivision. This subdivision crafts a new segment of SW Butler Road, creating the need to change two existing segments of SW Butler Road into two separate streets.

**EXISTING SW BUTLER ROAD**



**PROPOSED SW BUTLER ROAD**



The proposed street name changes are:

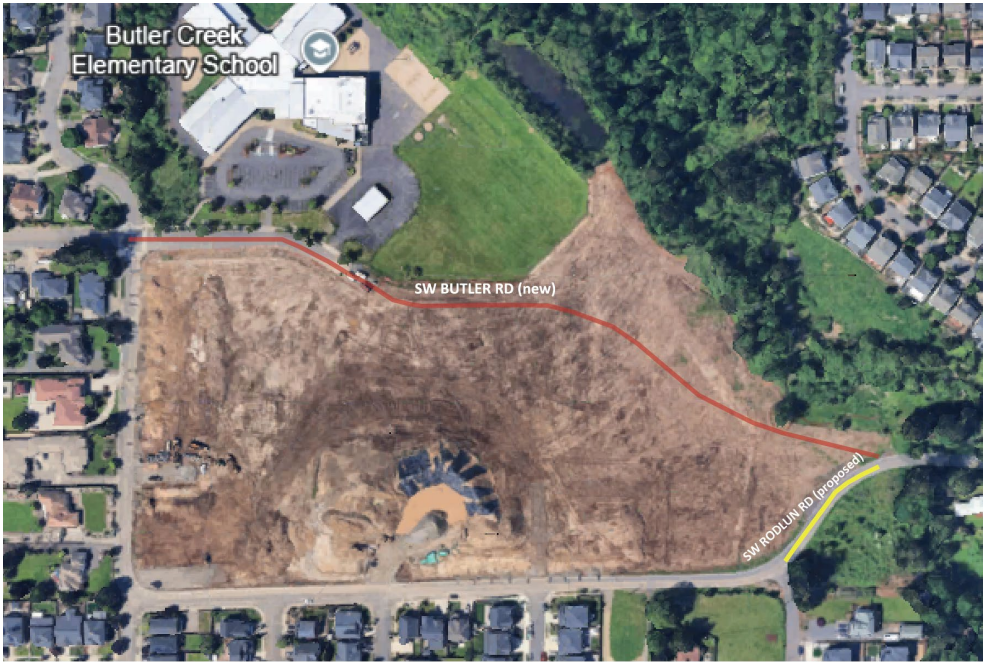
The 2700 block section of the existing SW Butler Road, running north/south, is proposed to be changed to SW Binford Avenue, which is consistent with the street name to both the north and south of this segment. This is consistent with the City of Gresham Street Grid.



The section of the existing SW Butler Road, that runs east/west between SW Binford Avenue and SW Rodlun Road, is proposed to be changed to SW 39<sup>th</sup> Street. This is consistent with the City of Gresham Street Grid.



The section of the existing SW Butler Road, at the intersection of SW Rodlun Road, to the intersection of the new SW Butler Road to the north, is proposed to be changed to SW Rodlun Road.



**B. STREET RE-NAMING PROCEDURE:**

STATE MANDATED PROCEDURES

Oregon Revised Statutes (ORS) regulate street renaming within municipalities. ORS Section 227.120 establishes a procedure wherein the Planning Commission recommends potential street name changes to the City Council if such renaming is “in the best interest of the City.” Upon receiving a recommendation for re-naming, the Council shall afford persons particularly interested, and the public, an opportunity to be heard. Notice must be published in a newspaper of general circulation at least a week prior to the hearing.

After the opportunity for public hearing, the City Council, by Ordinance, shall rename the street in accordance with the recommendation, or, by Resolution, shall reject the recommendation.

A certified copy of each ordinance shall be filed for record with the county clerk or recorder, and a copy shall be filed with the county assessor and county surveyor. The county surveyor shall enter the new names of such streets in red ink on any filed plat and tracing thereof which may be affected, together with appropriate notations concerning the same.

## CITY OF GRESHAM PROCEDURE

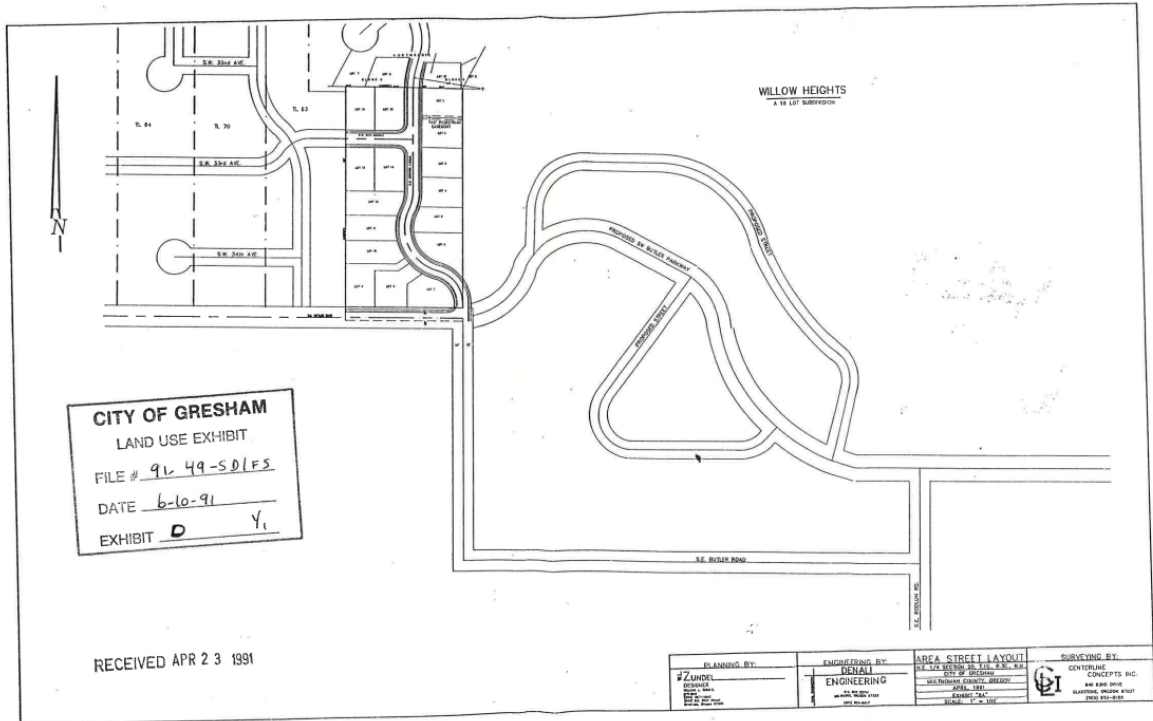
The City procedure most closely resembling the state mandated procedure is the Type IV Legislative Action.

- Section 11.0204 of the Gresham Development Code requires that the Planning Commission hold a public hearing in accordance with Section 11.0600, make findings, and make a recommendation to the Council. The Council holds another public hearing under the procedures of Section 11.0600, reviews the findings of the Planning Commission, and makes Council findings and a final decision. The Council's decision becomes effective by passage of an ordinance or resolution.
- Section 11.0602 requires notice to persons believed to have a particular interest in the proposal. Notice to the general public must be provided through publication in a newspaper of general circulation. As required by this section, the City sent mailed notices to affected property owners and posted 8 signs prominently throughout the name change area. Notice was also published in the Gresham Outlook for the hearing before the Planning Commission. Additional notice will be given as required prior to the Council hearing.

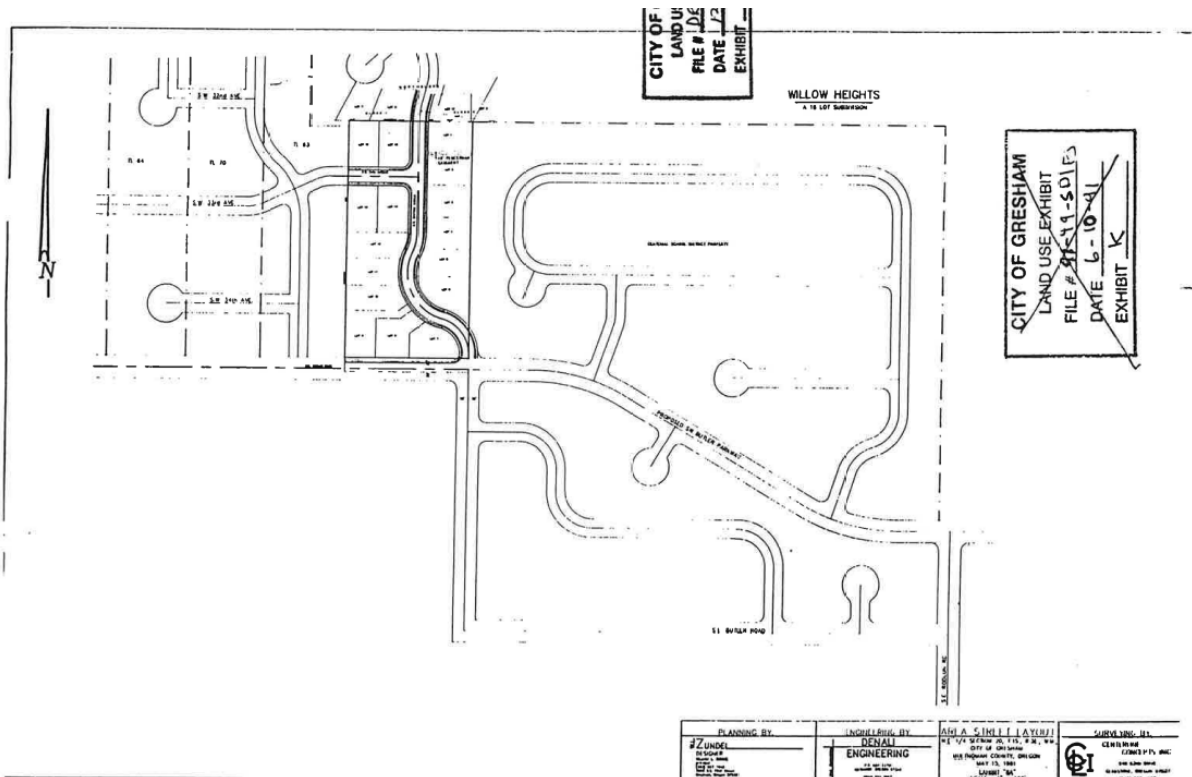
### **C. HISTORY OF SW BUTLER ROAD FUTURE STREET PLAN**

A future street plan is required to demonstrate how access can be provided to parcels within 600 feet of the boundaries of the site and is a conceptual plan in that its adoption does not establish a precise alignment.

In 1991, the City approved planning project SD/FS 91-49 for the Willowbrook Heights Subdivision which included a Future Street Plan for the area. Staff found that the pattern of the streets was logical in arrangement and was approved by City Council on June 17, 1991.



In 2001, planning file DR/CS2/TR/FS/VR2 01-5187, Butler Creek Elementary School, was approved by City Council with refinements to the future street plan alignment.



With the approval of the Butler Creek Subdivision, the future street plan, as it related to SW Butler Road, is being put into place. There are nine lots that are located on the existing SW Butler Road that addresses will need to be changed with the street renaming. The addresses for these lots will be changed by this ordinance.

Residents and property owners of these properties were sent letters notifying them of the initiation of the project in February (Exhibit C). Public notice was also sent to the same property owners in March. **No written comments have been received as of the preparation of this report.**

#### **D. PROPOSED RENAMING**

In summary, street names should be corrected as provided in Exhibit E.

### **II. APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES**

- Section 11.0200** Initiation and Classification of Application
- Section 11.0600** Type IV Legislative Procedures
- Section 11.1000** Public Hearings
- Appendix 13** Street Naming and Property Numbering

### **III. APPLICABLE COMMUNITY DEVELOPMENT PLAN GOALS & POLICIES**

- Section 10.100** Citizen Involvement
- Section 10.320** Transportation System

### **IV. FINDINGS**

The proposed street renaming is consistent with all applicable criteria and policies of the Gresham Community Development Code and the Community Development Plan as indicated in staff findings below.

#### **1. Applicable Community Development Code Procedures**

- a. Section 11.0200 – Initiation and Classification of Applications.** The subject proposal was initiated by City Council on February 18, 2025, directing staff to begin the street renaming project, consistent with the Future Street Plan in the Transportation System Plan. This proposal will be considered by both the Planning Commission and the City Council at public hearings in accordance with the provisions of this section. The City Council will act on a recommendation from the Planning Commission. A renaming of existing public streets is classified as a Type IV procedure per Table 11.0204.
- b. Section 11.0600 – Type IV Procedures.** The proposal has been routed to affected city, county, and regional agencies for review and comment. Notice of the project was mailed to surrounding property owners on March 19, 2025, and posted along the streets on March 19, 2025.
- c. Section 11.1000 – Public Hearings.** A public hearing for this proposal is scheduled for Planning Commission on April 14, 2025. Then, a public hearing and enactment reading before City Council is scheduled for May 6, 2025.

- d. **Appendix 13 – Street Naming and Property Numbering.** The subject proposal complies with Appendix 13.011, Renaming of Existing Public Streets by following a Type IV procedure and being initiated by City Council. As an extension of Appendix 13, the Street Naming and Property Numbering Guidelines state that the City may initiate the renaming of a street without the consent of the affected property owners if:
- The name is a duplicate of an existing street name within the City or near vicinity.
  - New development or redevelopment of an area requires street names be corrected.

With the construction of the Butler Creek Subdivision, this street name change is consistent with Appendix 13.

## 2. Applicable Community Development Plan Goals & Policies

### a. 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 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 8: The City shall ensure that citizen concerns are considered in land use decisions and shall provide feedback to the public regarding how these concerns have impacted decisions.*

*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...*

*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 9: Make public participation processes user-friendly...*



### 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 have the opportunity to affect proposals. The project included the following public meetings and outreach events:

- City Council: Public Hearing scheduled for May 6, 2025
- Planning Commission: April 14, 2025
- Public Hearings notices in the Gresham Outlook on March 21, 2025 and April 25, 2025

The public was informed of opportunities for involvement through the City's calendar and mailed notices to nearby residents on March 19, 2025 and April 16, 2025.

### Conclusion

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

#### **b. Section 10.320.1 – Street System.**

*Policy 3: Provide a street system that maximizes accessibility and mobility within the community.*

*Action Measure 4: Implement the Future Street Plan and street connectivity standards to ensure the development and completion of logical and continuous local street patterns within residential and mixed-use areas as development occurs. Per the Future Street Plan and street connectivity standards, new development must provide for the continuation and inter-connection of existing streets and must avoid long dead-end street patterns.*

*Action Measure 5: Implement adopted City code standards for public street and land division that reinforce the public street system as the City's essential framework for safe, convenient, and efficient neighborhood circulation, property access, emergency response, public facilities and utilities for all properties.*

### Findings

The transportation system policies acknowledge the importance of implementing the Future Street Plan. It is the City's policy to ensure the development and local street patterns are logical when Future Street Plans are approved and are then implemented when development occurs. The proposed street renaming will address these policies and action measures.

### Conclusion

The proposal is consistent with the applicable Transportation System goals, policies, and action measures.

**V. CONCLUSION**

The proposed ordinance will rename and readdress portions of SW Butler Road. This is in alignment with the adopted Future Street Plan in the Transportation System Plan.

**VI. RECOMMENDATION**

Staff recommends that the Planning Commission recommend **approval** to the City Council the renaming of streets and address changes in accordance with the Ordinance attached as Exhibit E.

***End of Staff Report***