

Land Use Guide for Gresham Neighborhood Associations

Glossary of Acronyms and Terms

Definitions are meant to be layman-friendly and not comprehensive. For more information, see the accompanying Land Use Guide Questions & Answers, or contact a Planner.

BP = Building Permit – A permit issued by Gresham’s Building Department to construct a particular development on a property

CC = City Council

CD = Community Development – Gresham’s Division including the Building Department, Code Compliance, Community Revitalization, Rental Inspection, Small Business Center

CIP = Capital Improvement Plan – Gresham’s 5-year plan for infrastructure improvements

“Clear and Objective” – A description of codes that involve no discretion in determining whether or not an application meets the code

COA = City Attorney’s Office

Completeness Review – The review of a development application to make sure that all necessary information has been submitted to make a decision on the application

Conditions of Approval – The additional requirements imposed by the reviewer of a development application to ensure that the development meets code

DC = Design Commission

“Deemed Complete” – The determination that all necessary information has been submitted for a particular development application

DES = Department of Environmental Services – including Development Engineering, Park Maintenance, Public Works Inspection, Recycling & Solid Waste, Stormwater/Watersheds, Transportation, Wastewater, Water

Development Permit – A permit issued by Urban Design & Planning (Gresham’s Planning Department) to allow a particular development on a property

DR = Design Review – The review of a development application’s plans for building design and the site’s design (layout, landscaping, parking, etc.)

ENN = Early Neighborhood Notification – The process before a development application is filed that allows neighbors to give input about the proposal to a developer

FP = Final Plat – The finalizing of a land division that was approved with a previous development application (the original approval was a “preliminary plat”)

FS = Future Street – A possible street location to make sure that future development can connect with existing or proposed development in order to provide a connected street system

FSP = Future Street Plan – The plan to ensure that new streets for future development can connect to existing streets to provide a connected street system

GCDC = Gresham Community Development Code (aka the Development Code) – Volume 3 of the Gresham Community Development Plan

GCDP = Gresham Community Development Plan (aka the Comprehensive Plan) – A five volume plan to guide future development of Gresham (V.1 = Findings; V.2 = Policies; V.3 = Development Code; V.4 = Transportation System Plan; V.5 = Capital Improvements Plan)

GIS = Geographic Information System – The basis of GreshamView’s mapping system

GRC = Gresham Revised Code – The non-development ordinances dealing with city administration, elections, utilities, crimes, health, nuisances, parking, licenses, inspections, enforcement, etc.

GreshamView – Gresham’s interactive online map, including property information

HO = Hearings Officer

HO = Home Occupation [when part of a UDP file code]

Land Use Chair/Director – This term is used in this Guide because “Land Use Chair” is the historic term as well as the term in the Development Code, while “Land Use Director” is the term used in the revised NA bylaws to acknowledge that most NAs don’t have Land Use Committees to “chair”

Land Use District – Gresham’s term for “zoning”

Land Use Project Tracking System – Gresham’s online system for displaying planning information and documents on development applications

LL = Lot Line (Adjustment)

LUBA = Land Use Board of Appeals – The state board that decides appeals of a local jurisdiction’s (like Gresham’s) decision on a development application

LUCS = Land Use Classification System – Gresham’s method of describing the possible uses with which property could be developed – a “permitted use” is a use that’s allowed to be developed under a property’s “land use district” (zoning)

“Measure 56” – A passed statewide ballot measure that requires notification to property owners if the code is changed in a way (like a zone change) that might affect the use of their property

MF = Multi-Family – Apartments, condos, etc., on a single shared lot

MP = Minor Partition [UDP file code] – A land division into 2-3 new lots (aka a Partition)

NA = Neighborhood Association

OMG = Office of Governance and Management – Gresham’s administrative functions under the City Manager, including ONCE and the NA program.

ONCE = Office of Neighborhoods and Community Engagement

PA = Pre-Application – UDP file code for an optional pre-application conference

PAM = Pre-Application Major – UDP file code for a required pre-application conference

“Permitted Use” – A use that’s allowed to be developed under a property’s “land use district” (zoning)

PM = Plan Map = Gresham’s term for its “zoning map”

PMA = Plan Map Amendment – A change to Gresham’s “zoning map”

Projects in Progress – A pdf document summarizing Gresham development applications

Public Comment – The written (or oral in a hearing) input submitted by anyone during the specified “public comment period” on a development application

Public Notice – The notice that’s distributed to members of the public (as specified by code) to notify them that they can make Public Comment on a particular proposal

SD = Subdivision – A land division into 4 or more lots

SF = Single Family

SFA(D) = Single Family Attached (Dwelling) – A rowhouse/townhouse on its own lot

SFD(D) = Single Family Detached (Dwelling) – A house or manufactured home

SFR = Single Family Residential

Site Plan – A scale drawing of the layout of various aspects of a development (like building placement, streets, parking, landscaping, stormwater facilities, etc.)

SUR = Special Use Review – Gresham’s method to evaluate proposed land uses that provide beneficial services (like Civic or Community Service uses) or that need extra review to minimize the impact of the development (like Bed & Breakfasts or Major Events Entertainment)

TR = Tree Removal

TSP = Transportation System Plan – The plan for streets, sidewalks, trails, transit, etc.

Type I, II, III, IV – Gresham’s classifications of the procedures for reviewing development applications:

- Type I – staff decisions that have no public involvement
- Type II – staff decisions with a written public comment period and usually ENN
- Type III – hearing body decisions with a public hearing and usually ENN
- Type IV – legislative decisions to change the code or zoning or to annex property

UDP = UD&P = Urban Design & Planning – Gresham’s Planning Department

“Use” – The kind of development on a property (i.e., how a property is used)