

STAFF REPORT

TYPE IV HEARING - COMPREHENSIVE PLAN AMENDMENT

Development Code and Process Update Phase 2, Part 1

TO: Gresham Planning Commission

FROM: Terra Wilcoxson, Comprehensive Planning Manager, Urban Design & Planning

HEARING DATE: August 18, 2025

REPORT DATE: August 8, 2025

FILE NUMBER: CPA-25-00333

PROPOSAL: To adopt a Type IV Comprehensive Plan Text Amendment to Volume 3, Development Code, of the Community Development Plan, that clarifies, increases specificity of language, and refines various land use standards for residential design and street trees. The purpose of the amendment is to improve ease of use and attainability of these standards. The proposed amendment includes editing street tree planting standards, revising certain design standards that uniformly apply to single detached dwellings, duplexes, triplexes, and quadplexes, and adjusting maximum right-of-way width for local transitional and local queuing street classifications.

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 August 8, 2025, Staff Report.

SECTION I. EXECUTIVE SUMMARY

On June 18, 2023, City Council initiated a project named the Development Code and Process Update Project Phase 2 (DCPU), which focuses on revising the City’s design guidelines and standards and residential Development Code standards. There are two key purposes of the project: to support timely and effective review of development proposals, and to foster a framework for development that meets the community’s vision for the future. The project is

aligned with the Strategic Plan, within the Housing for All Priority. It is an action item under implementation of Gresham’s 2023-2029 Housing Production Strategy. The proposed Type IV Comprehensive Plan Text Amendment is the first of two “parts” of the project. This initial part includes updating street tree planting standards, updating design standards that uniformly apply to single detached dwellings, duplexes, triplexes and quadplexes, and updating right-of-way width for local transitional and local queuing street classifications. 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 included the following Public Participation:

- City Council: July 16, 2024, Public Hearing scheduled for September 16, 2025
- Planning Commission: Public Hearing scheduled for August 18, 2025.
- City of Gresham Developer Advisory Group: August 5, 2025
- Coalition of Gresham Neighborhood Associations: October 8, 2024
- Public Hearings notices in the Gresham Outlook

Notice of the Development Code changes were sent to the Department of Land Conservation and Development (DLCD) on July 15, 2025; complying with the requirement to provide such notice at least 35 days before the first hearing. Notice of the August 18, 2025, Planning Commission hearing was published in the Gresham Outlook on August 6, 2025. Notice of the September 16, 2025, City Council hearing will be published in the Gresham Outlook no later than September 5, 2025. 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 are for the purpose of clarifying (including increasing specificity of language) and refining various land use review standards related to residential design and street trees.

The following amendments are proposed:

- **Section 4.1200 Civic Neighborhood Plan District** amends the spacing of trees in the amenity zone abutting primary internal drives and public streets from 30 feet to 35 to coordinate with the street tree spacing amendment.
- **Section 7.0420 Design Standards for Single Detached Dwellings, Duplexes, Triplexes and Quadplexes** has been amended to:
 - Clarify the orientation requirement when more than one residential building is located on one lot; the entry orientation requirement only applies to the residential building closest to the front lot line.
 - Clarify the alley access standard for middle housing lots.
 - Remove and replace driveway approach language so the standard is clear and objective.
 - Edit the maximum total width of all driveway approaches per lot and clarify that the maximum applies to parent lots.
 - Edit the maximum width of attached and detached garages, and carports that face the street.
 - Update the garage and carport location standard to allow the option for covered entry porches to be flush with or in front of the garage, in lieu of the street facing primary entry.
 - Update off-street parking standards reference to acknowledge the application of **Section 9.0870** to duplexes, triplexes, and quadplexes.
 - Clarify that the open space standard applies to individually owned residential lots and that it should be applied per parent lot.
 - Describe how roof height at the rear setback is measured (including how it applies on a sloped lot) and to provide flexibility for application in natural resource areas or for certain projections.
 - Clarify the applicability of the side wall articulation standard and add a new articulation option.
 - Correct grammar and numbering.
- **Section 9.0800 Parking** is amended to apply **9.0870 Off Street Parking and Driveways for Single Detached Dwellings** to duplexes, triplexes, and quadplexes.
- **Section 9.1000 Tree Regulations** is amended to:
 - Update terms and numbering.
 - Apply fee-in-lieu of tree planting to single detached dwellings and middle housing.

- Update the street tree planting standard from one every 30 feet to an average of 35 feet per frontage; clarify how frontage length is measured.
- Describe the fee-in-lieu of planting and the street tree separation limit.
- **Section A5.500 Transportation System Description and Function**, is amended to increase maximum right-of-way width for Local Queuing Streets and Local Transitional Streets to coordinate with Public Works Standard updates.

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 June 18, 2023. City Council will review these amendments at a hearing on September 16, 2025.

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 August 18, 2025, and the City Council on September 16, 2025.

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 June 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 DLCDC 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 DLCDC and Metro was made on July 14, 2025, which is 35 days prior to the Planning Commission hearing date of August 18, 2025. Required notice of the public hearing for these proposed amendments was published in the Gresham Outlook on August 6, 2025 and made available through City Hall as required by this section.

Conclusion:

Section 11.0602(D)(1) will be met before the August 18, 2025, 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 Council for an amendment to the Community Development Plan. The 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 Land Use Policies and Regulations

Section 10.100 Citizen Involvement

Section 10.600 Housing

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 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.*
- Policy 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.*
- Policy 12: The City shall establish design standards to assure quality development and enhance the community’s attractiveness and livability.*
- 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 1: Improve the quality of Gresham’s streetscapes through design review of development.

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

The proposed amendment includes updates to Volume 3 (Development Code) of the Community Development Plan. The proposal edits street tree planting standards, revises certain design standards that uniformly apply to single detached dwellings, duplexes, triplexes and quadplexes, and adjusts maximum right-of-way width for local transitional and local queuing street classifications. These proposed amendments are for the purpose of ease of use/language clarity and overall attainability of the standards. However, the proposal honors the intent of the existing standards. Therefore, the proposed amendment is consistent with Policy 10, Policy 4 and Action Measure 1, which identify that the City shall have design standards that support quality development, enhance livability, and promote land uses in the amounts, types and of sufficient economic values to advance the community's quality of life and stability. The amendment applies to residential uses but will have no impact on residential land availability. 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, identified 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.

As stated, the proposal is a refinement of existing code standards for easy interpretation, implementation and considering what is typically achievable; the purpose of the proposal is better/easier alignment between the policies in the Comprehensive Plan and community conditions. City Council initiated the proposal in the public interested on June 18, 2023 and will hold a public hearing on the proposal on September 16, 2025. Thus, the proposal satisfies Policy 2, Policy 12, Policy 21, and Action Measure 12.

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 DLCD and to Metro at least 35 days prior to the scheduled August 18, 2025, 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 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...

Policy 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.

Policy 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 Measure 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.

Action Measure 20. Emphasize, where conditions allow, the planting of trees that will grow large, including longlived evergreens and broad spreading deciduous varieties. Large trees are particularly important for their aesthetic and environmental contributions.

Section 10.014 - Section 3. Urban Forestry Management Plan

Goal 1. Create a High-Quality Urban Forest in Gresham.

Policy 1. Protect, preserve, and enhance Gresham's urban forest.

Policy 2. Maximize tree-canopy cover to expand Gresham's urban forest.

Policy 5. Improve interdepartmental communication and coordination regarding trees.

Action Measure 1. Simplify and consolidate tree codes, making them clearer to the public and implementable by City staff.

Findings for Section 2. Community Design, Trees and Other Vegetation and Section 3. Urban Forestry Management Plan

The street tree standards portion of this proposal was coordinated with a Public Works Standard Update and Fee Resolution, which are scheduled to be effective in early 2026. The purpose of amending the street tree provisions are more effective, attainable, and clearer standards that respond to site considerations. Thus, the proposal was drafted after site plan analysis of recent development applications, considering utility placements, and vetting across City departments. As such, the proposed amendment protects and enhances street tree installation, tree canopy cover, Gresham's urban forest, and the overall contribution of trees.

Conclusions for Section 2. Community Design, Trees and Other Vegetation and Section 3. Urban Forestry Management Plan

The proposed amendments to the Gresham Community Development Plan fulfill the Section 2 Community Design, Trees and Other Vegetation Goal, Policy 4, Policy 9, Policy 11, Action Measure 9, and Action Measure 20. The proposed amendments also fulfill Section 3 Urban Forestry Management Plan Goal 1, Policy 1, Policy 2, Policy 5, and Action Measure 1.

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, community input gathered during outreach for the current Tree Regulations update project and the forthcoming part (Part 2) of the Development Code and Process Update Project were considered in the proposal. The associated outreach activities include but are not limited to in-person community focus groups co-facilitated with the City of Gresham Staff and staff from two community-based organizations (Latino Network and Arise and Shine) on October 15, 2024, and November 12, 2024. These sessions included live interpretation into six languages. Translation services are also available and publicly advertised for all public meetings.

Conclusion

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

Section 10.600 - Housing

Housing Goal: Everyone in Gresham can live in a secure and reliable place they call home, and no one experiences housing uncertainty. All Gresham community members can access housing that meets their changing needs.

Housing Choice and Location Policy: Facilitate housing choice for all, particularly for state and federally protected classes, communities of color, low-income communities, people with disabilities, and other under-served populations. Foster access to existing or new quality housing that is located in neighborhoods with high-quality community amenities, schooling, employment and business opportunities, and a healthy and safe environment.

Housing Equity Action Measure: Support climate-adaptive and sustainable development to reduce and prevent climate inequity

Housing Choice and Location Action Measures:

- *Encourage diverse housing types and sizes by exploring and reducing barriers to affordable home ownership models and to housing development with a focus on middle housing and multifamily development.*
- *Encourage the development of housing types that are responsive to unique neighborhood and socioeconomic conditions and character through development standards and permitting incentives.*

Findings

The City has a goal of secure and reliable housing and policies to increase housing stability and create housing choice. The proposed amendments are part of the Development Code Update Project, which is identified as the City's Housing Production Strategy with the aim of creating more efficient and attainable residential design standards. The proposed residential design text clarifications (including greater specificity of language) foster easier interpretation and implementation of the Development Code. In addition, proposed amendments (such as adding the option for 10 percent transparency to meet the sidewall articulation standard) support more cost-effective housing design. These support housing production, and thus support housing location options and choice.

The proposed street tree amendment comes after extensive study regarding the attainability of street tree standards, considering a variety of housing and lot types and

sizes. The proposal is aimed at increasing street tree canopy without hindering housing production. It will particularly help climate equity in locations that are most deficient in tree canopy; those locations are generally the same areas of the City that have higher social vulnerability.

Conclusion

The proposal meets the applicable Housing Goals, Housing Choice and Location Policy, Housing Equity Action Measure and Housing Choice and Location Action Measures as listed in this section.

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

Title 1 Housing Capacity

Title 7 Housing Choice

Title 8 Compliance Procedures

Title 12 Protection of Residential Neighborhoods

Title 1 – Housing Capacity

Section 3.07.110 of this section states that, *“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, amendment of the Development Code for the purpose clarifying and streamlining residential provisions in the Development Code (DCPU) is listed an action item in the City’s Housing Production Strategy (adopted 2023). In addition, Metro’s 2024 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 7 – Housing Choice

Title 7 of Metro’s Urban Growth Management Functional Plan is designed to ensure the production of affordable housing in the Metro Urban Growth Boundary. Each city and county within the Metro region is encouraged to voluntarily adopt an affordable housing production goal and is required to ensure that their comprehensive plans and implementing ordinances include strategies to:

- Ensure the production of a diverse range of housing types;
- Maintain the existing supply of affordable housing, increase opportunities for new affordable housing dispersed throughout their boundaries; and
- Increase opportunities for households of all income levels to live in affordable housing (3.07.730).

Findings

As noted in the findings for Title 1 – Housing Capacity, the proposed residential design text clarifications will ease existing interpretation challenges and overall implementation of the Residential Design Standards for Single Family Detached Dwellings, Duplexes, Triplexes and Quadplexes. In addition, proposed amendments (such as adding the option for 10 percent transparency to meet the side wall articulation standard) support more cost-effective housing production. Metro’s 2024 Compliance Report concludes that Gresham is in compliance with the Urban Growth Management Functional Plan. Furthermore, the proposed amendments support Title 7.

Conclusion

The proposal is consistent with Title 7.

Title 8 - Compliance Procedures

Section 3.07.820 of this title requires that at least 35 days prior to the first evidentiary hearing on 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 July 15, 2025, which was at least 35 days prior to the first evidentiary hearing of August 18, 2025. As of the date of this report Metro has not contacted the City regarding this notice.

Conclusion

The City submitted the proposed amendments to Metro on July 15, 2025, at least 35 days prior to the first evidentiary hearing. The proposal is consistent with this Title.

Title 12 – Protection of Residential Neighborhoods

The purpose of Title 12 is to “help implement the policy of the Regional Framework Plan to protect existing residential neighborhoods from air and water pollution, noise and crime and to provide adequate levels of public services... Metro shall not require any city or county to authorize an increase in the residential density of a single-family neighborhood in an area mapped solely as Neighborhood”.

Findings

The applicable provisions of Title 12 apply to Metro actions. The proposed Development Code Amendments are not due to Metro actions.

Conclusion

The proposal is consistent with Title 12 (Protection of Residential Neighborhoods).

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 10 Housing

Goal 1 - Citizen Involvement

This goal requires that cities “*insure 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 process was provided through virtual and in-person meetings, targeted stakeholder contacts (including engagement with historically marginalized local communities and protected classes), and the published notices posted in the Gresham Outlook in advance of both the Planning Commission and City Council hearings. Public comment may be submitted before or during the forthcoming Planning Commission hearing and City Council hearing. All those who submit comment 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 10 - Housing

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

Findings

The proposed Development Code amendments are coordinated with Gresham’s Housing Production Strategy and the City’s applicable Housing Goal, Policies, and Action Measures. The City’s Housing Production Strategy and the proposed Development Code amendment comply with statewide planning policies that govern planning for housing and residential development, including, but not limited to Goal 10 (Housing), OAR 660 Division 7 (Metropolitan Housing), OAR 660 Division 8 (Interpretation of Goal 10 Housing), Oregon’s House Bill 2003, House Bill 2001 (2019) and Senate Bill 456 (2021). The proposal is Part 1 of the Development Code Update Project which is identified as an action in the City’s Housing Production Strategy (adopted 2023). The proposal is also consistent with the findings of the City’s 2021 Housing Capacity Analysis and community values and priorities that were heard during the City’s Housing Production Strategy project outreach and subsequent community engagement.

The proposed Comprehensive Plan amendments do not change the zoned capacity of residential lands. 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 identified

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.

Additional findings regarding Housing can be found in Section III, Section 10.600 of this report.

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 August 8, 2025, Staff Report.

End of Staff Report