

Appendix 42 Pleasant Valley Plan District Plan

CHAPTER 1 SUMMARY

Pleasant Valley is an area that was added to the region's urban growth boundary in December 1998 to accommodate forecasted population growth in the region. Pleasant Valley was planned as a new, urban community. It is 1,532 acres which has partially been annexed into southwest Gresham. The City of Gresham, in partnership with the City of Portland, worked with its regional partners and the community starting in 1998 to create a plan for future urbanization of this rural area.

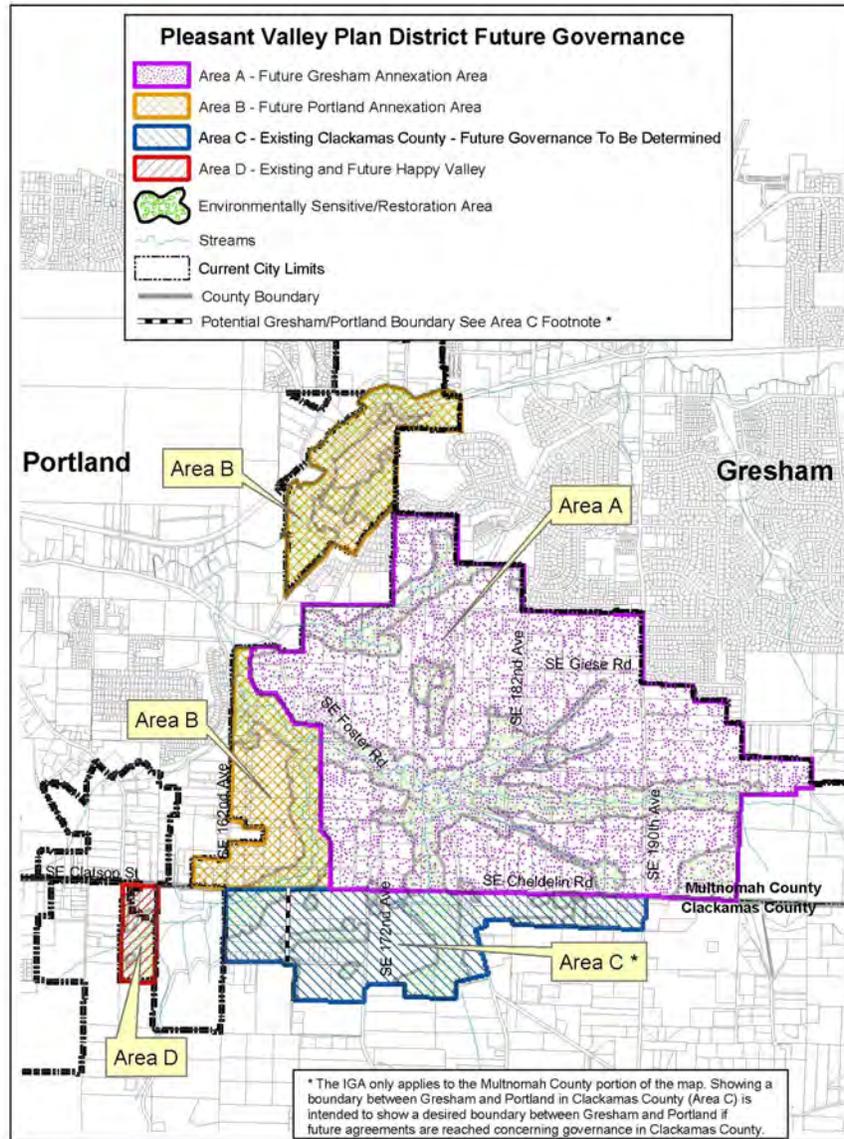
The Pleasant Valley Plan District (Plan District) was adopted in 2004 following the creation of the Pleasant Valley Concept Plan (Concept Plan) and the Pleasant Valley Implementation Plan (Implementation Plan). The *Concept Plan* project created maps and text that provide a blueprint for future development of the area located southwest of Gresham and east of Portland. The *Implementation Plan* project provided a "bridge" document between the *Concept Plan* and the Plan District that was incorporated into the City's *Comprehensive Plan*.

The central theme of the plan is to create an urban community through the integration of land use, transportation, and natural resources. The Concept Plan was refined into the Plan District. The Plan District consists of a map of proposed comprehensive plan designations, with associated code text, and other maps, diagrams and background findings.

The Plan District was designed to fulfill the goal of the Concept Plan to create a quality living environment, with a sense of place that is unique to Pleasant Valley. To achieve this goal, the Plan District implements compact mixed-use neighborhoods, a town center, neighborhood edges and centers, a variety of housing options, transportation alternatives, pedestrian friendly urban design and the integration of the natural environment into the design of the community. Critical to the sense of place in Pleasant Valley are the valley's natural resources and extensive network of streams and wetlands. The Plan District allows the valley to develop in such a way that minimizes impact on these natural features, while allowing these features to enhance the built environment.

The Pleasant Valley Plan District addresses the entire 1,532-acre study area to achieve the overall goal of "creating a complete community." The cities of Gresham and Portland agreed to adopt similar policies and development codes to achieve this goal. In addition, Gresham and Portland entered into an intergovernmental agreement that outlined the future annexation area for each city from Multnomah County. The agreement also outlined which city would provide urban services (including water, wastewater, and stormwater facilities) to these areas. The future governance map for the Pleasant Valley Plan District is included below in Figure 1 and in Appendix F of the Comprehensive Plan. No service or governance agreement exists in Clackamas County, but the cities did agree upon a boundary if such an agreement was reached that provided for Gresham and Portland governance.

FIGURE 1. PLEASANT VALLEY PLAN AREA – FUTURE GOVERNANCE



Approaching twenty years after the 2004 Concept Plan’s adoption, much of what was envisioned for Pleasant Valley, including a variety of housing and employment opportunities, had yet to be realized. In 2022, the City initiated the Pleasant Valley Plan District Update (Plan Update) to re-affirm the vision for the area (engaging a range of local stakeholders), better align the Plan District with market conditions, and address unexpected barriers to development. The resultant Pleasant Valley Plan District Comprehensive Plan text, Community Development Plan Map, and Development Code amendments support the original vision of a complete community.

CHAPTER 2 BACKGROUND

The background chapter provides a description of the plan area and the basic framework for how the Pleasant Valley Plan District was created and refined.

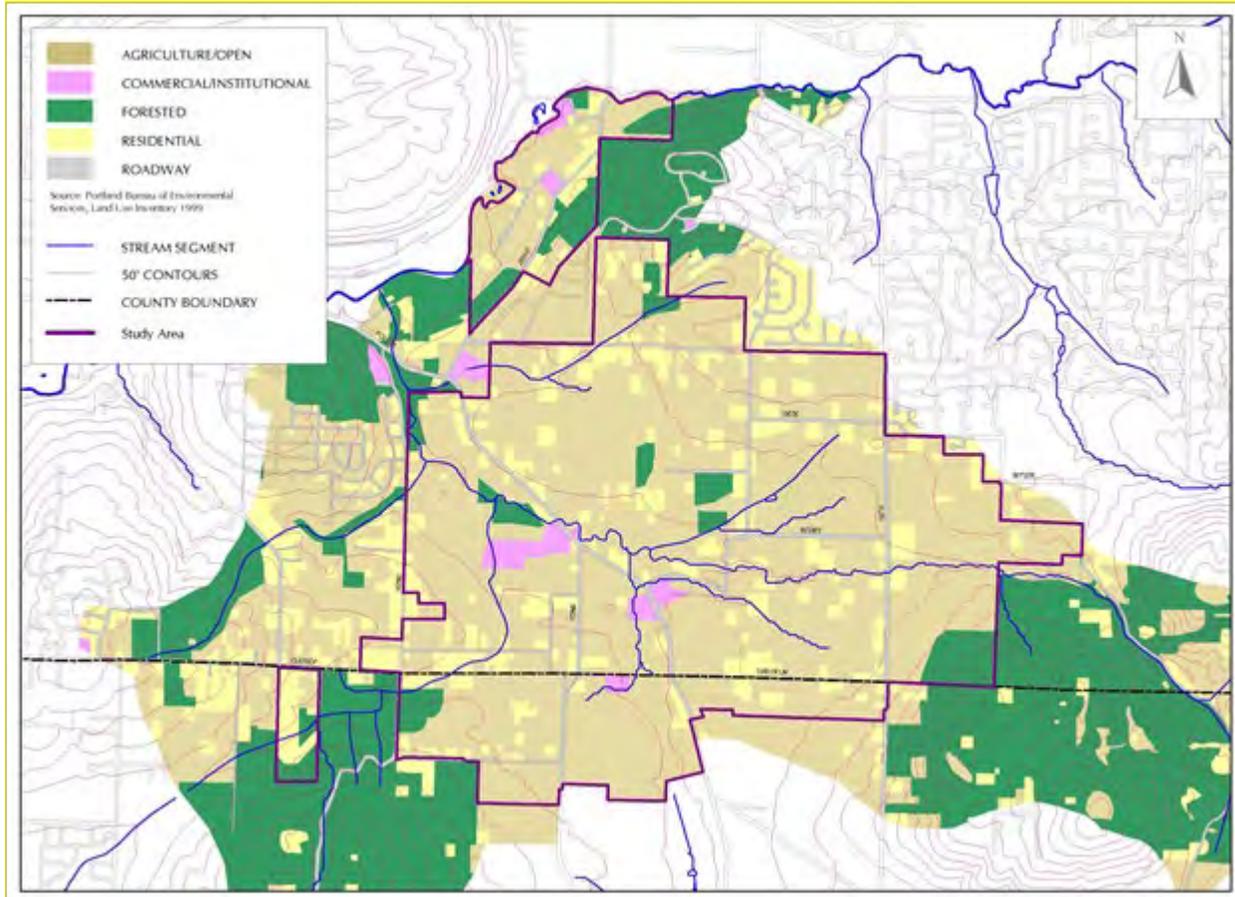
PLAN AREA

Pleasant Valley enjoys a unique geographical location within a series of lava domes and wooded buttes in the southeast portion of the Portland metropolitan region. The Pleasant Valley site spans the southeast corner of the City of Portland, portions of unincorporated Multnomah and Clackamas Counties, and areas in and adjacent to the southwest of the city of Gresham. The site's western boundary roughly follows SE 162nd Avenue. Its northern boundary follows the edge of developed portions of the City of Gresham and extends north of Foster Road to include portions of Johnson Creek. The eastern boundary of the site extends past SE 190th Drive to Rodlun Road, and the southern boundary generally parallels Sager and Cheldelin Roads.

Pleasant Valley is connected to its surrounding landscape. Powell Butte, Butler Ridge, and the western ridgeline provide a dramatic framing of the valley. Kelley Creek and its tributaries are key water features that connect the surrounding watershed to Johnson Creek and have influenced historical land use patterns. These features underlie a strong sense of place for residents of the valley.

The Pleasant Valley plan area comprises approximately 1,532 acres. When Pleasant Valley was brought into the UGB, agricultural and rural residential were the primary existing uses within the planning area (see Figure 2). Other existing uses included the Pleasant Valley Elementary School, two churches, a grange, a small convenience market, and a PGE utility structure. There is a 50-foot-wide easement for natural gas and electrical utility lines that runs north to south through the project area. There were five structures (the grange and four single-detached houses) listed by Multnomah County as historical resources. Two other structures, Pleasant Valley Elementary School and Pleasant Valley Community Baptist Church, have been suggested as historical resources.

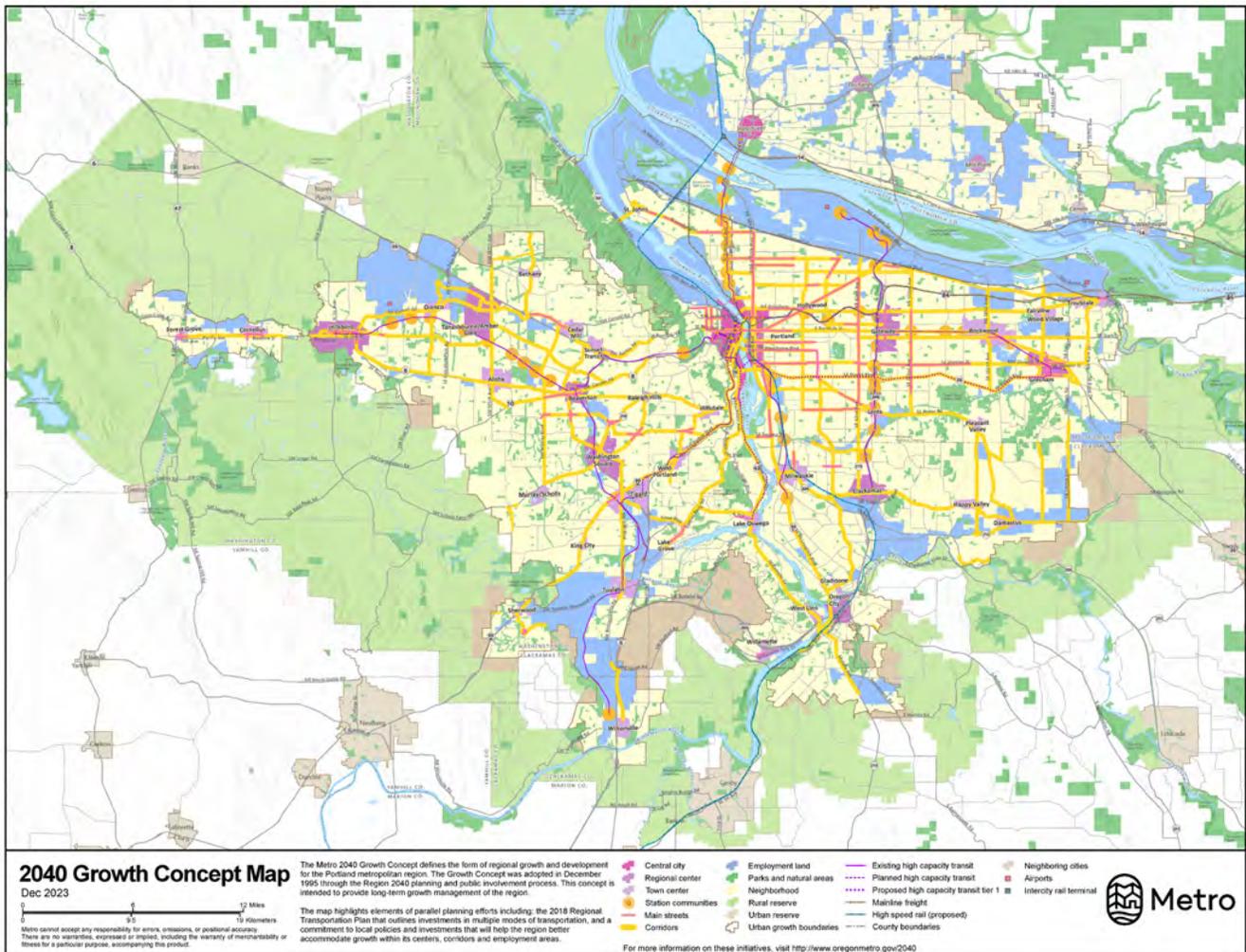
FIGURE 2. PLEASANT VALLEY LAND USES, 1999



REGIONAL CONTEXT AND METRO 2040 GROWTH CONCEPT

The Region 2040 Growth Concept establishes a general policy direction for managing growth in the region through the year 2040. Adopted in 1995, the 2040 Growth Concept indicates the preferred form of regional growth and development, how to protect open spaces and natural resources, and how to maintain air and water quality.

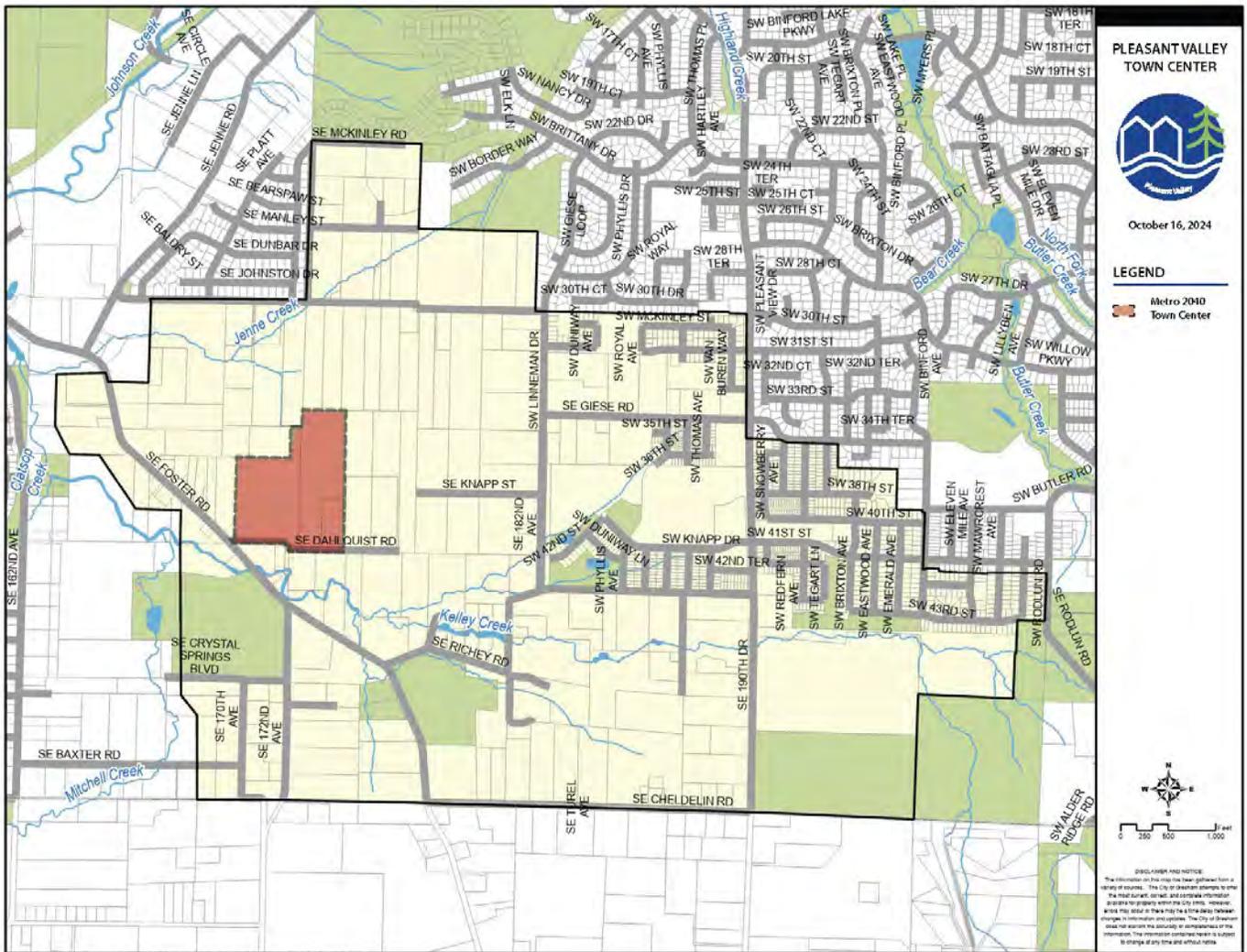
FIGURE 3. METRO 2040 GROWTH CONCEPT PLAN



When Pleasant Valley was brought into the UGB in December 1998, the Metro Council generally applied three Region 2040 Growth Concept Map design districts to the Pleasant Valley area: town center, inner neighborhood, and transit corridor. One Title 4 Employment Area was also identified and added to the 2040 Growth Concept Map. The Metro 2040 Growth Concept Map (Figure 3) shows the Pleasant Valley area in relation to other town centers and regional centers. Each of the region’s centers is unique and Pleasant Valley’s town center will have its own individual scale and character. New town centers are expected to accommodate retail and service needs of a growing population while reducing auto travel by providing localized services to residents within a two- to three-mile radius.

The Region 2040 Growth Concept Map illustrates the Pleasant Valley Town Center. Pleasant Valley’s Town Center Sub-District also serves as the Town Center for the Region 2040 Growth Concept. The Town Center is at the junction of two planned road extensions, Giese Road and 172nd Avenue. The Town Center Sub-District boundary and the town center boundary identified for the purposes of the Region 2040 Growth Concept are identical and are pictured in Figure 4.

FIGURE 4. METRO 2040 PLEASANT VALLEY TOWN CENTER BOUNDARY



Inner Neighborhood is primarily a residential area accessible to jobs and neighborhood businesses. Transit Corridors are along good quality transit lines featuring a high-quality pedestrian environment. The Pleasant Valley residential sub-districts implement this growth concept.

The Employment Area is intended to mix various types of employment with some residential development and includes limited retail commercial uses primarily to serve the needs of the people working or living in the immediate area. The Mixed Employment Sub-District (following the Plan Update) implements this growth concept.

PLANNING PROCESS

Planning for the Pleasant Valley area occurred in four distinct phases: Governance, Concept Plan, Implementation Plan, and Plan Adoption.

Governance	Concept Plan	Implementation Plan	City Adoption (Legislative Process)
1998	2000-2002	2003	2004

In 2025, the City of Gresham made updates related to the Pleasant Valley Plan District to better support the development of a complete community.

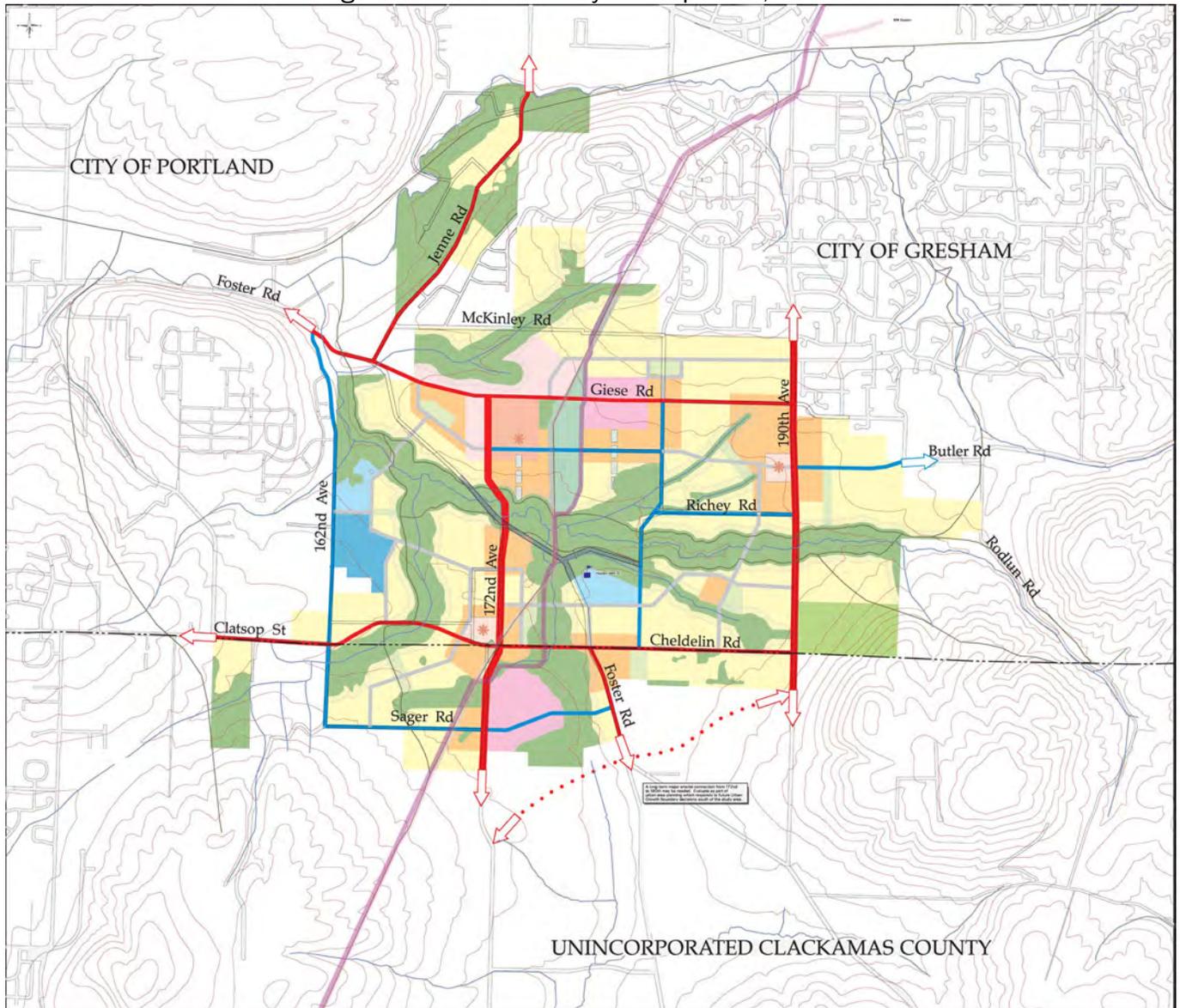
GOVERNANCE (1998)

In December 1998, Metro Council voted to expand the urban growth boundary to include the Pleasant Valley area, known as Urban Reserve Areas #4 and #5. Previous to this decision a series of facilitated stakeholder workshops were held to develop preliminary Pleasant Valley Urban Reserve Planning goals. At this time, Gresham and Portland City Councils adopted an Intergovernmental Agreement (IGA) that included the preliminary goals. The IGA identified those areas generally where Gresham and Portland would provide future governance and urban services. At the time, about 65% of the project area was identified as future Gresham and 17% future Portland, all in Multnomah County. The rest of the project area (18%) was in Clackamas County, where final governance and services decisions were not made nor was the area included in the IGA. The cities agreed in the IGA to develop a coordinated urbanization plan with a comprehensive public involvement process for citizens within the affected area and in surrounding areas and with affected jurisdictions.

CONCEPT PLAN (2000-2002)

In 2000, the City of Gresham, (in partnership with Metro, City of Portland, Clackamas and Multnomah Counties, and other parties), embarked on creating the *Concept Plan*. The *Concept Plan* is a guide to the creation of a new 1,532-acre community (see Figure 5).

Figure 5. Pleasant Valley Concept Plan, 2000



A public involvement plan was created to guide the “why” and “how” for engagement during the Concept Plan planning efforts. The purpose of this plan was to ensure that current and future residents, visitors, landowners, businesses, and other stakeholders were fully informed about the project and had opportunities to provide input throughout the planning process. The public involvement plan included outreach goals, identified needed areas of input, and methods for participation.

A Steering Committee was created to guide the development of the Pleasant Valley Concept Plan. This group of local stakeholders led the policy discussions and represented the agencies and constituencies with interests in the project. The Committee served to create partnerships, to exchange information

with stakeholders, and to build a consensus on a preferred Concept Plan. An Advisory Group was formed for the Pleasant Valley Implementation Plan project as a successor to the Steering Committee. Several community forums (five during the Concept Plan and three during the Implementation Plan) were held to inform and obtain input from the public. Community forums were used to involve the public at different stages of the process and to allow the public to participate in preparation of project recommendations. The forums featured an open house display of working maps, presentation and large group discussion, small group breakouts, and exit questionnaires and comment cards. Feedback received through the community forums and other public involvement efforts was used to inform the Concept Plan and Implementation Plan.

Key public involvement methods included:

- A project webpage
- Pleasant Valley mailing list
- Hardcopy newsletters with project updates
- Media releases
- Frequently Asked Questions (FAQ) webpage
- Stakeholder interviews
- Presentations to community groups (including the Neighborhood Coalition and select Neighborhood Associations)
- Focus groups on a variety of topics and strategies
- Planning Commission and City Council work sessions

The Concept Plan goals that were endorsed by the Steering Committee in 2001 are summarized below. They reflect the vision and values underlying the Plan District.

- **Create a community.** The Plan will create a “place” that has a unique sense of identity and cohesiveness. The sense of community will be fostered, in part, by providing a wide range of transportation choices as well as living, working, shopping, recreational, civic, educational, worship, open space, and other opportunities. Community refers to the broader Concept Plan area, recognizing that it has (and will have) unique areas within it. Community also refers to Pleasant Valley’s relationship to the region – relationships with Portland, Gresham, Happy Valley, Multnomah County, Clackamas County, and the unique regional landscape that frames Pleasant Valley.
- **Integrate schools and civic uses into the community.** Schools and civic uses will be integrated with adjacent neighborhoods and connected by a system of bicycle and pedestrian routes. The number, type, and location of mixed-use centers will be considered as schools and civic uses are integrated into the Plan.
- **Utilize “green development” practices.** The Plan will incorporate community design and infrastructure plans that minimize impacts on the environment. The Plan will integrate green infrastructure with land use design and natural resource protection.

- **Provide housing choices.** A variety of housing choices will be provided. Housing options will accommodate a variety of demographic and income needs, including appropriate affordable choices and housing for older adults. Walkable neighborhoods will form the organizing structure for residential land use. Natural features will help define neighborhood form and character.
- **Provide and coordinate opportunities to work in and near Pleasant Valley.** The Plan will identify opportunities for home-based work and employment areas within Pleasant Valley. A range of employment opportunities will be considered, including retail and other employment. The Plan will also consider the relationship of Pleasant Valley to existing and potential new employment centers in the area.

On May 14, 2002, the Concept Plan Steering Committee approved the Concept Plan, endorsing a plan summary, recommendations, and a set of implementation strategies.

Summer 2002, Gresham (Resolution 2559, July 23, 2002), Portland Metro Councils, and Multnomah and Clackamas County Commissions all accepted the Concept Plan and resolved to use it as the basis for developing and implementing regulations and actions.

IMPLEMENTATION PLAN (2003)

In Fall 2002, Gresham and Portland started the Implementation Plan. The purpose of the Implementation Plan was to draft a report that would provide a “bridge” document between the 2002 *Concept Plan* and final comprehensive plan amendments, ordinances, and intergovernmental agreements.

A twelve-person Pleasant Valley Advisory Group was formed to advise staff as to the consistency with which the Implementation Plan was carrying out the *Concept Plan*. The Pleasant Valley Advisory Group endorsed the Implementation Plan.

In March 2004, Gresham and Portland Councils revised the 1998 IGA by further refining the future boundary between the two cities. The IGA also states that the cities of Gresham and Portland will continue to work cooperatively on planning and plan implementation for the Pleasant Valley area with a target to adopt all the necessary *Comprehensive Plan* amendments in fall 2004.

CITY ADOPTION (2004)

The Cities of Gresham and Portland individually adopted the necessary Comprehensive Plan and Zoning/Development Code amendments to allow for annexation of land into their respective cities. The *Comprehensive Plan Amendments* were processed under the Type IV Legislative procedures.

The intent of the legislative process was for each city to adopt plans that are consistent with the Pleasant Valley Concept and Implementation Plans. The cities recognized that the actual development code and certain policies would be tailored to each city’s code structure, but both cities agreed to create a “complete community with a unique sense of identity and cohesiveness” regardless of city boundaries. Land brought into the UGB is subject to Title 11, Planning for New Urban Areas. Upon

adoption in 2004, the Pleasant Valley Plan District satisfied Title 11 requirements of the Metro Urban Growth Management Functional Plan (UGMFP).

PLEASANT VALLEY PLAN DISTRICT UPDATE (2025)

In 2022, almost two decades after adoption of the Pleasant Valley Plan District, about 540 acres within the Pleasant Valley Plan area had been annexed into the City of Gresham. Development in the valley had been primarily single detached houses with other pieces of the vision lagging, such as a variety of housing options, businesses, and parks. In 2022, the City initiated the Pleasant Valley Plan District Update (Plan Update) project to identify and address unexpected barriers to achieving the vision of a complete community in Pleasant Valley.

Public involvement for the Plan Update project occurred in two phases: The first phase focused on re-affirming the vision for the Pleasant Valley area and the second phase focused on getting input on draft concepts and strategies for reaching that vision.

The first phase included a project open house, attending large community events, and having informal conversations with Pleasant Valley residents and visitors to share information about the project and hear about desires for the area. This phase included an online survey (provided in both English and Spanish) with the purpose of learning what pieces of the original vision for Pleasant Valley are most important to the community, such as housing, parks, and businesses. Targeted outreach was done to reach Spanish-speaking communities.

The second phase included two community workshops and a series of focus groups. The two workshops included a presentation, large and small group discussions, and capturing written comments to get feedback on draft concepts and strategies for reaching the Pleasant Valley vision. Three focus groups were held during the update project focused on topics including housing, transportation, parks, infrastructure capacity, wetlands, and potential land use designation amendments. Feedback from the community workshops and focus groups was used to inform the recommendations for updates to the Plan.

Key public information and involvement methods included:

- A project webpage
- Project-interested parties email list
- Hardcopy and e-newsletters with project updates
- Social media posts
- Frequently Asked Questions (FAQ) page
- Stakeholder interviews
- Presentations to community groups (including the Neighborhood Coalition and select Neighborhood Associations)

- Community events and informal community conversations
- In-Person open house
- Online survey
- Community workshops
- Focus groups
- Planning Commission and City Council work sessions

Recommendations that came out of the Plan Update public involvement included:

- Removing the 20-acre Master Plan requirement and replacing it with clear and objective standards.
- Shifting the boundaries of the Town Center sub-district to better correspond to property lines and planned road extensions.
- Allowing horizontal mixed-use commercial development in the Pleasant Valley Town Center sub-district.
- Shifting the locations of the Neighborhood Commercial sub-district nodes to intersections with stronger visibility, existing infrastructure, and access.
- Reducing the acreage of the overall employment land and combining the two sub-districts into one flexible, mixed employment area.
- Relocating the Medium- and High-Density residential sub-districts to align with the Town Center, Neighborhood Commercial, and Mixed Employment sub-districts to cluster density around commercial uses.
- Updating housing variety standards.
- Allowing commercial uses in Medium- and High-Density residential sub-districts to provide more opportunities for walkable commercial development.

CHAPTER 3: GOALS, POLICIES, AND ACTION MEASURES

Goals, Policies, and Action Measures for Pleasant Valley were initially endorsed as part of the Implementation Strategies for the Pleasant Valley Concept Plan and then updated as part of the Implementation Plan. They were further refined during the Plan Update, largely for clarity and to consolidate redundancies within the Pleasant Valley sections and other sections of Volume 2.

Pleasant Valley Goals, Policies, and Action Measures are described in Gresham’s Comprehensive Plan Volume 2 Section 10.700, including:

- 10.701 Urbanization and Land Use
- 10.702 Transportation

- 10.703 Natural Resources
- 10.704 Public Facilities

In addition to goals, policies, and action measures, each subsection has a background context. The background includes a brief history of Pleasant Valley planning, summarizes key elements or characteristics of each section and summarizes the major issues that resulted in the endorsed Pleasant Valley Concept Plan. Taken together, these Goals, Policies and Action Measures sections provide the basis for the Pleasant Valley Plan District map and Development Code.

The *Concept Plan* also resulted in goals for Public Facilities (10.704). The goals, policies, and action measures for Public Facilities are located in Volume 2 of the Gresham Community Development Plan.

CHAPTER 4 URBANIZATION AND LAND USE

The land use chapter summarizes:

- The overall vision and future land use patterns for Pleasant Valley.
- The major elements of the updated Pleasant Valley Plan District Map (Plan Map). The updated Plan Map is included as Figure 6 and will amend Volume 2 – Community Development Plan Policies as map Appendices E.
- The major elements of the updated Pleasant Valley Plan District Development Code.

The Pleasant Valley Plan District Development Code amended Volume 3 – Community Development Code.

LAND USE PATTERNS

The Pleasant Valley Plan District’s central theme of creating a complete community through the integration of land use, transportation, and natural resource protection is reflected by the following key elements:

- A mixed-use town center as the focus of retail, civic, and related uses.
- A variety of housing in neighborhoods. The variety includes low, medium, and high-density housing with standards that guide how variety is planned within neighborhoods.
- Two 3-5-acre mixed-use neighborhood centers.
- Neighborhood parks dispersed throughout the Plan Area and a community park that serves the broader area.
- An arterial and collector street system to create a connected network that will serve urban levels of land use and all modes of travel, including providing opportunities for future transit service to connect to.

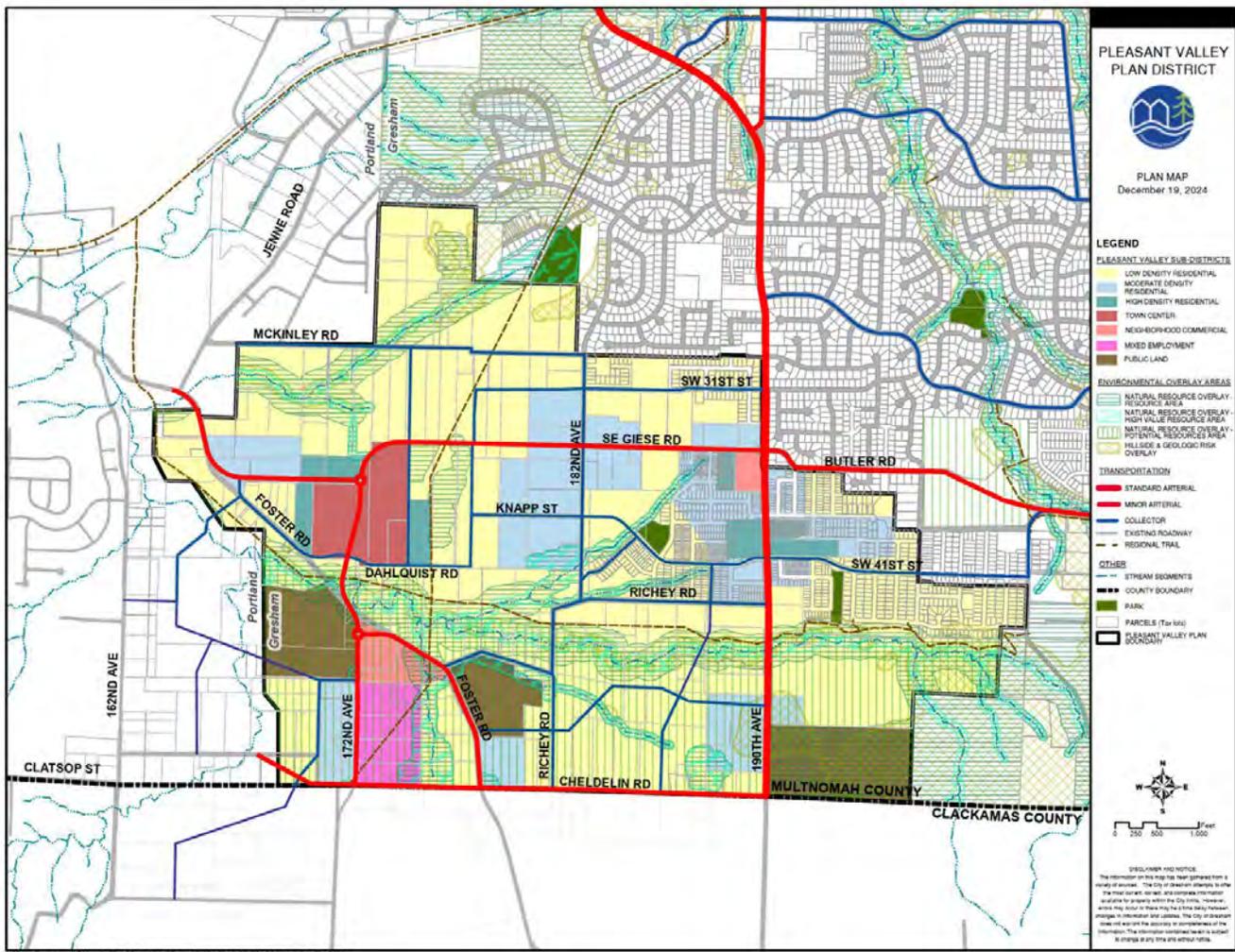
PLEASANT VALLEY PLAN DISTRICT MAP AND CODE

Plan District Map

The Pleasant Valley Plan District Map (Figure 6) serves as the key regulatory map for land use in Pleasant Valley. The Plan District Map includes the following land uses: residential, mixed-use and employment area, public land, and other overlays. Highlights of the Plan District map include the following:

- **Residential Lands.** The Plan Map includes *three* residential sub-districts: Low Density Residential, Medium Density Residential, and High Density Residential.
- **Commercial and Employment Areas.** The Town Center sub-district is intended to primarily serve the needs of the local community and to include a mix of retail, office, civic, and housing opportunities. The Neighborhood Commercial (previously Neighborhood Center) sub-district is intended to provide for a mix of local retail and service uses for adjacent neighborhoods. The 2004 Plan District Map included two employment sub-districts: Mixed-Use Employment sub-district and Employment Center sub-district. In response to the 2022 market study, the Plan Update consolidated these into one Mixed Employment sub-district. At that time, the total employment land area was also reduced due to constraints on the marketability of employment land in Pleasant Valley. The Mixed Employment sub-district is intended to provide a flexible range of employment, office, service, and some retail uses.
- **Parks, Schools, and Other Overlays.** The Plan Map established in 2004 included four “overlay sub-districts”: Elementary School, Middle School, Neighborhood Park, and Community Park. Subsequently, neighborhood parks and the community park were integrated into the City’s Parks Master Plan and Parks System Development Charges Methodology, in order to support their acquisition and development. With Pleasant Valley’s planned parks being supported by these City programs, the Plan Update retired the overlay sub-districts and applied a public space sub-district to existing public land held for future parks, schools, or other public uses to facilitate its development for those uses.

Figure 6: Pleasant Valley Plan District Plan Map



Plan District Code

The Pleasant Valley Plan District code implements the Concept Plan map and associated goals, policies, and action measures. The format generally follows that of Gresham’s Community Development Code.

- **The Pleasant Valley Plan District is the term used to describe the code chapter and the entire Pleasant Valley area.** Its seven sub-districts (zones) correspond to the Plan District Map and were updated during the 2025 Plan Update. There are three residential sub-districts (LDR-PV, MDR-PV, and HDR-PV) and three commercial and mixed-use sub-districts (TC-PV, NC-PV, and ME-PV). The seventh sub-district is Public Land (PL-PV). A detailed report on the Natural Resource Overlay (NRO) that was originally proposed as ESRA-PV sub-district is contained in the Natural Resources chapter. Each of the sub-districts includes a purpose and characteristics section. These statements were established as part of the Pleasant Valley Concept Plan Implementation Strategies. They established a direction for future land uses in each sub-

district. Amendments during the Plan District Update were designed to remove barriers to the realization of the vision for the Pleasant Valley area.

- **There are “permitted uses” tables and development standards for the residential sub-districts and for the Town Center, Neighborhood Commercial, and Mixed Employment sub-districts.**
- **Cross-references** to existing code sections and other plans and codes are incorporated where applicable. Examples include standards for the street network plan, green development practices, design review, parking, and signage.

The Pleasant Valley Plan District was adopted as Section 4.1400 of Volume 3 of the Gresham Community Development Plan in 2003 and amended in 2025.

CHAPTER 5 TRANSPORTATION

When the Pleasant Valley area was brought into the Urban Growth Boundary (1998), the transportation system served as the area’s mainly agricultural and rural residential land uses. The Pleasant Valley Concept Plan (Concept Plan) included a goal for a future transportation system that would serve an urban community with a mix of land uses and consider natural resource areas. The Concept Plan included a conceptual transportation plan with a system of local collectors and arterials to provide sufficient north-south and east-west connectivity. The basic framework for future streets was provided, allowing for minor adjustments to minimize impacts on natural resource areas. The Pleasant Valley Implementation Plan (Implementation Plan) further defined the area’s transportation system by detailing street classifications, street designs, connectivity, and plans for pedestrian/bicycle facilities. This transportation planning work resulted in Pleasant Valley’s Transportation System Plan (PVTSP).

In 2014, the City updated the City-wide Transportation System Plan (TSP) and incorporated all the streets of Pleasant Valley into the TSP. This standardized the cross-sections of streets and clarified how the street system functioned between the Pleasant Valley area and the City overall.

In 2019, the TSP was refined with a primary focus on assessing the need for a planned extension of SE 172nd Avenue north of SE McKinley Road to SE Jenne Road and reviewing the entire planned roadway network needs with and without this potential connection. The network analysis showed that the north-south regional access needs could be accomplished by the planned 172nd-190th connector in Clackamas County and that the planned arterials of Pleasant Valley would function as 3-lane Minor Arterials and did not need to be 5-lane Standard Arterials. Five different transportation alternatives were developed, and a preferred concept was selected. The preferred plan includes bringing SE Foster Road and SE 172nd Avenue together at a roundabout and routing traffic up an extension of SE 172nd Avenue to a SE Giese Road extension.

The Pleasant Valley Plan District Update (Plan Update) is built on findings from the 2019 TSP refinement work. The Plan Update work confirmed that the planned major road network should be retained, but that potential minor modifications could be made to better support development by aligning with property lines and natural resources in the area.

CHAPTER 6 NATURAL RESOURCES

Significance Determination - This section evaluates and determines which resources identified in the inventory are significant. A set of mapping criteria was developed, and a computer mapping exercise was used to assist in the process. Nine different basic functions were used to provide the foundation for the significance determination.

ESEE Analysis – An ESEE analysis describes the different types of land uses that impact streamside areas, wetlands, and upland forest. Specifically, it analyzes the economic, social, environmental, and energy (ESEE) consequences that could result from a decision to allow, limit, or prohibit certain activities in the Natural Resource Overlay.

The policies and action measures for natural resources in Pleasant Valley (in Volume 2, Section 10.703 of the Comprehensive Plan) are informed by a natural resource inventory, input from local stakeholders, and standards and processes guided by the goal to preserve, enhance, and restore natural resources in the Pleasant Valley area.

CHAPTER 7 PUBLIC FACILITIES

The City's public facilities plan, Capital Improvement Program (CIP), Parks Master Plan, and Transportation System Plan (TSP) determine the framework for how necessary urban services, water, wastewater, stormwater, parks, and streets will be developed and maintained as urbanization occurs in Pleasant Valley and across the rest of the City.

An intergovernmental agreement (IGA) exists between the cities of Gresham and Portland to address future governance and future annexation areas and the provision of urban services.

CHAPTER 8 URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN COMPLIANCE

In December 1998, the Metro Council brought the Pleasant Valley area into the Urban Growth Boundary (UGB). The Metro Urban Growth Management Functional Plan (UGMFP) describes the policies that guide development for cities within the Metro UGB to implement the goals in the Metro 2040 Plan. This chapter describes how the Plan Update maintains compliance with Metro's UGMFP.

The UGMFP protects a supply of sites for employment by limiting the types and scale of non-industrial uses in Employment Areas illustrated in the Region 2040 Growth Concept Map. In accordance with Section 3.07.440(b) of Title 4, none of the proposed land uses for the Employment Land in Pleasant

Valley would permit commercial uses of more than 60,000 square feet. In addition, the Plan Update does not amend water quality protection for flood management requirements.

Title 1 of Metro’s Urban Growth Management Functional Plan is intended to promote efficient land use within the Metro UGB by increasing housing capacity. Gresham’s adopted 2021 Housing Capacity Analysis (HCA) found that Gresham has a surplus of land and capacity for all housing types across the City, including the areas of the Pleasant Valley Plan District not yet annexed into the City of Gresham. The City’s total capacity exceeded the 20-year projected need for new dwelling units by 6,380 dwelling units.

The Plan Update redesignates publicly owned land (designated as residential sub-districts with overlays, e.g. Elementary School Overlay – Pleasant Valley, Middle School Overlay – Pleasant Valley). This land is designated part of the new Public Land sub-district to address public concerns about preserving and promoting public and civic spaces to support a “complete community”. The redesignation is not expected to affect the future uses of the land, such as schools, being that the land was not intended for housing. Additionally, the Plan Update introduced greater flexibility for residential development in the Town Center sub-district and raised the maximum residential density from 30-40 dwelling units per acre in the high-density residential sub-district, expanding this density limit beyond just the Town Center. Barriers to housing development are also being removed elsewhere in the plan district. The Plan Update does not impact Gresham’s ability to meet housing needs and is consistent with Title 1.