

COLLABORATIVE PRACTICAL INVENTIVE NIMBLE EQUITABLE

Planning Commission
July 27, 2020
Public Hearing for CPA 20-26000084
DCPU Phase One Draft Code Review
Development Code and Process Updates Project Phase One


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David Berniker, Director, Urban Design and Planning
Mary Phillips, Senior Comprehensive Planner
Josh Williams, Senior Development Planner

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Agenda

- Project Purpose
- History, Process, and Public Participation
- Comprehensive Plan Amendments:
 - Volume 2 - Policies
 - Volume 3 – Development Code
- Compliance Findings
- Next Steps
- Recommendation

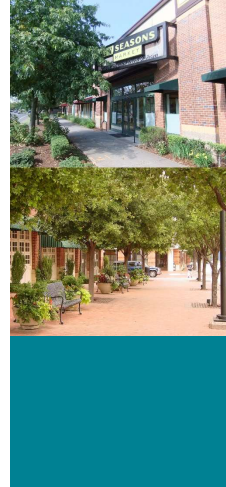


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DCPU Project Purpose

- Multi-year, multi-component project
 - Development code easier to use and understand
 - Clear development review process
- Phase One development code updates
 - Time sensitive
 - Priority
 - Policy neutral



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History, Process, and Public Participation

- Planning Commission: December 9, 2019, June 8, 2020, July 27, 2020
- Design Commission: November 20, 2019, February 19, 2020, June 3, 2020
- Historic Resources Subcommittee: November 13, 2019, March 11, 2020
- Urban Forestry Subcommittee: October 14, 2019
- Coalition of Gresham Neighborhood Associations: November 12, 2019
- Public Open House: March 4, 2020
- Other Public Participation: Project website and City calendar, social media, and e-newsletter updates

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Comprehensive Plan Amendments

- Volume 2 – Policies
 - Section 10.316 City of Gresham’s Historic Resources
 - Historic and Cultural Landmarks List updated to remove demolished house
- Volume 3 – Development Code
 - Code maintenance
 - Typos, text clarifications, minor formatting
 - Incorporation of existing policies and procedures



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Comprehensive Plan Amendments


- Volume 3 – Development Code, Continued
 - Section 5.0300 Historic Resources
 - Reorganization
 - Updates to comply with updates to State Law
 - Table 7.0003 Design Review Classifications
 - Reformat
 - Text clarifications
 - Section 7.0100 Corridor Design District
 - 7.0100 and 7.0600 combined
 - Reformatted and reorganized



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Comprehensive Plan Amendments

- Volume 3 – Development Code, Continued
 - Section 7.0500 Rockwood Design District
 - Reformatted and reorganized
 - Section 9.1000 Tree Regulations
 - Policy-neutral reorganization
 - Section 10.0100 Accessory Dwellings
 - Reorganization, removal of parking requirement per updates to State law
 - Section 11.0800 Neighborhood Meeting
 - Allowance of digital document submittal






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Compliance Findings

- Comprehensive Plan Goals:
 - Section 10.014 Land Use Policies and Regulations
 - Section 10.100 Citizen Involvement
 - Section 10.316 City of Gresham’s Historic Resources
 - Section 10.600 Housing
 - Section 10.700 Pleasant Valley Plan District
- Metro Urban Growth Management Functional Plan:
 - Title 8 Compliance Procedures
- Statewide Planning Goals:
 - Goal 1: Citizen Involvement
 - Goal 2: Land Use Planning
 - Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces
 - Goal 10: Housing



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DCPU Phase One – Next Steps

Sept. 1, 2020: City Council Public Hearing
Oct. 6, 2020: City Council Enactment
Nov. 5, 2020: Code Effective

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Recommendation

Staff recommends that the Planning Commission recommend **Adoption** of City Application CPA 20-26000084 to the City Council based on the findings, conclusions, and recommendations in the July 17, 2020 Staff Report.

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