



## Hillside and Geologic Risk Overlay

(based on concentrations of landslide risk, as mapped by Department of Geology and Mineral Industries)

Will	By
Ensure there are clear and objective standards for housing	<ul style="list-style-type: none"> <li>- Allowing up to 4,000 square feet in permanent disturbance area on lots of record</li> <li>- Requiring professional geotechnical certification of all development (above certain thresholds)</li> </ul>
Change the amount of disturbance which is allowed with development	<ul style="list-style-type: none"> <li>- Allowing up to 55% of the HGRO on a site to be graded (including building pads and roads)</li> </ul>
Introduce permanent and temporary disturbance areas	<ul style="list-style-type: none"> <li>- Allowing up to 4,000 square feet of permanent and 2,000 square feet of temporary disturbance for single-family homes on existing lots</li> <li>- Allowing 55% permanent disturbance on other development</li> </ul>
Clarify when geotechnical review is required	<ul style="list-style-type: none"> <li>- Requiring professional geotechnical certification of all development (above certain thresholds)</li> </ul>

## Natural Resource Overlay

Will	By
Ensure there are clear and objective standards for housing	<ul style="list-style-type: none"> <li>- Allowing up to 4,000 square feet in permanent disturbance area on lots of record</li> <li>- Allowing disturbance of up to 10% of the Resource Area (RA) for single-family land divisions</li> <li>- Allowing disturbance of up to 25% of the RA for multi-family housing</li> </ul>
Have tighter restrictions closer to the stream	<ul style="list-style-type: none"> <li>- Not allowing development, other than bridges and utilities, in a tighter stream corridor</li> </ul>
Introduce flexibility in how development might mitigate potential environmental impacts	<ul style="list-style-type: none"> <li>- Requiring cash-in-lieu of mitigation for single family home on lots of record</li> <li>- Requiring other development complete mitigation on-site before buildings can be occupied (while providing a cash-in-lieu option for situations where a portion of the mitigation cannot fit on-site)</li> <li>- Allowing differing mitigation plant densities to fit ecological needs of the site</li> </ul>
Have a robust density transfer to incentivize avoiding resource areas	<ul style="list-style-type: none"> <li>- Allowing transfer of up to 50% of the units otherwise allowed in the RA portion of the site to another site (up to 125% of the density of the receiving site)</li> </ul>
Have easily understood and mapped boundaries	<ul style="list-style-type: none"> <li>- Boundaries will be a standardized distance from the stream or wetland</li> </ul>
Allow for single-family home development on lots of record through the building permit process	<ul style="list-style-type: none"> <li>- NRO review will be done concurrently with single family review</li> </ul>
Expand the alternate review criteria	<ul style="list-style-type: none"> <li>- Providing a discretionary path for those developments that cannot or do not want to meet the clear and objective track</li> </ul>

Existing legally established development (buildings, lawns, gardens, etc.) will not be affected by these regulations.

## 2. **How this proposal might affect your property:**

This development code amendment would only affect your property if you own property partially or entirely within the existing Habitat Conservation Area Overlay District, Environmentally Sensitive Resource/Restoration Area or Hillside Physical Constraint District, or proposed Natural Resource Area Overlay District or Hillside & Geologic Risk Overlay District. The code revisions may place further requirements upon any development in these areas. Additional information about the code changes (including the maps referenced) is available on the project website at <https://GreshamOregon.gov/Overlays>.

## **Why is this change being proposed?**

Gresham is required to meet Federal, State, and Regional regulations for ensuring natural resources are protected and development is allowed where it will not create hazards for the community. Updating the City's regulations on natural resources was determined to be a priority by City Council and included on the Council Work Plan in 2016. In 2018, code sections and maps related to Floodplains were updated. With the availability of new, more accurate data, the City is now proposing updates related to the protection of steep slopes and natural resources.

## 3. **Process and timelines for public hearing review/possible adoption:**

This Gresham Community Development Code amendment proposal will be reviewed by the **Gresham Planning Commission at a public hearing on November 23, 2020 at 6:30 p.m.** during a remote hearing via Zoom. The Planning Commission will consider whether to recommend adoption of the amendments to the City Council.

**The City Council will consider the Planning Commission's recommendations on the amendment proposal at a public hearing on December 15, 2020, at 10:00 a.m.** during a remote hearing via Zoom. The Council will then consider whether to adopt the amendment. If adopted at that time, the amendment would go into effect on January 15, 2021.

Details on how to attend and participate in these hearings can be found on the Gresham City Calendar at least 7 days in advance, at <https://GreshamOregon.gov/Calendar/>.

The proposed amendment (CPA 20-26000278) is available for viewing, and the staff report with findings and recommendations will also be available 10 days prior to the Planning Commission hearing on-line or through the Urban Design and Planning Office at Gresham City Hall, 1333 NW Eastman Parkway, Gresham OR 97030 by contacting Jennifer McGinnis, Planning Technician, at [Jennifer.McGinnis@GreshamOregon.gov](mailto:Jennifer.McGinnis@GreshamOregon.gov).

For additional information concerning Council Bill No. 12-20 contact:

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