

# Land Use Guide for Gresham Neighborhood Associations

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# PRE-APPLICATION CONFERENCE ROUTING FORM

URBAN DESIGN & PLANNING  
1333 NW EASTMAN PARKWAY  
GRESHAM, OR 97030  
PH.(503) 618-2832 FAX (503) 618-2224  
www.greshamoregon.gov/udp/development-planning

91524.09  
076595  
25106

PRE-APPLICATION #: PA13-26000040

PRE-APP DATE/TIME: MARCH 13, 2013  
10:30 AM

DATE RECD #: FEB 25 2013  
Received

## PROCESSING

Lead Staff: Krogh Ph: 503-618-  
Permit Tech Staff: Delarm

## APPLICANT INFORMATION (Please type or print in dark ink)

Name of Applicant Jane Van Dyke Columbia Slough Watershed Council	Name of Representative/Contact Lauren Schmitt MIG, Inc.
Name of Firm 7040 NE 47th Ave	Name of Firm 815 SW 2nd Ave, Suite 200
Mailing Address Portland, OR 97218	Mailing Address Portland, OR 97204
City, State, Zip 503-281-1132 503-281-5187	City, State, Zip 502-297-1005 503-297-1005
Phone Fax janevandyke@columbiaslough.org	Phone Fax laurens@migcom.com
E-mail	E-mail

Please contact the Representative/Contact listed for additional information.

Yes  No

If No checked, applicant listed will be contacted.

Signed Pre-App Waiver   
Pre-App #

## PROPERTY DESCRIPTION

State ID#(s): 1N3E31AC 9700, 10000, 10100

Assessor's R#(s) R943310160, R943310520, R943311370

Site Size: 2 ac 1.9 ac

Site Address or Location: 17615 NE Glisan St. 82,900 sq ft

Abutting land uses and Plan Map designations that affect the proposal:  
St. Aidan's Church (CMF), Multifamily dwellings (CMF), Nadaka Nature Park (TLDR, LDR-5)

Plan Designation

CMF

Special Purpose Districts  
Proposed CASC KEN fields

Previous Land Use Action

DESCRIPTION OF PROPOSAL: Implement the Master Plan for the site

Demol 900 sq ft House 95-3623

## ROUTING

Cover Sheet & Plans  Cover Sheet ONLY

Date Routed: 2/26/13

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Addressing (Poulivaati)     | <input checked="" type="checkbox"/> Finance (Siegfried)       | <input type="checkbox"/> Barlow-Gresham School District |
| <input checked="" type="checkbox"/> Building (M. Krenz)         | <input checked="" type="checkbox"/> Fire                      | <input type="checkbox"/> Centennial School District     |
| <input type="checkbox"/> Economic Development                   | <input checked="" type="checkbox"/> ITD (Parker)              | <input type="checkbox"/> Reynolds School District       |
| <input checked="" type="checkbox"/> DES/Dev Engineering (Penn)  | <input type="checkbox"/> Multnomah County                     | Other: <u>Wilkes East Pres.</u>                         |
| <input checked="" type="checkbox"/> DES/Trans Eng (Gelhar)      | <input type="checkbox"/> ODOT/Ray (w/plans)                   | Other: <u>Rockwood NA Pres</u>                          |
| <input checked="" type="checkbox"/> DES/Stormwater (McCausland) | <input checked="" type="checkbox"/> ODOT/Elton Dennis (cover) | Other: <u>Rockwood NA Land Use</u>                      |
| <input checked="" type="checkbox"/> DES/Wastewater (Kramer)     | <input type="checkbox"/> Planning (Richardson)                | Other: <u>McGUIRE</u>                                   |
| <input checked="" type="checkbox"/> DES/Wastewater (Provenzola) | <input type="checkbox"/> Rockwood Water (Baker)               | Other: _____  |
| <input checked="" type="checkbox"/> DES/Water (Aho)             | <input checked="" type="checkbox"/> Trans Planning (Wheeler)  | Other: _____  |
| <input checked="" type="checkbox"/> DES/Water (Branstetter)     | <input type="checkbox"/> Urban Renewal (Rockwood)             | Other: _____  |

Neighborhood Association Wilkes East Land Use



**CITY OF GRESHAM**  
**Urban Design & Planning**  
 1333 N.W. Eastman Parkway  
 Gresham, Oregon 97030-3825

**DEVELOPMENT PERMIT APPLICATION COMMENTS**

**PROJECT TYPE: SPECIAL USE REVIEW**

FILE#: SUR2 13-26000132

DATE: September 26, 2013

APPLICANT: Jane Van Dyke

<input checked="" type="checkbox"/> Dev Svc – M. Krenz/Building	<input checked="" type="checkbox"/> FINANCE – Siegfried	<input type="checkbox"/> Comcast
<input checked="" type="checkbox"/> UD & P – Wheeler/DTP	<input type="checkbox"/> SCHOOLS - GBSD	<input type="checkbox"/> GTE
<input checked="" type="checkbox"/> UD & P – Poulivaati	<input type="checkbox"/> Centennial School	<input type="checkbox"/> NW Natural Gas
<input checked="" type="checkbox"/> DES – Develop Engineering	<input type="checkbox"/> Reynolds S.D.	<input type="checkbox"/> PGE - Gresham
<input type="checkbox"/> DES - Branstetter/Water	<input type="checkbox"/> Corp. of Engineers	<input type="checkbox"/> Postmaster/Gresham
<input type="checkbox"/> DES – McCausland/Stormwater	<input type="checkbox"/> DSL	<input checked="" type="checkbox"/> Rockwood Water
<input type="checkbox"/> DES – Montgomery/Sewer	<input type="checkbox"/> ** Mult. Co.	<input type="checkbox"/> Tri-Met – B. Baldwin
<input checked="" type="checkbox"/> DES – J. Gelhar/Transportation	<input type="checkbox"/> ODOT/Ellen Dennis (w/ plans)	<input type="checkbox"/> Tri-Met - Light Rail
<input checked="" type="checkbox"/> DES – D. Blue/Recycling	<input type="checkbox"/> & ODOT/Permit Writer (cover sheet)	Watersheds: <input checked="" type="checkbox"/> Columbia Slough
<input checked="" type="checkbox"/> FIRE – Shawn Durham	<input type="checkbox"/> CODE ENFORCEMENT	<input type="checkbox"/> Sandy River
<input checked="" type="checkbox"/> ADDRESSING- Poulivaati		<input type="checkbox"/> Fairview
<input type="checkbox"/> IT-Parker (Land Divisions Only)		<input type="checkbox"/> Johnson Creek

Plan(s) attached.

Neighborhood Assn. Wilkes East NA Land Use (notice only to President of Wilkes East NA and to President and Land Use Chair of Rockwood Neighborhood Association.  
 (Comment deadline will be on public notice)

PLANNER: Lauren McGuire

PHONE: (503) 618 - 2108

LEGAL DESCRIPTION (Include Map # & R #): 1N3E31AC 9700 (R943310160); 1N3E31AC 0100 (R943311370); 1N3E31AC 10000 (R943310520)

STREET LOCATION: North side of NE Glisan between NE 176<sup>th</sup> Ave and NE 178<sup>th</sup> Ave

DEVELOPMENT PROCEDURE TYPE: II TENT. HEARING DATE (Type III/IV): \_\_\_\_\_

**CONFIRM HEARING DATE WITH PLANNING DEPT. TWO (2) WEEKS PRIOR TO HEARING**

STAFF & AGENCY COMMENTS DUE: October 10, 2013

*(PLEASE SUBMIT YOUR COMMENTS ON THIS APPLICATION WITHIN 15 DAYS OF THE DATE OF THIS MEMO (AS REQUIRED BY SEC. 11.0213 OF THE COMMUNITY DEVELOPMENT CODE). AN EXTENSION OF 15 DAYS MAY BE GRANTED BY THE MANAGER UPON A WRITTEN REQUEST.)*

DEVELOPMENT REQUEST (Include Subdivision Name if applicable): Implement the Nadaka Master Park Plan beginning with park improvements on the Nelson Property and the southernmost portion of Nadaka Nature Park.

PRIOR ACTION: PAM 13-26000040

COMMENTS:



**Urban Design & Planning**  
1333 N.W. Eastman Parkway  
Gresham, OR 97030

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**NOTICE OF APPLICATION FOR A  
LAND USE DEVELOPMENT PERMIT**

**THIS IS YOUR OPPORTUNITY TO COMMENT ON THE PROPOSED DEVELOPMENT**

**Date:** September 30, 2013

**File No.:** SUR2 13-26000132

The City of Gresham has received a development proposal that requires a land use permit and notification to property owners within 300 feet of the boundary of the site. You are invited to review the approval criteria and submit written comments on the proposal.

**SUMMARY OF PROPOSAL:** Implement the Nadaka Park Master Plan beginning with development of the Nelson Property located at the southeast corner of the Nadaka Nature Park. Improvements include walking path, nature play area, community garden, restrooms and picnic shelter.

**Site Location:** 17615 NE Glisan (previously known as Nelson Property)  
**State ID#:** 1N3E31AC 09700, 10000, 10100  
**Land Use District:** Corridor Multi-Family (CMF)

Attached is a Vicinity Map and listing of applicable Standards and Criteria for decision on this proposal. A copy of the application, documents and evidence relied upon by the applicant and applicable approval criteria are available for review at the Urban Design & Planning Office at no cost and copies may be obtained at a reasonable cost.

**If you submit written comments within the 14-day comment period, you will receive a notice of final decision and have a right to appeal. If you do not comment, you will receive no further notice and you will be unable to file an appeal. Issues shall be raised with sufficient specificity to allow the manager to respond to the issue.**

**WRITTEN COMMENTS MUST BE RECEIVED BY THE URBAN DESIGN & PLANNING OFFICE AT 1333 NW EASTMAN PARKWAY, GRESHAM, OR 97030, WITHIN 14 CALENDAR DAYS OF THE DATE OF THIS NOTICE (by 5:00 PM on Monday, October 14, 2013) IN ORDER FOR CITY STAFF TO INCORPORATE THEM INTO THE REVIEW OF THIS PROPOSAL.**

Type II development actions are decided by the manager based on all information presented including the comments received during the 14-day comment period. Conditions may be imposed to fulfill the requirements of the Community Development Plan. Appeals on a Type II administrative decision shall be conducted pursuant to the Type III quasi-judicial hearing procedures. The decision of the appeal authority with regard to any appeal of a Type II administrative decision is the final decision of the City. Any further appeal shall be to the Land Use Board of Appeals (LUBA). Issues that may provide the basis for an appeal to LUBA must be raised in writing prior to the expiration of the comment period.

You may use the comment form with this notice if you wish or submit a letter to the Gresham Urban Design & Planning office at the address noted above. Please refer to the File Number in any correspondence.

If there are any questions relating to this proposed land use permit, please contact Lauren McGuire at 503-618-2108.

**Notice to mortgagee, lienholder, vendor or seller: The Gresham Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.**

**Procedures, Standards and Criteria for  
Proposed Special Use for Development of Neighborhood Park in the City of Gresham**

**Applicant: Columbia Slough Watershed Council**

**File No.: SUR2 13-26000132**

**APPLICABLE PROCEDURES, STANDARDS & CRITERIA OF VOLUME 3 -- GRESHAM DEVELOPMENT CODE:**

**PROCEDURES:**

Development Permit Requirements (11.0100-11.0107)  
Review Authorities (11.0204)  
Type II Administrative Procedures (11.0400-11.0402)  
Application Submittal and Completeness Review (11.0900-11.0904)

**STANDARDS/CRITERIA:**

**GENERAL TERMS**

	<b>ARTICLE 3</b>
Definitions	3.0100
Parks, Open Spaces and Trails	3.0274

**LAND USE DISTRICTS**

Residential Districts (LDR-5 and TLDR)	4.0100 (Note: No development proposed in these areas)
Corridor Multi-Family (CMF)	4.0412
Permitted Uses	4.0420
Development Standards	4.0430 – 4.0435, as applicable; 4.0439; 4.0441

**DESIGN REVIEW**

Design Review	7.0001 – 7.0003, as applicable
Transit Design Criteria & Standards	7.0210, as applicable
Corridor Design Standards	7.0600 (Note: Parks are exempted use)

**SPECIAL USE REVIEW**

Special Use Review	8.0101 – 8.0103
Type II Procedure	8.0110 – 8.0112, as applicable
Parks, Open Spaces and Trails	8.0117

**COMMON DEVELOPMENT REQUIREMENTS (where applicable):**

Buffering and Screening	9.0100
Clear Vision Areas	9.0200
Easements	9.0300
Fencing	9.0400
Parking	9.0800
Trees	9.1000

**PUBLIC FACILITIES**

A5.000, as applicable

**YOUR COMMENTS SHOULD ADDRESS A DEVELOPMENT CODE ISSUE.  
COPIES OF CODE CRITERIA AND STANDARDS ARE AVAILABLE AT THE CITY OF GRESHAM  
URBAN DESIGN & PLANNING OFFICE AND THE PERMIT CENTER.**

**THE CURRENT DEVELOPMENT CODE IS ALSO AVAILABLE FOR REVIEW ON THE CITY'S WEB SITE at  
[www.greshamoregon.gov/developmentcode](http://www.greshamoregon.gov/developmentcode)**

*Please note, application review is subject to the code standards and criteria in effect at the time of application submittal.*

**NOTICE OF APPLICATION  
FOR A LAND USE DEVELOPMENT PERMIT**

I HAVE REVIEWED THE PROPOSED LAND USE PERMIT REGARDING FILE NUMBER: **SUR2 13-26000132**  
**Nadaka Neighborhood Park**

(PLEASE PRINT NAME AND ADDRESS):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

COMMENTS:

|

**YOUR COMMENTS SHOULD ADDRESS A DEVELOPMENT CODE ISSUE. YOU MUST SUBMIT WRITTEN COMMENTS TO THE CITY OF GRESHAM URBAN DESIGN & PLANNING OFFICES IN ORDER TO RECEIVE A NOTICE OF THE DECISION.**

**PLEASE REFER TO THE FILE NUMBER ON ALL CORRESPONDENCE. THANK YOU.**

**Lauren McGuire, Senior Planner**

<b>This site is located within the:</b> <b>Wilkes East Neighborhood Association</b>
<b>Contact: Curtis Duval, Land Use Chairperson, 503-255-3786</b>

# PUBLIC COMMENT OPPORTUNITY

## NOTICE OF A PUBLIC HEARING

A public hearing will be held before the GRESHAM HEARINGS OFFICER regarding a proposal for a:

## Multi-Use Pathway

**Location:** Primarily but not solely parallel to the MAX line between 197<sup>th</sup> Ave. Ruby Junction and Hogan Rd. in Gresham. The bike route runs along 12<sup>th</sup> St. from Eastman to N. Main Ave. then south to NE 10<sup>th</sup> Ave. to Hood Ave. to NE 8<sup>th</sup> Ave. to Kelly Ave. and back to the MAX line alignment. The pedestrian walk runs from Eastman to N. Main Ave. on the north side of the Trimet MAX line right of way.

**State ID #'s:** 1S3E10D 100, 1S3E10AB 1800, 1S3E10AB 6100, 1S3E10BA 2800, 1S3E10BA 2700, 1S3E10BA 4900, 1S3E10BA 5100, 1S3E10BB 500, 1S3E10BB 3400, 1S3E10BB 3200, 1S3E03CC 6700, 1S3E04DD 2100, 1S3E04DC 200, 1S3E04DB 700, 1S3E04CA 4200, 1S3E04BC 3302, 1S3E04BC 3301, 1S3E04BC 3300, and 1S3E05AD 1000.

**Includes:** Associated alternate buffer landscape plan

**District:** Multiple land use districts

**Applicant:** City of Gresham, Dept. of Environmental Services

**File No.:** CS3/MIS2 12-26000285

**City Staff Representative:** Lauren McGuire, 503-618-2108

**Review:** Community Service Use and Miscellaneous Type 2 review.

**Comments:** Any person may submit comments in writing prior to or at the hearing, or persons may present oral comments at the hearing. Only people participating orally or in writing may appeal. Hearing testimony and evidence must address applicable criteria or other criteria a person believes apply. Failure to specify criteria you are addressing or provide specific information to enable the decision authority to respond may preclude appeal based on that criterion.

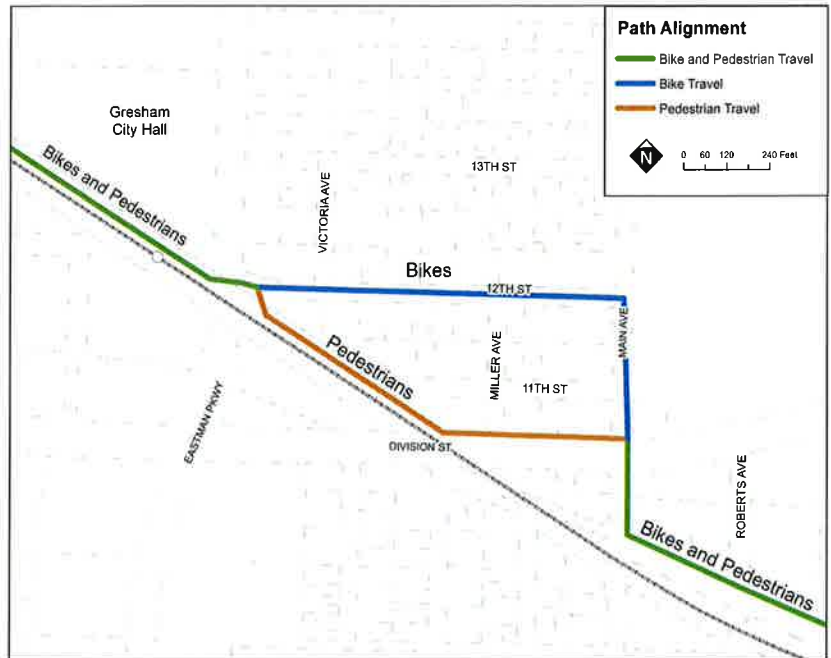
Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval in sufficient detail to allow the Hearings Officer to respond may preclude action for damages in circuit court.

### **Hearing Process:**

- City Staff presents a staff report
- Applicant presents his or her proposal
- Public testimony is taken
- Hearings Officer deliberates and decides on the application

Visit [www.GreshamOregon.gov](http://www.GreshamOregon.gov) or contact staff for more information.

CITY OF  
GRESHAM



### **Meeting Details:**

- **Monday, Nov. 25, 2013 – 1:00 PM**
- Gresham City Council Chambers
- 1333 N.W. Eastman Parkway  
Gresham OR 97030

### **Applicable Review Criteria:**

- Code Procedures - 11.0100, 11.0200, 11.0500, 11.0900, 11.1000
- Standards – Definitions – Article 3; Community Services – 8.0101-8.0102 and 8.0112-8.0122
- Overlay Districts: Floodplain – 5.0100, HPCD – 5.0200, HCA – 5.0400
- Buffering – 9.0100
- Trees – 9.1000
- Grading/Drainage – 9.0500
- Public Facilities – Appendix 5.000
- Surface Water Management – A5.200-A5.220
- Public Trails – A5.509

### **Application Materials:**

- Staff report is available 7 days before the hearing at no cost.
- Applications and evidence submitted by applicant are available for review. Copies may be obtained at cost.





CITY OF GRESHAM  
Urban Design & Planning  
1333 N.W. Eastman Parkway  
Gresham, OR 97030

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## TYPE III NOTICE OF DECISION Dated November 26, 2013

On November 26, 2013, the Gresham Land Use Hearings Officer Approved with Conditions the application contained in **File No. CS3/MIS2 12-26000285**, a **City of Gresham project for a Multi-Use Pathway**.

This decision may be appealed to the Gresham Planning Commission by an affected party in accordance with Section 11.1100 of the Gresham Development Code by filing an appeal within twelve (12) days of this Notice of Decision (**by 5:00 PM on Monday, December 9, 2013**).

**Notice of an Appeal shall be filed at the Gresham Permit Center together with the appeal filing fee of \$2,330.07.**

**A notice of appeal shall contain:**

- (a) An indication of the decision that is being appealed, including the date of the decision.
- (b) A statement of the interest of the person seeking review and that he or she was a party to the initial proceedings.
- (c) The specific reasons relied upon for review.

**The scope of review for an appeal of a Type III decision shall be a review of the record with the right of argument. The record which the City provides shall include:**

- (a) A factual report prepared by the Manager.
- (b) All exhibits, materials, pleadings, memoranda, stipulations, and motions submitted by any party and reviewed or considered in reaching the decision under review.
- (c) A transcript of the hearing and a detailed summary of the evidence.

Upon review, the Planning Commission may by Order affirm, reverse, or modify in whole or part a determination or requirement of the decision that is under review. When the Commission modifies or renders a decision that reverses a decision of the Hearings Officer, the Commission, in its Order shall set forth its findings and state its reasons for taking the action encompassed in the Order. When the Commission decides to remand the matter to the Hearings Officer for further consideration as it deems necessary, it shall include a statement explaining the error to have materially affected the outcome of the original decision and the action necessary to rectify it. A party aggrieved by the final determination may further appeal the decision to the Land Use Board of Appeals.