

STAFF REPORT
TYPE IV HEARING - COMPREHENSIVE PLAN AMENDMENT

Environmental Overlay Project – Natural Resource Overlay (NRO) and Hillside and Geologic Risk Overlay (HGRO)

TO: Gresham Planning Commission

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PROPOSAL: To adopt comprehensive plan text amendments to Volume 1 (Findings), Volume 2 (Policies), and Volume 3 (Development Code) of the Gresham Community Development Plan (GCDP). These amendments update the GCDP and provide clarification and reorganization of specific sections of the Development Code to simplify its use and make it easier to understand. It also amends several Comprehensive Plan maps to reflect current data and the changes in code language. The changes are as follows:

1. Integrate Habitat Conservation Area (HCA) Code Section into new Natural Resource Overlay section
2. Integrate Environmentally Sensitive Restoration Area-Pleasant Valley (ESRA-PV) Code Section into new Natural Resource Overlay section
3. Integrate Environmentally Sensitive Resource Area-Springwater (ESRA-SW) Code Section into new Natural Resource Overlay section
4. Adopt the Natural Resource Overlay (NRO) code and Map
5. Change the name of the Hillside Physical Constraint Code Section to Hillside and Geologic Risk Overlay (HGRO) and adopt amended code and map.

EXHIBITS:

- A. Proposed Comprehensive Plan (GCDP) Text Amendments
- B. Proposed Comprehensive Plan (GCDP) Map Amendments
- C. Citizen Involvement and Outreach Summary
- D. Measure 56 Notice and Mailing List
- E. Economic, Social, Environmental and Energy Analysis
- F. Working Draft of the Gresham Environmental Technical Guidance Manual
- G. Memorandum Regarding Infrastructure Capacity

RECOMMENDATION:

Staff recommends **adoption** of the proposed comprehensive plan text and map amendments as contained in the attached Exhibits 'A' and 'B'.

SECTION I

EXECUTIVE SUMMARY

The proposed changes will implement the culmination of a multi-year review of the City's environmental protection regulations, a project titled Environmental Overlay Project (EOP) that began in 2016. This project was developed as a multi-year multi-component program to a) update environmental mapping models; b) identify and implement Development Code (Code) and development review process changes to make them easier to understand, more efficient to navigate, and more responsive to an evolving development climate; while c) minimizing changes to existing levels of environmental habitat, water quality, and scenic value protections. Additionally, the code strengthens protections from natural hazards such as those from flood, wildfire, and landslides.

The project began on June 21, 2016 with the approval of a contract with Angelo Planning Group to update and revise Floodplain, Habitat Conservation Area (HCA), Environmentally Sensitive Restoration Area Pleasant Valley (ESRA-PV), and Environmentally Sensitive Resource Area-(ESRA-SW) code sections and their associated GIS geoprocessing models.

The first Phase of the EOP concluded with an update of the City's Floodplain provisions to meet Federal Emergency Management Agency Floodplain Insurance Risk Map requirements (CPA 18-26000396) and went into effect in January of 2019. This second and current phase of the project proposes updates to the City's Natural Resource and Hillside protection regulations.

The Type IV review of the current phase of the project was ordered by Council on February 5, 2019. The project goals for this phase are to:

- Maintain overall levels of natural resource protection equivalent or better than the HCA and ESRA codes being replaced; no significant alteration to the degree of wetland, stream, riparian and upland protection currently provided
- Update landslide risk protections based on new and improved data
- Update City code to comply with state and federal regulations
- Improve development guidelines to help protect natural areas
- Simplify mapping to clearly identify environmental zones or overlay areas
- Streamline the review and permitting process, especially for housing.

Figure 1 – Project History

2016	<ul style="list-style-type: none"> • Project authorized by Council • Stakeholder meetings 	Review and update riparian buffers and adopt floodplain Code and Map issues discussed to inform alternatives
2017	<ul style="list-style-type: none"> • Alternatives reviewed • Direction decided 	Discussion with Metro to ensure the chosen alternative was substantially compliant with Titles 3 and 13
2018	<ul style="list-style-type: none"> • Natural resource modeling • FEMA mandate 	Stream layer updated, remote sensing and field verifications Floodplain needed to be processed separately
2019	<ul style="list-style-type: none"> • Floodplain adoption • Landslide risk modeling 	New DOGAMI study provided landslide risk data and DLCD published landslide land use guide
2020	<ul style="list-style-type: none"> • Draft Code and Maps • Public Outreach • Adoption 	

The project includes Volume 3 Development Code (GCDC) updates which provide language clarifications, reformatting, reorganization of specific Code sections, and updates to comply with state laws. These updates will result in a Code that is easier to understand and navigate and better complies with state and federal requirements. The code intends to continue an equivalent or better level of protection that meets Oregon State planning Goal 5 (Natural Resources), Goal 6 (Natural Resource and Water Quality), and Goal 7 (Natural Hazards). It intends to continue an equivalent or better level of protection that complies with Metro Urban Growth Management Functional Plan (UGMFP) Title 3 (Water Quality and Flood Management) and Title 13 (Nature in Neighborhoods). Changes are also evaluated for consistency with Oregon Goal 1 (Citizen Involvement), Goal 2 (Land Use), Goal 10 (Housing), Goal 12 (Transportation), Metro Title 1 (Housing Capacity), Title 8 (Compliance Procedures), and Title 11 (Planning New Urban Areas).

The primary proposed changes involve:

- i. Combining three separate environmental regulatory frameworks applied differently in three separate planning areas into one
- ii. Combining three separate Title 13 natural resource mapping models into one
- iii. Providing a Type I process for review of required environmental regulations for single-family detached and duplex housing on pre-existing lots of record
- iv. Providing a clear and objective environmental review track for all housing projects
- v. Allowing development through a discretionary review process that uses a more robust Environmental Impact Evaluation and Alternatives Analysis
- vi. Improving tree management procedures in environmental overlay areas including introducing wildfire risk management considerations

- vii. Improving incentives for avoiding development in and preserving environmentally sensitive areas, including a more effective option to transfer density of development to other areas
- viii. Tying protections on hillsides to the extent of landslide risk hazard rather than purely slope ratio
- ix. Extending the requirement for geotechnical review to less complex projects in landslide risk areas and requiring geotechnical issues be taken into consideration during building, grading, and land division design (e.g. introducing a more explicit geotechnical engineer certification of safety)
- x. Ensure that the natural resource and hillside overlay maps are based on the most current and accurate GIS data available.

Amendments to the Gresham Community Development Plan’s (GCDP) Volume 1 (Findings), Volume 2 (Policies), and Volume 3 (Development Code), are described in the following section titled “Proposed Comprehensive Plan Amendments Overview”. Throughout this staff report, as in the GCDP, the synonymous terms “GCDP” and “Comprehensive Plan” are used interchangeably. Similarly, “GCDC”, “Development Code”, and “Volume 3 of the GCDP” are terms used interchangeably to refer to the same document.

Citizen Involvement and Outreach

The Planning Commission and City Council have reviewed the project direction intermittently over the past three and a half years. Staff has incorporated their direction at every step of the process and their proposed priorities have been considered as well. The second phase of the project that proposes updates resulting in new Natural Resources Overlay and Hillside and Geologic Risk Overlay sections included 14 public meetings and outreach events as outlined in Exhibit C (Citizen Involvement and Outreach), including:

- **City Council:** June 21, 2016 (Kickoff by Consent Agenda; October 10, 2017 (Work Session); and forthcoming December 15, 2020 (Public Hearing))
- **Planning Commission:** February 27, 2017; January 27, 2020 (Work Session); September 14, 2020 (Work Session); November 23, 2020 (Public Hearing)
- **Metro Regional Government Stakeholder Meeting:** September 29, 2020
- **Urban Forestry Subcommittee:** September 21, 2020
- **Public Work Sessions:** September 17, 2020 (Afternoon and Evening Presentations)
- **Environmental Stakeholder Meeting:** October 24, 2016, September 16, 2020
- **Developers Stakeholder Meeting:** October 24, 2016, September 14 and September 28, 2020
- **Coalition of Gresham Neighborhood Associations:** September 8, 2020; January 14, 2020; May 9, 2017
- **General Outreach:** Project website, direct mailing to the owners of impacted property, City

website calendar meeting notices, social media, and e-newsletter updates. Statutory notices were also mailed to impacted property owners (i.e. hearing and measure 56 notices)

Notice of the Development Code changes were sent to the Department of Land Conservation and Development (DLCD) and Metro on October 19, 2020, complying with the requirement to provide such notice at least 35 days before the first evidentiary hearing. Notice of the November 23, 2020 Planning Commission hearing was published in the Gresham Outlook on November 13, 2020. Notice of the December 15, 2020 City Council hearing will be published in the Gresham Outlook no later than December 4, 2020. Measure 56 notice was sent on October 19th (Exhibit D).

Proposed Comprehensive Plan Amendments Overview

The overview provided below summarizes the changes proposed to the Gresham Community Development Plan (GCDP). The plan consists of three volumes—Volume 1 “Findings”, Volume 2 “Policies”, Volume 3 “Development Code”. The full text of the proposed updates is provided in Exhibit ‘A’ (formatted in ~~strikeout~~/underline) and its attachments.

Volume 1 – Findings

Various sections of the GCDP Volume 1 were updated to reflect the most recent demographic and topographic data available. Sections involving natural resource management, stormwater management, and parks and open space in the new urban area communities of Pleasant Valley and Springwater are also substantially altered to coordinate the Volume with recent policy changes reflected in the Gresham Parks and Recreation, Trails and Natural Areas Master Plan (2009); Stormwater Management Manual (2019); and System Development Charges parks funding methodology for Pleasant Valley and Springwater (2017 & 2020). The sections updated and a short description of the change are listed in [Regulatory Findings Subsection B](#), of this staff report.

Volume 2 – Policies

The following amendments to Volume 2 of the GCDP are proposed. All sections of Volume 2 are amended to update references to the newly proposed Natural Resource Overlay (NRO) and Hillside Geologic Risk Overlay (HGRO) terminology.

- Section 10.014 Goal 2 – Land Use Planning, Land Use Policies and Regulations, and Community Design amended to explicitly clarify the functions provided by trees in the urban and natural environment.
- Section 10.200 Areas Subject to Natural Hazards amended to remove a description of the protections offered by the Hillside Physical Constraint Overlay district and higher landslide risk areas, both of which are being replaced by the HGRO.
- Section 10.211 Steep Slopes and Landslides substantially altered to better represent the current scientific literature and data, as well as to rely on DOGAMI IMS-57 landslide susceptibility and hazard mapping. The specific man-made activities of excavation/grading, drainage alterations, and vegetation removal are flagged as activities to regulate for their potential to increase landslide risk in areas of concern. The HGRO terminology and new overlay map is introduced to

replace the Hillside overlay. Policies and action measures are substantially altered (Exhibit A, Council Bill Volume 2 Page 5).

- Section 10.212 Earthquake Hazards is updated to acknowledge that the comprehensive plan and development code do not have provisions directly mitigating earthquake hazards. The proposed HGRO provisions mitigate for potential landslides which could be triggered by earthquakes. The building code has independent provisions that concern earthquake risk mitigation.
- Section 10.221 Natural Resources, Fish and Wildlife Habitat, Water Resources and Ecologically and Scientifically Significant Areas amended to update the basis of environmental protections away from the 1988 Inventory of Significant Natural Resources and Open Spaces. It is amended to add reference to the updated and evolving resource inventories now available based on a combination of GIS analysis, field review, and comparison with aerial photos. Policy and implementation strategies are substantially altered.
- Section 10.230 Environmental Quality amended to elaborate on the status of Gresham's water quality impairment and efforts to improve water quality and habitat features for Endangered Species Act protected fauna. Language is introduced that clearly establishes the directive for new development to protect and restore existing habitat, as well as to mitigate for unavoidable impacts. This includes updates to total maximum daily loads (TMDL), well field protection, and underground injection control (UIC) prerogatives. Ties to Metro's early 2000's GIS modeling of natural resources and its model ordinance are severed in favor of updated modeling based on more accurate and precise data, as well as streamlined code strengthened by ten years of experience applying the current regulations. Added reference to the 2019 updated Gresham Stormwater Management Manual, previously updated in 2003. Policy and action measures are substantially altered.
- Section 10.330 Public Facilities and Services amended to update reference to the proposed NRO and delete reference to the obsolete Water Quality Resource Areas (WQRA).
- Section 10.400 The Social Environment amended to add reference to the 2009 updated Parks and Recreation, Trails and Natural Areas Master Plan. It also references the 2015 update to Appendix J of that master plan regarding the regional and local trail network, last updated in 1996. Also references the Active Transportation Plan adopted in 2018.
- Section 10.700 (Pleasant Valley Plan District), 10.704 (Employment), 10.705 (Natural Resources), 10.706 (Green Development), and 10.707 (Cultural and Natural History) within the Pleasant Valley Plan District amended to replace the Environmentally Sensitive Resource and Restoration Area (ESRA) terminology and code provisions with the newly proposed NRO.
 - Also updates acreage calculations for the plan area to be specific to Gresham's portion of the Pleasant Valley regional plan area, which originally included portions of unincorporated Clackamas (i.e. Damascus) and future City of Portland. Explicitly introduces the HGRO regulations to apply in the Pleasant Valley plan district area as the regulatory framework that will protect from landslide risk hazards and provide scenic preservation of butte skylines.

- Includes a shift in policy away from large regional stormwater facilities in favor of smaller localized facilities. This reflects a City Council enacted policy change from 2017, adopted as part of SDC methodology updates and an updated Stormwater Master Plan.
- Removes the specific long-term objective to vacate vehicular function of Foster and Richey roads at the confluence of Kelley Creek. Habitat protection goals for that area will be met by a revised NRO mapping and updated code standards. Policies and action measures are substantially altered.
- Section 10.720 Pleasant Valley Plan District (PVPD) Public Facilities amended to shift away from a regional stormwater facility approach in favor of smaller localized facilities as described above. Removal of City of Portland as an implementation stakeholder in the stormwater master plan and SDC collection implementation.
- Section 10.724 PVPD Parks and Recreation System amended to update the parks capital improvement inventory quantity of parks by type and total acreage. The general location and sizing of neighborhood and community parks in Pleasant Valley have been deleted. Maintains reference to Figure 1 of the Pleasant Valley Plan District Plan (GCDP Appendix 42) which calls for 8 neighborhood parks and 1 community park spread out within the Pleasant Valley plan area.
- Section 10.800 Springwater Plan District, 10.803 (Sustainability), 10.805 (Transportation), and 10.806 (Natural Resources) amended to replace the ESRA terminology and code provisions with the newly proposed NRO.
 - The policy shift away from regional stormwater facility approach in favor of smaller localized facilities as done for Pleasant Valley, also applied here.
 - Removes references to outdated stormwater infrastructure cost estimates.
 - Removes references to coordination with the now defunct City of Damascus.
 - Removes references to the phased-out City of Gresham Parks division.
 - Removes detailed conceptual descriptions of several Springwater trails, which are now covered more generally in Appendix J of the Parks Master Plan (2015).
 - Removes policy that Metro- owned natural area preservation properties be automatically designated as Open Spaces under the City's Open Space overlay; these areas will instead be protected by the mapping designations and regulations of the newly proposed NRO and HGRO environmental overlays.
- Section 10.900 Kelley Creek Headwaters Urbanization Plan amended to remove a description of the protections offered by the Hillside Physical Constraint Overlay district and Habitat Conservation Areas (HCA), both of which are being replaced by the HGRO and NRO, respectively.
- Appendix A Future Land Use Implications amended to replace the Hillside overlay and HCA with the newly proposed HGRO and NRO, respectively.
- Appendix B Urban Services Boundary Map is amended to reflect new zoning designations in Pleasant Valley and Springwater.

- Appendix C Community Development Plan Map is amended to account for modification to the methodology to determine base zoning designations in Pleasant Valley and Springwater for those areas shifting from Environmentally Sensitive Resource and Restoration Areas (ESRAs) to the proposed NRO overlay. This change results in a slight increase in residential, commercial, and industrial buildable lands inventory (BLI) for both Pleasant Valley and Springwater new urban communities (Refer to [Table VI.1](#) below).
- Appendix D Community Development Special Purpose District Maps are updated to reflect the location of protected natural resources and potential natural hazard areas based on more accurate, precise, and contemporary GIS modeling data. The NRO modeling is performed under one consistent methodology that replaces three separate, inconsistent, and obsolete methodologies (i.e. HCA, ESRA-PV, ESRA-SW).
- Appendix I Springwater – Slopes over 15 Percent Map is deleted. Areas of landslide hazard risk in Springwater will be mapped under the HGRO special purpose district instead.

Volume 3 – Development Code (GCDC)

The proposed Natural Resource Overlay (NRO) development code provisions stem from and are based heavily on the existing Habitat Conservation Area (HCA) regulations. The HCA regulations became effective in 2009 and were themselves based on the Metro Regional Government’s Title 13 (“Nature in Neighborhoods”) Model Ordinance. The proposed NRO also borrows from the Environmentally Sensitive Resource and Restoration Areas (ESRAs) regulations, which were developed between 1999 and 2005 in accordance with Metro’s Title 3 (Water Quality and Flood Management) and State land use Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) guidance. Additionally, the Hillside and Geologic Risk Overlay (HGRO) is proposed to replace the existing Hillside Physical Constraint Overlay district which was originally enacted in 2003. The proposed HGRO borrows from the NRO and tailors regulations specifically to the reduction of risk associated with landslides, as evaluated by Oregon Department of Geology and Mineral Industries (DOGAMI) in its IMS-57 publication (2018). Both the NRO and HGRO have been structurally organized to provide greater consistency and clarity in applying the environmental overlay provisions in Article 5 (Overlay District) of the Gresham Community Development Code (i.e. Volume 3, GCDP).

The following amendments are proposed. All sections of Volume 3 were amended to update references to the newly proposed Natural Resource Overlay (NRO) and Hillside Geologic Risk Overlay (HGRO) terminology.

- Section 3.0100 Definitions is amended to place all relevant Article 5 definitions under the subsection 3.0120. Missing terms have been added and some current terms have been further clarified.
- Section 4.0100 Residential Land Use Districts amended to correct references to the proposed NRO and HGRO.

- Section 4.1300 Gresham Butte Plan District amended to correct reference to the proposed HGRO.
- Section 4.1400 Pleasant Valley Plan District amended to correct references to the proposed NRO and HGRO
 - Section 4.1430 - 4.1454 Pleasant Valley Plan District Environmentally Sensitive Restoration Areas is deleted and replaced by proposed Section 5.0700 (NRO)
- Section 4.1500 Springwater Plan District amended to correct references to the proposed NRO and HGRO
 - Section 4.1570 – 4.1594 Springwater Plan District Environmentally Sensitive Resource Areas is deleted and replaced by proposed Section 5.0700 (NRO)
- Section 5.0000 Purpose and Authority is amended to correct references to the proposed NRO and HGRO
- Section 5.0100 Floodplain Overlay District is amended to correct references to the proposed NRO and HGRO.
- Section 5.0200 Hillside Physical Constraint Overlay District is replaced with a proposed Section 5.0200 Hillside and Geologic Risk Overlay (HGRO)
 - Updates City code to comply with state and federal regulations
 - Simplifies mapping to clearly identify overlay areas
 - Ties hillside protections to the extent of landslide risk hazard rather than purely slope ratio
 - Streamlines the environmental review and permitting process
 - Provides a clear and objective environmental review track for all housing projects
 - Allows development through a discretionary review utilizing a more robust Environmental Impact Evaluation and Alternatives Analysis
 - Improves tree management procedures in environmental overlay areas including introducing wildfire risk management considerations
 - Extends the requirement for geotechnical review to less complex projects in landslide risk areas and requires geotechnical issues be taken into consideration during building, grading, and land division design (e.g. introducing a more explicit geotechnical engineer certification of safety)
 - Improves development guidelines to help protect natural areas.
- Section 5.0400 Habitat Conservation Area (HCA) Overlay District is replaced by proposed Section 5.0700 Natural Resource Overlay (NRO)
- Section 5.0700 Natural Resource Overlay (NRO) is newly proposed

- Updates City code sections related to natural resources and hillsides to comply with state and federal regulations
- Simplifies mapping to clearly identify overlay areas
- Streamlines the review and permitting process
 - Provides a clear and objective environmental review track for all housing projects by allowing clear disturbance limited and mitigation ratios.
- As in current code, a list of small scale or continuation and maintenance type of uses and activities will be eligible for exemption from land use permit review
- Requires certain areas of the City with high probability of containing unknown wetlands to conduct a wetland determination prior to certain development or redevelopment
- As before, two alternative sets of development standards will apply:
 - Clear and objective standards where the applicant must meet a number of specific development standards. These include a percentage limitation on the amount of habitat that can be disturbed, standards for proposed partitions, subdivisions, and commercial construction, and specific mitigation standards for replacing impacted natural resource areas.
 - Discretionary standards that are general guidelines without the limitations of the specific standards. These basically require the applicant to demonstrate that 1) there is no way to avoid building in the habitat, 2) that the design of the development, after analyzing alternative designs, minimizes impacts to the various functions of the habitat and 3) that any loss of habitat functions will be mitigated.
- Allows development through a discretionary review utilizing a more robust Environmental Impact Evaluation and Alternatives Analysis
 - Further clarifies the standards for approval of an alternatives analysis
- As before, maintains a requirement for certain development inside or within 50 feet of the NRO to prepare and abide by a construction management plan to avoid damage to protected habitat
 - Construction management plan elements are strengthened
- Metro Title 3 (Water Quality and Flood Management) areas will continue to be protected primarily as High Value Resource Area (HVRA), as well as via floodplain standards of GCDC 5.0100
 - Development within these HVRA areas is either prohibited or highly restricted
- As with current code, requires on-site mitigation with tree, shrub, and ground cover vegetation

- Introduces flexibility in complying with mitigation requirements to better respond to site specific micro-ecologies and to permit payment in-lieu in certain limited situations
- Section 6.0000 Introductory Provisions is amended as follows:
 - Broadens the scope of subsection 6.0012 (Lots in Excessive Slopes). These standards will no longer be based on a 15 percent slope threshold but will instead be based on any areas subject to or within the HGRO.
 - Provides flexibility to developers and applicants with recently approved land divisions to proceed with construction based on regulations in effect at the time of their tentative plan land division application date, or instead choose those regulations subsequently enacted.
- Section 6.0300 Planned Developments amended to tie planned development standards (including setbacks and density transfers) in the HGRO to be subject to environmental designation rather than slope ratio. Also increases the site grading allowance from 35 percent to 55 percent. The site grading allowance will no longer be based on areas with greater than 15 percent slope. It will instead be based on all areas designated as HGRO.
- Section 8.0300 Institutional Master Plans amended to correct references to the proposed NRO and HGRO
- Section 9.1000 Tree Regulations amended as follows:
 - Proposed code generally exempts areas subject to the NRO and HGRO from these standard tree regulations. Only areas within approved permanent disturbance areas and required trees will continue to be subject to 9.1000 tree removal and protection regulations. All other trees within the proposed NRO and HGRO will have tree removal, protection, and mitigation measures explicitly regulated within the NRO and HGRO environmental overlay codes.
 - Removes prohibition on clear cutting for slopes over 15 percent by decoupling the codes. HGRO tree standards will protect sloped hillsides from clearing.
 - Removes retention criteria for trees to be retained along Water Quality Resource areas (WQRA's), an obsolete environmental overlay layer. Retention will instead be required in accordance with newly proposed, and much stronger High Value Resource Area (HVRA) regulation.
 - Removes "Hazard" trees in overlay classification and replaced with "dangerous" tree removal classification as a Type I--no pre-application conference requirement--permit with decision by the manager.
- Section 10.0900 Renewable Energy amended to correct references to the proposed NRO and HGRO.

- Section 11.0100 Development Permit Requirements amended to correct references to the proposed NRO and HGRO. Also specifies that any emergency action taken within an environmental overlay that results in permanent disturbance must submit for a development permit within 1 year of the action if the emergency action would otherwise have required a development permit.
- Section 11.0200 Initiation and Classification of Applications amended to update the development permit review classifications as follows:
 - Re-sorts classifications for floodplain, removes classifications for HCA & ESRA, and adds classifications for NRO
 - Adds a programmatic tree removal permit classification as a Type II permit with decision by the manager, not requiring pre-application meeting or early neighborhood meeting
- Section 12.0000 Plan Map Amendments and Amendments to Map Boundaries amended to match land use review process for NRO map adjustments with the procedures outlined in Article 5; Map corrections can be processed as a Type I rather than a Type II action.

Staff Report Organization

- Sections [II](#) and [III](#) identify those current Gresham Community Development Plan procedures and policies that apply to the proposal.
- Section [IV](#) identifies the Metro Urban Growth Management Functional Plan (UGMFP) Titles that apply to the proposal.
- Section [V](#) identifies the Oregon Statewide Planning Goals that apply to the proposal.
- Section [VI](#) contains specific regulatory findings that detail how the proposal is consistent with Sections II through V:
 - [Subsection A](#) are regulatory findings for the Gresham Community Development Plan - Volume 3 (Development Code) procedures.
 - [Subsection B](#) are regulatory findings for the demographic data updates to Gresham Community Development Plan - Volume 1 (Findings).
 - [Subsection C](#) are regulatory findings for the Gresham Community Development Plan - Volume 2 Community Development Plan (Goals and Policies).
 - [Subsection D](#) are regulatory findings for the Metro UGMFP Titles.
 - [Subsection E](#) are regulatory findings for the Oregon Statewide Planning Goals.
- Sections [VII](#) and [VIII](#) summarize staff conclusions and recommendations.
- Exhibit 'A' and its attachments include the proposed Gresham Community Development Plan text amendments.
- Exhibit 'B' includes the proposed Gresham Community Development Plan map amendments.

- Exhibit ‘C’ describes citizen involvement and outreach efforts in high-level detail.
- Exhibit ‘D’ provides a record of the completed Measure 56 notice.
- Exhibit ‘E’ consists of the State required Goal 5, Title 3, and Title 13 Economic, Social, Environmental and Energy (ESEE) Analysis that informs equity considerations for the proposed regulatory approach.
- Exhibit ‘F’ Consists of the Gresham Environmental Technical Guidance Manual, which, though mentioned in the Overlay codes, will be an independent document, adopted by Council, and subject to change. The document will:
 - serve as a repository of Best Management Practices for habitat restoration, wildfire risk management, and landslide risk management.
 - serves as a compilation of the detailed processes timelines, forms, and available options for meeting the intent of the regulatory language, and
 - facilitate understanding of and compliance with the technical Gresham Development Code Standards,

SECTION II

APPLICABLE COMMUNITY DEVELOPMENT CODE (GCDC) PROCEDURES

- [Section 11.0200](#) Initiation and Classification of Applications
- [Section 11.0600](#) Type IV Legislative Procedures
- [Section 11.1000](#) Public Hearings

SECTION III

APPLICABLE COMMUNITY DEVELOPMENT PLAN (GCDP) GOALS & POLICIES

- [Section 10.014](#) Land Use Policies and Regulations
- [Section 10.100](#) Citizen Involvement
- [Section 10.200](#) Natural Hazards
- [Section 10.210](#) Areas Prone to Flooding
- [Section 10.211](#) Steep Slopes and Landslides
- [Section 10.212](#) Earthquake Hazards
- [Section 10.221](#) Natural Resources
- [Section 10.230](#) Environmental Quality
- [Section 10.232](#) Water Resource Quality
- [Section 10.235](#) Thermal Pollution
- [Section 10.315](#) Open Space
- [Section 10.320](#) Transportation System
- [Section 10.330](#) Public Facilities and Services
- [Section 10.333](#) Stormwater Management
- [Section 10.400](#) The Social Environment
- [Section 10.600](#) Housing
- [Section 10.700](#) Pleasant Valley Plan District

Section 10.720	Public Facilities (PVPD)
Section 10.800	Springwater Plan District
Section 10.900	Kelley Creek Headwaters Urbanization Plan
Appendix A	Future Land Use Implications
Appendix B	Urban Services Boundary Map
Appendix C	Community Development Plan Map
Appendix D	Community Development Special Purpose District Maps
Appendix I	Slopes Over 15 percent Map

SECTION IV

APPLICABLE METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN TITLES

Title 1	Housing Capacity
Title 3	Water Quality and Flood Management
Title 8	Compliance Procedures
Title 11	Planning for New Urban Areas
Title 13	Nature in Neighborhoods

SECTION V

APPLICABLE OREGON STATEWIDE PLANNING GOALS

Goal 1	Citizen Involvement
Goal 2	Land Use Planning
Goal 5	Natural Resources, Scenic and Historic Areas, and Open Spaces
Goal 6	Air, Water and Land Resources Quality
Goal 7	Areas Subject to Natural Hazards
Goal 10	Housing
Goal 12	Transportation

SECTION VI

REGULATORY FINDINGS

The proposed Community Development Plan text amendments included as Exhibit 'A', plan map amendments included as Exhibit 'B', and their attachments 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.

A. Community Development Code Procedures
Section 11.0200 Initiation and Classification of Applications

Section 11.0201 – Initiation of an Application.

This section provides that the City Council may initiate a Type IV legislative application to amend Volume 1 (Findings), Volume 2 (Policies), and Volume 3 (Development Code) of the Community Development Plan and likewise with amendments to Community Development Plan Maps (zoning maps). This project was initiated by City Council as part of the Environmental

Overlay Code Revisions project on June 21, 2016. This NRO/HGRO phase of the project was initiated under Type IV procedures on February 5, 2019. City Council will review these amendments at a hearing on December 15, 2020.

Sections 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 and that it generally applies to a relatively large geographic area containing many property owners. They also provide that the Planning Commission provide a recommendation on Community Development Plan Amendments and the City Council be the decision-making authority. This project meets those conditions and is being processed under the Type IV procedures and will be heard by both the Planning Commission and the City Council.

Section 11.0600 – Type IV Legislative Procedures.

11.0602(A)&(B) Pre-Application and Neighborhood Meetings.

These meetings are not required of Type IV legislative applications. However, as explained in the citizen involvement and outreach section, several community engagement meetings were held between 2016 and the Planning Commission hearing in November of 2020.

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. This project was initiated by City Council as part of the Environmental Overlay Code Revisions Project on June 21, 2016. This NRO/HGRO phase of the project was initiated by adoption of the 2019 Council Work Plan on February 5, 2019.

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 DLCD and Metro at least 35 days prior to the Planning Commission hearing. This submittal was made on October 19, 2020, which is at least 35 days prior to the Planning Commission hearing date of November 23, 2020.

(b) The section requires notice to owners of properties for which the application affects permissible uses of land. Some areas along protected streams, wetlands, and upland with previous ESRA prohibitions on use will now have “permitted uses” under their newly assigned base district designation. Development of those uses will be restricted by the proposed NRO overlay that will affect most of the areas receiving the zone change. Areas with the High Value Resource Area (HVRA) designation will continue to generally prohibit all development and use, with minimal exceptions.

All areas throughout the City of Gresham that will now be subject to the newly proposed NRO/HGRO overlays, while not directly affected by restrictions on permissible uses, will be indirectly affected by the degree that those permitted uses can be developed. Staff prepared and mailed Measure 56 notices (Exhibit D), as well as hearing notices to all properties affected.

(c) This section also 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. Required notice of public hearing for these proposed amendments will be published in the *Gresham Outlook* no later than November 13, 2020 and made available through City Hall as required by this section.

11.602(E) Type IV Decision Authority and 11.602(F) Type IV Notice of Decision

This section requires that the Planning Commission shall hold a public hearing and make a recommendation to the Council for an amendment to the Community Development Plan. The Council shall hold another public hearing and make a final decision. Interested persons may present evidence and testimony relevant to the proposal. The Planning Commission will make a recommendation and the Council will make a decision that will be based on findings contained in this report and in the hearings record, and a decision will be sent to those who participated in the hearings. A decision shall be made accompanied by findings and an order.

Section 11.1000 - Public Hearings.

This section provides for a hearing process consistent with Section 11.1000. Both the Planning Commission and the City Council, at public hearings in conformance with provisions of this section, will consider this proposal.

B. Community Development Plan Findings (Volume 1)

Various sections of the Volume I Findings segment of the GCDP were updated to reflect the most recent demographic and topographic data available. The sections updated and a short description of the change are listed here. The following amendments are proposed:

- Section 2.200 Physical Constraints
 - Regulation by steepness of slope is replaced by regulation based on a GIS model accounting for both, slope steepness and DOGAMI IMS-57 risk evaluation
 - Emphasis on landslide risk regardless of slope, rather based on DOGAMI IMS-57 risk model
- Section 2.300 Natural Resources
- Regulation by steepness of slope is replaced by regulation based on a GIS model accounting for both, slope steepness and DOGAMI IMS-57 risk evaluation
- Section 3.100 Current Land Use Characteristics
 - Update reference to new NRO, HGRO, and Highly Sloped Subareas (HSS)
 - Removal of density transfer in Hillside, except as allowed in Planned Developments
 - Removal of clear cutting of timber prohibition within proposed HGRO; tree removal will be regulated under new, stricter provisions that allow flexibility with removal only within approved permanent disturbance areas.

- Section 5.320 Special Districts and Agency Involvement
 - Updated reference to US Department of Agriculture, Natural Resource Conservation Service (Formerly U.S. Soil Conservation Service)
- Appendix 42 Pleasant Valley Plan District
 - Substituted the Environmentally Sensitive Resource and Restoration Areas (ESRAs) regulatory framework with the proposed NRO
 - Removal of Neighborhood Transition Design Areas, which were design standards buffering the former base district zone ESRA; areas within 50 feet of the new RA are regulated to ensure development provides adequate construction management plans. The design feature to locate roads directly adjacent to NROs where feasible continues to be encouraged as part of NRO
 - Adds reference to the 2020 ESEE analysis for this project (Exhibit E) and adoption of the proposed NRO/HGRO
 - Updates expected buildable lands inventory to reflect ESRA zone changes and density transfer provisions
 - Additional 71 Residential Units for a total of 5,110 units
 - Additional 3 acres of Commercial land for a total of 52 acres
 - No additional Industrial acres for a continued total of 38 acres
- Appendix 43 Pleasant Valley Natural Resources
 - Updated to reference the NRO and ESSE Analysis
- Appendix 44 Springwater Community Plan
 - Adds reference to the 2020 ESEE analysis required by Metro UGMFP to address Titles 3 and 13 (Exhibit E) and adoption of the proposed NRO/HGRO
 - Updates the Metro Title 11 compliance report to refer to the proposed NRO/HGRO terminology and natural resource protection objectives. Removes references to obsolete Water Quality Resource Areas (WQRA)
 - Updates expected buildable lands inventory to reflect ESRA zone changes and density transfer provisions
 - Additional 48 Residential units for a total of 1,720 units
 - Additional 2 acres of Commercial land for a total of 14 acres
 - Additional 18 acres of Industrial land for a total of 392 acres
- Appendix 45 Springwater Community Plan Natural Resources Report
 - Updated to reference the NRO and ESSE Analysis

- Appendix 46 Springwater Community Plan Annexation and Development Strategies
 - No change
- Appendix 47 Kelley Creek Headwaters Urbanization Plan Findings
 - Adds reference to the proposed NRO/HGRO
 - Updates Title 11 compliance report to refer to the proposed NRO/HGRO terminology and natural resource protection objectives. Removed references to obsolete WQRA.
 - Deletes City’s commitment to include volunteer and grant funded measures to restore habitat areas in Kelley Creek Headwaters Plan Area
 - Protection and restoration will be per NRO standards performed by developers at time of development and through regular volunteer and grant funded restoration performed by Natural Resources Department out of their normal operating budget, per the Natural Resource Master plan.
 - Conserves expected BLI, since the Kelley Creek Headwaters new urban community area will have negligible change in residential BLI given that the transition from HCA to NRO is nearly one to one, and the density transfer provisions will materialize over a small area.
 - 0 additional Residential units for a total of 48 units.
- Appendix 48 Urban Forestry Management Plan Summary Report
 - Revises reference to the proposed NRO
- Appendix 50 Gresham Butte Scenic View Overlay District
 - Revises reference to the proposed HGRO and NRO

C. 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. Double underlined text is text proposed for amendment with this application. ~~Strikethrough~~ text is text proposed for deletion with this amendment application.

Section 10.014 Land Use Policies and Regulations

I. Land Use Policies & 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 5: The City shall adopt regulations and standards to protect life and property from hazardous/harmful conditions related to land use activities. These include, but are not limited to traffic conditions, inadequate public facilities, flooding, landslides and other natural hazards.

Action Measure 2: Preserve lands subject to natural hazard as open space.

Policy 11: The City's land use regulations shall identify and protect designated significant natural resources. These regulations shall have sufficient flexibility to allow development to adapt to unique and difficult conditions.

Policy 16: In addition to applicable Comprehensive Plan goals and policies, amendments to Gresham's Comprehensive Plan Map shall be subject to the following other criteria:

- a) Public facilities and services shall be available and of sufficient capacity to serve land uses allowed by the proposed land use district designation;*
- b) Land uses allowed in the proposed designation shall not negatively impact existing or planned public facilities and services;*
- c) Land uses permitted in the proposed designation shall be compatible or capable of being compatible with environmental conditions and surrounding, existing land uses;*
- d) Land uses allowed in the proposed designation shall be developed in compliance with all applicable regulations and standards and the purposes of any applicable overlay district shall be fulfilled;*
- e) Demonstration that there is an inadequate amount of developable designated land for land uses that would be allowed by the new designation;*
- f) The new land use designation shall fulfill a proven community need such as goods, services, employment, housing, public and community services, etc., in the particular location versus other appropriately designated and developable properties.*

Policy 20: The City shall periodically review and update the Comprehensive Plan text and the Community Development Plan Map(s) to ensure they remain current and responsive to community needs; provide reliable information and dependable, factually based policy direction, and conform to applicable state law, administrative rules, and regional requirements.

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.

Policy 23: Gresham shall coordinate the development, adoption and amendment of its land use related goals, policies and implementing measures with other affected jurisdictions, agencies and special districts.

Action Measure 11: Revise the Comprehensive Plan Text, Map and related findings as needed to maintain its reliability and timelines to ensure consistency among goals, policies, implementing measures; accuracy of findings and compliance with regional, state and federal laws and rules. This includes review by the Planning Commission every two years; a formal evaluation every five years and an overall update at least every ten years.

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 [...] amend the Plan to ensure it corresponds with current community conditions and circumstances.

Action Measure 13: Monitor actions, programs and policies of federal, state and regional governments and when appropriate amend the Comprehensive Plan to be consistent with new laws and administrative rules.

Policy 26: The City shall, where practical, protect views that contribute to Gresham's identity such as Mt. Hood, the Columbia River Gorge, streams and riparian corridors and the wooded character of buttes and hillsides.

Findings

The proposed amendments are being implemented as part of the 2019-2020 Council Work Plans. The project includes updates to the Development Code which make it easier to use and understand. It ensures conformance with evolving State policies and updates to State laws. This is consistent with GCDP Volume 2 Policies 1, 2, 20, 21 and 23 and action measures 11, 12, and 13.

Gresham's Community Development Plan has been found to be in compliance with state and regional requirements leading up to this proposed amendment. 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. One reason for the amendments is to ensure compliance with evolving state and federal regulations (e.g. State House Bill 2001 and Federal Flood Hazard Management and Endangered Species Protection updates). This is consistent with policies 1, 20, and 23 and action measures 11 and 13.

As required by State and Metro regulations a draft of the proposed amendments were sent to the Oregon Department of Land Conservation and Development (DLCD) and to Metro at least 35 days prior to the scheduled November 23, 2020 Planning Commission hearing. As of the date of this report DLCD has not contacted the City regarding this notice. The City has been working with Metro to ensure evidence is presented that shows compliance with the UGMFP this is consistent with policy 20.

The proposed Hillside and Geologic Risk Overlay (HGRO) and Natural Resource Overlay (NRO) are designed in large part to protect the community from landslide and flood hazards. They both include provisions for setting aside a percentage of land within the overlays as open space. This is consistent with policy 5 and action measure 2.

These two proposed environmental overlays are also designed to protect and set aside significant natural resources associated with stream riparian corridors, wetlands, uplands, and butte forest land. The amendments include updates to mapping of these valuable resources based on more accurate and precise data made available by improving technologies over the past 15 years. The Habitat Conservation area was previously mapped using 1999-2002 data. The Environmentally Sensitive Resource and Restoration Areas were mapped using similar data available in the early 2000's. The Hillside Physical Constraint overlay was mapped using late 1990's data. These current overlays are being replaced by the HGRO and NRO maps mapped using 2017-2020 data. This is consistent with policies 11 and 20 and action measures 11 and 12.

Both newly proposed overlays include measures to protect the aesthetic and scenic quality of riparian corridors and forested buttes. This is consistent with policy 26.

The various aspects of policy 16 are met as follows:

- 16a and 16b (Public Facilities & Capacity) – The proposal will not change the base district land use designation of those areas already within the City limits and outside of the new urban communities of Springwater, Pleasant Valley, and Kelley Creek Headwaters. These areas already have access to public facilities and its future growth is factored into existing master plans. The proposal changes the base district designations of areas within the Pleasant Valley and Springwater planning districts. The current designation as Environmentally Sensitive Resource and Restoration Areas generally prohibited all development and allowed for a density transfer rate of 1 dwelling unit per acre. The proposal introduces new acreages of base district areas as shown in Table VI.1, most of which will be subject to the newly proposed NRO and/or HGRO overlays. These overlays will moderately increase the allowance for density transfer within each of the two planning districts. The modest increases will be feasibly served by existing master planned sewer, water, stormwater, and parks public facilities.
 - Exhibit G shows adequate infrastructure capacity to accommodate this increase
 - 16c (Environmental Compatibility) – The proposed ESRA replacement districts were chosen primarily to provide continuity with the immediately adjacent base districts. Compatibility with natural resource protected features is provided by the proposed HGRO and NRO restrictions on development footprint, siting, and restoration/mitigation requirements.
- 16d (Development to Standards) – Future development will be subject to the base district and overlay district regulations and will require land use permits to ensure compliance.
- 16e and 16f (Proof of Need and Remedy) – The City's current Residential Buildable Lands Inventory demonstrates a dire need for a variety of housing types, including townhome, single family detached, and apartment residential. There is also a need for improving the jobs housing balance, which is partially met by increasing buildable

employment (commercial/industrial) lands. The overall BLI for residential and commercial/industrial is being increased by this proposal. While most of the areas introduced will not be directly developable, due to environmental preservation and restoration measures, a more robust density transfer option will favor the increase in housing and commercial development potential outside of environmentally sensitive areas. The proposal is anticipated to result in 119 additional residential units and 35 new commercial/industrial acres.

Table VI.1 New Acreages by Zone and associated BLI Changes

	New Net Acres Residential	Approx. New Units*	Approx. New Net Acres Commercial***	Approx. New Net Acres Industrial***	Cumulative Total BLI Residential Units**	Cumulative Total BLI Commercial / Industrial Acres**
PLEASANT VALLEY						
LDR-PV	164	54	-	-	2,215	-
MDR-PV	9	13	-	-	2,129	-
HDR-PV	8	4	-	-	595	-
TC-PV	-	-	0	-	39	14
MUE-PV	-	0	3	-	132	30
NC-PV	-	-	0	-	-	8
EC-PV	-	-	-	0	-	38
Sub-Total	181	71	3	0	5,110	90
	New Net Acres Residential	Approx. New Units	Approx. New Net Acres Commercial	Approx. New Net Acres Industrial	Cumulative Total BLI Residential Units	Cumulative Total BLI Commercial / Industrial Acres
SPRINGWATER						
VLDR-SW	107	30	-	-	152	
LDR-SW	79	15	-	-	578	
THR-SW	6	3	-	-	594	
VC-SW	-	0	2	-	396	8
RTI-SW	-	-	-	12	-	95
IND-SW	-	-	-	18	-	297^
NC-SW	-	-	0	-	-	6
Sub-Total	192	48	2	30	1,720	406
<p>Net acres consists of gross acreage minus estimated 15 percent for right-of-way dedication. *New units estimated using assumption of 50 percent of density transfer, and 20 percent realized in receiving area. **Cumulative BLI is the sum of existing dwelling units or industrial/commercial acreage with the newly proposed units and acreages. ***Assumes 20 percent of Commercial, Industrial Areas with environmental overlay (HGRO or NRO) designation get developed. ^Includes reduction in IND-SW from two recent approved zone changes (CPA 18-374 & CPA 19-341)</p>						

Conclusion

The Land Use and Policy Goal (10.014) and related policies and action measures are addressed through the notifications to DLCD

and Metro and the changes to the Development Code are related to recent updates in State Law (see the Proposed Comprehensive Plan Amendments Overview section above). The changes improve the mapping accuracy of natural hazard and environmental resource areas. They also provide similar or better protection than their overlay predecessors. The proposal is consistent with the applicable goals, policies, and action measures listed in this section.

II. 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 1: The City shall establish regulations to protect and, when necessary, restore trees and other vegetation to support community aesthetics, maintenance and/or improvement of water quality, erosion control and stability of slopes and unstable soils.

Action Measure 1: Work with other jurisdictions, agencies, property owners and environmental organizations to protect wetlands, stream corridors, riparian areas, upland tree groves and other significant vegetation both within the City and on lands designated for future urban growth.

Action Measure 3. Protect and enhance the scenic quality of Gresham's trees and vegetation such as along creeks and rivers and as scenic backdrops on the City's buttes.

Action Measure 8. Allow development to use planned development procedures to preserve tree groves and maintain natural open space.

Action Measure 12. Support efforts by community groups and neighborhoods to plant trees and undertake other projects such as restoration of wetlands and stream corridors.

Action Measure 16. Provide incentives to encourage developers to preserve trees and other significant vegetation.

Policy 3: The City shall protect environmental quality and public safety by:

a. Regulating removal of trees and other vegetation on steep slopes, in landslide prone areas, within floodplains, water quality (Goal 6 and Title 13), natural resource (Goal 5 and Title 13) overlay areas, ~~habitat conservation~~ natural hazard (Goal 7) areas and in tree groves and other forested areas.

b. Instituting regulations and practices to prevent and immediately resolve hazards such as falling limbs and trunks and dangerous conditions caused by tree removal such as blow-down, landslides, soil erosion, and altered hydrology.

Policy 4. The City shall require [...] 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.

Findings

The proposed amendments are comprised of a mapping update and regulatory upgrade to the existing environmental overlays. The Natural Resource Overlay (NRO) and Hillside and Geologic Risk Overlay (HGRO) reflect an improved regulatory framework that builds upon the City's past 10 years of experience administering the previous overlays. Protections have been maintained where they function adequately, strengthened where they need improvement, and removed where they were unnecessarily complex. The general method of protection is to 1) Accurately Identify the resource; 2) Avoid the resource, especially in high value areas; 3) Minimize disturbance within proximity of the resource; 4) Mitigate for any unavoidable disturbance; 5) Monitor high value projects for mitigation success. The resources identified for protection continue to be as before. They are streams and their riparian corridors, locally significant wetlands, Title 3 wetlands, forested upland, and sloped areas with potential landslide risk. Additionally, the amendments introduce new regulations to facilitate forest management and mitigate potential hazards engendered by climate change such as wildfire, pests/disease, and drought induced vegetation die off. This is consistent with policies 1, 3, 4 and 9 and action measures 1, 3, 8, 12, and 16.

Conclusion

The Land Use and Policy Trees and Other Vegetation Goal (10.014) and related policies and action measures are addressed through the revision of two of the City's environmental overlay zones to better identify, protect, and restore natural resource areas and their associated tree canopy and other vegetation. The proposed amendments broaden the scope of this goal to include the role of trees and other vegetation in protecting and enhancing the public health and safety, such as by providing soil stability in landslide risk areas. The proposal is consistent with the applicable goals, policies, and action measures listed in this section.

III. Urban Forestry Management Plan

Goal: Create a high-quality urban forest in Gresham.

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

Action Measure 8. Promote the use of native tree species on public and private lands to enhance wildlife habitat in the City

Action Measure 9. Develop a Tree Mitigation Plan Manual providing replacement and other options for public and private development applicants. Other options include paying into a tree fund in lieu of on-site planting.

Policy 4: Manage the urban forest to maximize community benefits for all:

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

Findings

The proposed amendments proceed a 2013 update of the Gresham Community Development Plan Volume 3 - Development Code Section 9.100, Tree Regulations, that largely focused on tree canopy protection outside of Gresham's non-riparian, open space, and forested overlay areas. This set of amendments builds upon that earlier work. It simplifies and consolidates vegetation and tree preservation regulations within the environmental overlays. The current regulatory framework has separate sets of standards 1) General Tree Code Section 9.1000; 2) Hillside Physical Constraint Section 5.0200; 3) Habitat Conservation Area Section 5.0400; 4) Environmentally Sensitive Restoration Area (ESRA) Pleasant Valley Section 4.1300; 5) and ESRA Springwater Section 4.1400. These amendments result in two primary regulation sets (NRO and HGRO) that are designed to mirror each other. A simplified regulatory framework allows developers, residents, and staff to have greater understanding of the rules, improves implementation, increases compliance, and ultimately results in a healthier urban forest canopy. Regulated and required tree protections of Section 9.1000 is retained for trees within existing and proposed permanent disturbed areas. This is consistent with policies 1 and 4 and action measures 1 and 8.

The proposed amendments include the introduction of the Gresham Environmental Technical Guidance Manual. The manual was developed as a companion to the code updates to facilitate understanding of and compliance with the technical overlay codes. It serves as a compilation of processes, timelines, forms, and options for complying with the code. It is a repository for best management practices for managing the urban forest and developing within environmentally sensitive and/or hazardous areas. It includes guidance on the permitting process, restoration/mitigation best practices and success targets, forest management, tree protection, habitat protection, and more. This is in compliance with Action Measure 9.

Conclusion

The Gresham Urban Forestry Management Plan Goal (10.014) and related Policies and action measures are addressed by the consolidation of a previously complex regulatory framework and introduction of a technical guidance manual to assist residents, staff, and the development community in protecting and restoring the Gresham urban forest. The proposal is consistent with the applicable goals, policies, and action measures listed in this section.

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.

Action Measure 3: Facilitate the formation of neighborhood associations and allow representatives to provide official recommendations to the City Council, Planning Commission and the City Manager on matters affecting the livability of the neighborhood.

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 7. The City shall facilitate involvement of citizens in the planning process, including data collection, plan preparation, adoption, implementation, evaluation and revision.

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 [...] accurately relaying pre-hearing public comment and other information to the Planning Commission

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.

Action Measure 4: Keep the public informed of opportunities for involvement in all phases of land use planning issues by:

- a. Providing adequate notice for all citizen involvement activities. This includes contact with citizens:
 - i. As early as possible of pending land use actions, and*
 - ii. Throughout the land use processes including informational meetings, work sessions, and public hearings.**
- b. Keeping the public informed of opportunities for involvement in land use planning using a range of available media including the Internet, newspaper notices, mailings, newsletters, television and meetings. The special needs of Gresham's diverse citizenry (i.e., language, literacy skills) shall be considered.*
- c. Providing timely and accurate follow-up to citizen inquires and requests for information.*

Action Measure 9: Make public participation processes user-friendly by:

- a. Holding widely advertised public hearings in accessible meeting rooms,*

b. Providing public comment periods at all public meetings to allow citizens to speak on topics not necessarily on the agenda,

c. Publicizing comments, ideas and recommendations obtained at community meetings and through the planning process, and

d. Considering times, days and locations to maximize potential public participation.

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 following public meetings and outreach events:

The project included 14 public meetings and outreach events as outlined in Exhibit C (Citizen Involvement and Outreach Summary).

City staff also prepared a project summary flyer, posted project materials to the City's website, and published notice of the public hearings in the *Gresham Outlook*.

Measure 56 Notice

A Measure 56 notice is required since development would be limited within the HCA areas. The notice informed property owners about how the adoption of the HCA proposal might affect their property, the dates of the Planning Commission and City Council hearings, where to access the proposed amendments and who to contact for more information. Information was also attached to the notice that informed property owners about the October 8 and 9 community forums. The notice and mailing list are included as Exhibit D.

These citizen involvement and outreach activities comply with Policies 1, 7, 9, and 10 and action measures 2, 4 and 9.

The citizen involvement outreach included direct meetings with the coalition of Gresham Neighborhood Associations and their member representatives. This complies with action measure 2.

Exhibit C summarizes the various public comments received regarding the proposed amendments. Comments varied in perspectives, suggestions and concerns. Staff has done their best to balance the diverse and competing interests expressed by the public with the various adopted environmental, public health, housing, and economic development policies of the Gresham Community Development Plan. The result of this evaluation is demonstrated throughout the proposed ordinance language, the ESEE analysis, and this staff report. This is in compliance with policy 2.

Conclusion

The Citizen Involvement Goal (10.100) and related policies were addressed through various public outreach events, public notice, and presentations at the Planning Commission and City Council. The proposal is consistent with the applicable citizen involvement goals and policies listed in this section.

Section 10.200 – Natural Hazards

Section 10.210 – Areas Prone to Flooding

Goal: Protect life and property from flood hazards.

Policy 1: The City shall take measures to protect the floodwater conveyance and storage capacity of its floodplains

Policy 5: The City shall preserve the floodwater storage and conveyance capacity of floodplains in new urban areas, including Springwater and Pleasant Valley, by minimizing development within floodplains.

Policy 6: The City shall protect its wetlands, watercourses and their riparian edges in order to safely contain and gradually convey floodwater and allow it to infiltrate into the ground as much as possible.

Findings

These amendments will help protect wetlands, streams/riparian areas and undeveloped floodplains by limiting development and impervious surfaces in these areas. These features act as natural sponges that absorb stormwater runoff and allow it to infiltrate into the ground rather than being directly discharged into streams during peak flows which increases flooding. Moderating stream flows during flood events and increasing water storage in watersheds was one of the primary ecological functions that the Natural Resource Overlay is intended to support. By introducing development restrictions within a buffer along a stream from 50 feet to 100 feet wide in existing urbanized areas and from 50 feet to 200 feet wide in new urban areas, the NRO will provide more opportunities for water to infiltrate into the ground to decrease flooding. A high value resource area (HVRA) measuring between 35 to 50 feet in width is proposed with this amendment. Development within this narrower buffer immediately adjacent to the protected natural resource will be extensively restricted, and in many cases prohibited. When development within this corridor is unavoidable, the amendment introduces a stronger environmental alternatives analysis process to ensure development fulfills the Avoid, Minimize, Mitigate framework sanctioned by the Title 13 safe harbor code provisions. The NRO regulations are designed to function in tandem with the floodplain regulations revised in 2018 (CPA 18-26000396) in phase 1 of the EOP project. Where conflicts occur, the more restrictive regulations will apply.

Conclusion

The goal and Policies 1, 5, and 6 of Section 10.210 are supported by this proposal by reducing development opportunities and impervious surfaces in wetland and stream riparian areas and allowing more water to infiltrate into the ground.

Section 10.211 – Steep Slopes and Landslides

Goal: Protect life and property from hazards associated with landslides and unstable soils.

Policy 1: The Community Development Code shall discourage land divisions in areas over 35% slopes. Property that is entirely above 35% slopes may be improved to the extent of one dwelling per existing lot of record. Subdivisions of land that are partially above 35% slope shall not generally include development of the portions in excess of 35% slope. Limited development of the portions of the site on greater than 35% slopes may be permitted when these steep slopes encroach into areas which are logical dwelling locations and engineering studies determine that development will be in compliance with accepted engineering design principles. Dwellings planned on greater than 35% ~~up to 60%~~ slopes may be permitted when located within a Planned Development of 10 or more acres in size; and occur on land which is not susceptible to earth movement or landslide hazards; and where construction and design methods are employed to minimize cuts, fills and other potential adverse impacts.

Policy 2: Limited development on greater than 35% slopes may occur for a residence on a vacant lot of record, trails/multi-purpose paths, and for the logical extension and provision of public facilities, utilities, and driveways, where construction and design methods are employed to minimize cuts, fills, and other potential impacts. With these exceptions and those related to planned developments (Policy #1), all other sloped areas of greater than 35% on development sites shall be protected by an easement or by dedication of an open space tract.

Policy 3: Land divisions on slopes greater than 35% shall only be allowed through the Planned Development (PD) process. The PD standards for hillside development shall encourage the transfer of density to those site areas with less geologic risk ~~than 15% slopes, allow less development density as the degree of slope increases,~~ and limit the amount of sloped areas greater than 35% that can be included as part of building lots.

Policy 4: Removal of trees on slopes over 15% shall be restricted to prevent clear cutting and to limit removing trees with a trunk diameter of 8-inches and greater.

Policy 6: Development on areas with an accumulation of landslide risk ~~slopes of 15% or greater~~ will require a geotechnical professional to review design and certify a that development will mitigate any increased hazard that would otherwise be created and the applicant must certify that development will follow geotechnical specification and recommendations. ~~a soils/geology report prepared by a state certified engineering geologist or geotechnical engineer to evaluate geologic conditions and hazards, slope stability, and to provide recommendations for protecting life and property from landslides and soil erosion.~~

In addition, development within an area identified on the Hillside and Geologic Risk Overlay Physical Constraint Overlay District map as a potential “Higher Risk Landslide Area” shall require a geotechnical professional to review designs and certify a development will mitigate any increased hazard that would otherwise be created. ~~geotechnical report that describes how the proposed construction methods and design measures will maintain slope stability and minimize erosion.~~

Policy 7: Development on areas with an accumulation of landslide risk slopes of 15% and greater shall be required to handle surface water runoff in a way that will not destabilize slopes, increase erosion or degrade water quality.

~~*Policy 8: The City hillside development standards shall include state ORS 195.250 requirements that pertain to potential rapidly moving landslide (“Further Review Areas”) identified by the state Department of Geology and Mining Industries (DOGAMI). These standards will be applied to proposed development within such areas after their mapping by DOGAMI is finalized. In the interim, the City shall require geotechnical reports for developments proposed in the “Higher Landslide Risk Areas” (DOGAMI’s “Further Review Areas”) that are shown on Gresham’s Hillside Physical Constraint Overlay District map.*~~

Action Measure 4: Update Gresham’s hillside maps/development standards so that they reflect new maps and other current information from DOGAMI, etc. about the location and severity of potential landslide hazards, recommended content for geologic/geotechnical reports and how landslide risks can be minimized.

Findings

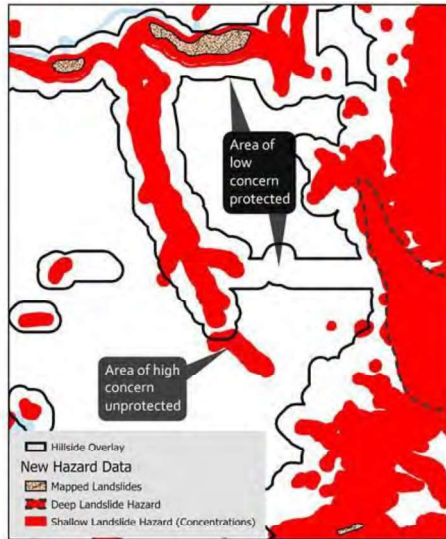
These amendments include the replacement of the City’s current Hillside Physical Constraint Overlay district, with a new Hillside Geologic Risk Overlay (HGRO). The HGRO location and mapping is based on vastly more precise data than previous mapping models. It also incorporates the latest DOGAMI landslide risk hazard data (i.e. IMS-57) published in 2018. This is in compliance with action measure 4. The regulations are also substantially altered to provide less emphasis on submittal requirements for a soils/geology report. The proposed HGRO will rely primarily on a certification of safety prepared and signed by a certified geology engineer or geotechnical engineer.

Stronger and clearer tree protection and mitigation measures are introduced in recognition of trees’ critical role in preserving soil stability. These new measures replace the straightforward, but unrefined prohibition on clear cutting on all slopes above 15 percent. This complies with Policy 4.

The proposed Development Code text reflects the updated policies that focus protection on areas with an accumulation of landslide risk and that shifts the evaluation of hazard from a geology report, to a certification. These are in compliance with Policies 3, 6, and 7.

The proposed Development Code text greatly restricts development on areas of slope 35 percent or greater by designating those areas High Slope Subareas and prohibiting most development within that overlay, except as allowed through the planned development provisions. This complies with Policies 1, 2, and 3.

Figure 2. Hillside Overlay and HGRO Extent Comparison



Conclusion

The goal and policies of Section 10.211 is supported by this proposal by restricting development within better mapped landslide risk areas, incorporating DOGAMI IMS-57 risk assessment data together with improved slope survey data. Regulation continues to require a certified professional geo engineer to evaluate high risk proposals to establish their feasibility. The new code better complies with new state regulation requiring a Type I objective review tract for needed housing.

Section 10.212 – Earthquake Hazards

Goal: Protect life and property from earthquake damage.

Policy 1: The City shall coordinate with Oregon Department of Geology and Mineral Industries (DOGAMI), Metro, and other agencies in the maintenance of up-to-date earthquake hazard maps and related information.

Findings

These amendments include replacement of the current hillside overlay with a new HGRO described in findings for Section 10.211 compliance above. This change better ensures protection over those areas that are now believed to pose the greatest earth movement hazard in case of an earthquake. Risk management is primarily realized by reducing the disturbance footprint of high risk and higher sloped areas, protecting tree and other vegetation in newly mapped HGRO, and HSS. The new mapping is based on DOGAMI’s IMS-57 landslide hazard risk data published in 2018.

Conclusion

The goal and Policy 1 of Section 10.212 is supported by this proposal by continuing to limit disturbance in higher risk areas, protecting vegetation in those same areas, and updating the overlay map to incorporate recent DOGAMI data.

Section 10.220 Natural Resources

Section 10.221 – Natural Resources, Fish and Wildlife Habitat, Water Resources, and Ecologically and Scientifically Significant Areas

Policy: [The City shall] assist in protecting the quality and quantity of the following resources:

- 1) Surface Water Resources
- 2) Floodplain function
- 3) Groundwater, aquifer, and drinking water protection
- 4) *Fish and wildlife habitats.*
- 5) *Visual resource (scenic views and sites)*
- ~~6) *Water resources.*~~
- ~~7) *Ecologically and scientifically significant areas*~~
- 8) *Mineral and aggregate resources*
- 9) *Energy sources*
- 10) *Significant and unique natural features such as a major stand of trees.*

Implementation strategy 5: Measures shall be adopted in the Community Development Code and Standards document to restrict development proposed within or adjacent to an NRO ~~NR district~~ site. These measures shall require any such development to take place in a manner which minimizes adverse impacts on the resource site. ~~Findings of public need and lack of alternative sites shall be required in connection with any proposed development activity within an NR district site.~~

Findings

The goals of Titles 3 and 13 and the proposed NRO overlay are to protect significant fish and wildlife habitat that is shown based on updated natural resource area mapping methodology. The new mapping methodology emphasizes the need to protect the water quality of streams and wetlands, floodplain function of protected water features, and fish and wildlife habitat. The application of these regulatory restrictions will also result in preservation of visual resources such as scenic views. The mapping also protects upland habitat, primarily defined as areas purchased by governmental agencies to function as natural state open space areas. The acreage covered by the revised mapping methodology is substantially similar to that covered under the Metro Habitat Resource Area map that it replaces (Table VI.2)

The NRO regulatory framework is heavily based on the Habitat Conservation Area (HCA) regulation it replaces, while borrowing from the Environmentally Sensitive Resource and Restoration Areas (ESRAs) and introducing new protections as necessary to strengthen the code's usability and nexus to these natural resource protection policies. The new code is also modified as necessary to comply with updated state law regarding needed housing and to provide a mechanism for forest management in the context of an ever-increasing climate change emergency.

Table VI.2 Comparison of Environmental Overlay Coverage

	Acres Within Environmental Overlays		
	Existing Code	Existing Code + Updated Data	Updated Code + Updated Data
ESRA-PV	252	~275	251
ESRA-SW	395	~420	447
HCA	2117	~2292	2039
Total Acres	2764	~2987	2737

The proposed amended regulations will buffer water and land resource features such as streams, wetlands, and upland habitat, with a three-tier buffer system. The first, Potential Resource Areas are assigned to areas where there is insufficient information to establish the presence of wetlands at the time of Citywide mapping. For these areas, a wetland determination will be required prior to further development which could impact water and land resources. The second is a Resource Area (RA) designation within which tree removal, development disturbance area ratios, construction management plans, and other restrictions are applied to advance conservation, protection, and restoration objectives. The third is a High Value Resource Area (HVRA), where in addition to the RA restrictions, a more stringent restriction on development and disturbance area is enforced. HVRA's are generally intended to remain undeveloped open space to be maintained in a natural state, or subject to resource enhancement and habitat restoration activities.

Conclusion

By continuing to identify critical habitat areas in acreages equivalent to the HCA/ESRA-PV/ESRA-SW areas that are being replaced, as well as strengthening regulations, the amendment continues to support Natural Resources, Fish and Wildlife Habitat, and Water Resource policies.

A. Visual Resources

Implementation strategy 2: Removal of trees on slopes over 15% shall be restricted to prevent clear cutting.

Findings

The Visual Resources implementation strategy 2 continues to be met with the proposed amendment, but by a different method than previously. The current Hillside Overlay explicitly prohibited clear cutting on slopes 15 percent and greater. The new HGRO will preserve tree canopy over at least 45 percent of an HGRO mapped area. Stronger protections for all veteran trees larger than 24-inch DBH are added to the code. These veteran trees can only be removed within areas approved for permanent disturbance when development occurs in an environmental overlay and permanent disturbance is limited.

Conclusion

By prohibiting the removal of trees over 24-inch DBH and removal of other vegetation outside of approved permanent disturbance areas—within proposed NRO and HGRO environmental overlay areas-- this proposal supports the Visual Resources policy.

B. Gresham Butte Scenic View

Goal: The scenic view provided by Gresham Butte will be preserved and protected:

Policy 2: Ensure that development on Gresham Butte does not alter the naturally landscaped scenic skyline provided by the Butte.

Action Measure 5: Periodically review all development rules for Gresham Butte to ensure that its scenic value is protected.

Action Measure 6: Revise Gresham's Tree Code to define measures to protect the tree cover in the Gresham Butte Scenic View District.

Findings

The entirety of the Gresham Butte scenic view overlay will also be subject to the proposed HGRO overlay. Provisions in the HGRO overlay include the automatic cap on development to include a minimum open space set aside of 45 percent of the development property. It also includes stronger protections on trees larger than 24-inch DBH and other vegetation, especially by prohibiting their removal when not within an approved disturbance area. This regulation is anticipated to be as effective as the policy and development code standard to prohibit clear cutting on slopes greater than 15 percent. This is in compliance with policy 2 and action measure 6.

Conclusion

By strengthening tree and vegetation protections within the newly proposed HGRO, the proposed amendments meet the Gresham Butte Scenic View goal and policy.

Section 10.230 – Environmental Quality

Section 10.232 – Water Resources Quality

Goal: Prevent surface and ground water pollution and improve water quality.

Policy 3: The City shall establish and maintain water quality plans, regulations and standards consistent with federal, state and Metro laws and rules as necessary to protect surface and groundwater quality and quantity.

Policy 4: The City shall protect the water quality, conveyance, storage functions and associated environmental values of streams, wetlands, 100-year floodplains and other natural drainage-ways and water bodies.

Policy 5: The City shall protect, and where practicable, restore water quality and the physical and biological integrity of the area's system of wetlands, rivers and streams and associated ~~environmental values, including natural vegetation~~ buffers and fish and wildlife habitats supporting water quality, water quantity, and habitat protections.

Policy 11: The City ~~shall~~ continues to implement measures to protect water quality necessary to sustain viable habitat for fish species, particularly those listed by the National Marine Fisheries Service as threatened or endangered.

Policy 12: The City shall ~~adopt~~ enforce all regulations and standards to protect streamside vegetative wetlands, waterways, riparian buffers and other natural resource areas that contribute to water quality consistent with Metro Goal 5 and Title 3 and habitat and resource protection consistent with Title 13 requirements. ~~This includes the need to maintain water temperatures required for viable fish habitat.~~

Action Measure 3: Periodically review and update the City's water quality related plans, policies, regulations and standards to ensure consistency with federal, state and regional requirements.

Action Measure 7: Plan and implement programs to protect and restore the water quality functions of wetlands, stream corridors and other riparian areas such as:

- a. Acquisition of property and conservation easements;*
- b. Stream restoration and wildlife habitat enhancement projects;*
- c. Erosion control/prevention including protection of hillsides stream banks from actions that cause hydromodification, erosion, and landslides; ~~and~~*
- d. ~~Re-vegetation~~ Restoration of stream and wetland areas buffers*
- e. Provision of ~~protection of appropriate existing vegetation wetland and stream mitigation options within the affected watersheds that Gresham is working to protect.~~*

Findings

These amendments continue to comply with state and regional regulations to protect surface and groundwater quality. These findings are detailed in Regulatory Findings subsection D and E of this staff report. The general prohibition on development and protection of vegetation within the proposed HVRA is in compliance with Federal floodplain management regulation as demonstrated in phase I of the EOP project (CPA 18-26000396). This is in compliance with policies 3 and 4 and action measure 3.

The proposed NRO regulatory framework is designed identical to the HCA, ESRA-PV, and ESRA-SW environmental overlays that it is replacing. The proposed amendments will protect and restore riparian, wetland, and floodplain areas by first requiring development to avoid sensitive areas to the extent practicable. When unavoidable impacts are necessary, development is required to design to minimize the detrimental impact to habitat, water quality, and flood management functions of the protected areas. Lastly, development will be required to mitigate and restore areas at the rate of approximately 2 acres for each acre of disturbance. Mitigation requirements are being finessed to grant flexibility in meeting the diverse ecological micro environments, instead of the existing one size fits all approach. This continues to be in compliance with policies 3, 4, and 5 and action measure 7.

Policy 11 is better addressed by the proposed amendments which include stronger standards requiring fish passage friendly designs over x stream crossings. Previous code strongly encouraged the best practice, but stopped short of requiring it.

Policy 12 is substantially altered as part of this amendment package to clearly specify the water features intended for protection. It also clarifies that the City's riparian and wetland protection measures are intended to comply with both, Title 3 and Title 13 of Metro's UGMFP. The proposed development code amendments that replace the HCA, ESRA-PV, and ESRA-SW regulations with the NRO, continue to comply with Title 3 and Title 13 water quality and flood management objectives as demonstrated in this staff report and the ESEE analysis (Exhibit E).

Conclusion

The goal and Policies of Section 10.232 are supported by this proposal by strongly regulating development within and buffering mapped streams and wetlands. The city's inventory of streams and wetlands are updated to reflect the most accurate data to date.

Section 10.235 – Thermal Pollution

Policy: To minimize the removal of streamside vegetation which would adversely impact stream temperatures.

Implementation Strategy 1: ~~The Community Development Plan will limit and discourage the removal of vegetation and trees along city streams through appropriate flood plain land use designations such as open space, greenways, parkland, and recreation trails.~~ The community development plan and related Gresham community development code implements multiple protections of sensitive resources, including streams, wetlands, floodplains, and the critical land and vegetation adjacent to those resources that helps protect the ecological functions of a healthy riparian area. Gresham's environmental overlays (natural resource overlay, floodplain overlay, and hillside and geologic risk overlay) include limits to encroachment into sensitive areas, protection of high value resources such as the areas closest to streams and wetlands, veteran trees, and floodways.

Implementation Strategy 3: ~~The City shall ensure that future thermal pollution discharges conform to all State and Federal thermal discharge standards. Gresham community development code will continue to be updated in consideration of the most current federal water quality regulations as implemented by U.S. Environmental Protection Agency and Oregon Department of Water Quality to ensure implementation of those measures that protect water quality- - including maximizing bank storage, groundwater recharge, attenuation of erosive stream flow, minimization of hydromodification and slope failure, moderation of diurnal temperature fluctuations adjacent to wetlands and waterways and capture of sediments and pollutant sources—are informed by current regulatory obligations under the Clean Water Act.~~

Findings

Policy 1 is accomplished by the proposed adoption of an HVRA which generally prohibits vegetation removal and development in the immediate areas within 30-50 of stream banks. Other development within this extremely important buffer generally requires an environmental impact and alternatives analysis. Restoration and mitigation associated with impacts to the proposed RA are anticipated to be focused within these areas.

Implementation Strategy 1 is amended to broaden the mechanisms of protection for vegetation and trees along streams. Protection of this valuable resource is accomplished by a combined

regulation of floodplain and NRO. The proposed development code text amendments generally preserve the protections afforded to these riparian resources as were in place with the HCA, ESRA-PV, and ESRA-SW designations that it replaces. Additionally, the standards are strengthened where necessary and updated to comply with recent state and federal regulation changes. This latter change complies with implementation strategy 3. The proposed plan map changes generally maintain the same acreage of overall protection, 2,764 acres of protected prior to amendment, versus 2,737 acres proposed.

Implementation strategy 3 is updated to be specific about the features of water quality and thermal pollution that are to be regulated (i.e. erosion, stream flow, hydromodification, temperature fluctuations, and pollutants)

Conclusion

The goal and updated implementation strategies of Section 10.235 are supported by this proposal by maintaining and strengthening current environmental overlay regulations.

Section 10.315 Open Space

Policy 1: It is the policy of the City to ensure the availability of sufficient open space for all areas of the city by: working with citizens to identify needs; investigating alternative funding strategies; and involving volunteers, and public and private organizations..

Policy 2 It is the policy of the City to locate open spaces so as to protect natural resources and areas subject to flooding or otherwise inappropriate for development.

Policy 3 It is the policy of the City to develop an interconnected open space system, if possible, and to negotiate conflicts which may arise concerning proposed additions to the open space system.

Implementation Strategy 4: Measures shall be included in the Community Development Standards document to enable the city to require the dedication or reservation of suitable open space areas in connection with land division proposals when such areas provide:

- a. An area of like character to that which is developed, which may provide active recreation space;*
- b. Sufficient passive open space to protect natural resources at the site and protect development from hazard areas (flood plains and slopes over 35%).*

Implementation strategy 7. Flexible design options within developments will be permitted to mitigate the impacts of required open space and recreation land dedicated or reserved.

Findings

The proposed text amendments retain the environmental overlay requirements that a minimum percentage of areas adjacent to development be retained as dedicated open space, either on a separate unbuildable tract or easement. Land may be maintained in private ownership or donated to public agencies. Additionally, the proposed HVRA regulation generally prohibits or

greatly restricts development directly adjacent to streams or wetland protected features. This complies with policies 1, and 2 and implementation strategy 4.

Application of the continuous HVRA along stream banks contributes to the Policy 3 objective of developing an interconnected open space system. The NRO and HGRO continue to offer flexible design options such as setback reductions, street cross section modifications, density transfer, and others to comply with implementation strategy 7.

Conclusion

The policies and implementation strategies of Section 10.315 are supported by this proposal by maintaining minimum preservation requirements for undeveloped open space.

Section 10.320 – Transportation System

Goal 2: Ensure access and mobility by increasing multimodal travel options and providing a continuous, interconnected transportation system.

Policy 2: Plan, implement and maintain an efficient transportation system.

Action Measure 2: Require new development to provide multimodal street design and public utilities to serve the site and to extend public infrastructure to provide for the logical continuation of the City's utility and street systems. A development may be required to modify or replace off-site systems to provide adequate public facilities. The City Manager may require a development to provide a traffic analysis by a licensed traffic engineer that evaluates the traffic impacts and mitigation requirements.

Action Measure 3: Coordinate transportation projects, programs, and investment strategies with land use, economic development, noise reduction, air quality, water quality, and other Goal 5 policies.

Policy 3: Provide a street system that maximizes accessibility and mobility within the community.

Action Measure 4: Implement the Future Street Plan and street connectivity standards to ensure the development and completion of logical and continuous local street patterns within residential and mixed-use areas as development occurs. Per the Future Street Plan and street connectivity standards, new development must provide for the continuation and inter-connection of existing streets and must avoid long dead-end street patterns...

Findings

The proposed amendments balance the policy directive for a continuous, interconnected transportation system that maximizes accessibility and mobility with the policy directives to protect natural resources. This is accomplished by allowing infrastructure improvements such as water, sewer, and stormwater facilities to occur within mapped NRO and HGRO overlays with restrictions. Street stream crossings are generally limited to collector and greater classification streets and must be designed with fish passage features when

applicable. Standard street cross section modifications and greater flexibility in alley design is proposed to minimize the grading footprint of required connectivity.

Veteran trees greater than 24-inch DBH must be retained under the standard review process, otherwise, they may only be removed following a detailed Environmental Impact and Alternatives Analysis. The proposed amendments will require an extensive alternatives review analysis if installation of a road will result in the removal of a single veteran tree.

Staff recommends the veteran tree protection as proposed, including requirement of an environmental impact and alternatives analysis for removal of any veteran tree for the sole purpose of street construction, after accounting for these conflicting policy prerogatives:

- Environmental Benefits: Large costs of remediation due to loss of veteran trees and urban forest canopy cover and the clean air, water quality (e.g. stream shading and water uptake), bank stabilization, habitat, and aesthetic character value they provide
- Affordable Housing: Increased housing development costs in time and consultant fees
- Economic Development: Decreased economic opportunity for minority and small business developers with limited capital, expertise, and other development resources.

These measures are in compliance with Policy 2 and 3 and action measures 2, 3, and 4, while also balancing the need for compliance with the environmental goals and policies of sections like 10.014 III (Urban Forestry Management), 10.210 (Flooding), 10.220 (Natural Resources), 10.221 (Natural Resources), 10.232 (Water Resources Quality), and 10.235 (Thermal Pollution).

Conclusion

The Transportation System Goal and related policies and action measures of Section 10.320 are met through the proposed updates which balance natural resource protection aims with the need for accessibility and mobility. The proposal is consistent with the applicable goals and policies listed in this section.

Section 10.320.4 Pedestrian System

Policy 2: Provide pedestrian facilities that are continuous, accessible, and adaptable to all users.

Findings

The proposed NRO and HGRO amendments continue a similar regulatory framework to the HCA, ESRA, and Hillside overlay designations that they are replacing. Critical infrastructure, including pedestrian trails, sidewalks, and other facilities continue to be allowed with restrictions to minimize their footprint and preserve established vegetation to the extent possible. Where pedestrian facilities can meet objective standards for minimal disturbance, the text amendments will now allow a Type I review which will decrease permit cost in time and money.

Conclusion

The pedestrian system policy of section 10.320.4 is met.

Section 10.320.7 – Parking Management

Policy: Manage the on- and off-street parking supply to ensure there is an adequate but not excessive amount of parking available for all land uses.

Action Measure 1. Periodically review the Off-Street Parking and Loading Requirements of the Community Development Standards document to [...] provide options that reduce or manage demand for parking, thereby allowing a developer and the City to consider a variance to provide less than the minimum number of parking spaces required by code.

Findings

The proposed NRO amendments include provisions that limit parking allowances for multi-family and non-residential uses to be capped at the minimum required when parking within environmentally valuable areas. An allowance for reducing the minimum required parking rate by up to 20% is also included as part of the density transfer provisions to incentivize preservation of natural areas directly adjacent to the protected natural resource feature. As household patterns change, motor vehicles trend smaller in size, and mobility options increase with ridesharing apps, bike share, etc. reductions in parking area footprints while providing adequate parking supply continue to become more feasible. This is in compliance with the parking management policy and action measure 1.

Conclusion

The policy and action measure of Section 10.320.7 is supported by this proposal.

Section 10.330 – Public Facilities and Services

General Policy: IT IS THE CITY'S POLICY THAT DEVELOPMENT WILL COINCIDE WITH THE PROVISION OF ADEQUATE PUBLIC FACILITIES AND SERVICES INCLUDING ACCESS, DRAINAGE, WATER AND SEWERAGE SERVICES.

Findings

The proposed NRO and HGRO amendments continue a similar regulatory framework to the HCA, ESRA, and Hillside overlay designations that they are replacing. Critical infrastructure, including water mains, sewer mains, stormwater management facilities, streets, and other infrastructure facilities continue to be allowed with restrictions to minimize their footprint and preserve established vegetation to the extent possible. Where facilities can meet objective standards for minimal disturbance, the text amendments will now allow a Type I review which will decrease permit cost in time and money.

The addition of approximately 119 additional dwelling units and 35 acres of commercial/industrial lands (reference [Table VI.1](#)) within the new urban communities of Pleasant Valley and Springwater will be adequately served by transportation, water, sewer, and stormwater facilities that have been concept planned for the areas. Funding for those improvements and construction will primarily be carried out by developers as a condition of development with some assistance from System Development Charge funds.

Conclusion

The General Policy of Section 10.330 is supported by this proposal.

Section 10.333 – Stormwater Management System Public Facilities and Services

Goal: Improve flood protection and water quality through the construction and maintenance of the public stormwater system and preservation of natural resources, including area waterways, in compliance with applicable federal and state environmental regulations.

Policy 3. The following shall apply to new development and redevelopment

[...]

g. Structures and other permanent improvements shall not encroach over public and private stormwater facilities nor within public stormwater easements, drainage ways, streams, wetlands, seasonal waterways, seeps and springs.

Action Measure 10: Prepare a Stormwater Management Plan and appropriate BMPs to address the regulatory requirements of the federal Endangered Species Act (ESA) in regard to threatened salmonids and other at risk species that are affected by stormwater.

Findings

The proposed text and map amendments continue to provide for improved flood protection and water quality by protecting and preserving natural resources, wetlands, and riparian areas. Development within natural resource overlays will be prohibited to the extent practicable, and where allowed, will be subject to reasonable restrictions similar to those of the HCA and ESRA which are being replaced. Updates to the regulations include provisions that comply with updates to the ESA. These measures comply with Policy 3 and action measure 10.

Conclusion

The goal, policy, and action measure of Section 10.333 is supported by this proposal.

Section 10.400 – The Social Environment

Policy 1: IT IS THE POLICY OF THE CITY TO PROMOTE AN ORDERLY GROWTH PATTERN WITHIN ITS FINANCIAL CAPABILITIES TO PROVIDE SERVICES AND FACILITIES WHILE SEEKING TO EXERCISE LAND USE CONTROLS IN FUTURE SERVICE AREAS.

Findings

The proposed amendments continue to require provision of sewer, water, stormwater, and transportation facilities for development in future service areas. Land use controls to manage development directly adjacent to valuable natural resources are utilized, including a more robust density transfer provision that incentivizes building away from sensitive resource areas while not compromising the character of the area receiving the increased density.

Conclusion

Policy 1 of Section 10.400 is supported by the proposed text and map amendments.

Section 10.412 – City of Gresham Parks, Recreation, Open Spaces and Trails

Goal: Develop and maintain a neighborhood-oriented parks, open space and recreation system to enhance Gresham’s quality of life.

Policy 2: The City’s Parks, Open Space and Recreation system shall [...] protect and preserve natural resources and open spaces.

Policy 5. The City shall acquire and manage open spaces to provide protection of natural resources, nature-oriented outdoor recreation and trail related activities.

Action Measure 4. Maximize trail development opportunities in conjunction with open space acquisition and development.

Policy 11. The City shall develop, maintain and manage parks, open spaces and trails in ways that minimize impacts on environmental resources.

Policy 19. The City shall maintain and manage its parks and open space resources in ways that preserve and, where possible, enhance natural resources.

Policy 23. The City shall, either directly or in coordination with other stakeholders and agencies, seek opportunities to acquire public open space.

Findings

These amendments are designed to maintain and strengthen natural resource preservation and protection. It continues to set aside a percentage of areas in environmental overlays to remain undisturbed open space. This complies with policy 2.

The amendments continue to preserve the option for developers to dedicate a portion of the development to public agencies such as the City for open space preservation. Limited passive recreation improvements for nature oriented activities will now be eligible for Type I review, while larger scope recreational projects in the NRO and HGRO will continue to require a Type II review, to evaluate a strengthened environmental impact and alternatives analysis. This complies with policies 5, 11, 19, and 23 and action measure 4.

Conclusion

The goal, policies, and action measure of 10.412 are met.

Section 10.510 – Intergovernmental Coordination

Goal: IT IS THE POLICY OF THE CITY TO MAINTAIN EFFECTIVE COORDINATION WITH LOCAL, STATE AND FEDERAL GOVERNMENTS AND AGENCIES, SPECIAL DISTRICTS AND REGIONAL GOVERNMENTS.

Implementation Strategy 2: Affected agencies will be provided an opportunity to review and comment on the city's community development plans and programs and, likewise, the city will seek to review and comment on similar plans and programs which affect the city.

Findings

One of the reasons for the amendments is to coordinate compliance with changing state and federal environmental regulation. In establishing policy, City staff has reached out individually to its contacts at the federal and state (i.e. DOGAMI & DLCDD) levels. Additionally, notices of public hearings and a copy of the draft code amendments have been sent to DLCDD and Metro. Metro has been given additional materials as necessary to facilitate coordination of the newly proposed programmatic permit, intended to improve forest and stand management on public

land and by private franchise utilities. These actions are in compliance with the goal and implementation strategy of this section.

Conclusion

The goal and implementation strategy of Section 10.510 is supported by this proposal.

Section 10.600 - Housing

Livability Goal: Gresham will provide for a variety of livable neighborhoods.

Livability Action Measure 5: Ensure that new housing developments complement or enhance the character of existing quality neighborhood development.

Findings

The project maintains natural resource preservation mechanisms in the NRO and HGRO. These protections not only have water and air quality benefits, but they also benefit the aesthetic character of Gresham’s urban environment. The project improves the existing density transfer provisions in the NRO to increase the proportion of areas to remain undisturbed along the immediate edge of protected riparian and wetland features. The density transfer provisions include a cap on lot dimensions and number of units transferred on the receiving property that will preserve the underlying character of the base district. The increased effectiveness of the density transfer option intends to increase the utilization rate of the incentive. This should result in a modest gain of realized housing supply so that areas being set aside as open space do not curtail housing supply and put upwards pressure on rising housing costs. These measures comply with the Housing livability goal and action measure 5.

Conclusion

This proposal is consistent with the applicable Section 10.600 goals and action measures.

Section 10.700 – Pleasant Valley Plan District (PV)

Section 10.703 -Residential Land Use/Neighborhoods (PV)

Goal: Pleasant Valley will provide a wide variety of housing choices that will accommodate a variety of demographic and income needs within high quality, well-designed and walkable neighborhoods framed by the natural landscape.

Policy 10: Neighborhoods will have strong connections to the Kelley Creek ~~and Mitchell Creek~~ open space systems. The design and function of neighborhoods shall facilitate preserving, enhancing and restoring Pleasant Valley’s open space system.

Findings

The proposed text amendments will replace the ESRA-PV base zone in Pleasant Valley with the NRO overlay. The sum total acreage of NRO will be within 5 percent of the existing ESRA-PV acreage. The underlying regulatory structure of avoid, minimize, mitigate continues to be applied. The environmental impact and alternatives analysis provisions are strengthened. No change to the housing variety provisions are proposed. By continuing to protect the riparian

areas along Kelley Creek, these code provisions will help achieve the objective for neighborhoods to be framed by the natural landscape. The amendments also clearly add the HGRO as an environmental overlay to be applied in the Pleasant Valley area to protect the aesthetic and natural hazard protections of the buttes along the pleasant valley plan area perimeter.

The volume 1 amendments remove reference to text describing specific location and size of parks in Pleasant Valley. The conceptual location and size of those parks remain as drawn in 1 of the Pleasant Valley Plan District Plan (GCDP Appendix 42). Pleasant Valley continues to require provision of 8 neighborhood parks and 1 community park. Details of implementation for these parks will be fleshed out through the required master planning and development permit applications.

Conclusion

The updates provide standards for Pleasant Valley which are consistent with the plan goals for the neighborhood. The proposal is consistent with the applicable Pleasant Valley Plan District goals, policies, and action measures listed in this section.

Section 10.705 – Natural Resources (PV)

Goal: Pleasant Valley will be an urban community integrated with the natural environment.

Policy 1: Urbanization of Pleasant Valley will preserve, enhance, and restore natural resources.

Action Measure 6: Complete and adopt a state goal 5 natural resources process including an ESEE analysis and implementing program.

Policy 2: Urbanization of Pleasant Valley will be balanced with the protection of sensitive species and habitat, water quality, and the aquifer.

Action Measure 1: The Pleasant Valley Resource Management Map will serve as the basis for identifying areas to preserve, restore and enhance.

Policy 3: Road crossings within the ~~Environmentally Sensitive/Restoration Areas (ESRA)~~ Natural Resource Overlay (NRO) will be designed to provide crossings with the least impact.

Policy 4: Urbanization of Pleasant Valley will achieve low levels of effective impervious areas and high levels of tree protection and reforestation.

Policy 5: Flooding will be addressed by managing the frequency and duration of water flows in relation to match pre-development conditions for Kelley Creek and also to reduce downstream impacts to Johnson Creek.

Policy 6: Floodplains and wetlands will be fully protected and restored for improved hydrology and flood protection.

Policy 7: Urbanization of Pleasant Valley will increase quantities and diversity of upland habitats by creating larger, more diverse, connected habitats in the uplands.

Policy 8: Wildlife habitat connections between upland and riparian (river) habitats will be maintained and restored.

Action Measure 3: Establish a Greenway along Kelly Creek and its tributaries as the valley urbanizes. Greenways provide for public access and create a focal point for the community in the form of trails and open space along Kelley Creek and its tributaries.

Policy 10: Fish passage, where current passage is blocked, will be restored. Barriers to wildlife habitat corridors, such as bridges and roads, will be designed to provide proper opportunities for wildlife migration.

Policy 11: Urbanization of Pleasant Valley will prevent erosion and control sedimentation through the use of green development practices, site-sensitive design, appropriate construction management practices, revegetation of disturbed areas, and regular maintenance and monitoring. The use of native plants is a priority for revegetation and Green Streets.

Policy 15: Landslide prone slopes shall be protected.

Action measure 7: Add the Pleasant Valley Community Plan area to the Community Development Hillside and Geologic Risk Overlay map.

Findings

These amendments including the transition from ESRA to NRO and the formal introduction of the HGRO into the Pleasant Valley plan district are in keeping with policy 1 and action measure 6 to preserve, enhance and restore natural resources. Urbanization of the new urban community will continue to be balanced with the protection of sensitive species and habitat as prescribed by policy 2, 7, and 8.

The text amendments include clearer prohibition on stream crossings except for collector roads and above classifications. It also requires fish passage design when applicable, rather than leaving it to be applied as a best management practice. This is in compliance with policies 3 and 10.

Policies 4, 5, 6 and 11 are met by the NRO's general prohibition on development along HVRA's and strong restrictions within the RA to avoid intrusion into sensitive areas, and minimize impervious area footprints, to protect existing vegetation, especially stronger protections for veteran trees 24-inch DBH and larger, and lastly requiring restoration at a rate of 2 acres for each acre of disturbance. Mitigation options will be more flexible and appropriate to each micro-ecology, moving away from the ESRA one size fits all approach.

The greenway imagined in action measure 3 will consist primary of undisturbed open space along the Kelley Creek HVRA and its tributaries. Where feasible, passive recreation activities and trail connections will be possible with restrictions.

The proposed amendments introduce policy 15 and action measure 7 for the Pleasant Valley plan area, to ensure landslide risk hazards are actively managed in the area in compliance with State Goal 7. The application of the HGRO overlay in Pleasant Valley will comply with this new policy.

Conclusion

The goal, policies, and action measures of Section 10.705 are met.

Section 10.706 – Green Development (PV)

Goal: Pleasant Valley will be a “green” community where green infrastructure is integrated with land use and street design and natural resource protection.

Policy 1: Encourage the planting, maintenance and preservation of trees throughout the watershed. Volume 2 – Policies Document 284

Policy 3: Community design and infrastructure plans will produce minimal impacts on the environment, including flooding and water quality in Johnson Creek.

Policy 4: Infrastructure plans will avoid placement of utilities in the Natural Resource Overlay Environmentally Sensitive and Restoration Areas where practicable

Policy 7: Community design, infrastructure, and natural resource protection plans will incorporate guidelines for resource management consistently across all watersheds by subwatershed, including stormwater quality and quantity.

Action Measure 1: Develop regulations, incentives, and development standards that include measures to protect and augment the natural stream system with a variable width, vegetated buffer system along streams and wetlands that are critical to the ecological health of the watershed.

Action Measure 3: Develop regulations, incentives, and development standards to provide for the planting and preservation of trees throughout the valley, including street rights-of-way, community open spaces, parking lots, and other landscaping areas, in order to:

- *Restore the natural hydrologic system by providing opportunities for evaporation, transpiration, and infiltration of rainwater.*
- *Act as an energy-saving measure to save on heat and cooling costs by shading and buffering buildings, and by reducing urban heat effects by shading parking lots and streets.*

Findings

The proposed NRO is a continuation of the ESRA model with key strengthened provisions as outlined throughout this report. There continue to be provisions that directly apply to infrastructure projects that are intended to protect and minimize flood and water quality impacts and degradation of vegetation. The mitigation options for ensuring the planting and preservation of trees throughout the valley and in riparian areas has been broadened to introduce flexibility to respond to micro-ecologies, as well as to better account for wildfire risk management. These measures are in compliance with policies 1, 3, 4, and 7 and action measures 1 and 3.

Conclusion

The goal, policies and action measures of Section 10.706 are supported by this proposal.

Section 10.709 – Transportation (PV)

Transportation Goal: Pleasant Valley will be a community where a wide range of safe and convenient transportation choices are provided.

*Action Measure 2: Establish street design standards that respect the characteristics of the surrounding land uses, natural features, and other community amenities. All streets will be designed to support adjacent land uses, accommodate pedestrians and bicyclists and include green streets design elements that help minimize stormwater runoff. Design will be based on the Pleasant Valley Street Designs adopted in the Pleasant Valley Concept Plan Implementation Strategies. In developing street designs utilize Metro publications *Creating Livable Streets*, *Green Streets: Innovative Solutions for Stormwater and Stream Crossings* and *Trees for Green Streets*. The plan district street design standards will provide for:*

[...]

i. Establishing guidelines to help determine most appropriate stream crossing solution for each individual crossing

j. Locating road and multi-use path stream crossing alignments to have the lowest level of impact on a stream or NRO ~~ESRA~~. Locational considerations shall include crossings perpendicular to the stream and along narrow stream segments. Trail crossings shall consider the needs of equestrians, where appropriate, and pedestrian and bicycle travel.

Findings

The proposed amendments clarify stream crossing thresholds to generally prohibit crossings for streets unless they are of collector or greater classification. This will result in increased preservation of natural resource areas and reduced impervious area within riparian and wetland, floodplain management areas while still maintaining the minimum accessibility and mobility structure for urban communities.

Conclusion

The goal and action measure 2 of Section 10.709 is supported by this proposal.

Section 10.723 – Stormwater Management Systems (PV)

Goal: The Cities shall manage stormwater to minimize impacts on localized and downstream flooding and to protect water quality and aquatic habitat.

Policy 2: Stormwater management shall avoid a net negative impact on nearby streams, wetlands, groundwater, and other water bodies to maximum extent practicable.

Policy 7: [...] The encroachment of structures and other permanent improvements over public and private stormwater facilities and within public stormwater easements, drainage ways, creeks, streams, seasonal waterways, seeps and springs is prohibited.

Findings

These policies are accomplished primarily by preserving and protecting areas in the proposed HVRA and to a lesser degree within the RA.

Conclusion

The goal and policies of Section 10.723 is supported by this proposal.

Section 10.724 – Parks and Recreation System (PV)

Policy 4: The natural area lands will constitute the framework of the open space system. The parks system will be organized to complement the open space system, and, wherever possible, the land should be used to create opportunities for people to pursue low intensity and low impact recreational activities. However, acquiring and protecting these lands should not be accomplished in lieu of creating other types of recreation spaces.

Action Measure 2: Evaluate the natural areas (~~ESRA~~) for their capacity to support passive recreation use in order to determine whether or not additional open space land is needed to

meet projected demands. The ESRA lands will not necessarily provide recreation. In some cases, human access should be very limited or prohibited in order to protect natural resource values.

Findings

The proposed NRO amendments continue to permit passive recreation activities within open space and natural resource areas. Those areas identified in the parks master plan will be eligible for Type I review with stringent restrictions on impact footprint. All other developments will require Type II environmental impact and alternatives analysis to demonstrate the balance between providing recreational opportunities and preserving natural resource functions. This complies with Policy 4 and action measure 2

Conclusion

The goal and action measure 2 of Section 10.724 are met.

Section 10.800 – Springwater Plan District (SW)

Section 10.803 – Sustainability (SW)

Goal: The Springwater Community shall strive to be a model for successful, sustainable, industrial development, and foster continued sustainability through encouraging businesses, industries and homes that are designed for and built with good environmental stewardship.

Policy 3: Utilize green development practices, including green streets. Community design and infrastructure plans should enhance the natural hydrologic system as a fundamental part of managing stormwater and water quality.

Policy 5: Preserve, restore and enhance natural resources in ways that help ensure its long-term economic, social and environmental benefits as Springwater urbanizes.

Policy 8: Encourage the planting and preservation of trees.

Action Measure 1: Develop regulations, incentives, and development standards that include measures to protect and augment the natural stream system with a vegetated buffer system along streams and wetlands that are critical to the ecological health of the watershed.

Action Measure 4: Develop regulations, incentives, and development standards to provide for the planting and preservation of trees throughout the study area, including street rights-of-way, community open spaces, parking lots, and other landscaped areas. Include an enforcement program.

Findings

The proposed NRO and HGRO regulations continue the ESRA-SW environmental protection and restoration approach of avoiding disturbance of highly valuable habitat and flood management/water quality areas, minimizing disturbance of vegetated buffer areas, and mitigating for unavoidable impacts. This is in compliance with Policies 3, 5, and 8 and action measures 1 and 4.

Conclusion

The goal, policies and action measures of Section 10.803 are supported by this proposal by adoption of the NRO and HGRO in place of the ESRA-SW.

Section 10.805 – Transportation (SW)

Policy 4: Design road crossings of the Springwater Corridor Trail to minimize the impact to the greatest practical extent...

Policy 16: Consider environmental barriers and constraints.

Findings

The proposed amendments clarify stream crossing thresholds to generally prohibit crossings for streets unless they are of collector or greater classification. This will result in increased preservation of natural resource areas and reduced impervious area within riparian and wetland, floodplain management areas while still maintaining the minimum accessibility and mobility structure for urban communities.

Conclusion

The goal and action measure 2 of Section 10.709 is supported by this proposal.

Section 10.806 – Natural Resources (SW)

Goal: The plan will preserve, protect and enhance natural resources.

Policy 2: Mitigation for any impacts of development in Springwater to stream corridor function shall be prioritized first on the same tributary within Springwater, secondly in Springwater on Johnson Creek or a tributary, or thirdly as close to the impact area as possible within the Johnson Creek basin.

Policy 5: Stream crossings will be minimized to the greatest extent feasible.

Policy 6: Road and pedestrian crossings of the natural resources areas shall be designed for the least impact practical.

Policy 8: To the extent practical, watershed functions and sensitive/natural species will be restored.

Policy 9: Barriers to wildlife habitat corridors, such as bridges and roads, shall be designed to provide proper opportunities for wildlife migration.

Policy 10: The urbanization of the Springwater Community shall be balanced with the protection of sensitive species and habitat, water quality, and groundwater resources.

Policy 11: The urbanization of the Springwater Community shall achieve, to the maximum extent practical, low levels of effective impervious surfaces, high levels of tree protection and reforestation, management of stormwater as close to the point of origin as possible, improved hydrology and flood protection, and removal of barriers to fish passages.

Policy 13: ~~Lands with slopes of 25 percent or above~~ Landslide prone slopes shall be protected.

Action Measure1: Add the Springwater Community Plan area to the Community Development Hillside and Geologic Risk Overlay Map ~~Special Purpose District Map~~.

Findings

The NRO regulations that will replace ESRA-SW include a prioritization to mitigate first within the affected riparian corridor, then the watershed, and, only if necessary, within subsequent watersheds. This complies with policy 2.

Stream crossings will be minimized primarily by requiring street connectivity only to collector classification or above streets. Pedestrian only regional trail stream crossings will be encouraged only for trails identified in Gresham's park and trails master plan. All others will require a thorough environmental impact and alternatives analysis to proceed. This complies with policy 5 and 6.

The proposed NRO regulatory framework maintains the avoid, minimize, mitigate approach of the ESRA-SW it replaces. A percentage of riparian and protected habitat area will need to be set aside with every development. Incentives, such as setback reductions and density transfers are retooled to better encourage building required densities away from ecologically sensitive areas. Restoration and mitigation will be required when projects include unavoidable RA impacts. This is in compliance with policies 8, 10, and 11.

The NRO standards include provisions on the habitat friendly design of bridges and roads to provide for wildlife migration. Wildlife friendly fence standards are newly introduced to permit property owners the ability to mark their properties while preserving mobility for fauna across natural landscapes. This complies with policies 9 and 11.

The proposed amendments include substantial revisions to the Hillside overlay which will now be regulated as the HGRO. The HGRO shifts focus away from slope ratios and towards landslide risk areas mapped with greater accuracy in recent years. The HGRO will apply to all known landslide risk areas within the Springwater area.

Conclusion

The goal, policies and action measure of Section 10.806 is supported by this proposal.

Section 10.824 – Natural Resources (SW)

Goal: The City of Gresham shall manage stormwater to minimize impacts on localized and downstream flooding and protect water quality and aquatic habitat.

Policy 7: Prohibit the encroachment of structures and other permanent improvements over public and private stormwater facilities and within public stormwater easements, drainage ways, creeks, streams, seasonal waterways, seeps and springs.

Findings

The goal and policy 7 of this section are primarily achieved by the floodplain regulations, but are also largely supported by the proposed NRO and specifically the HVRA protection which generally prohibits most development in areas prone to flooding and wetland function.

Conclusion

The goal and Policy 7 of Section 10.824 is supported by this proposal.

Section 10.825 – Parks, Open Space, and Trail System (SW)

Goal: An interconnected system of parks, trails, and open space shall be an integral part of the community design, serving to enhance economic growth, strengthen community bonds and protect natural resources...

Policy 5: The maintenance and implementation of parks, open space and trails shall encourage the planting and preservation of native plant and tree species.

Policy 6: Parks and trails shall be implemented to enhance and protect natural resources.

Policy 9: Open space shall preserve, restore and enhance natural resources as well as support the other parks and recreation objectives of the community.

Findings

The proposed NRO specifies specific standards for the development of parks and trails in a manner that encourages the planting and preservation of native plant and tree species and that enhances and protects natural resources, especially stronger explicit protection and preservation of veteran trees 24-inch DBH and greater. This is in compliance with policies 5 and 6.

The NRO requires the preservation, restoration and enhancement of natural resource areas while allowing under limited circumstances the development of passive recreational amenities such as nature paths, trails, and scenic view areas. This complies with policy 9.

Conclusion

The goal and policies of section 10.825 are met.

Section 10.900 – Kelley Creek Headwaters Urbanization Plan

Goal: The urbanization plan will balance development and the extension of urban services with the protection of natural features in Kelley Creek Headwaters.

Policy 3: Natural features will be protected with the environmental overlays that apply to the butte areas of the City north of Kelley Creek Headwaters.

Policy 7: Trail placement in Kelley Creek Headwaters, as shown on the Urban Growth Diagram, is conceptual and is based on the East Buttes Loop Trail and Scouter Mountain Trail concepts of the Metro Regional Trails Plan, Metro Resolution No. 02-3192.

- a. The final trail alignments are subject to negotiation with affected property owners. The City will not require property owners to dedicate land for trails nor will it use condemnation to acquire rights-of-ways for trails.*
- b. Trail placement will, where feasible, avoid the unconstrained (most developable) parts of properties, and will be located on public property where feasible.*
- c. Urban Growth Diagram Map No. 1 which shows regional trails shall be amended to reflect changes to conceptual trail alignments in the Metro Regional Trails Plan or changes that occur as a result of future Metro/City trails master planning efforts and to accurately reflect the locations of built trails.*

Action Measure 1: Upon annexation, properties will be given the following land use designations, as applicable, and as shown on the Urban Growth Diagram:

- a. Low Density Residential (LDR-7);*
- b. Hillside and Geologic Risk Overlay ~~Physical Constraint Overlay to protect slopes of 15% and greater;~~*
- c. Natural Resource Overlay along streams, riparian areas, wetlands and publicly owned upland habitat ~~Habitat Conservation Area (HCA) Overlay to protect Metro Class 1 and 2 riparian areas along intermittent and perennial streams and publicly owned Class A and B upland wildlife habitat areas; and~~*

~~d. Open Space Overlay for the Metro-owned parcels that are dedicated for open space.~~

Action Measure 6: In regard to stormwater management and natural resources improvements, the following apply:

- a. Stormwater management will have a net negative impact on nearby streams, wetlands, groundwater and other water bodies.
[...]

Findings

These amendments include applying the proposed NRO and HGRO overlays to all applicable Kelley Creek Headwaters areas. This will ensure that the plan area is regulated by the same environmental and natural hazard protections as the rest of the City. This is in compliance with 3 and 7 and action measures 1 and 6.

Both NRO and HGRO provisions include standards permitting the environmentally friendly development of trails and other passive recreation development within natural areas. This complies with policy 7.

Conclusion

The goal, policies, and action measures of Section 10.900 are supported by this proposal.

Appendix A – Future Land Use Implications

Appendix A contains a list and brief explanation of the various environmental overlay and special purpose districts in the City of Gresham.

Findings

These amendments update the terminology to match the proposed NRO and HGRO provisions.

Conclusion

The comprehensive plan Appendix A continues to have six special purpose districts, two of which are renamed and revised by the proposed amendments.

Appendix B – Urban Services Boundary Map

Appendix B contains a map of those areas either in or planned to be added to the City of Gresham's urban services area.

Findings

These amendments revise the map to account for the change in zoning from ESRA-PV and ESRA-SW to a base district zone with Natural Resource Overlay.

Conclusion

The comprehensive plan Appendix B continues to identify the urban services boundary with accurate zoning designations accounting for the proposed changes in Pleasant Valley and Springwater.

Appendix C – Community Development Map

The Community Development Plan map, also known as the zoning map, reflects the City's regulated land uses. It identifies various sections of the City by specific zoning designations which govern what types of uses are allowed and prohibited, and what site, building, and environmental regulations restrict development activity in those areas.

Findings

Appendix C remains identical in all areas of the City proper. The map changes in the new urban areas of Springwater and Pleasant Valley, where the previous base zone, ESRA, is being replaced by various underlying zone districts and an NRO overlay as listed in [Table VI.1](#) of this staff report.

Conclusion

The Community Development map has been updated in Springwater and Pleasant Valley to apply underlying base districts such as LDR-PV, LDR-SW, VLDR-SW, MDR-PV, THR-SW, HDR-PV, RTI-SW, and IND-SW in areas previously zoned ESRA. Those areas will continue to be governed by environmental protections under the NRO overlay, as well as the floodplain and HGRO overlays in select areas. The change from the ESRA to overlays achieves the project objective of simplifying the development code under one regulatory framework and a unified natural resource quality mapping model for achieving State Land Use Goals 5 and 6 and Metro UGMFP Title 3 and Title 13 protections.

Appendix D – Community Development Special Purpose District Maps

Appendix D consists of seven special purpose district maps, including the Hillside Physical Constraint District, Water Quality Resource Area (WQRA), Habitat Conservation Area (HCA) Habitat Classification Map, and Habitat Conservation Area (HCA) Habitat Values Map.

Findings

These amendments replace the Hillside Physical Constraint District map with the Hillside and Geologic Risk Overlay (HGRO). They replace the WQRA and two HCA maps with the NRO map.

Conclusion

The change from these maps achieves two project objectives:

- 1)Simplifying the development code under one regulatory framework and a unified natural resource quality mapping model for achieving State Land Use Goals 5 and 6 and Metro UGMFP Title 3 and Title 13 protections.
- 2)Update hillside protections based on new and improved data.

Appendix I – Springwater Slopes Over 15% Map

Appendix I contained a map showing slopes over 15 percent in the Springwater new urban area.

Findings

This map is being supplanted by the HGRO map, which is based on more current and accurate data, and identifies landslide hazards based on more reliable factors other than strictly slope ratios.

Conclusion

The deletion of Appendix A achieves two project objectives:

- 1)Simplifying the development code under one regulatory framework and a unified natural resource quality mapping model for achieving State Land Use Goal 7.
- 2)Update hillside protections based on new and improved data.

D. Metro Urban Growth Management Functional Plan

Title 1 – Housing Capacity

Findings

Section 3.07.110 of this title requires that cities “maintain or increase its housing capacity” unless specifically exempted. The proposed plan map text and map amendments will have a small increase in the residential housing capacity for the Pleasant Valley and Springwater new urban communities. This is due to a change from the previous ESRA base district approach to a consistent Natural Resource Overlay approach, and improvements to the density transfer options that disincentivize development within or immediately adjacent to protected natural resource and habitat features. There are no changes proposed to the base district minimum and maximum density ranges of Gresham’s established residential zones. There are no changes to allowed uses within these residential zones, accessory dwelling units will continue to be allowed in all single-family residential zones.

As shown on table VI.1 of this staff report, Pleasant Valley will see an increase of approximately 71 dwelling units and Springwater will see an increase of approximately 48 units. Unit types vary by zone designation, are mostly single-family detached residential homes, but also include townhomes, and multi-family apartments. Accessory dwelling units are allowed everywhere single-family residential homes are allowed. Live work units are also permissible in certain zones.

Conclusion

There will either be no change, or a slight increase in the housing capacity (specifically in Springwater and Pleasant Valley) as a result of the proposed amendments. The proposal is consistent with Title 1 (Housing Capacity).

Title 3 – Water Quality & Flood Management

Findings

Section 3.07.340 consists of a set of standards intended to reduce the risk of flooding, prevent or reduce risk to human life and property, and maintain functions and values of floodplains. It also includes water quality performance standards intended to protect and improve water quality to support designated beneficial water uses and protect various functions and values of water quality resource areas.

The proposed comprehensive plan text and map amendments together preserve the intent and scope of the previously adopted Water Quality Resource Area, Habitat Conservation Area, and Environmentally Sensitive Resource and Restoration areas. The amendments combine these three disparate environmental regulations into a single regulatory framework (i.e. Natural Resource Overlay, NRO). The extent of area subject to protections increases by 27 net acres throughout the City and its new urban community planning areas. The standards themselves are strengthened and streamlined based on lessons learned over the past ten years of implementation. The quality of GIS mapping models of the stream, wetland, and upland resources is vastly improved using the latest updates based on improved data collection technology.

Detailed compliance with Title 3 is described in Exhibit E (ESEE Analysis). The proposed NRO mapping and regulations, with its High Value Resource Area (HVRA), Resource Area (RA), and Potential Resource Area (PRA) subarea designations, provide equivalent or better Title 3 protections than Metro’s model ordinance.

Conclusion

The City continues to meet its obligations under this title by providing a higher quality mapped resource area within which a streamlined set of environmental protection and resource enhancement regulations will apply. The proposal is consistent with Title 3 (Water Quality & Flood Management).

Title 8 - Compliance Procedures

Findings

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 can request that the City provide an analysis of compliance with the Functional Plan.

The City submitted the proposed amendments to Metro on October 19, 2020, which was at least 35 days prior to the first evidentiary hearing of November 23, 2020. The staff report detailing compliance with the Functional Plan was made available no later than November 16, 2020. As of the date of this report Metro has contacted the City asking for additional maps and a description of the difference in acres covered. The City has provided that information (which is incorporated into the ESEE Analysis). Gresham will continue to work with Metro to ensure compliance

Metro’s Chief Operating Officer published the annual compliance report on February 27, 2020 acknowledging Gresham’s status as compliant with the Functional Plan.

Conclusion

The City has submitted the proposed amendments to Metro at least 35 days prior to the first evidentiary hearing. The proposal is consistent with Title 8 (Compliance Procedures).

Title 11 – Planning New Urban Areas

Findings

Section 3.07.1120 of this title requires that areas added to the Urban Growth Boundary be adequately planned for and protected in the interim prior to City annexation. The City of Gresham contains three New Urban Areas. They are Springwater (2001), Pleasant Valley (2003), and Kelley Creek Headwaters (2003). These areas had comprehensive planning completed by 2005 to provide a framework for the orderly annexation and development into mixed-use, walkable, transit-friendly communities. The proposed comprehensive plan map text and map amendments replace the Environmentally Sensitive Resource and Restoration Area (ESRAs) regulatory framework with Natural Resource Overlay (NRO) regulations. This latter regulation set is based primarily on habitat conservation area (HCA) regulations and draws additional select

regulations from the ESRA model as determined to better achieve desired habitat protection and restoration objectives. The net acreage of NRO is 51 acres over the previous ESRA designation. The amendments also introduce the Hillside and Geologic Resource Overlay to the planning areas, to protect and mitigate potential landslide and earth movement hazards. These protections were not available in these areas prior to the proposed changes.

Subsection 1120(d) of this Title, requires the City to submit to Metro a determination of the residential capacity of any area zoned to allow dwelling units, using a method consistent with a Goal 14 analysis, and within 30 days after adoption of new land use regulations for the area. The proposed plan map and text amendments will result in a net increase to residential dwelling unit capacity for the Pleasant Valley and Springwater new urban communities. The Kelley Creek Headwaters new urban community area will have negligible change in residential BLI since the transition from HCA to NRO is nearly one to one, and the density transfer provisions will materialize over a small area. The preliminary estimate for each geography—Pleasant Valley, Springwater, Kelley Creek Headwaters—is a net increase of 71 dwelling units, 48 dwelling units, and 0 respectively. The total housing capacity for each will be 5,110 dwelling units, 1,720 dwelling units, and 48 dwelling units respectively. A detailed inventory will be provided to Metro within 30 days of adoption.

Conclusion

The City continues to have comprehensive plans for each of its three new urban areas. These plans are being modified to improve habitat protection and restoration measures and to incorporate landslide and earth movement hazard protections. The proposal is consistent with Title 11 (Planning New Urban Areas).

Title 13 – Nature in Neighborhoods (HCA)

Findings

Section 3.07.1330 of this title requires that the City adopt maps and regulations to implement Metro and State Goal 5 conservation, protection, and restoration of streamside corridors and upland habitat areas as well as to control and prevent water pollution.

The proposed comprehensive plan text and map amendments together preserve the intent and scope of the previously adopted Water Quality Resource Area, Habitat Conservation Area, and Environmentally Sensitive Resource and Restoration areas. The amendments combine these three disparate environmental regulations into a single regulatory framework. The extent of area subject to protections increases by 27 net acres throughout the City and its urban planning areas. The standards themselves are strengthened and streamlined based on lessons learned over the past ten years of implementation. The quality of the mapping of the stream, wetland, and upland resources is vastly improved using the latest updates based on improved data collection technology.

Detailed compliance with Title 13 is demonstrated in Exhibit E (ESEE Analysis). To maintain consistency with existing levels of protection applied across three planning areas, during 3 previous Goal 5 processes where stakeholder input and field inventory findings were reflected in 3 previous ESEE analyses (by Metro for the Habitat Conservation Areas, by Portland and

Gresham for Environmentally Sensitive Restoration Areas in Pleasant Valley, and by Gresham for Environmentally Sensitive Resource Areas in Springwater), the NRO resource buffering effort was structured to stay consistent with prior local and regional decisions on resource significance.

Existing riparian buffer widths were analyzed to assess average buffer widths along each stream reach. The resultant average buffer widths ranged from 50 to 200 feet (with the HVRA buffers of 35-50 feet within the overall RA buffer width). Buffer widths in the new community areas were nearly twice that of the HCA buffers within the current city, and the newer “average buffer width” methodology retained that greater level of protection in the new community areas, preserving improved opportunity to conduct meaningful stream restoration projects where fewer existing and future constraints will limit stream improvement design options. Approximately 83 percent of the land currently protected by ESRA-PV, ESRA-SW and HCA designations will continue to be protected under the proposed NRO. In total (including proposed additions and deletions), there will be a net change of less than 27 acres overall.

Conclusion

Similar to the Title 13 Model Code, the regulations in the proposed NRO balance the objectives of protecting and enhancing fish and wildlife habitat, building a livable community, supporting a strong economy, controlling and preventing water pollution for the protection of the public health and safety, and complying with federal laws including the Clean Water Act and the Endangered Species Act. The proposal is consistent with Title 13.

E. Oregon Statewide Planning Goals

Goal 1 (Citizen Involvement)

Statewide Planning Goal 1 for Citizen Involvement requires that cities “*insure the opportunity for citizens to be involved in all phases of the planning process.*”

The public process was provided through web updates, in person public meetings, virtual public meetings, targeted stakeholder meetings, and the published notices posted in the Gresham Outlook in advance of both the Planning Commission and City Council hearings. See Section I of this report and Exhibit C for a full list and description of public outreach activities. Public comment may be submitted at the forthcoming Planning Commission hearing and City Council hearings. All those who submit comment on the proposed amendment receive a notice of decision.

Gresham’s Planning Commission acts as the Committee for Citizen Involvement (CCI) and has been involved in the project from the beginning of the EOP project in 2016 through the public outreach process in 2020.

Goal 2 (Land Use)

Statewide Planning Goal 2 for Land Use Planning 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. This shall result in land use plans and implementation measures that are consistent with the land use plans.”

The City has a state-acknowledged Comprehensive Plan. [Section VI](#) of this report describes findings and conclusions that the proposed Comprehensive Plan Text and Map Amendments are consistent with applicable procedures and applicable goals and policies of the City’s Comprehensive Plan.

This plan map amendment involves updates to the Volume I findings portion of the GCDP. This is in line with Goal 2 which requires policies to be based on inventories and other forms of data as needed to be the basis for the policies and other decisions set forth in the plan. The updates relate to the City’s natural resource streams, wetland, and upland features.

Goal 2 requires notice no less than 30 days in advance of the public hearing on the proposed change. Several public notices including a Measure 56 notice (Exhibit D), a planning commission hearing notice, and a city council hearing notice preceded the public hearing on the change. All were or will be more than 30 days in advance of the hearing.

The proposed amendment is a major revision to the comprehensive plan that has widespread and significant impact beyond the immediate area. The previous major revision to the City’s natural resource regulations was adopted in 2009, over 11 years ago.

Goal 5 (Natural Resources)

Statewide Planning Goal 5 for Open Spaces, Scenic and Historic Areas and Natural Resources requires local governments to *“adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon’s livability.”*

The introduction of Section 5.0700 and modification to Section 5.0200 will bring the Development Code into compliance with updated State regulations for the implementation of Goal 5. The updated regulations will work to protect and enhance riparian corridors, wetlands, upland habitat, and natural areas within the City of Gresham and its future annexation areas. The comprehensive plan text and map amendment updates the inventories for streams, wetlands, and upland habitat to account for broader and more accurate information. Streams updated to reflect LiDAR 2018 stream mapping data containing the most accurate stream centerlines and extents to date. The wetland inventory has been updated to include National Wetland Inventory (NWI), Local Wetland Inventory (LWI), recent wetland delineations since the last mapping, and local information on the location of areas possessing potential wetland conditions requiring wetland determinations prior to development. The upland habitat areas are updated to reflect recent Metro and City purchases of open space lands since the last map update in 2009.

Detailed compliance with Goal 5 is described in Exhibit E (ESEE Analysis).

Goal 6 (Natural Resource Quality)

Statewide Planning Goal 6 for Air, Water, and Land Resources Quality requires that cities “maintain and improve the quality of air, water, and land resources of the state.” Specifically, it states, “All waste and process discharges from future development shall not threaten to violate, or violate applicable state or federal environmental quality statutes, rules, and standards.” It continues, “...such discharges shall not: 1) Exceed the carrying capacity of such resources, considering long range needs; 2) Degrade such resources; 3) Threaten the availability of such resources.”

The proposed comprehensive plan text and map amendments combine three disjointed habitat and natural resource protection paradigms into one single paradigm that will apply throughout the City of Gresham and its Urban Planning Areas. It continues to be primarily based on the 2009 Habitat Conservation Area (HCA) regulations that were acknowledged to be Goal 6 compliant back in 2009. The new language also retains several protection and conservation methods from the Environmentally Sensitive Resource and Restoration Area (ESRAs) regulations that were acknowledged as Goal 6 compliant back in 2002 and 2005. The proposed amended regulations will buffer water and land resource features such as streams, wetlands, and upland habitat, with a three-tier buffer system. The first, Potential Resource Areas are assigned to areas where there is insufficient information to establish the presence of wetlands at the time of Citywide mapping. For these areas, a wetland determination will be required prior to further development which could impact water and land resources. The second is a Resource Area (RA) designation within which tree removal, development disturbance area ratios, construction management plans, and other restrictions are applied to advance conservation, protection, and restoration objectives. The third is a High Value Resource Area (HVRA), where in addition to the RA restrictions, a more stringent restriction on development and disturbance area is enforced. HVRA’s are generally intended to remain undeveloped open space to be maintained in a natural state, or subject to resource enhancement and habitat restoration activities.

Goal 7 (Natural Hazards)

Statewide Planning Goal 7 for Areas Subject to Natural Hazards requires that cities “*protect people and property from natural hazards.*” Specifically, it requires “local governments [to] adopt comprehensive plans (inventories, policies and implementing measures) to reduce risk to people and property from natural hazards.” Natural hazards in this case includes riverine floods, landslides, earthquakes and related hazards, and wildfires among others.

The comprehensive plan text and map amendments update the inventory for landslide hazards by updating the hillside and geologic risk overlay map to be based on DOGAMI’s IMS-57 landslide risk hazard data first published in 2018. It helps protect against potential riverine floods through the protection and retention of open space and habitat area along creek banks which are often also within FEMA identified areas of special flooding hazard. It introduces a programmatic permit option for large land management stakeholders in the City (such as Metro, City Natural Resources, utility companies, and others) to manage areas of dense tree vegetation, which are increasingly at risk for wildfire in the wake of climate change. The proposed Hillside

and Geologic risk overlay (HGRO) continues to restrict the extent of development within known landslide risk areas as well as to mitigate for risk by requiring professional geologic and geotechnical review and certification of proposed development.

Gresham engaged DOGAMI when scoping the Hillside code updates DOGAMI's data products and analysis were integrated into the Hillside update along with guidance from Geotechnical Engineers. The guidance, and data were utilized to review against the community's context and risk tolerance. Per DLCD and DOGAMI guidance that "The community review the information received from DOGAMI and ascertains the most effective way to use the information" (Landslide Hazards Land Use Guide for Oregon, 2019, pg. 63).

Goal 10 (Housing)

Statewide Planning Goal 10 for Housing specifies that each city must plan for and accommodate needed housing types, such as single family, multifamily, and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

The proposed Comprehensive Plan amendments do not include changes to the potential capacity to develop residential uses. The net change in areas subject to environmental regulation is an increase of 27 acres. The Pleasant Valley and Springwater areas will have a more robust density transfer option that will allow for approximately a quarter to half of the residential capacity that is greatly restricted along the HVRA and to a lesser degree, within the RA, to be built in non-RA areas. The character of the receiving areas will be preserved by a limitation in the modification of lot dimensional standards.

As shown on [table VI.1](#) of this staff report, Pleasant Valley will see an increase of approximately 71 dwelling units and Springwater will see an increase of approximately 48 units. Unit types vary by zone designation, are mostly single-family detached residential homes, but also include townhomes, and multi-family apartments. Accessory dwelling units are allowed everywhere single-family residential homes are allowed. Live work units are also permissible in certain zones.

Goal 12 (Transportation)

Statewide Planning Goal 12 for Transportation requires that cities provide "*a safe, convenient and economic transportation system.*" It further asks for communities to address the needs of the "transportation disadvantaged."

The goal requires for comprehensive plans to plan transportation systems that consider as a major determinant the carrying capacity of the air, land, and water resources of the planning area. It further requires that plans for new or renovated major transportation facilities identify the positive and negative impacts on several issues, including environmental quality. The proposed comprehensive plan text amendments further clarify the balance between ensuring adequate regional and neighborhood transportation connectivity while protecting, preserving, and enhancing limited habitat and open space resources. A detailed environmental assessment

will be required in cases where the standard protection of habitat and open space resources cannot be met, to demonstrate that the complex considerations between environmental protection and community development have been properly weighed.

Veteran trees greater than 24-inch DBH must be retained under the standard review process, otherwise, they may only be removed following a detailed Environmental Impact and Alternatives Analysis. The proposed amendments will require an extensive alternatives review analysis if installation of a road will result in the removal of a single veteran tree.

Staff recommends the veteran tree protection as proposed, including requirement of an environmental impact and alternatives analysis for removal of any veteran tree for the sole purpose of street construction, after accounting for these conflicting policy prerogatives:

- Environmental Benefits: Large costs of remediation due to loss of veteran trees and urban forest canopy cover and the clean air, water quality (e.g. stream shading and water uptake), bank stabilization, habitat, and aesthetic character value they provide
- Affordable Housing: Increased housing development costs in time and consultant fees
- Economic Development: Decreased economic opportunity for minority and small business developers with limited capital, expertise, and other development resources.

Conclusion

The proposed amendments comply with the applicable Statewide Planning Goals 1 (Citizen Engagement), 2 (Land Use), 5 (Open Space & Natural Resources), 6 (Water & Environmental Quality), 7 (Natural Hazards), 10 (Housing), and 12 (Transportation). As of the date of this report DLCD has not contacted the City regarding the notice for these amendments.

SECTION VII

CONCLUSION

The proposed comprehensive plan amendments attached as Exhibit 'A' and Exhibit 'B' and their attachments 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 VIII

RECOMMENDATION

Staff recommends **adoption** of the proposed comprehensive plan text amendments as contained in the attached Exhibit 'A' and its attachments and proposed comprehensive plan map amendments as contained in attached Exhibit 'B'.

End of Staff Report

Exhibit A

Proposed Comprehensive Plan (GCDP) Text Amendments

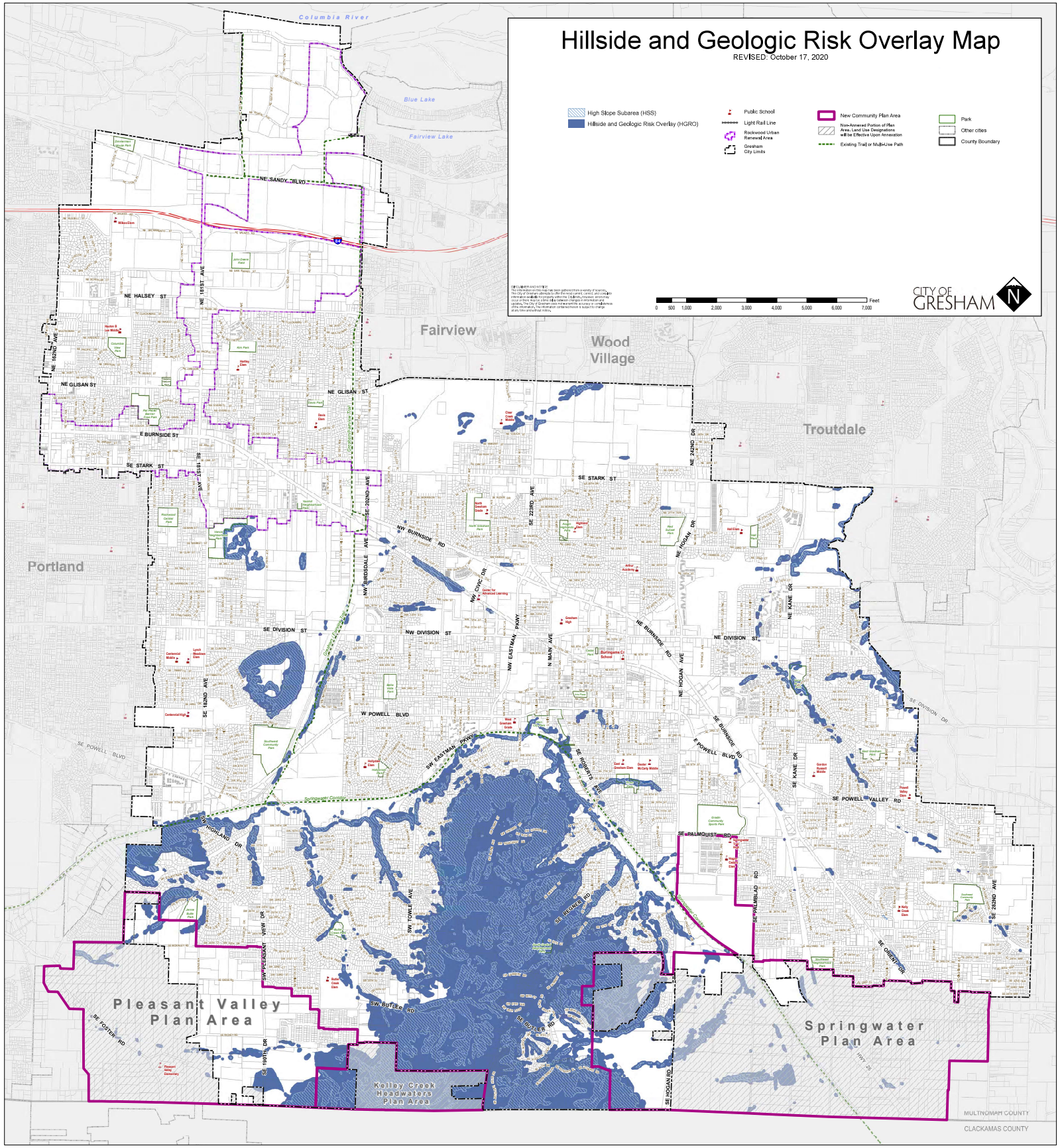
A draft was attached to this staff report and is available upon request. It is now superseded by Council Bill 12-20, attached as Attachment A in this packet.

Hillside and Geologic Risk Overlay Map

REVISED: October 17, 2020

- High Slope Subarea (HSS)
- Hillside and Geologic Risk Overlay (HGRO)
- Public School
- Light Rail Line
- Rockwood Urban Renewal Area
- Gresham City Limits
- New Community Plan Area
- Non-Ancored Portion of Plan Area, Land Use Designation to be Effective Upon Adoption
- Existing Trail or Multi-Use Path
- Park
- Other cities
- County Boundary

NOT TO SCALE
This map is intended to provide a general overview of the Hillside and Geologic Risk Overlay (HGRO) and is not intended to be used for engineering or other professional purposes. The City of Gresham is not responsible for any errors or omissions on this map, and the user assumes all liability for any use of this map.



MULTNOMAH COUNTY
CLACKAMAS COUNTY

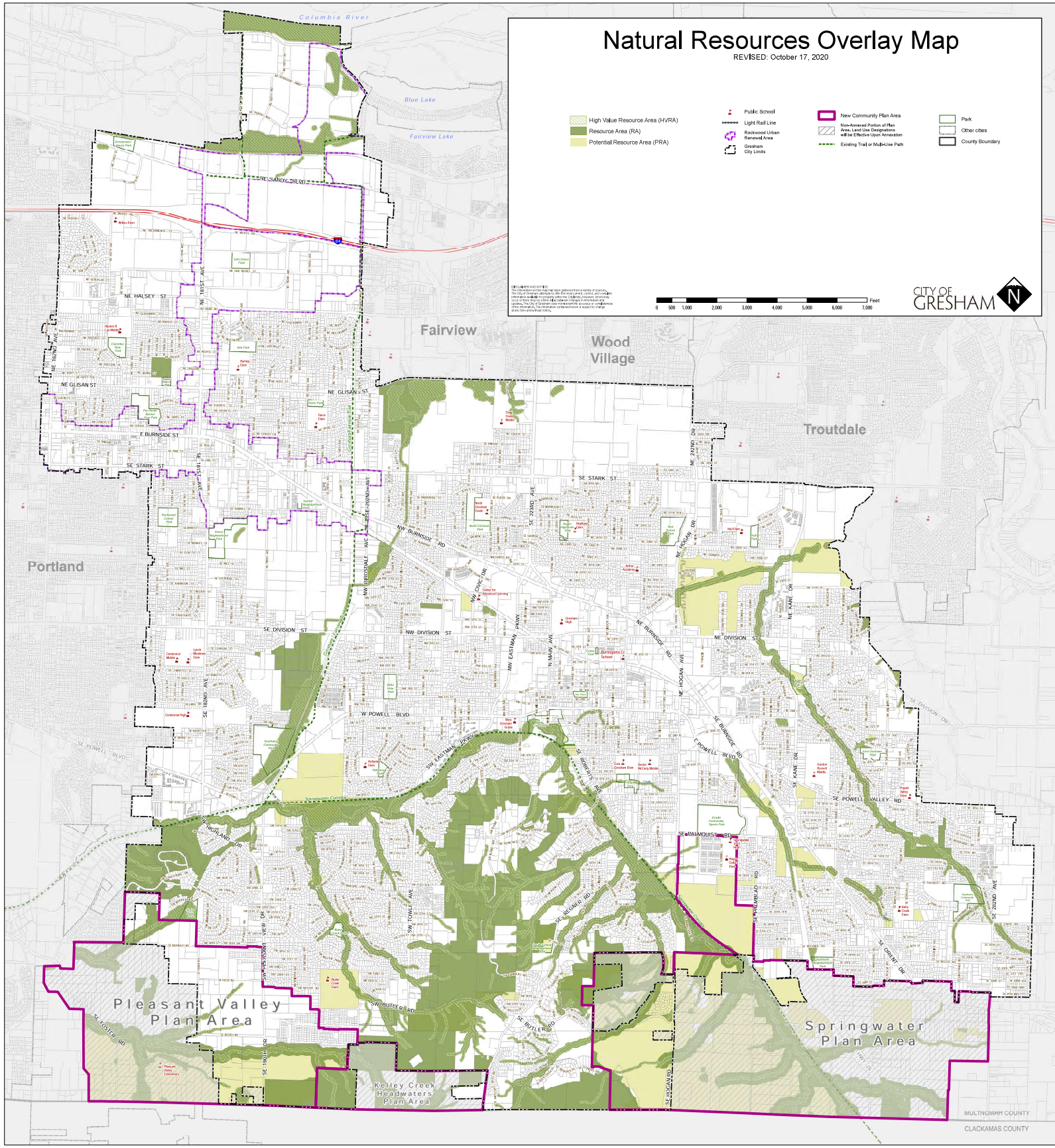
Natural Resources Overlay Map

REVISED: October 17, 2020

- High Value Resource Area (HVRA)
- Resource Area (RA)
- Potential Resource Area (PRA)
- Public School
- Light Rail Line
- Rockwood Urban Renewal Area
- Gresham City Limits
- New Community Plan Area
- Non-Accred Portion of Plan Area, Land Use Designation to be Effective Upon Accreditation
- Existing Trail or Multi-Use Path
- Park
- Other cities
- County Boundary



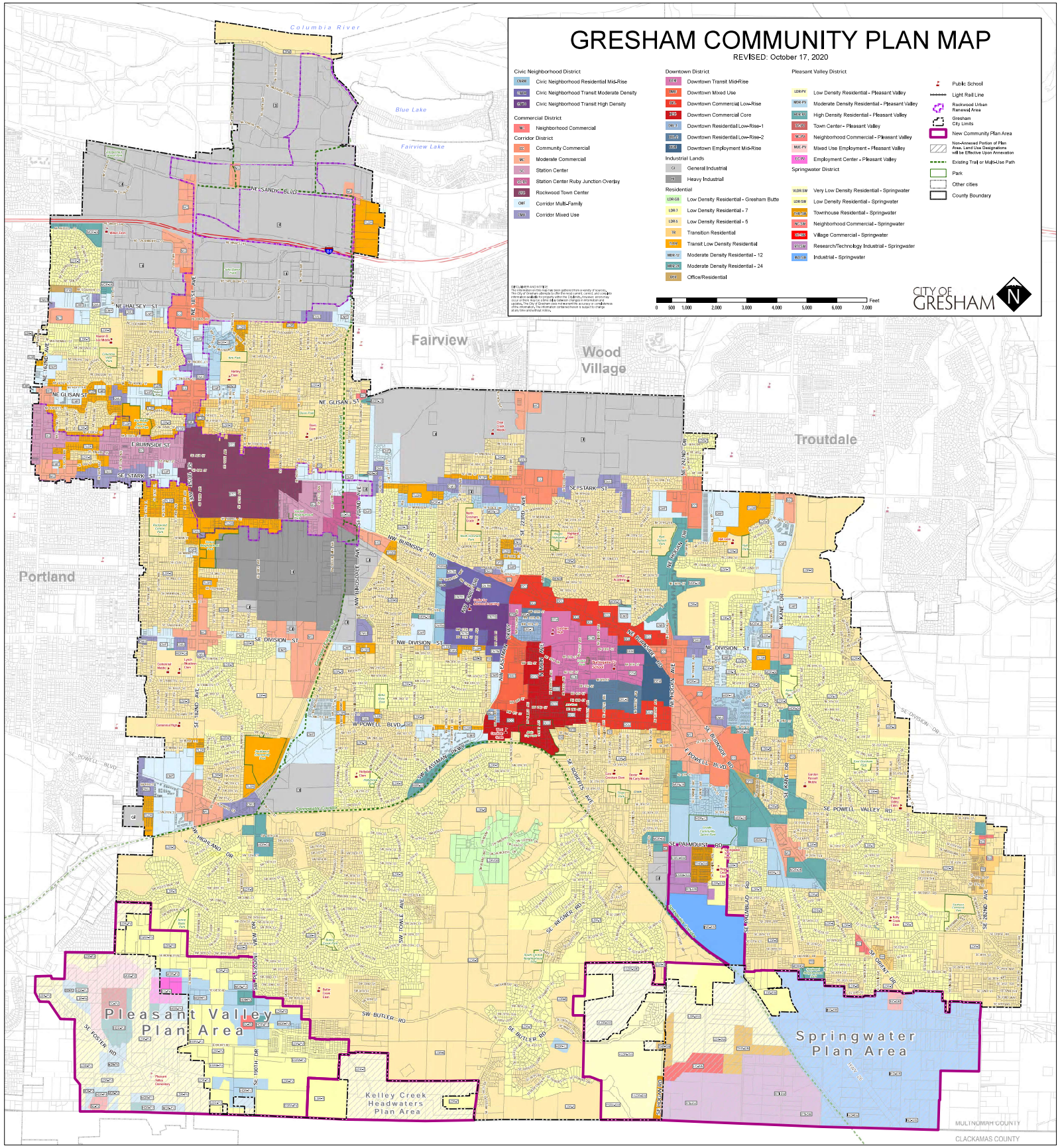
THE CITY OF GRESHAM HAS REVIEWED THIS MAP FOR TECHNICAL ACCURACY AND CONSISTENCY WITH THE CITY OF GRESHAM'S LAND USE ORDINANCES. THE CITY OF GRESHAM DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE CITY OF GRESHAM IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS MAP.



GRESHAM COMMUNITY PLAN MAP

REVISED: October 17, 2020

<p>Civic Neighborhood District</p> <ul style="list-style-type: none"> 0300 Civic Neighborhood Residential Mid-Rise 0301 Civic Neighborhood Transit Moderate Density 0302 Civic Neighborhood Transit High Density <p>Commercial District</p> <ul style="list-style-type: none"> 0400 Neighborhood Commercial 0401 Community Commercial 0402 Moderate Commercial 0403 Station Center 0404 Station Center Ruby Junction Overlay 0405 Rockwood Town Center 0406 Corridor Multi-Family 0407 Corridor Mixed Use 	<p>Downtown District</p> <ul style="list-style-type: none"> 0500 Downtown Transit Mid-Rise 0501 Downtown Mixed Use 0502 Downtown Commercial Low-Rise 0503 Downtown Commercial Core 0504 Downtown Residential Low-Rise-1 0505 Downtown Residential Low-Rise-2 0506 Downtown Employment Mid-Rise <p>Industrial Lands</p> <ul style="list-style-type: none"> 0600 General Industrial 0601 Heavy Industrial <p>Residential</p> <ul style="list-style-type: none"> 0700 Low Density Residential - Gresham Buda 0701 Low Density Residential - 7 0702 Low Density Residential - 5 0703 Transition Residential 0704 Transit Low Density Residential 0705 Moderate Density Residential - 12 0706 Moderate Density Residential - 24 0707 Office/Residential 	<p>Pleasant Valley District</p> <ul style="list-style-type: none"> 0800 Low Density Residential - Pleasant Valley 0801 Moderate Density Residential - Pleasant Valley 0802 High Density Residential - Pleasant Valley 0803 Town Center - Pleasant Valley 0804 Neighborhood Commercial - Pleasant Valley 0805 Mixed Use Employment - Pleasant Valley 0806 Employment Center - Pleasant Valley 0807 Springwater District 0808 Very Low Density Residential - Springwater 0809 Low Density Residential - Springwater 0810 Townhouse Residential - Springwater 0811 Neighborhood Commercial - Springwater 0812 Village Commercial - Springwater 0813 Research/Technology Industrial - Springwater 0814 Industrial - Springwater 	<ul style="list-style-type: none"> Public School Light Rail Line Rockwood Urban Renewal Area Gresham City Limits New Community Plan Area Non-Adopted Portion of Plan Area Land Use Designations will be Effective Upon Adoption Existing Trail or Multi-Use Path Park Other cities County Boundary
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Environmental Overlay Project

Citizen Involvement & Outreach

November 12, 2020

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Summary

The Environmental Overlay Project (EOP) is a Council Work Plan project that will simplify, clarify, and streamline Gresham Development Code sections related to overlays for floodplains, environmentally sensitive areas, and geologic hazards. The code sections help preserve natural resources, property, public health, and public safety for the Gresham community. They also fulfill regulatory requirements and implement natural hazard risk reduction for the community.

This work builds upon and supports previous local and regional planning efforts to balance environmental, development, and livability goals expressed through dozens of community planning stakeholder workshops that resulted in the current HCA overlay and the ESRA-PV and ESRA-SW land use districts. As such, the work of this project is not intended to significantly change the overall level of protection for natural resources such as streams, wetlands, and priority upland habitat areas. The overall acreage of riparian buffers and protected upland resources will be similar to existing acreage of protections provided by current HCA, ESRA-PV and ESRA-SW standards.



There have been a number of different venues for citizen involvement and outreach. The engagement strategy varied a little from tradition due to the Covid-19 related restrictions on public meetings. The methods used included web updates, social media posts, an informational video, mailed notices, in-person public meetings, virtual public meetings, targeted stakeholder meetings, and notices published in the Gresham Outlook.

Comments and questions from the public, stakeholders, and the Planning Commission have been assessed, evaluated and where appropriate incorporated into later drafts.

Project History



Project Scoping

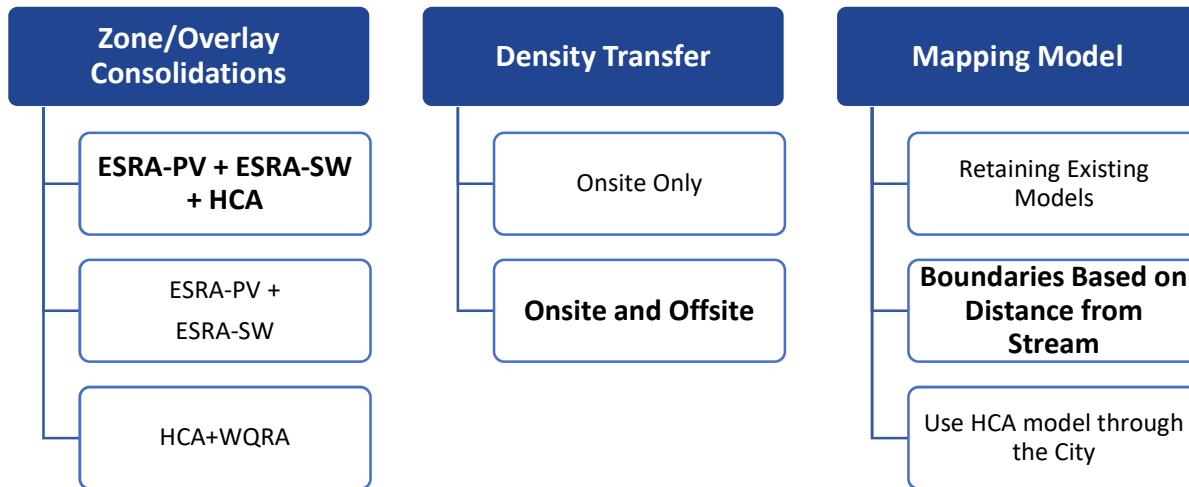
The project began in 2016 when the Council authorized a contract with a consultant to assist in updating the Floodplain Overlay and simplifying the Habitat Conservation Area Overlay.

In late 2016, Stakeholder meetings were held with Developer, Environmental and Neighborhood Association stakeholder groups. The project was introduced along with the charge to:

- Use new data,
- Clarify, simplify and, if possible, unify the three riparian-based environmental codes
- Update the floodplain code to reflect newer federal regulations
- Maintain the same overall degree of resource protection currently provided

Reviewing Alternatives

In early 2017, Planning Commission, and the Coalition of Neighborhoods were briefed on the code and map issues and alternative. Later in the year, City council met and agreed upon the preferred alternatives (in bold below).



Floodplain Adoption

In 2018 work began on updating the remote sensing and on the ground mapping regarding stream locations began. The Federal Emergency Management Agency (FEMA) modified the timeline regarding adoption of the Flood Insurance Rate Maps and floodplain code language. The Floodplain maps and code were adopted on an emergency timeline, which included a public open house (with notice mailed to the owners of all effected property), and public hearings at Planning Commission and City Council in late 2018.

Hillside Incorporation

At about the same time as the floodplain updates were adopted, Department of Geology and Mineral Industries (DOGAMI) published new landslide inventory and risk data. It was decided to use the opportunity to use that data and be involved in the technical review of the Department of Land Conservation and Development's *Preparing For Landslide Hazards A Land Use Guide For Oregon Communities*.

Early 2020 Neighborhood Coalition and Planning Commission both gave feedback supporting incorporating an update of the hillside code to the project.

Public Outreach

Planning

In early Spring 2020, staff and the consultant team began refining code drafts to begin a full outreach process. Outreach was expected to happen in late spring and summer. Covid-19 put the proposed schedule on hold for that time. In August, when it became clear the normal public meeting style of outreach was not going to be possible in 2020, a new outreach plan was formulated.

Outreach Strategy

Video

The outreach was kicked off with a video posted on social media explaining the project as soliciting community members to review upcoming code drafts and participate in virtual meetings.

Mailers

Postcard type mailers were sent to the owners of all the property shown in the proposed Natural Resource Overlay and Hillside and Geologic Risk Overlay. The postcards gave a brief outline of project, the timeline, and information about how the proposals would impact property. The mailers also invited residents to public work sessions and to the website.



Website

The web presence included:

- Interactive mapping tools
- Description of how homeowners would be impacted
- Draft overlay codes
- Links to the series of public meetings and presentations

Direct emails

Emails were sent to identified stakeholders and everyone who opted in to the mailing list.

Meetings

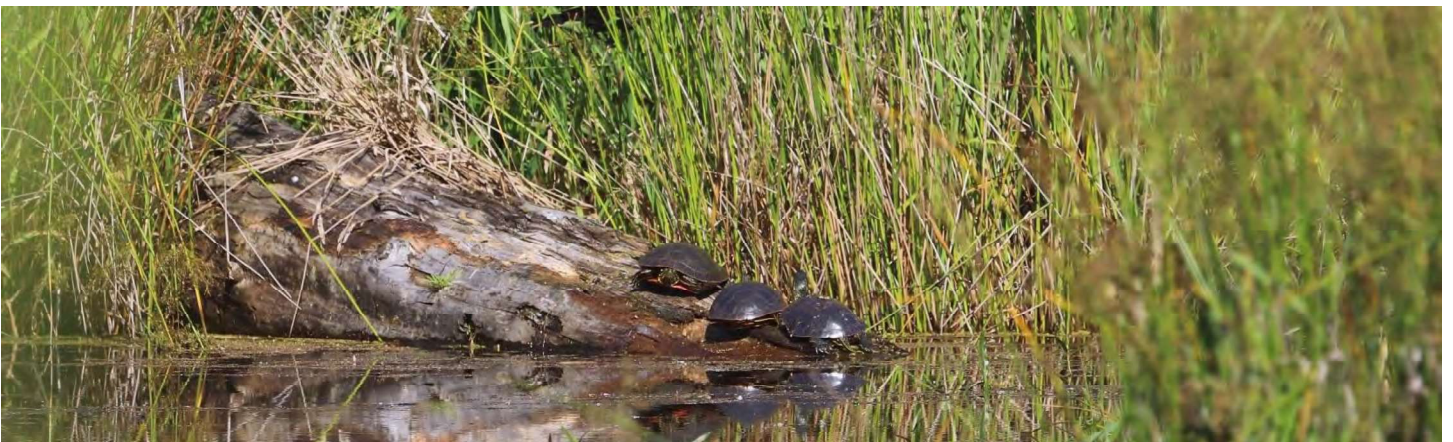
In autumn of 2020, the City held a series of virtual meetings for different stakeholders focusing on different aspects of the code and two public meetings for homeowners and residents. The project was also brought to the Neighborhood Coalition, Planning Commission, and the Urban Forestry Subcommittee. The meetings were recorded and were made available on-line through the website.

Comment Solicitation

Two identical meetings were held to try and be accessible to as many people as possible, one meeting was held in the daytime and the other in the evening. Comments were encouraged at the meetings (both in open question and answer sessions after presentations and in written chat format).

A specific email address was set up for comments and questions. Written comments were also accepted.

A matrix of the comments received and responses is attached to this report.



Public Meetings

Date	Meeting Type	Description
June 21, 2016	City Council	Contract Adoption
October 24, 2016	Stakeholder Meeting	Discussion of Issues and Alternatives with Neighborhood Associations and Environmental Stakeholders
October 24, 2016	Stakeholder Meeting	Discussion of Issues and Alternatives with Development Community Stakeholders
February 27, 2017	Planning Commission	Discussion of the Alternatives Analysis and Preferred Alternative
May 9, 2017	Neighborhood Coalition	Discussion of the Alternatives Analysis and Preferred Alternative
October 10, 2017	City Council	Project Introduction
September 24, 2018	Planning Commission	Floodplain Map Hearing (With Public Works Standards)
October 16, 2018	City Council	Floodplain Map Adoption Hearing (With Public Works Standards)
November 19, 2018	Open House	Floodplain Code
November 26, 2018	Planning Commission	Floodplain Code Hearing
December 18, 2018	City Council	Floodplain Code Adoption Hearing
January 14, 2020	Neighborhood Coalition	Recap of NRO and introduction of Hillside protection code
January 15, 2020	Johnson Creek Watershed Council	Recap of NRO and introduction of Hillside protection code
January 27, 2020	Planning Commission	Recap of NRO and introduction of Hillside protection code
January 27, 2020	Columbia Slough Watershed Council	Recap of NRO and introduction of Hillside protection code
January 28, 2020	Beaver Creek Watershed Council	Recap of NRO and introduction of Hillside protection code

Outreach meetings

Date	Meeting Type	Description
September 8, 2020	Neighborhood Coalition	Draft Overlay Codes introduction and question and answer session
September 14, 2020	Stakeholder Meeting	Draft Overlay Codes - developer stakeholder introduction and question and answer session
September 14, 2020	Planning Commission	Draft Overlay Codes introduction and question and answer session
September 16, 2020	Environmental stakeholders	Draft Overlay Codes - environmental stakeholder introduction and question and answer session
September 17, 2020	Public work session 1	Draft Overlay Codes – public introduction and question and answer (afternoon) session
September 17, 2020	Public work session 2	Draft Overlay Codes – public introduction and question and answer (evening) session
September 21, 2020	Urban Forestry Subcommittee	Draft Overlay Codes – follow-up discussion from environmental stakeholder discussion

Summary of Comments Received Before Hearings

Category	Comment	Project Team Response	Commenting Group			
			P	DS	UF	S
General	Enthusiasm about the City having regulations to protect natural resource areas		X			
	Those that got notice appreciated the quality of notice		X			
	Appreciation of the information and work in the presentations		X			
Immediate Impact on Property Owners	Concerns that the buffer change will mean homeowners have to fix areas now	No changes are required outside the development process	X			
	What are the implications of having PRA on my property?	A wetland assessment is required before development. If there is no wetland, the standards of the section do not apply	X	X		
Equity	Concern that cash-in-lieu will be difficult for people on fixed incomes/What approaches will be taken to help reduce the burden of a Mitigation Fee on vulnerable and low-income populations?	The areas covered by the NRO are, generally speaking, the wealthiest parts of the City. EOP is working on a statistical analysis of these sites. Mitigation is only required when development impacts a resource area. Sites that are not being impacted will not be subject to a cash-in-lieu charge. If such a cash-in-lieu option were not available those developing would have to plant the mitigation. The cash-in-lieu amount will be set to cover the cost of the City performing the mitigation is not expected to any more or less costly than the applicant doing the work.	X			X
Exemptions	Do the non-HSS exemptions only apply in approved disturbance areas?	Code revisions made in response	X			
	Could a person add 999sf of impervious surface every year without needing review? Does this need to be in a previously approved disturbance area?	Code revisions made in response	X			
Methodology	Are the new hillside maps consistent with the new DOGAMI maps with full support from DOGAMI on the new methodology in the NRO Code to protect properties?	The purposes of the Hillside and Geotechnical Risk Overlay include, but are not limited to, landslide risk reduction. We are utilizing DOGAMI's IMS-57 landslide mapping and landslide hazard modeling to inform our landslide risk reduction mechanisms. Per DLCD and DOGAMI guidance "The community review the information received from DOGAMI and ascertains the most effective way to use the information" (Landslide Hazards Land Use Guide for Oregon, 2019, pg. 63). We incorporated DOGAMI's data products and analysis into our hillside update along with guidance from Geotechnical Engineers and applied these resources to our community's context and risk tolerance.				X
Submittal Requirements	Should require a Geotech report rather than saying to limit the grading as sometimes more grading is better to stabilize a hillside	To be able to meet all the purposes of the overlay grading and clearing needs to be limited. The limitation is larger than in previous code but is based on analysis of past development				X
	Certification - Do you want to know the potential landslide hazards for the site or just that they have been reviewed? Is there a DOGAMI study to review or do you want to know which study was reviewed?	There is a DOGAMI study we want them to certify they have reviewed. This will be made more clear on the City provided certification form		X		
Reviewing Entry	Certification - Is a listing of features required? It is not clear from the wording.	This will be made more clear on the City provided certification form	X			
	Engineers, geologists and geotechnical engineers should be keeping the public safe from potential landslides, not planners.	One of the purposes of the HGRO is to reduce landslide risk, but there are other purposes. Planners are involved because of Goals 5 and 7. The purposes are: Minimize earth movement; Minimize erosion and sediment; Protect water quality; Minimize veg removal; Aesthetics; Assure compatibility; Encourage design consistent with natural topography; Minimize public infrastructure costs; Adequate emergency access				X

Category	Comment	Project Team Response	Commenting Group			
			P	DS	UF	S
Disturbance Areas	Hillside - Don't you need 40' minimum buildable area for all linear dimensions? NRO has better wording.	Code revisions made in response	X			
	Hillside and HGRO - How did you come up with these percentages for disturbance? E.g. 55% of HGRO vs. 10% of RA s. 30% of RA for small lots vs. 25% of RA	The HGRO 55% is based on reviewing past developments, The NRO percentages are based on existing HCA code	X			
	How do you judge if establishing a Disturbance Area boundary on a developed lot with no concurrent land use application is allowed?	Code revisions made in response	X			
	Why can no more than 30 percent of the total HSS on the site may be included within permanent disturbance?	Continuation of the previous hillside regulations	X			
	Are standards needed for any utilities in HGRO? Linear utilities?	Special standards for utilities are covered under alternate review	X			
Miscellaneous	Concerns about inspections and questions about extra fees for specialty inspectors	Suggestions were made that additional fees should be charged to cover special inspections and special inspectors for particular projects				X
	Is cluster housing part of this proposal?	While cluster housing could be a good way to protect environmentally sensitive areas, HB 2001 and 2003 is more appropriate venue		X		
	Concern about fires and appreciation of it have been part of the conversation	Programmatic permit is focused around fire concerns and we not precluding people from planting but allowing different planting	X			
	Amount of cash-in-lieu	Addressed in the Gresham Environmental Technical Guidance Manual		X		
Mitigation/ Cash-In-Lieu	Onsite mitigation with actual plantings is preferable to cash in lieu, whenever practical. If off-site mitigation is allowed we want it nearby.	We need to be able to target this at most needed sites in order to meet our state and federal permit requirements	X			X
	Can you explain where and how many properties will be affected by mandated cash in lieu mitigation requirements?	There are 349 parcels that could possibly qualify for this. That is less than 10% of the parcels affected by the code change. Many will have already reached their maximum disturbance area. There are 24 parcels which are not yet developed with a structure. They are generally in the Netchakokee and west fork Hogan Creek stream corridors.				X
	Concern that developers will try and do cheap mitigation	The different allowable mitigation types will all have costs associated with them.	X			X
Code Compliance	The code compliance section needs more work, we need more teeth, especially for when projects remove more trees than were approved in land use review.	EOP staff met with code enforcement and the City attorney's office to discuss options in this arena. There are a number of options but Council direction is needed regarding any major proposed changes to the violation	X			X
	How can you integrate stronger penalties and requirements in the NRO code for unauthorized tree removal and for tree protection? We need better ways to deal with/consequences for unanticipated large tree loss	There is a much shorter enforcement timeline for immediate hazards.	X			
Planned Developments	5.0216 What is the consequence for immediate hazards?	Hillside currently applies to VLDR-SW and so does PD so this is appropriate. Code revisions made in response			X	
	If Hillside code is being applied to New Communities, then it should also be applied to PDs	HB 2001 and 2003 is more appropriate venue			X	
Maintenance	Any thought of modifying the amount of open space required in a PD?	Maintenance depends on if it is public or private. To an extent it is in the hands of the developer. This is an existing issue throughout the City and cannot be addressed through this process	X			X
	Who will maintain the areas outside the permanent disturbance area that are placed in an easement/Concern about who will maintain tracts/common areas				X	

P - Public, Planning Commission, and/or Neighborhood Coalition
DS - Development Stakeholders
UFS/ES - Urban Forestry Subcommittee/Environmental Stakeholders

Category	Comment	Project Team Response				Commenting Group			
		P	DS	UF	S	P	DS	UF	S
Trees	Using CRZ method vs. dripline for protection – how is this consistent with Tree Code in Section 9.1000?								X
	Arborist and Planting Plan Don't you want credentials?					X			
	How is tree size protection consistent b/w Tree Code and NRO (6-inch DBH vs. 8-inch DBH)?								X
	If using cluster housing as a tool to protect the natural resource, can explain how this explicitly includes mature trees? Can we update the Tree Code to be consistent?								X
	Explain how decoupling provisions for trees in the new NRO code and Tree Code will work and how will average homeowner know the difference? Where can they be consistent?								X
	Can the new code take into account effective canopy area in conjunction with the number of trees when determining mitigation ratios?								X
	Don't sneak in a new tree protection code with this project.								X
	Tree protection in density receiving areas								X
	Appreciation that the tree code was decoupled								X
	Unhappiness that trees may be more regulated now								X
	Concerns that owners will not know which set of tree regulations apply								X
	Have language in NRO and HGRO mirror each other								X
	The discretion is between using Guidance Manual or arborist, right?								X
	We are regulating trees in natural areas differently than trees in an urban environment. Tree in natural areas perform a number of functions trees in the built environment do not: Help protect listed species (state sensitive and federally listed); Help meet biodiversity goals that balance habitat protection and climate resiliency and can address mass die-offs; Comply with temperature TMDL stream shade mandates (state and federal); Have geo-technical considerations/slope stabilization; This includes stabilizing stream banks, and reducing weight (biomass loading) on landslide features; Are part of site restoration plans and state/federal mitigation permits including "in perpetuity" requirements And the fact that as the managers of large areas of land the City needs to: Allow and improve utility access improvements; Provide and preserve emergency access improvements for "one in, one out" neighborhoods; Address wildfire risk mitigation; Handle pests and disease management in areas; Address geohydrology management or problem areas Code revisions made in response					X			
	Natural area trees are different. In NRO all trees are protected, those under 6 inch as vegetation those 6 and over as trees. 6 inches is what we had in place from adoption of HCA as Metro Title 13. It is also mandated for floodplain by federal rule and we wanted to be consistent across the natural areas. Cluster housing is not addressed in these draft codes. EOP Staff believes cluster housing may be a tool that could be used to protect natural areas but since such housing is required to be addressed by HB 2001 EOP Staff believe it is a better use of City resources to write standards for such housing as part of the middle housing project. Tree code and natural area codes have been coupled for about 6 years. Development Planning EOP Staff, residents, developers, and code enforcement have all reported significant difficulties with these overlapping provisions. Trees in natural areas are protected differently because their functions are different. Canopy cover and statistics are generally used as a tool to assess urban forest not natural areas. Trees are vital to slope stability and cannot be ignored. Tree protection outside overlays is covered by 9.1000 This should make it easier to understand the regulations rather than parsing overlapping codes. Making it easier to understand the regulations, not significantly changing the level of protection The City will engage in outreach programs to the owners of property in environmentally sensitive areas Code revisions made in response								
	Code revisions made in response								

P - Public, Planning Commission, and/or Neighborhood Coalition
DS - Development Stakeholders
UF/ES - Urban Forestry Subcommittee/Environmental Stakeholders

Category	Comment	Project Team Response	Commenting Group			
			P	DS	UF	S
Density Transfer	Density transfer is unclear, what is it, and what are the potential impacts to the receiving properties/areas?	Code revisions made in response	X			
	Density Transfer, need to be clear moving DUs not density	Code revisions made in response	X			
	At the end of the 1st sentence, specify "its underlying sub-district" or somehow make clear that it's the receiving area's density or FAR you're talking about.	Code revisions made in response	X			
	Specify that the density transfer is of units lost, not "density" (the ratio of units per acre). As written, someone could say that if they lost 2 lots on a 1 acre RA site, they had 2 units/ac of density to transfer and then transfer it to a 10 acre site and get 20 additional units. Likewise, for commercial & industrial.	Code revisions made in response	X			
	Explain what density transfer is and what the provisions are for density transfer receiving areas? Do additional provisions need to be in place to protect mature trees in the receiving areas and ensure development is compatible with the surrounding neighborhood landscape?	Density transfer is a mechanism to incentivize not disturbing resource areas. It allows a developer to claim half the number of units the resource area would have been allowed to have if it were not in an overlay. Those units can be used elsewhere on a site (or on another designated site) provided that those units mean the "receiving site" does not exceed 125% of the base density and that the extra units "fit" on the site (dimensional standards such as lot size can only be reduced by 20%). Development outside the NRO will follow 9.1000 as regards trees.				X
	The "bonus density" sentence is unclear. Does it apply to just MF (& not SF)? Does it refer to the RA or non-RA portion's base density & applicable zoning? This last sentence makes it seem like density (the ratio), not number of units lost, is what's being transferred.	Code revisions made in response	X			
	It's not clear if this is transferring the floor area ratio or square footage lost.	Code revisions made in response	X			
	For single-family, it's not clear if the reduction in setbacks is applicable just to lots within the RA or on the whole development site. It doesn't make sense that you would change setbacks on non-RA lots except maybe lots within 50' of the RA. If you had a large subdivision site, why would you need to reduce setbacks for all lots? If there's a single lot (MF, Commercial, Industrial), reduction of setbacks on the whole site makes sense, but not for multiple lots away from the RA.	This will apply to any lot within the receiving area	X			
	There needs to be a maximum % reduction on the setback reduction, especially for a larger setback like a SF 10' front setback or 15' rear setback. This seems like a loophole to allow a large SF site with a small amount of RA to reduce the setbacks on all lots and to make any of them as small as 3'.	This is an incentive to developers to not disturb resource areas	X			
	There is a potential compounding problem if a single unit of density is transferred to multiple sites and/or large sites. There needs to be a limitation, such as a limit on the number of lots on the receiving site(s) that can have setbacks & lot sizes reduced.	Code revisions made in response	X			
Density	Difficult to meet density requirements and requirement of no more than 55% of the HGRO being graded.	Minimum density is based on area outside the overlay not on the whole site. Current Hillside code limits site disturbance to 35% (which can be increased if additional open space is provided). Roads are allowed in areas they are needed through the modification process... Code modified to allow alternate review to modify the street grid.				X
	5.0709.B.3 - Why does this provision apply only to lots within the UGB on 1/1/2002?	Based on definition of density this code section can be struck as redundant. (The original code from Metro Title 13 safe harbor language)	X			

P - Public, Planning Commission, and/or Neighborhood Coalition
DS - Development Stakeholders
UF/ES - Urban Forestry Subcommittee/Environmental Stakeholders

Category	Comment	Project Team Response	Commenting Group				
			P	DS	UF	S	
Density (cont)	How will undisturbed areas affect density requirements?	Overlay areas are excluded for minimum density calculations				X	
Site Design	Limiting the total area dedicated to roadways will make it very difficult to maintain adequate connectivity and emergency access	This code section is a suggestion not requirement. There is a specific alternate review to allow modifications to street design.				X	
	It is not always possible to locate structures to fit in the contour of the hillside rather than altering the hillside	This code section is a suggestion not requirement				X	
	Using retaining structures as an alternative to banks of cuts and fills is not always a good idea	This code section is a suggestion not requirement				X	
	Building designs that require less grading will need rear yard drainage	This code section is a suggestion not requirement. There are a number of innovative designs that can be used if the applicant is willing, though it is understood those may not always be cost effective at this time				X	
	How to place structures as close as possible to the street when the required front garage setback is 20ft?	This code section is a suggestion not requirement. PDs have zero setbacks so this could be utilized in those cases.				X	
	May need to disturb more than 2,000 sf on each proposed developable lot to meet design requirements and Geotech report requirements	The requirement is for at least 2,000 sq ft, not a maximum. The applicant will be able to design the lots.				X	
	Not always possible to focus development on areas outside the HGRO	This code section is a suggestion not requirement				X	
Administrative	Prohibitions state development is prohibited but then there are standards for development.	Code revisions made in response				X	
	For clarity, use parallel language as much as possible	Code revisions made in response	X				
	Also confusing is the use of acronyms right off the bat, but then sometimes throwing in the full terms without rhyme or reason that I can see.	Code revisions made in response	X				
	List all allowed uses in the overlay	Code revisions made in response				X	
	Move to main definitions section (Article 3) or add to NRO code. If moved to Article 3, refer to it here.	Code revisions made in response	X				
	Move reference to the Guidance manual to Article 3	Code revisions made in response	X				
	Timeline for single-family residential	These will be processed as Type I permits and are expected to be processed in conjunction with the building permit				X	
	5.0208.A.2 Why is this wording (about the City of Gresham Invasive Plant List or Oregon State Noxious Weed List) not in NRO code sections about invasive species?	Code revisions made in response	X				
	I really recommend a Definitions subsection be added to the NRO code with a chart of acronyms. Define NRO, RA, HVRA, PRA, Disturbance Area (Temporary & Permanent), Density Transfer (i.e., what's transferred is units lost, not actual density ratio), etc.	A future phase of DCPU will be looking at the appropriate location for definitions and acronyms	X				

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			P	DS	UF	S	
Administrative (cont)	One really confusing thing about this code is that NRO is used to reference the NRO code/regulations and to reference the combined RA, HVRA, PRA mapped areas. I'd suggest saying "NRO regulations" or "NRO standards" if you're referring to the code, and saying "NRO areas" if you're referring to the RA, HVRA, PRA.	Code revisions made in response	X				

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Urban Design & Planning
1333 NW Eastman Parkway
Gresham, OR 97030

CERTIFICATE OF MAILING

FILE NUMBER#: CPA 20-26000278

I, Jennifer McGinnis, HEREBY CERTIFY THAT ON October 14, 2020, I WAS THE STAFF PERSON FOR THE CITY OF GRESHAM AND I CAUSED TO BE MAILED ON THE ABOVE NOTED DATE A COPY OF THE ATTACHED NOTICE TO THE NAMES AND ADDRESSES ON THE ATTACHED LIST.



Signature

J. McGinnis

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

Natural Resource Overlay

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

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.

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

Sarale Hickson, Planner

Sarale.Hickson@GreshamOregon.gov

Urban Design & Planning

City of Gresham

1333 NW Eastman Parkway

Gresham, OR 97080

503-618-2804

Hillside and Geologic Risk Overlay

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

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Sarale Hickson, Planner

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Urban Design & Planning

City of Gresham

1333 NW Eastman Parkway

Gresham, OR 97080

503-618-2804

OWNER1	OWNER2	ADDRESS	CITY	STATE	ZIP CODE
1836 SE 51ST AVE LLC		229 SE 49TH AVE	PORTLAND	OR	97215
195 GRESHAM LLC		PO BOX 237	RCHO SANTA FE	CA	92067-0237
3075-3095 NE 7TH LLC		78-6838 KUHINANUI ST	KAILUA KONA	HI	96740-2844
3530 NW LLC		333 NW 9TH AVE #1101	PORTLAND	OR	97209-3344
505 NW BURNSIDE INVESTORS LLC		1010 WISCONSIN AVE NW #600	WASHINGTON	DC	20007
700 EASTMAN LLC		1847 CENTINELA AVE	SANTA MONICA	CA	90404
787 GRESHAM APARTMENTS LLC		1601 WASHINGTON AVE #700	MIAMI BEACH	FL	33139
9334 N EDISON LLC		2336 NE 14TH AVE	PORTLAND	OR	97212
ABBOTT,CODY A	STOTTS,HAILEE	339 SE GREENWAY DR	GRESHAM	OR	97080
ABDELNOUR,BASSEM N	GERIS,MARIAM	2061 SE WILLIAMS DR	GRESHAM	OR	97080
ABDELSAIED,REDA Y	ARSANIOUS,MARIAM N	917 SE ROBERTS AVE	GRESHAM	OR	97080-7839
ABEL H CANALES	ALBERTA CANALES REV LIV TR	13639 SE RIDGECREST RD	HAPPY VALLEY	OR	97086
ABEL,HEIDI L		PO BOX 1349	GRESHAM	OR	97030-0286
ABODI,ALEXANDRA S M	ABODI,EFE R	1824 NE 19TH ST	GRESHAM	OR	97030
ABRAHAM,TRAVIS	ABRAHAM,MEGAN	3608 SE MYRTLEWOOD LN	GRESHAM	OR	97080
ABU,ABERASH	GEDA,CHALLA A	268 SW 38TH LOOP	GRESHAM	OR	97080-8445
ACHILLES,STEPHEN F	ACHILLES,LISA M	3899 NE 5TH CT	GRESHAM	OR	97030-4756
ACHTERMAN,MICHAEL	ACHTERMAN,GABRIELE	644 SE 38TH DR	GRESHAM	OR	97080-8460
ACKERS,ASHLEY M		1264 NE HOGAN DR	GRESHAM	OR	97030
ACRED,JOHN W	ACRED,TERESA M	2654 SE PHEASANT WAY	GRESHAM	OR	97080
ADAMS,JEFFREY S	ADAMS,SUSAN C	PO BOX 190	TROUTDALE	OR	97060
ADAMS,RACHEL J	ADAMS,AARON L	3910 SE EL CAMINO DR	GRESHAM	OR	97080
ADLER,ANGELENE ET AL		PO BOX 12141	PORTLAND	OR	97212
ADLER,DAVID A	ADLER,EMILY J	4673 SE ANTELOPE HILLS DR	GRESHAM	OR	97080-6474
AFDAHL,DAVID M		385 SW 7TH ST	GRESHAM	OR	97080
AHMAD,PARWAZE		18620 SE TIBBETTS CT	GRESHAM	OR	97030-6281
AHMED,SARAH		3820 SE EL CAMINO DR	GRESHAM	OR	97080
AIL,RICHARD L	BERNARD,TAMARA L	18400 SE RICHEY RD	GRESHAM	OR	97080
AIN,CLOVIS A	BUTRUS,NOUR J	1123 SW LINNEMAN AVE	GRESHAM	OR	97080
AISPURO,JUANA	AISPURO,AUGUSTIN	1530 SE 8TH ST	GRESHAM	OR	97080
AKER,ARDEN L TR		706 SE 27TH ST	GRESHAM	OR	97080-9302
AKINS,WILBUR	LEARD,JOYCE	8560 SE 172ND AVE	HAPPY VALLEY	OR	97086
AKIYAMA,ROBERT R	AKIYAMA,LINDA L	1240 SW 25TH CT	GRESHAM	OR	97080-9607
ALAMERI,ROUAA	ALALAAQ,NIDHAL	2608 SE ELLIOTT DR	GRESHAM	OR	97080

ANDINO,JULIE R	PAREDES,SANDRA S	4757 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
ANDREHSEN,JENNY	ANDREHSEN,KYLE	1703 SE REGNER RD	GRESHAM	OR	97080-7245
ANDRES,FREDERIC	ANDRES,MAYUMI	1567 NE 27TH TER	GRESHAM	OR	97030
ANDREW,DANIEL	NGUYEN,KHANH	226 SE 29TH ST	GRESHAM	OR	97080
ANDREWS FAMILY TR		1865 SW 18TH CT	GRESHAM	OR	97030
ANDREWS MGMNT LTD		5845 JEAN RD	LAKE OSWEGO	OR	97035
ANDREWS,CAROL A		8510 SE 252ND AVE	GRESHAM	OR	97080-9217
ANDREWS,MARC		236 SE 46TH DR	GRESHAM	OR	97080
ANGEL,FIDADELFO	MERCADO,CELIA	1101 SE 208TH AVE	GRESHAM	OR	97030-2265
ANIANNE LLC		4207 SE WOODSTOCK BLVD PMB PORTLAND		OR	97206
ANIEFUNA,INNOCENT O	ANIEFUNA,CHIAMAKA R	1217 SW LINNEMAN AVE	GRESHAM	OR	97080
ANISHCHENKO,IGOR	ANISHCHENKO,LIANA A	4670 SE DEER CREEK PL	GRESHAM	OR	97080
ANISHCHENKO,JURIJ	ANISHCHENKO,ALEKSANDRA	4646 SE DEER CREEK PL	GRESHAM	OR	97080-8471
ANLIKER,FOREST A JR	ONEIL,GLORIA M	426 SE 16TH ST	GRESHAM	OR	97080-9322
ANSLOW, ESTHER L		2800 SE HOGAN RD	GRESHAM	OR	97080
ANTEMIE,VASILE-99%	ANTIMIE,CHRISTINA-1%	16933 SE FOSTER RD	GRESHAM	OR	97080-3228
ANTONENKO,ALEKSANDR		7342 SE HOGAN RD	GRESHAM	OR	97080
ANTONIO,KATRIZA L	LARDIZABAL,JOHN P	1531 NW 19TH ST	GRESHAM	OR	97030
ARBOLEDA,MARCO	ARBOLEDA,EREDEY D C	13037 SE MEADEHILL AVE	HAPPY VALLEY	OR	97086-4467
ARC CAFEUSA001 LLC		2325 E CAMELBACK RD #1100	PHOENIX	AZ	85016
ARCHIBALD,CATHERINE	ARCHIBALD,JAMES	410 SE 16TH ST	GRESHAM	OR	97080
ARCHIBALD,STEPHEN M	ARCHIBALD,SUMMER A	12884 SE WIESE RD	DAMASCUS	OR	97089
ARCHIE,DEITHRA		1506 NE HOGAN AVE	GRESHAM	OR	97030
ARCUDI,ANTHONY	DAMRON,CHELAIN	2567 SE MORLAN WAY	GRESHAM	OR	97080
ARNDT,JUDY M		840 SW MILLER CT	GRESHAM	OR	97080-5211
ARNET,CHARLES D		4030 NE 16TH CT	GRESHAM	OR	97030-4675
ARNOLD,BRUCE E		2261 SW 30TH DR	GRESHAM	OR	97080-9476
ARNOLD,EVERETT W TR		12705 SE RIVER RD #401B	PORTLAND	OR	97222-9738
ARTERBURN,GEORGE K JR	ARTERBURN,MARY F	487 SE 46TH DR	GRESHAM	OR	97080-8473
ARTHUR,GILBERT	ARTHUR,TONI M	1885 NW 13TH ST	GRESHAM	OR	97030
ASA,FRED T	ASA,ELIZABETH C	1216 SE 282ND AVE	GRESHAM	OR	97080
ASBAHR,ROY G TR	ASBAHR,BEVERLY J TR	100 NE WILLIAMS RD	GRESHAM	OR	97030
ASEYEV,VIKTOR S	ASEYEV,IRINA B	4659 SE HONORS DR	GRESHAM	OR	97080-8488
ASH,MICHAEL C TR	ASH,MARY M TR	2850 SE CLEVELAND DR	GRESHAM	OR	97080-6274
ASHLEY LIV TR		PO BOX 2147	LOS ANGELES	CA	90078-2147

BALDWIN,DALE A	KELLY,MICHELLE M	609 SE WENDY LN	GRESHAM	OR	97080
BALDWIN,DOUGLAS A	BALDWIN,CHERRIE L	1395 SW 31ST ST	GRESHAM	OR	97080-9691
BALDWIN,LEE E III	BALDWIN,SUSAN L	238 SW 38TH LOOP	GRESHAM	OR	97080
BALDWIN,PALMER C	BALDWIN,PAMELA R	18730 SE CLINTON ST	GRESHAM	OR	97030-5163
BALLARD,RICHARD G	BALLARD,KATHRYN E	3695 SE EL CAMINO DR	GRESHAM	OR	97080
BALSOMA,KENDRA		1551 SE 9TH ST	GRESHAM	OR	97080
BANDUCCI,JEFFREY	BANDUCCI,KAREN	1722 SE REGNER RD	GRESHAM	OR	97080
BARBARA ANN LIVERMORE REV LIV TR		2327 SE DARLING AVE	GRESHAM	OR	97080
BARBARA E MORTIMER LIV TR		3680 SW TOWLE AVE	GRESHAM	OR	97080
BARBERIS,KENDRIC A		1402 NE HOGAN DR	GRESHAM	OR	97030
BARGER,DAVID L	GRANT-BARGER,LINDA L	109 S AGUA FRIA LN	CASA GRANDE	AZ	85194
BARGER,PEARL L		4760 ANDREA DR NW	SALEM	OR	97304-3332
BARKER,JEANNE M	BARKER,TOD A	725 SW BLAINE PL	GRESHAM	OR	97080
BARKLEY,STEPHEN L	BARKLEY,LINDA A	1415 SW 27TH CT	GRESHAM	OR	97080
BARKOWSKI,PAUL B		3545 SE 1ST ST	GRESHAM	OR	97080
BARNETT,J STEPHEN	CHASE,MERINA J	3549 SE ATHONTON AVE	GRESHAM	OR	97080
BARNHART,LESLIE R	BARNHART,KARLA J	1028 SW 8TH ST	GRESHAM	OR	97080-5308
BARNWELL,SANDRA M		1819 SW 20TH CT	GRESHAM	OR	97080
BARONE,JOSEPH S	BARONE,BONNIE R	3949 SW 22ND DR	GRESHAM	OR	97080
BARR,PHILIP E	BARR,NINEVEH	4633 SE HONORS DR	GRESHAM	OR	97080
BARRATT,JOHN J JR	BARRATT,ANGELIA L	1314 SE LINDEN CT	GRESHAM	OR	97080
BARRETT,CHRISTOPHER	SCHEDEEN,ANNE	PO BOX 36128	LOS ANGELES	CA	90036-0128
BARRETT,WILLIAM G	BARRETT,GERALDINE A	4413 NE FREMONT ST	PORTLAND	OR	97213
BARRY,JAMES R		27511 SE STONE RD	GRESHAM	OR	97080-9006
BARRY,ROBERT J	BARRY,JODY L	6848 SE HOGAN RD	GRESHAM	OR	97080
BARTELS,RITA C		3999 SW 19TH ST	GRESHAM	OR	97080
BARTELS-MIYAKE,PENNEY A TR-1 MIYAKE,MASAO-1/2		4111 SE AUGUSTA WAY	GRESHAM	OR	97080
BARTHOLOMEW,BRIAN J		3281 SW TOWLE AVE	GRESHAM	OR	97080
BARTLEY,AUTUMN E		2270 SE KELLY AVE	GRESHAM	OR	97080
BARTLING,ANDREA		835 SE ROBIN WAY	GRESHAM	OR	97080
BASELINE APARTMENTS LLC		PO BOX 1606	LAKE OSWEGO	OR	97035-0806
BASKARON,AWATEF		307 SW 37TH TER	GRESHAM	OR	97080
BATEMAN FUNERAL CHAPEL INC		PO BOX 130548	HOUSTON	TX	77219
BATES,DENNIS E TR	BATES,STEPHANIE TR	1415 SW MILLER CT	GRESHAM	OR	97080-9359
BATTRAM,PAUL E	BATTRAM,SYLVIA	8563 SE 257TH AVE	GRESHAM	OR	97080

BAUER, MATT			8575 SW RODLUN RD	GRESHAM	OR	97080
BAUMBERGER, HAROLD E	BAUMBERGER, MARY L		4177 BETHESDA PL	GRESHAM	OR	97080
BAURER, BRITTANY I			2068 NE HOGAN DR	GRESHAM	OR	97030
BAX, DAVID TR	BAX, FRED A TR		1950 NW 14TH ST	GRESHAM	OR	97030-4808
BCIF VISTA LOGISTICS PARK LLC			18818 TELLER AVE #277	IRVINE	CA	92612
BEACH, DAVID C			707 SW FLORENCE AVE	GRESHAM	OR	97080-9380
BEACHELL, RUSSELL J	BEACHELL, MYRNA L		27390 SE CARL ST	GRESHAM	OR	97080-9053
BEACON HOMES INC			15450 BOONES FERRY RD #9	LAKE OSWEGO	OR	97035-3799
BEAL, MEREDITH R TR	BEAL, KATHRYN E TR		1300 NE 136TH AVE	PORTLAND	OR	97230-3226
BEALL, MICHAEL J	BEALL, PAMELA ANN		304 SE 41ST CT	GRESHAM	OR	97080-8429
BEAR, KRISTEN D			1784 NE 19TH ST	GRESHAM	OR	97030
BEASLEY, ERNEST L	BEASLEY, MARIA G		30 SE AVONDALE CT	GRESHAM	OR	97080
BEATTY, JAMES H TR	BEATTY, STEPHANIE L TR		15936 N 78TH ST	SCOTTSDALE	AZ	85260
BECHTOLDT, LUCILLE			37216 SE RICKERT RD	CORBETT	OR	97019-9715
BECK, ERIC A	BECK, BEVERLY M		2169 SE SCOTT AVE	GRESHAM	OR	97080-9203
BECK, RICHARD C	BECK, BRENDA L		4290 SE AUGUSTA LOOP	GRESHAM	OR	97080-8435
BECK, TODD			3601 S RIVER PKWY UNIT 2016	PORTLAND	OR	97239-4562
BECKER, RONALD S	BECKER, CATHRYN L		27238 SE CARL ST	GRESHAM	OR	97080-9053
BEDFORD, CHRISTIAAN	ADKINS, AUBREY		328 SW 38TH LOOP	GRESHAM	OR	97080
BEDGOOD, ROBERT R	BEDGOOD, TAMERA S		1399 SW 19TH DR	GRESHAM	OR	97080-9651
BEEGLE, LISA	BEEGLE, MARK		2849 SE ELLIOTT DR	GRESHAM	OR	97080
BEERMAN, PAUL W	BEERMAN, JACQUELINE F		2353 SE WILLIAMS DR	GRESHAM	OR	97080
BEGGS, MICHAEL L	BEGGS, ERIN B		2442 SE JASMINE WAY	GRESHAM	OR	97080
BEHM, BARBARA			PO BOX 607	GRESHAM	OR	97030-0153
BEHUNIN, JENNIFER A	MAKARENKO, PHILLIP A		3306 SW 43RD ST	GRESHAM	OR	97080-8656
BELANGER, JUDITH			8220 SE 257TH AVE	GRESHAM	OR	97080-9124
BELANGER, TIMOTHY C	BELANGER, MARVA P		8240 SE KANE RD	GRESHAM	OR	97080
BELDIN FAMILY TR			1980 SE PALOMA DR	GRESHAM	OR	97080
BELL, MICHAEL S			2720 SW TOWLE AVE	GRESHAM	OR	97080
BELLA DELIGHT LLC			501 SE 46TH DR	GRESHAM	OR	97080
BELLACRES LLC			865 NE TOMAHAWK ISLAND DR S	PORTLAND	OR	97217
BELLAMY, TARA	BELLAMY, JOSEPH		27135 SE JEANETTE ST	GRESHAM	OR	97080
BEMIS, PAUL	BEMIS, ANSUN		1336 SE CONDOR PL	GRESHAM	OR	97080-6122
BENANCIO, YOVANA			2240 NE HOGAN DR	GRESHAM	OR	97030
BENELLI, ROBIN	BENELLI, COLLEEN P		3547 SE DEER CREEK WAY	GRESHAM	OR	97080

BENNETT,HARMON R H TR ET AL		900 SE WILSON AVE STE D	BEND	OR	97702-1416
BENNETT,JACQUELINE A	BENNETT,JAMES M	2823 SE EVELYN PL	GRESHAM	OR	97080-5226
BENNETT,JERRY-1/2	NGUYEN,MICHELLE MY LE-1/2	2617 SW LINNEMAN DR	GRESHAM	OR	97080
BENSON,JAMES E	BENSON,KERRY A	461 NW BRYN MAWR PL	GRESHAM	OR	97030
BENTING,MERLYN R		147 SE LINDEN AVE	GRESHAM	OR	97080
BENTLEY,SUZANNE N		PO BOX 1117	GRESHAM	OR	97030-0238
BERGERON,RICHARD N	BERGERON,JOYCE C	PO BOX 1338	GRESHAM	OR	97030-0274
BERGLER,DAVID L	BERGLER,CATHLEEN M	PO BOX 20821	PORTLAND	OR	97294
BERNABO,DOUGLAS K	BERNABO,KRISTIE R	686 SW SLERET AVE	GRESHAM	OR	97080
BERNARD,JEFFREY S		1651 NW 19TH ST	GRESHAM	OR	97030
BERNARD,STEVEN		221 NW BATTAGLIA AVE	GRESHAM	OR	97030
BERRY RIDGE LP		3 CENTERPOINTE DR #130	LAKE OSWEGO	OR	97035-8657
BERYEZIN,VITALY	BERYEZIN,IRINA K	4220 SE REGNER RD	GRESHAM	OR	97080-9464
BEST,KEN	BEST,SUSAN M	5689 SE SALQUIST RD	GRESHAM	OR	97080
BETSILL-SMITH,ANITA S		1964 SW THOMAS PL	GRESHAM	OR	97080
BETTERLY,TERRY	BETTERLY,PATRICIA	2472 SW 20TH ST	GRESHAM	OR	97080
BETTIS,CHAD		2299 SW TOWLE AVE	GRESHAM	OR	97080
BETTIS,DOAK D		1400 NE HOGAN DR	GRESHAM	OR	97030
BETZ,SHANNON M		4562 SW 11TH ST	GRESHAM	OR	97080-4322
BEYL,JAMES F		1781 NE 19TH ST	GRESHAM	OR	97030
BIANCHINI,HEATHER P	BIANCHINI,MICHAEL V	636 SE GABBERT RD	GRESHAM	OR	97080-5510
BICE,MICHAEL C	BICE,SHANNON A	4651 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
BICKMORE,KENT M		3895 SE AUGUSTA PL	GRESHAM	OR	97080
BIEBER,MICHAEL A		1726 NE HOGAN RD	GRESHAM	OR	97030-4142
BIESENTHAL,JEFFREY R	BIESENTHAL,ASHLEY D	4152 NE 11TH WAY	GRESHAM	OR	97030-4663
BIESTERFELD,KC		2644 SE ELLIOTT DR	GRESHAM	OR	97080
BIG EDDY MARINA INC		PO BOX 387	GRESHAM	OR	97030-0072
BILLINGSLEY,CHARLES G	BILLINGSLEY,MONICA R	4353 SE BROOKLYN ST	PORTLAND	OR	97206
BILYEU,CHRIS	BILYEU,KARRIE	4456 SE ANTELOPE HILLS PL	GRESHAM	OR	97080
BINFORD HEIGHTS HOMEOWNERS ASSOC		2320 SW RICHARDSON ST	PORTLAND	OR	97239-2132
BINFORD RIDGE HOMEOWNERS ASSOCIA		PO BOX 1782	GRESHAM	OR	97030
BIORNSTAD,MARQUITA A TR		1177 NE 25TH ST	GRESHAM	OR	97030-3019
BIRDWELL,LAURA A		5452 SE 16TH DR	GRESHAM	OR	97080
BIRKEY,TIMOTHY		2017 SE NIGHT HERON PL	GRESHAM	OR	97080
BISORCA,MATEI	BISORCA,MARIA R	497 NW BATTAGLIA AVE	GRESHAM	OR	97030

BISZMAIER,WILLIAM A TR	BISZMAIER,MARY V TR	1612 SW HARTLEY AVE	GRESHAM	OR	97080
BITTON,SUSAN A		3031 SW LILLYBEN AVE	GRESHAM	OR	97080
BIVINS,SHANNON R		4117 SE 16TH ST	GRESHAM	OR	97080
BIELLAND PROPERTIES LLC		2300 NW DIVISION ST	GRESHAM	OR	97030
BLACK,BRIAN D	BLACK,DIANNE L	630 SE 40TH TER	GRESHAM	OR	97080
BLAIR,MARDIAN J TR	BLAIR,JOAN A TR	357 SE 46TH DR	GRESHAM	OR	97080
BLAKE,STEPHEN S	BLAKE,JENNIFER R	3552 SW MILLER DR	GRESHAM	OR	97080
BLAND,MARIAH D		1919 NE 19TH ST	GRESHAM	OR	97030
BLANK,ROBERT M	BLANK,SANDRA K	PO BOX 1740	GRESHAM	OR	97030-0539
BLANKENSHIP,JESS W	BLANKENSHIP,FAWNELL	280 SE AVONDALE WAY	GRESHAM	OR	97080
BLASDELL,CURTIS W		8101 SE 257TH AVE	GRESHAM	OR	97080-9124
BLASDELL,JAMES M	BLASDELL,MERCINE	25442 SE MCNUUTT RD	GRESHAM	OR	97080-9222
BLASDELL,TINA		25442 SE MCNUUTT RD	GRESHAM	OR	97080
BLESS,TIM N	BLESS,CATHY L	2447 SW ELEVEN MILE DR	GRESHAM	OR	97080-9503
BLIATOUT,BRUCE T TR	BLIATOUT,ANNA V TR	8445 SE 262ND AVE	GRESHAM	OR	97080
BLISS,DOROTHY G		1905 SW BUTLER RD	GRESHAM	OR	97080-9409
BLIVEN,REBECCA	GORDON,JOHN	2660 SW 22ND CT	GRESHAM	OR	97080
BLIXT FAMILY LIV TR		3455 SE BLAKE PL	TROUTDALE	OR	97060
BLUBAUM,SCOTT E	BLUBAUM,LEIGH S	2889 SE MYRTLEWOOD WAY	GRESHAM	OR	97080
BLUE DOG ENTERPRISES LLC		257 SE ROBERTS AVE	GRESHAM	OR	97080-7745
BLUE LAKE CORPORATE PARK LLC		1300 SW 5TH AVE STE 3050	PORTLAND	OR	97201-5647
BLUME,BERNARD R JR	BLUME,BEVERLY L	626 SE 38TH DR	GRESHAM	OR	97080
BOBROVNIKOVA,LYUDMILA		1220 NE GREENWAY DR	GRESHAM	OR	97030-4641
BOCK,EVA K	BOCK,JOHN S	624 SW SLERET AVE	GRESHAM	OR	97080
BODNARYUK,EDUARD	BODNARYUK,YELENA	2965 SE BAKER AVE	GRESHAM	OR	97080-8665
BOETTCHER,RODNEY J	SHIELDS,PAMELA S	8037 SE 162ND AVE	PORTLAND	OR	97236
BOGALE,TIRNGO		1520 SE 5TH ST	GRESHAM	OR	97080
BOGERT,STEVE		1791 NE 19TH ST	GRESHAM	OR	97030
BOHANON,RUSSELL S	BOHANON,CHONA	4047 SE 5TH ST	GRESHAM	OR	97080
BOHREN,DENNIS M TR	BOHREN,JANETTE R TR	1285 SW 26TH CT	GRESHAM	OR	97080-6636
BOLAN,WALTER T		116 SE ELLIOTT AVE	GRESHAM	OR	97080-7632
BOLAND,MARY		2750 SW MEYERS DR	GRESHAM	OR	97080
BOLT,ROBERT		3930 SE 322ND AVE	TROUTDALE	OR	97060-9482
BONDARCHUK,VLADIMIR	BONDARCHUK,LARISA	2977 SE ELLIOTT PL	GRESHAM	OR	97080-6464
BONDARENKO,VICTOR O	BONDARENKO,JAMIE M	2066 SW HEINEY RD	GRESHAM	OR	97080

BONDAROWICZ,ROBERT	10 SE 49TH CIR	GRESHAM	OR	97080
BONNER,COURTNEY N	2861 SE ELLIOTT DR	GRESHAM	OR	97080
BONNER,RANDY L	286 SE CONDOR DR	GRESHAM	OR	97080
BOOKSTEIN,KENNETH H	11271 SE ALEXANDER AVE	HAPPY VALLEY	OR	97086-7097
BOOMER,MICHAEL C	2848 SE REGNER RD	GRESHAM	OR	97080
BOOS,CHARLES	3595 SW VICTORIA PL	GRESHAM	OR	97080
BOOTH,MARK A	2436 SE CLEVELAND AVE	GRESHAM	OR	97080
BORCHER,BRIAN S	3221 SW TOWLE AVE	GRESHAM	OR	97080
BORCOMAN,RADU V	1337 SW LINNEMAN AVE	GRESHAM	OR	97080
BORHAM PROPERTIES LLC	810 N MAIN AVE	GRESHAM	OR	97030
BOS,GERALD D	2730 SW MEYERS DR	GRESHAM	OR	97080-9436
BOSCH,JOHN E	18847 SE TICKLE CREEK CT	BORING	OR	97009-9575
BOSCHKER,DONNA	1793 NE 19TH ST	GRESHAM	OR	97030
BOSHEL,YUK,LEON	6 SE 48TH TER	GRESHAM	OR	97080
BOSSO,MICHAEL E	213 NW BATTAGLIA AVE	GRESHAM	OR	97030
BOTSCH,JOYCE KAY	116 SW 36TH ST	GRESHAM	OR	97080
BOWDEN,ERSKINE J IV	1820 NE HOGAN DR	GRESHAM	OR	97030
BOWDEN,THOMAS R	1975 SW MYERS PL	GRESHAM	OR	97080
BOWEN,BRIAN K	756 SE 27TH ST	GRESHAM	OR	97080-9302
BOWEN,MEGAN	3702 SW 14TH DR	GRESHAM	OR	97080
BOWMAN,CLIFFORD J	1251 SE STAPLETON LOOP	GRESHAM	OR	97080
BOWMAN,TIMOTHY M	1188 SE 23RD CT	GRESHAM	OR	97080-9303
BOZIKOVICH,KIMBRA R	17710 NE WASCO ST	PORTLAND	OR	97230
BRAATEN,EDWARD T	1785 SW 20TH CT	GRESHAM	OR	97080
BRABANDER,KATHRYN E	2399 SW BORDER WAY	GRESHAM	OR	97080
BRADFORD	501 SE 46TH DR	GRESHAM	OR	97080
BRADLEY,RICHARD P	977 SE 27TH ST	GRESHAM	OR	97080-7243
BRADLEY,ROBERT E	337 SW 37TH TER	GRESHAM	OR	97080
BRADSHAW,DAVID F	2154 SW ELK LN	GRESHAM	OR	97080
BRADSHAW,NECHELE L	1356 SE CONDOR PL	GRESHAM	OR	97080
BRADSHAW,TERRY L	18124 SE RICHEY RD	GRESHAM	OR	97080-3317
BRADY,MICHAEL	828 SW WILSON CT	GRESHAM	OR	97080
BRADY,ROGER R	559 SE 18TH LN	GRESHAM	OR	97080-9332
BRAGG,HOLLY M	2040 SE PALOMA DR	GRESHAM	OR	97080
BRAMWELL,JANICE E	2404 SE JASMINE WAY	GRESHAM	OR	97080-3006
SHAMY,PAUL A				
BONNER,DENISE M				
BOOMER,HEIDI A				
BOOS,RUTH A				
SINGLEY,HEATHER A				
BORCOMAN,DIANA M				
BOS,SANDRA K				
BOSCH,SHERALYN F				
BOSSO,KAREN E				
DOLL,CORIA				
STROH,SUSAN M				
BOWEN,CHERYL D				
BOWEN,ZACHERY				
BOWMAN,SANDRA L				
STUART,DEBRA A				
BOZIKOVICH,ANTHONY J				
JANE ROE TR				
BRADLEY,COLLEEN B				
BRADLEY,RAMONA G				
BRADSHAW,KATHRYN E				
BRADSHAW,SHARI L				
BRADY,DONNA M				
BRAGG,MITCHELL F				
BRAMWELL,JOEL C				

BRANDON,JILL D ET AL		4745 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
BRANDT,TAYLOR	BRANDT,CLARA R	412 SE 14TH CT	GRESHAM	OR	97080-9362
BRANDTNER,BRADLEY O	BRANDTNER,MARTHA L	1976 SE MEADOW CT	GRESHAM	OR	97080
BRANDTNER,JAMIE		PO BOX 1126	LINCOLN CITY	OR	97367-8026
BRANT,FORREST D	BRANT,AUDREY J	PO BOX 522	GRESHAM	OR	97030-0119
BRANT,MICHAEL S		3021 SW LILLYBEN AVE	GRESHAM	OR	97080-9509
BATTEN,JEFFREY J		4605 SE HONORS PL	GRESHAM	OR	97080
BRAUN,TANIA M		1404 NE HOGAN DR	GRESHAM	OR	97030
BRAY,NICOLAS J		2167 SE MEADOW CT	GRESHAM	OR	97080-9326
BREDEHOEFT,VAN T	BREDEHOEFT,RYAN	3700 NW 2ND CIR	GRESHAM	OR	97030
BREIT ACG MF COLUMBIA TRAILS LLC		PO BOX A3878	CHICAGO	IL	60690-3878
BRENINGER,LONNIE R		1431 SW WILLOWBROOK CT	GRESHAM	OR	97080-9641
BRENISER,JOSEPH N	BRENISER,CAROL	PO BOX 1303	GRESHAM	OR	97030-0271
BRENNER,JAXCINE		1915 SW MYERS PL	GRESHAM	OR	97080
BRENNER,JOEL B	MCCAULEY-BRENNER,JO ANN	301 SE 41ST CT	GRESHAM	OR	97080-8428
BRENTANO,CRAIG L	BRENTANO,MICHELE R	1960 SW 13TH CT	GRESHAM	OR	97080-9675
BRESLIN,SONIA R		1880 SW HEINEY RD	GRESHAM	OR	97080-9714
BRESSEL,DANIELLE	SHRYOCK,CONSTANCE	337 NE SCOTT DR	GRESHAM	OR	97030
BRESTER,RODNEY J TR	GAMBREL,MARY TR	7935 SE 267TH AVE	GRESHAM	OR	97080
BREWER,FRED L JR	BREWER,LAURA R	4604 SE HONORS PL	GRESHAM	OR	97080
BREWSTER,CHRISTY E		415 NE 4TH ST	GRESHAM	OR	97030
BREYER,SAMUEL G	BREYER,KAMMY B	6527 SE YAMHILL CT	PORTLAND	OR	97215-2035
BRICI,MARIUS		7631 SE 182ND AVE	GRESHAM	OR	97080
BRICKWORKS VILLAGE HOMEOWNERS AS		17933 NW EVERGREEN PKWY #2 BEAVERTON	GRESHAM	OR	97006-7531
BRIDGES,MICAH B	BRIDGES,TERESA L	8500 SE 262ND AVE	GRESHAM	OR	97080
BRIDGEWATER,LINDA E	LARSON,RICHARD D	242 SE 29TH ST	GRESHAM	OR	97080
BRILEY,CHRISTOPHER M		579 NE PALOMA AVE	GRESHAM	OR	97030
BRILL,ZEEK		267 SW 37TH TER	GRESHAM	OR	97080-8438
BRITTON,MARILYN E		1801 SE CEDAR CREEK PL	GRESHAM	OR	97080
BRITTON,TANYA C		2861 SE MORLAN PL	GRESHAM	OR	97080-5224
BROCK,JUDITH		1408 FAIRVIEW ST	BERKELEY	CA	94702-2716
BROMELL,NICOLAS N	BROMELL,HEATHERANN	2297 SE DARLING AVE	GRESHAM	OR	97080
BROOKS,ELVA M TR		8601 SE LIESER POINT DR	VANCOUVER	WA	98664-2354
BROOKS,SUSAN F		1625 NE 16TH WAY	GRESHAM	OR	97030
BROOKS,TAMA		608 SE 38TH DR	GRESHAM	OR	97080

BROSE,STEVEN A TR	BROSE,KATHY A TR	821 SW 4TH ST	GRESHAM	OR	97080-9378
BROSSEAU,KEVIN L	BROSSEAU,DEBRA J	2029 SW HEINEY RD	GRESHAM	OR	97080-9723
BROWER,DORANE	BROWER,CHARLES	2985 SE CLEVELAND DR	GRESHAM	OR	97080-6275
BROWN,BONNY	BROWN,DONNIE	2001 SE ANDERSON AVE	GRESHAM	OR	97080
BROWN,EARL W	BROWN,SABRINA M	4732 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
BROWN,JAMES B	BROWN,SALLY L	2068 SW 8TH DR	GRESHAM	OR	97080-6512
BROWN,KENNETH R	BROWN,SUSAN L	15 SE AVONDALE CT	GRESHAM	OR	97080
BROWN,LESTER H	BROWN,PATRICIA E	P O BOX 1019	GRESHAM	OR	97030
BROWN,ROBERT E		2765 SW 24TH ST	GRESHAM	OR	97080
BROWN,RODNEY T	BROWN,STACEY R	2876 SE REGNER RD	GRESHAM	OR	97080
BROWN,RONALD E	BROWN,LINDA A	1424 SW WALLULA DR	GRESHAM	OR	97080-9672
BROWN,RONALD R	BROWN,KENDRA	PO BOX 1378	GRESHAM	OR	97030
BRUCE A BENADOM LIV TR		27256 SE CARL ST	GRESHAM	OR	97080-9053
BRUCE,KHADIJA N M		2286 NE HOGAN DR	GRESHAM	OR	97030
BRUGH,STEPHEN A	BRUGH,JUDITH A	1625 SW WALTERS DR	GRESHAM	OR	97080-5375
BRUMBELOW,CALEB J	BRUMBELOW,SANDRA M	1419 SW 19TH DR	GRESHAM	OR	97080
BRUMMEL,LEE R	BRUMMEL,HEIDI J	1614 SE KELLY AVE	GRESHAM	OR	97080-5321
BRUNER,JOEL		2000 W WARREN BLVD #4	CHICAGO	IL	60612-2448
BRUSHWOOD,ROBERT C	BRUSHWOOD,ANGELA L	1937 NE 19TH ST	GRESHAM	OR	97030
BRYAN,DONALD E	BRYAN,CYNTHIA L	1275 SW 27TH CT	GRESHAM	OR	97080-9609
BRYANT,DENNIS E	BRYANT,CRYSTAL C	192 SW GABBERT RD	GRESHAM	OR	97080
BRYSON,CHRISTINE L		3029 NE 7TH ST	GRESHAM	OR	97030
BRYSON,JOHN A		PO BOX 13	TROUTDALE	OR	97060
BT PROPERTY LLC		55 GLENLAKE PKWY NE	ATLANTA	GA	30328
BUCHANAN,ROSE M		2201 SE DARLING AVE	GRESHAM	OR	97080-9339
BUCK,RICHARD A	BUCK,DIXIE J	PO BOX 1954	FAIRVIEW	OR	97024
BUCKLEY,RONALD C		21040 SE CLAY CT	GRESHAM	OR	97030
BUDGE,KIRK R		1959 SW 15TH CT	GRESHAM	OR	97080-9637
BUDLONG,HOWARD M	GOLDEN,CHARMION J	4113 SW 19TH CT	GRESHAM	OR	97080-8351
BUEHLER,ROGER T		496 NE LAURA AVE	GRESHAM	OR	97030
BUFTON,GREG S	BUFTON,DEBORAH L	330 SW 37TH TER	GRESHAM	OR	97080
BUHR,GREGORY P	BUHR,SUSAN E	PO BOX 30508	PORTLAND	OR	97294-3508
BUI,TY	LE,VAN TUONG	14814 SE DONLEY LN	HAPPY VALLEY	OR	97086-4281
BULGASEM,ALI A		4598 SW EQUESTRIAN DR	GRESHAM	OR	97080-6386
BULL RUN TOWNHOUSE ASSN		381 NE VILLAGE SQUIRE AVE 11	GRESHAM	OR	97030-1142

BULTI,MULUGETA	DULA,MERTI	3657 SE ATHERTON AVE	GRESHAM	OR	97080
BUMGARDNER,JAMES J	BUMGARDNER,DARLEEN G	252 SE CONDOR DR	GRESHAM	OR	97080
BUNNELL,JOHN E TR 1/2	BUNNELL,CHARISSE J TR 1/2	3773 SE DEER CREEK WAY	GRESHAM	OR	97080
BURAK,IVAN	BURAK,BOGDANNA	2153 SW ELK LN	GRESHAM	OR	97080
BURCH,KIMBERLY S	BURCH,DANIEL R	1517 NE 27TH TER	GRESHAM	OR	97030
BURDETTE,HEATHER		1810 NE HOGAN DR	GRESHAM	OR	97030
BURGESS,DONNA M	SAVORY,CAROLYNE J	1500 SW PARK AVE #111	PORTLAND	OR	97201
BURLINGAME,BRIGETT		PO BOX 1692	GRESHAM	OR	97030
BURNELL,DARON	BURNELL,MARY JANE	741 SE ROBERTS AVE	GRESHAM	OR	97080-7835
BURNETT,TINA F ET AL		6732 SE TELFORD RD	GRESHAM	OR	97080
BURNS,KENNETH W	WHITTAKER-BURNS,SHELLEY J	17675 SE MCKINLEY RD	GRESHAM	OR	97080
BURNS,ROBB O	BURNS,NICHOLE K	253 NE SCOTT DR	GRESHAM	OR	97030-1751
BURNS,ROBERT C TR	BURNS,DONNA J TR	1721 SW BUTLER RD	GRESHAM	OR	97080-9409
BURRIS,LORD A	BURRIS,KAWANNA N	2363 SW BORDER WAY	GRESHAM	OR	97080
BURTON,JAMES L	PROBANZ,MARIA-CLAUDIA	1968 SW LAKE PL	GRESHAM	OR	97080
BUSH JOINT TRUST		3544 SE DEER CREEK WAY	GRESHAM	OR	97080
BUSIEK,BRADLEY J	BUSIEK,AMY M	2474 SE JASMINE WAY	GRESHAM	OR	97080-3006
BUSKERS,ROGER M	BUSKERS,BARBARA J	2942 NE 7TH ST	GRESHAM	OR	97030-5908
BUSSARD,MICHAEL		1224 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-7897
BUTCHER,LEROY G	BUTCHER,RAIMUNDA	4250 SE SALQUIST RD	GRESHAM	OR	97080-9117
BUTLER ROAD COMMUNITY WATER SYST		2212 SW BUTLER RD	GRESHAM	OR	97080-9409
BUTLER,LASHAWN E	BUTLER,TAUNYA R	5633 SE CHASE LOOP	GRESHAM	OR	97080
BUTLER,PAMELA D		4688 SW EQUESTRIAN DR	GRESHAM	OR	97080-6382
BUTLER,SHARON		4316 SE 1ST TER	GRESHAM	OR	97080-1987
BUXTON,THOMAS K	BUXTON,CAROL M	2503 SE ELLIOTT DR	GRESHAM	OR	97080
BUZAN,LARRY R	BUZAN,JUDITH A	2387 SE KELLY AVE	GRESHAM	OR	97080-9333
BYRNE,ALEXANDER J	BYRNE,ALEXANDER	7432 SE HOGAN RD	GRESHAM	OR	97080
BYRNE,MARIYA	E INVESTMENTS 2998 LLC	1155 SW TOWLE AVE	GRESHAM	OR	97080-9626
C		PO BOX 612561	SAN JOSE	CA	95161
C J SCHELD 2008 TRUST		3990 SE AUGUSTA LOOP	GRESHAM	OR	97080
CAIN,BARBARA E	CAIN,SCOTT A	715 SW WALTERS DR	GRESHAM	OR	97080-9352
CALCAGNO,CHRISTOPHER	CALCAGNO,CARRIE	1451 NW 19TH ST	GRESHAM	OR	97030
CALCAGNO,JOHN A	CALCAGNO,DUSTY	31310 SE DIVISION DR	TROUTDALE	OR	97060
CALDWELL,DAN G	SALING-CALDWELL,TAMI J	486 SE GABBERT RD	GRESHAM	OR	97080
CALDWELL,HEIDI M		179 NW BATTAGLIA AVE	GRESHAM	OR	97030

CALDWELL, WILLIAM	CALDWELL, ZELDA	1996 SW 29TH DR	GRESHAM	OR	97080-9548
CALHOUN, LARRY R TR	CALHOUN, YVONNE M TR	1699 SE 26TH DR	GRESHAM	OR	97080-5230
CALKINS, DAVID B		354 SE BARNES AVE	GRESHAM	OR	97080-1613
CALLICOTE FAMILY TR		1569 SE 38TH CT	GRESHAM	OR	97080
CALLISON, MATT	CALLISON, RACHEL	2112 SE KANE AVE	GRESHAM	OR	97080
CALVERT, DON L	CALVERT, SUE A	1987 NW WALLULA AVE	GRESHAM	OR	97030-3711
CAMERON, LINDA A		575 SE 18TH LN	GRESHAM	OR	97080-9332
CAMP, BILLY C	CAMP, KAREN M	2323 SE WILLIAMS DR	GRESHAM	OR	97080-8039
CAMP, FAITH		1176 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
CAMPBELL, DAVID	CAMPBELL, JENNIFER	PO BOX 643	FAIRVIEW	OR	97024-0643
CAMPBELL, JOHN C	CAMPBELL, ANN K	25 SE 46TH DR	GRESHAM	OR	97080
CAMPBELL, KAREN J		4233 SE 182ND AVE	GRESHAM	OR	97030-5082
CAMPBELL, MARK C	CAMPBELL, CHRISTINE M	361 SW 4TH ST	GRESHAM	OR	97080
CAMPBELL, PATTI M		1602 NE HOGAN DR	GRESHAM	OR	97030-4140
CANSLER, SHERI		987 SW FLORENCE CT	GRESHAM	OR	97080
CANZLER REV LIV TR		3894 SE AUGUSTA PL	GRESHAM	OR	97080-8422
CAPPLEMAN, GRACE	DIRKSEN, SHAWN	2177 SE DARLING AVE	GRESHAM	OR	97080
CAPPS, CARLYNN D		448 SE 16TH ST	GRESHAM	OR	97080
CAPPS, DAVID J	CAPPS, STEPHANIE L	5789 SE 10TH ST	GRESHAM	OR	97080-3034
CARBAUGH, JENNIFER N		857 SE 27TH ST	GRESHAM	OR	97080
CAREY, DONALD B	CAREY, CASSANDRA E	2332 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-9720
CARGILL, CODY M ET AL		1731 SW WILLOWBROOK PL	GRESHAM	OR	97080
CARL HOLMAN AND CHERYL HOLMAN TR		2029 10TH AVE E	SEATTLE	WA	98102
CARL O MOORE COMPANY LLC		23 SE 103RD AVE #408	PORTLAND	OR	97216
CARL, ROBERT E		4395 SE 10TH DR	GRESHAM	OR	97080
CARLA CONCETTA PILUSO TR		911 SW MILLER CT	GRESHAM	OR	97080-9397
CARLSON, BRADLEY L	CARLSON, JOYCE E	19128 SE CLINTON ST	GRESHAM	OR	97030
CARLSON, BRYCE		4421 SE 22ND DR	GRESHAM	OR	97080
CARLSON, CELIA I		5722 SE 18TH CT	GRESHAM	OR	97080
CARLSON, PAUL E II	CARLSON, ASHLEY B	511 SE ROBERTS AVE	GRESHAM	OR	97080-7831
CARMAN, LESS L	CARMAN, CARRIE L	106 SE HOOD AVE	GRESHAM	OR	97080
CARMEN, WILLIS E JR		1128 SW 10TH PL	GRESHAM	OR	97080-9679
CARPENTER, SYLVA		1597 SW EASTWOOD CT	GRESHAM	OR	97080
CARPENTER-HARDIN, DEBORAH K		31620 SE BLUFF RD	GRESHAM	OR	97080
CARR, ALLEN T	CARR, TERESA	629 SE GREENWAY DR	GRESHAM	OR	97080-1811

CARR,NOAH D	555 W 5TH ST	LOS ANGELES	CA	90013-1010
CARR,TYRONA C	3800 SE EL CAMINO DR	GRESHAM	OR	97080-1724
CARRANZA,HECTOR C	DYFORT,VERONIKA	GRESHAM	OR	97080
CARRICK,DONALD E	CARRICK,ELIZABETH M	GRESHAM	OR	97080-9538
CARRIKER,LAWRENCE L TR	CARRIKER,MARSHA L TR	GRESHAM	OR	97080-8649
CARSNER,PATRICK W	CARSNER,TRACEY	GRESHAM	OR	97080
CARSON,STEVEN	2430 SW BINFORD PL	GRESHAM	OR	97080-9452
CARTER,ERIC H	1415 SE BEECH PL	GRESHAM	OR	97080-5363
CARTER,JENNY R	625 SW MILLER CT	GRESHAM	OR	97080
CARTER,JOHN S	1821 SW 32ND ST	GRESHAM	OR	97080-8500
CARVOUR,MARY	1751 NW 13TH ST	GRESHAM	OR	97030-4931
CASCADE CREST HOMEOWNERS ASSN	PO BOX 1223	FAIRVIEW	OR	97024
CASEY,WILLIAM P	1718 NE HOGAN DR	GRESHAM	OR	97030
CASH,CAROL A	1960 SW 29TH DR	GRESHAM	OR	97080-9548
CASH,GLENN A	1221 SW 27TH CT	GRESHAM	OR	97080-9609
CASON CONSTRUCTION CO-1/2	HARDY BUILT HOMES INC-1/2	GRESHAM	OR	97030
CASTEMAN,ASHLEY	56 SW PLEASANT VIEW AVE	GRESHAM	OR	97030-6300
CASUCCIO,SALVATORE D	1418 SW 17TH CT	GRESHAM	OR	97080
CASWELL,EDWARD L	26516 SE CALLISTER RD	GRESHAM	OR	97080
CATELLUS DEVELOPMENT CORP	1800 WAZEE ST	DENVER	CO	80202
CATHERINE B WHITEMAN TRUST	1581 NW 13TH ST	GRESHAM	OR	97030
CAZAC,STELICA V	8361 SE 170TH AVE	GRESHAM	OR	97080
CDOGG PROPERTIES LLC	3618 SE DURANGO PL	GRESHAM	OR	97080
CEDAR LAKE HOMEOWNERS ASSN	PO BOX 72	GRESHAM	OR	97030
CEDAR VILLA LLC	900 SW 5TH AVE 17TH FLR	PORTLAND	OR	97204
CENTENNIAL SCHOOL DISTRICT NO 28	18135 SE BROOKLYN ST	PORTLAND	OR	97236-1049
CERVANTES,LINDSAY M	3604 SE POWELL VALLEY RD #201	GRESHAM	OR	97080
CHAFFO,ROGER H	13111 BROOKVIEW DR	CONCORD	CA	94520
CHAMBERS,DAVID L	4190 SE AUGUSTA LOOP	GRESHAM	OR	97080
CHAMBERS,JOHN D TR	30357 SE HIGHWAY 212	BORING	OR	97009-9146
CHANDHOKE,PARAMJIT	50 SE AVONDALE CT	GRESHAM	OR	97080-8433
CHANDLER,BRETT	1690 SE REGNER RD	GRESHAM	OR	97080
CHANEY,BETTIE J TR	255 SE AVONDALE WAY	GRESHAM	OR	97080-8437
CHANEY,JULIE E	3619 SW 22ND CT	GRESHAM	OR	97080
CHANEY,MARTI L	400 SW VIEWCREST DR	GRESHAM	OR	97080-9386

CHAO, LOO HANG	CHAO, COY CHIEN	16939 SE FOSTER RD	GRESHAM	OR	97080-3228
CHAO, MAE C	CHAO, CHIO S	1926 SW GIESE PL	GRESHAM	OR	97080
CHAPMAN, WALTER L	CHAPMAN, ALYCE M	27627 SE CARL ST	GRESHAM	OR	97080-9053
CHARLES J BECKER TR		127 SW 37TH TER	GRESHAM	OR	97080-8438
CHARLES YAMADA GREENHOUSES CO		P O BOX 65	CLACKAMAS	OR	97015-0065
CHARLOTTE POINT LLC		PO BOX 301579	PORTLAND	OR	97294-9579
CHATFIELD, WALTER R TR	CHATFIELD, JUANITA J TR	456 SE 29TH ST	GRESHAM	OR	97080
CHAUSSEE, BRADFORD	WISE, CHELSEA	2970 NE 7TH ST	GRESHAM	OR	97030
CHAVEZ, GABRIEL	CHANOCUA, ELVIRA DE CHAVEZ	306 SE 205TH PL	GRESHAM	OR	97030-8424
CHECKAL, JUSTIN J	CHECKAL, JOHN T	8023 SE REGNER RD	GRESHAM	OR	97080-9481
CHEN, DA JIAO		2090 SW 18TH TER	GRESHAM	OR	97080
CHEN, ANGELA K	CHEN-MAYNARD, DOROTHY C	955 SW FLORENCE CT	GRESHAM	OR	97080
CHEN, CYRUS D		4435 SE REGNER RD	GRESHAM	OR	97080
CHEN, JINGXIN	CHEN, QIAO Q	1929 SW 33RD ST	GRESHAM	OR	97080
CHEN, YI W		13012 SE SHERMAN ST	PORTLAND	OR	97233
CHEN, YU NING	CHEN, HUAN DI	13528 SE GENOA DR	CLACKAMAS	OR	97015
CHENOWETH, GORDON E JR	CHENOWETH, LORALEE K	4240 SE AUGUSTA LOOP	GRESHAM	OR	97080
CHERNYSHEVA, IRINA		4674 EAGLE LAKE DR	SAN JOSE	CA	95136
CHEUNG, TSZ KOK		7810 SE 66TH PL	PORTLAND	OR	97206
CHHUTH, JOSEPH S	CHHUTH, SUSAN T	320 SW 37TH TER	GRESHAM	OR	97080-8441
CHIBOUCAS, ANTHONY C	GORYANTSEVA, NADEZHDA	2641 SE ROSEFINCH DR	GRESHAM	OR	97080-8590
CHILD, BRENT L		1303 SW LINNEMAN AVE	GRESHAM	OR	97080-8360
CHINCHEN, TYLER J TR	CHINCHEN, SHARRON L TR	2400 SW BORDER WAY	GRESHAM	OR	97080-6365
CHO, DON M	CHO, SOO O	4629 SE HONORS PL	GRESHAM	OR	97080
CHO, SUNG RAE	CHO, MYONG OK	16880 SE FOSTER RD	GRESHAM	OR	97080
CHOATE, NANCY G		2755 SE CLEVELAND DR	GRESHAM	OR	97080
CHOATE, STEVEN L	CHOATE, JILL M	2390 SE MEADOW CT	GRESHAM	OR	97080
CHOI, POM SOK	CHOI, CHONG SUK	92 SW GABBERT RD	GRESHAM	OR	97080
CHOONOO, JEFFERY T	WISE, SARA A	614 SE 14TH CT	GRESHAM	OR	97080
CHOW, BRIAN		11937 SE SCHILLER ST	PORTLAND	OR	97266
CHRISHOLM, MARCIA K		1505 SW MILLER CT	GRESHAM	OR	97080
CHRISS, ROBERT R	CHRISS, SHARON L	185 SE LINDEN CT	GRESHAM	OR	97080-7648
CHRISTENSEN REV LIV TR		2522 SE MORLAN WAY	GRESHAM	OR	97080
CHRISTIANSEN, DANA A TR	CHRISTIANSEN, PATRICIA A TR	2566 SE MORLAN WAY	GRESHAM	OR	97080
CHRISTOPHER	SANDRA JACOBSON JOINT REV LIV	1320 SW ROYAL CT	GRESHAM	OR	97080

CHUM,LEE SEANGLY	CHUM,VALINN SAM	7820 SE 262ND AVE	GRESHAM	OR	97080
CHURCH,RONALD N	CHURCH,PATRICIA M	1012 SE 207TH AVE	GRESHAM	OR	97030-2200
CICHON,LILY		916 SW 4TH ST	GRESHAM	OR	97080
CICHOSZ,ROSS		1162 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
CIGLER,MICHAEL R	CIGLER,JANICE L	740 SW FLORENCE AVE	GRESHAM	OR	97080-9381
CINPEAN,JASON H	CINPEAN,BEATRICE	2695 SW 24TH ST	GRESHAM	OR	97080-9393
CLAIR R COUTURIER LIV TR ET AL		16503 SE FOSTER RD	GRESHAM	OR	97080
CLANCY,BEVERLY R		7509 SE SCHILLER ST	PORTLAND	OR	97206
CLANCY,MICHAEL A TR	CLANCY,CHERYL A TR	695 SW BLAINE PL	GRESHAM	OR	97080
CLAPA,BENJAMIN	CLAPA,IUDITA	PO BOX 460	ESTACADA	OR	97023-0460
CLARK,CHINH		1965 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-9796
CLARK,DOUGLAS G	CLARK,KATHLEEN A	33680 SE DUUS RD	ESTACADA	OR	97023
CLARK,ELLA R	CLARK,STEPHEN J	8645 SE HITE CT	BORING	OR	97009
CLARK,SARAH F		1367 SW 10TH DR	GRESHAM	OR	97080-9667
CLARK,SCOTT D	TOLMAN,CHERI L	4330 SW BRITTANY DR	GRESHAM	OR	97080
CLARK,THOMAS K	CLARK,DIANE L	9742 N SUMTER CT	TUCSON	AZ	85742
CLARKE,JASON	CLARKE,JESSICA	1518 SE 38TH CT	GRESHAM	OR	97080
CLAUDIA KNAUER REV LIV TR		22011 NE COUCH ST	GRESHAM	OR	97030-8475
CLEAN CAR-PET TR		802 SE 8TH ST	GRESHAM	OR	97080-7864
CLEARWATER HOMES LLC		10707 SE EASTMONT DR	DAMASCUS	OR	97089-6305
CLEMONS,ERICA L	CLEMONS,JEREMY P	1395 SW WALTERS DR	GRESHAM	OR	97080-9353
CLERHEW,ROBERT P	CLERHEW,KAREN M	1896 SW HEINEY RD	GRESHAM	OR	97080
CLIFFORD,SHAWN D	CLIFFORD,KARI L	737 SW NORMAN CT	GRESHAM	OR	97080-9345
CLUB PAESANO CEDARVILLE PARK INC		16306 NE 25TH AVE	RIDGEFIELD	WA	98642-8226
CLUTE,JASON M	CLUTE,JENNIFER A	1976 SW THOMAS PL	GRESHAM	OR	97080
COALE,MELISSA G TR	GONZALES,BRYAN T TR	P O BOX 1894	SOUTH GATE	CA	90280
COCA,WILLIAM J	COCA, KAITLYN M	1152 SW IVORY LOOP #29	GRESHAM	OR	97080
COCHRAN,CRAIG A	COCHRAN,KRISTINA	4636 SE HONORS DR	GRESHAM	OR	97080-8488
COCHRAN,PAUL R	COCHRAN,DONNA M	297 SE 46TH DR	GRESHAM	OR	97080-6407
COHEN,ELIZABETH S	COHEN,ALAN	3860 SE EL CAMINO DR	GRESHAM	OR	97080-1724
COLE,ROGER D	COLE,JOANNE	381 SW 4TH ST	GRESHAM	OR	97080-9207
COLEMAN,CINDI M		199 NW BATTAGLIA AVE	GRESHAM	OR	97030
COLLINS,GLENN	COLLINS,DENISE L	350 SW 7TH ST	GRESHAM	OR	97080-5377
COLLINS,JEFFREY D		1950 SW 20TH CT	GRESHAM	OR	97080-5791
COLLINS,TIMOTHY A	COLLINS,TIA D	360 NE WILLIAMS RD	GRESHAM	OR	97030

COLLSON,PATRICK J	COLLSON,PATRICIA A	469 SE GABBERT RD	GRESHAM	OR	97080
COLUMBIA BRICK WORKS INC		27195 SE KELSO RD	BORING	OR	97009-6005
COLUMBIA BRICK WORKS INC		PO BOX 1090	GRESHAM	OR	97030-0170
COLUMBIA RIDGE HOUSEBOAT OWNERS		9320 SW BARBUR BLVD #300	PORTLAND	OR	97219
COMALLI,GEORGE		2871 SE MORLAN PL	GRESHAM	OR	97080-5224
COMALLI,GEORGE T JR	KIDD,SHERI	2871 SE MORLAN PL	GRESHAM	OR	97080-5224
COMBS,JOVANA K		2033 SE NIGHT HERON PL	GRESHAM	OR	97080-3919
COMMUNITY VISION INC		2475 SE LADD AVE #240	PORTLAND	OR	97214-5426
CONARD,ROBERT D	CONARD,KATHLEEN	2610 SE REGNER RD	GRESHAM	OR	97080-7376
CONIFER PARK HOMEOWNERS ASSN		143 SE 205TH PL	GRESHAM	OR	97030-8430
CONNEMARA HOMES LLC		135 SE GREENWOOD CT	HAPPY VALLEY	OR	97086
CONNER,LISA A		1389 SW 10TH DR	GRESHAM	OR	97080
CONNER,ROBERT J JR	CONNER,MARILYN J	4070 NE 16TH CT	GRESHAM	OR	97030
CONNER,STEVEN L	CONNER,CAROLYN M	1255 SW BLAINE CT	GRESHAM	OR	97080
CONNERS,WILLIAM R	JOSSI,SUSAN E	730 SW EASTMAN AVE	GRESHAM	OR	97080-6813
CONNIE M OLIVER REV TR		2062 SW THOMAS PL	GRESHAM	OR	97080
CONNOLLY,JOSEPHINE M TR	HENKLE,LAURIE R TR	716 SE 38TH DR	GRESHAM	OR	97080
CONRAD,STEVEN D	CONRAD,SUSAN L	265 SE AVONDALE WAY	GRESHAM	OR	97080
CONTRERAS,REBECCA M TR		4273 SE AUGUSTA LOOP	GRESHAM	OR	97080-8447
COOK,BENJAMIN R	COOK,TANYA D	2189 SE KELLY AVE	GRESHAM	OR	97080-9333
COOK,CARMELLA		2535 SE CLEVELAND AVE	GRESHAM	OR	97080
COOK,DON M		2727 SW LINNEMAN DR	GRESHAM	OR	97080
COOK,GWENDOLYN G		532 SE PALOMA AVE	GRESHAM	OR	97080-1820
COOKE,BOB		1511 SW CHASTAIN AVE	GRESHAM	OR	97080-9623
COOKE,GARY S	COOKE,KAREN E	8201 SE LIESER PT DR	VANCOUVER	WA	98664-2346
COOMBES,ERNEST B		4463 SE ANTELOPE HILLS PL	GRESHAM	OR	97080
COOMBS,TOD E TR	COOMBS,APRIL D TR	938 SW FLORENCE CT	GRESHAM	OR	97080-9668
COONS,JUSTIN D	COONS,SUSAN M	5759 SE CHASE LOOP	GRESHAM	OR	97080
COOPER,BRENT		1526 NE HOGAN DR	GRESHAM	OR	97030-4140
COOPER,WILLIAM M	COOPER,SUZANNE B	2328 SW BORDER WAY	GRESHAM	OR	97080
CORBEIL,RICHARD		21901 NE COUCH ST	GRESHAM	OR	97030
CORBETT,JACQUELINE E	CROCKET,DANIEL M	200 CERVANTES	LAKE OSWEGO	OR	97035-1208
CORBIN,AARON D ET AL		546 NE PALOMA AVE	GRESHAM	OR	97030
CORCORAN,DANIEL		3638 SE ATHERTON AVE	GRESHAM	OR	97080
CORERA,GISELLE		1809 NE 19TH ST	GRESHAM	OR	97030

CORLEY,MARGARET A	1790 SE REGNER RD	GRESHAM	OR	97080-7245
CORNETT,FRED E	1005 SE 208TH AVE	GRESHAM	OR	97030-2231
CORNISH,DENNIS M	1890 SE REGNER RD	GRESHAM	OR	97080
CORP OF THE PRESIDING BISHOP OF	50 E NORTH TEMPLE	SALT LAKE CITY	UT	84150
CORRAL,JOSE L	1425 SE BEECH PL	GRESHAM	OR	97080
CORREA,RICHARD L	750 SW 8TH ST	GRESHAM	OR	97080-9685
CORTES,LAURA	704 SE 207TH AVE	GRESHAM	OR	97030
CORTEZ,CRISTINA	1627 NE 27TH TER	GRESHAM	OR	97030-3082
CORUM	5102 CHARBDIN CT	LOUISVILLE	KY	40207
COSPER,LANCE L	8443 SE 190TH DR	GRESHAM	OR	97080
COSTA,KENNETH P	2021 SW 30TH DR	GRESHAM	OR	97080
COTA,TROY K	3515 SW MILLER DR	GRESHAM	OR	97080
COUMATOS,MICHAEL	3868 SE DEER CREEK WAY	GRESHAM	OR	97080
COUNTRY CLUB EST TOWNHOUSE CONDO	1798 NE 19TH ST	GRESHAM	OR	97030
COUR,IAN	4196 SE BETHESDA PL	GRESHAM	OR	97080
COURTRIGHT,SAMUEL O	561 SW 4TH ST	GRESHAM	OR	97080
COUSINS,JOSEPH	1818 NE HOGAN DR	GRESHAM	OR	97030
COWAN,STEFFAN R	190 SE LINDEN AVE	GRESHAM	OR	97080
COWELL,RAYMOND W	702 SW FLORENCE AVE	GRESHAM	OR	97080
COZA,AUREL	4704 E EUCLID AVE	PHOENIX	AZ	85044-7788
COZZIE,ROBERT E	3591 SE ATHONTON AVE	GRESHAM	OR	97080
CRABB,CATHERINE	4564 SW 11TH ST	GRESHAM	OR	97080
CRADDICK,RICHARD A	4275 SE AUGUSTA LOOP	GRESHAM	OR	97080
CRAFT,JAMES E	7320 SE TELFORD RD	GRESHAM	OR	97080
CRAMPTON,CHRISTY L	1516 NE HOGAN DR	GRESHAM	OR	97030-4138
CRAMPTON,RICHARD TR	8217 SE 267TH AVE	GRESHAM	OR	97080-9227
CRANE,JAMES II ET AL	7615 SE 252ND AVE	GRESHAM	OR	97080-7214
CRANE,SHERRI L	3351 SW MILLER DR	GRESHAM	OR	97080
CRANK,MICHAEL R	1410 SW 31ST ST	GRESHAM	OR	97080-9610
CRAVEN,SUSAN K	642 SE 38TH DR	GRESHAM	OR	97080
CRAWFORD,DONNA E	820 SE 7TH ST	GRESHAM	OR	97080-7808
CREECH,JACQUELINE M	2830 NE 17TH ST	GRESHAM	OR	97030-4408
CREEKSIDE VILLA LLC	7831 SE LAKE RD #200	PORTLAND	OR	97267
CRENSHAW,CAMERON	1760 SW BLAINE AVE	GRESHAM	OR	97080-9348
CREVEY,JOHN	150 ALDERWOOD RD	WALNUT CREEK	CA	94598

CRIBBINS,STANLEY L	CRIBBINS,MARY-HELEN	8226 SE 170TH AVE	GRESHAM	OR	97080
CRISTOFORO,NINO	CRISTOFORO,NICOLE	97 NE SCOTT DR	GRESHAM	OR	97030
CRISTUREAN,GRIGORE	CRISTUREAN,NATALYA	26351 SE RUGG RD	DAMASCUS	OR	97089
CROCKETT,GARY A	CROCKETT,DEBRA P	2894 SE EVELYN PL	GRESHAM	OR	97080
CROCKWELL,BRIAN E	CROCKWELL,RITA A	3849 SE ST ANDREWS PL	GRESHAM	OR	97080
CROGHAN,CHARLES W	CROGHAN,MARTHA R M	971 SW FLORENCE CT	GRESHAM	OR	97080-9668
CROMB,ARUTHUR J		2175 SW 14TH DR	GRESHAM	OR	97080
CROOKE,WESLEY S		4270 SW 28TH CT	GRESHAM	OR	97080
CUCCO,BETH TR	CHAMBERS,JERRY A TR	4298 SE AUGUSTA LOOP	GRESHAM	OR	97080
CULBERTSON,JOSHUA A	CULBERTSON,CAROLYN J	1541 SW WALLULA DR	GRESHAM	OR	97080
CULLINS,MARVIN	CULLINS,DONNA	2140 NE HOGAN DR	GRESHAM	OR	97030
CULTER,BOBBI TR	CULTER,ALAN TR	30714 SE DODGE PARK BLVD	GRESHAM	OR	97080
CULWELL,DEBRA D		2066 NE HOGAN DR	GRESHAM	OR	97030
CUMMINS,DANIELE		1502 NE HOGAN DR	GRESHAM	OR	97030
CUNIFF,JAMIE T	CUNIFF,JENNIFER	1422 SW ORCHARD AVE	GRESHAM	OR	97080-6630
CURRIER,CAROL M		20729 SE MAIN DR	GRESHAM	OR	97030-2251
CURTIS,ROBERT J	CURTIS,NICOLE L B	64 NE SCOTT DR	GRESHAM	OR	97030
CUTTER,REBECCA		18818 SE CLINTON ST	GRESHAM	OR	97030
CUTTITTA,SCOTT	CUTTITTA,KELLY	10766 SE 352ND AVE	BORING	OR	97009-8756
CYPRIEN,FABIOLA		1943 SW 20TH CT	GRESHAM	OR	97080
D JUNE JONES PROPERTIES LLC		2725 SE 282ND AVE	GRESHAM	OR	97080-9012
DACEY,TANYA M		2147 SE NIGHT HERON PL	GRESHAM	OR	97080
DAHLQUIST,KAREN A		1215 SW BLAINE CT	GRESHAM	OR	97080
DAHRENS,SUSAN M		2303 SE WILLIAMS DR	GRESHAM	OR	97080
DAILEY,LON W	DAILEY,CHING H	2759 SE ELLIOTT DR	GRESHAM	OR	97080
DALE,MYRON J	MEYER,DEBRA	4127 SW 19TH CT	GRESHAM	OR	97080-8351
DALGLEISH,TERESA A	DALGLEISH,JAMES T	1235 SW 25TH CT	GRESHAM	OR	97080
DALY,DANIEL P		3008 SW 16TH CIR	GRESHAM	OR	97080-9743
DALY,DANIEL P	DALY,MARIA E	3002 SW 16TH CIR	GRESHAM	OR	97080
DANA,MICHAEL N TR	DANA,CONNIE J TR	4430 SE ANTELOPE HILLS PL	GRESHAM	OR	97080
DANCHUK,VIKTOR		3469 SW WONDERVIEW AVE	GRESHAM	OR	97080
DANG,TUONG D	DANG,VICKY A	1841 SW 20TH CT	GRESHAM	OR	97080-9655
DANIEL,LARRY G		18356 NE DAVIS ST	PORTLAND	OR	97230-7229
DANIELS,BETHANY F	DANIELS,RONALD J JR	2089 SW NANCY DR	GRESHAM	OR	97080
DARLENE J FORD REV LIV TR		4242 L HONOAPILANI RD	LAHAINA	HI	96761

DARON,CLIFFORD M	DARON,SUSAN	2765 NE 15TH ST	GRESHAM	OR	97030
DAUGHTERS,PATRICIA		2961 NE 13TH ST	GRESHAM	OR	97030
D'AVANZO,JOSEPH M		26911 SE JEANETTE ST	GRESHAM	OR	97080-8247
DAVENPORT,ADRIENNE		3151 SW ORCHARD PL	GRESHAM	OR	97080-9533
DAVID A PLANT TR		8282 SW RODLUN RD	GRESHAM	OR	97080
DAVIDSON,GLENN P	DAVIDSON,SANDRA K	1206 SW BLAINE CT	GRESHAM	OR	97080-9395
DAVIDSON,KEELY	DAVIDSON,KENNETH D JR	1723 NW WONDERVIEW AVE	GRESHAM	OR	97030
DAVIDSON,MELVIN L	LONDON,DANA	17116 SE MCKINLEY RD	GRESHAM	OR	97080-3276
DAVIDSON,ROCKY	DAVIDSON,STACEY	2820 NE 17TH ST	GRESHAM	OR	97030
DAVIES,KIMBERLY K	DAVIES,SIMON	1420 SW WALTERS DR	GRESHAM	OR	97080
DAVIS,BRADLEY J	DAVIS,RACHEL A	1822 NE 19TH ST	GRESHAM	OR	97030-4347
DAVIS,DEBORAH K	DAVIS,SEAN R	1516 SW WALLULA DR	GRESHAM	OR	97080
DAVIS,DENA		2208 SE MEADOW CT	GRESHAM	OR	97080
DAVIS,DON D	TAKEUCHI,DIANE N	1685 SE LIBERTY AVE	GRESHAM	OR	97080-1023
DAVIS,GEORGE T		491 SE GABBERT RD	GRESHAM	OR	97080
DAVIS,JOHN L IV		3198 SW WALLULA AVE	GRESHAM	OR	97080
DAVIS,LYNN C	DAVIS,SHARON E	8301 SE 190TH DR	GRESHAM	OR	97080-3507
DAVIS,PAUL D	ZHAO,YINGSHAN	1385 SW 33RD ST	GRESHAM	OR	97080-9611
DAVIS,RICHARD E	DAVIS,MICHELLE R	366 SW 37TH CIR	GRESHAM	OR	97080-8443
DAVIS,SCOTT D	DAVIS,CHERYL L	1350 SW 33RD ST	GRESHAM	OR	97080-9611
DAWES FAMILY TR		7100 SE HOGAN RD	GRESHAM	OR	97080
DAWN-PETERSEN,MARTHA L		2220 SW ELEVEN MILE DR	GRESHAM	OR	97080-9501
DAWSON,GARY R	DAWSON,DEBBIE A	1885 SW BINFORD AVE	GRESHAM	OR	97080-9760
DAY FAMILY TRUST		2862 SE VISTA WAY	GRESHAM	OR	97080
DE BRUIN,LESLIE		297 SW 37TH TER	GRESHAM	OR	97080-8438
DE COURCEY,MICHAEL P		2396 SW BORDER WAY	GRESHAM	OR	97080
DE GRAZIA,KENMORE F TR	DE GRAZIA,MARTHA A TR	20920 SE CLAY CT	GRESHAM	OR	97030-3620
DE JESUS,ELOISA	LEPE,PAUBLO L	2945 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-9792
DE REMER,KENNETH F	DE REMER,CLARY H	2025 SE KELLY AVE	GRESHAM	OR	97080
DE VRIES,GRALOF A	DE VRIES,KATHRYN R	2812 SE MORLAN PL	GRESHAM	OR	97080
DEANNA	DEREK GILFORD TR	533 E POWELL BLVD	GRESHAM	OR	97030
DEARDEN,DOUGLAS	DEARDEN,ROBIN	286 SE 46TH DR	GRESHAM	OR	97080
DEARTH,SCOTT	DEARTH,STACEY	1591 SE 38TH CT	GRESHAM	OR	97080
DEBOZY,CAMERON C		233 NW BATTAGLIA AVE	GRESHAM	OR	97030
DEER GLEN HOMEOWNERS ASSN		15 NE 3RD ST	GRESHAM	OR	97030

DEGEN,SANDRINA		2070 NE HOGAN DR	GRESHAM	OR	97030
DEGN,HANS H	DEGN,MARLYS J	827 SE 27TH ST	GRESHAM	OR	97080-9302
DEISTER,TERRY M		7028 SE HOGAN RD	GRESHAM	OR	97080-5204
DEJESUS,MARIANA C		141 SE 46TH DR	GRESHAM	OR	97080
DEKEYSER JOINT REVOCABLE LIVING		4248 SE AUGUSTA WAY	GRESHAM	OR	97080
DELANEY,MAUREEN L		337 SE 2ND ST	GRESHAM	OR	97080
DELAQUIL,PASCAL III	DELAQUIL,SHEILA R	155 SE 16TH CT	GRESHAM	OR	97080
DELMARTER FAM REV TR		3081 SW LILLYBEN AVE	GRESHAM	OR	97080
DELMATOFF,ELIZABETH J		4423 NE DIVISION ST	GRESHAM	OR	97030
DELORIT,GARY J TR	DELORIT,JUDY A TR	6811 SE HOGAN RD	GRESHAM	OR	97080
DEMARAIS,VICTORIA L		1011 SE 208TH AVE	GRESHAM	OR	97030-2231
DEMERS,DALE J	DEMERS,MARGARET A	2280 NE HOGAN DR	GRESHAM	OR	97030-4152
DEMETER,LINDA K		7635 SE 262ND AVE	GRESHAM	OR	97080-9224
DEMIR,INGA		4540 SW 11TH ST	GRESHAM	OR	97080-4322
DENHAM,MARILYN TR		14944 SE 82ND DR	CLACKAMAS	OR	97015-9665
DENNIS	PAULA MCCORD REV TR	18345 SE CHELDELIN RD	GRESHAM	OR	97080
DENNIS,CURTIS D TR	DENNIS,KAREN M TR	18600 SE RICHEY RD	GRESHAM	OR	97080-3322
DENNIS,CURTIS D TR ET AL		18600 SE RICHEY RD	GRESHAM	OR	97080-3322
DENNIS,JAY	DENNIS,BERTHA	18722 SE RICHEY RD	GRESHAM	OR	97080-3323
DEPARRIE-GRAY,NICOLE	DEPARRIE-GRAY,SETH	18435 SE MILL ST	PORTLAND	OR	97233
DEREK	DANETTE LOWE 2018 TR	4688 SE DEER CREEK PL	GRESHAM	OR	97080
DERONJIC,DENISA	LISIC,ZUHRET	1972 SW 20TH CT	GRESHAM	OR	97080
DERRICK,JACK W		8750 SW BRABHAM WAY	GASTON	OR	97119-9080
DESART,DEL J	DESART,DEBRA L	4151 SE 22ND DR	GRESHAM	OR	97080-9113
DETWELLER,AMY		2015 SW MAWRCREST CT	GRESHAM	OR	97080-9709
DEVANEY,DAVID A	DEVANEY,SHERRIE	725 NW MAWRCREST DR	GRESHAM	OR	97030
DEWITT,MICHAEL D		225 SW 36TH ST	GRESHAM	OR	97080
DHONDUP,LOBSANG	TSERING,DOLMA	21933 NE COUCH ST	GRESHAM	OR	97030
DIAMOND,AARON J	DIAMOND,CONNIE J	1939 NE 19TH ST	GRESHAM	OR	97030
DIANNE C LEOPARD REV LIV TR		2640 SW MYERS DR	GRESHAM	OR	97080-9435
DIAZ,ARIEL		2800 SW BUTLER RD	GRESHAM	OR	97080
DIAZ,TINA A		1163 NE PALMBLAD DR	GRESHAM	OR	97030
DICK,GREGORY A	DICK,JANICE R	1743 SW PLEASANT VIEW DR	GRESHAM	OR	97080
DICKINSON,JERRY		1790 NE 19TH ST	GRESHAM	OR	97030-4300
DICKINSON,JUDITH L		667 SE ROBERTS AVE	GRESHAM	OR	97080-7833

DICKINSON,KRYSTAL J	MOON,GREGORY	1818 NE 19TH ST	GRESHAM	OR	97030
DIDLICK,GARTH J	DIDLICK,KIMBERLY C	822 SE LINDEN CT	GRESHAM	OR	97080-7866
DIEBEL,JOHN R		1250 SW 27TH CT	GRESHAM	OR	97080-9609
DIEHL-CITOLI,CYNTHIA LOU	DIEHL-CITOLI,MICHAEL-50%	PO BOX 144	GRESHAM	OR	97030-0023
DIESEL,ROBERT A	DIESEL,LISA N R	4243 SW 28TH CT	GRESHAM	OR	97080-6336
DIETDERICH,SUSAN J		136 SE CONDOR DR	GRESHAM	OR	97080-2011
DIETRICH,EDWARD L	GARCIA,JOHNNY N	927 SE 27TH ST	GRESHAM	OR	97080
DIGGINS,CLE A		451 SE ROBERTS AVE	GRESHAM	OR	97080
DILLINGHAM FAMILY REV LIV TR		2840 SW LILLYBEN PL	GRESHAM	OR	97080-9507
DILLON,GARY J	DILLON,RENEE M	7518 SE HOGAN RD	GRESHAM	OR	97080
DINGER,PATRICIA A		1961 SE MEADOW CT	GRESHAM	OR	97080-9325
DINGMAN,HARRY D	DINGMAN,PATRICIA A	1837 SW 20TH CT	GRESHAM	OR	97080-9655
DIPIETRO,RONALD TR	DIPIETRO,CASEY TR	1414 SE BEECH PL	GRESHAM	OR	97080-5363
DIRKS, WILLIAM R		4568 SW 11TH ST	GRESHAM	OR	97080
DIRT PROPERTIES LLC	DO,ANDY M	PO BOX 80516	PORTLAND	OR	97280-1516
DIVISION PARK DEVEL LLC	DOBBEK,HELEN J TR	PO BOX 10071	PORTLAND	OR	97296-0071
DIVISION STREET LLC		PO BOX 237	RANCHO SANTA FICA		92067-0237
DO,KIET A		8219 SE 67TH AVE	PORTLAND	OR	97206
DOBBEK,DANIEL J TR		4042 SE YAMHILL ST	PORTLAND	OR	97214-4445
DODGE-LITTLE,ROBYNE L		1511 NW 19TH ST	GRESHAM	OR	97030-3658
DODSON,STEVEN O	DODSON,SUSAN A	810 NW WALLULA AVE	GRESHAM	OR	97030
DOELLEFELD,MARY L		13389 SW SHAKESPEARE ST	TIGARD	OR	97224-2218
DONOVAN,MICHAEL		22789 MIRIAM WAY	GRAND TERRACE	CA	92313-5217
DOOLEY,ROBERT L		1316 NE HOGAN DR	GRESHAM	OR	97030
DOROTHY D LEBER REV LIV TR		4501 NE DIVISION ST	GRESHAM	OR	97030-4625
DOROW,JANET TR		2925 SW BATTAGLIA AVE	GRESHAM	OR	97080-9581
DORSEY,ALBERTHA		13914 SE 251ST ST #9	KENT	WA	98042-6628
DOSTERT,MICHAEL ET AL	DOWLESS,DENISE D	16925 SE FOSTER RD	GRESHAM	OR	97080
DOUGHERTY,PAMELA J	BLOOM-DOWNEY,KIM D	1802 SE HOGAN RD	GRESHAM	OR	97080-6288
DOUGLAS,MICHAEL	DOWNING,PATTI L	2952 SE ELLIOTT PL	GRESHAM	OR	97080
DOWLESS,RICHARD J		2121 SE ANDERSON AVE	GRESHAM	OR	97080
DOWNEY,WALTER A		655 SE DOWSETT LN	GRESHAM	OR	97080
DOWNING,KENNETH D		2341 SE KELLY AVE	GRESHAM	OR	97080-5386
DRAGOMIR,VIORREL	DRAGOMIR,LUCRETIA	3412 NW 1ST ST	GRESHAM	OR	97030
DRAKE,PETER D TR	DRAKE,RENITA L TR	230 SE GABBERT RD	GRESHAM	OR	97080

DRECHSLER,DAVID	DRECHSLER,VIVIAN	2700 SE CLEVELAND DR	GRESHAM	OR	97080-5218
DRECHSLER,PAUL	DRECHSLER,AMANDA	4647 SE HONORS DR	GRESHAM	OR	97080
DRONCA,DANUT	DRONCA,CORNELIA	4127 NE 5TH DR	GRESHAM	OR	97030
DRUGG,BRUCE G	DRUGG,SANDRA L	PO BOX 2133	GRESHAM	OR	97030
DRYDEN,PAULA L		1877 NW WONDERVIEW AVE	GRESHAM	OR	97030-4682
DRYNAN,JOHN F	HUTTON,ALTA M	3285 NE 5TH ST	GRESHAM	OR	97030
DUBINTSOV,VIKTOR		16600 SE TONG RD	DAMASCUS	OR	97089
DUCK'S MOORAGE L L C		18699 NE MARINE DR	PORTLAND	OR	97230-7353
DUCLOS,JASON A	DUCLOS,WAKISHA Q	1327 SW 15TH CT	GRESHAM	OR	97080
DUDGEON,JEFFREY C	DUDGEON,JULIE F	735 SW SLERET AVE	GRESHAM	OR	97080-9344
DUFF,CHARLES	DUFF,KATHLEEN	2915 SE CLEVELAND DR	GRESHAM	OR	97080
DUFFY,ROBIN C		2020 SE CENTURION WAY	GRESHAM	OR	97080
DUFFY,RONALD ET AL		8201 SE 170TH AVE	GRESHAM	OR	97080
DUGGINS,JAMIE	DUGGINS,ANDREW A	906 SE 207TH AVE	GRESHAM	OR	97030
DUGONJEVAC,IVANA	MONTES,ANDRES	844 SE 207TH AVE	GRESHAM	OR	97030
DUMITRESCU,ADRIAN	DUMITRESCU,CRISTIAN	3122 SE HILLYARD RD	GRESHAM	OR	97080
DUMITRESCU,VICTOR	DUMITRESCU,ADRIAN	7416 SE 252ND AVE	GRESHAM	OR	97080
DUNFORD,DOUGLAS W TR	DUNFORD,JANET L TR	4003 SW 22ND DR	GRESHAM	OR	97080
DUNLAP,DEBRA	DUNLAP,KIM	2893 SE EVELYN PL	GRESHAM	OR	97080-5226
DUNLOP,CHRISTOPHER J	DUNLOP,ANNE	4315 SE 8TH CT	GRESHAM	OR	97080-1862
DUNNE,JULIE A		1424 NE HOGAN DR	GRESHAM	OR	97030
DUNNER,RICHARD L TR	DUNNER,RIVELLA S TR-50%	6748 DARYN DR	WEST HILLS	CA	91307
DUONG,PHONG	TRAN,TU THANH	403 NW BATTAGLIA AVE	GRESHAM	OR	97030
DUONG,THAO T	PHAM,CUONG	1401 NW 19TH ST	GRESHAM	OR	97030-3647
DUONG,VIET Q	TIEU,BELINDA OANH	12640 NE ROSE PKWY	PORTLAND	OR	97230
DUPRE,GENEVIEVE	HARPER,CARIN L	1412 NE HOGAN DR	GRESHAM	OR	97030
DURAN,AMADO Z TR	DURAN,ANGELINA T TR	4067 SW BRITTANY DR	GRESHAM	OR	97080-6316
DUREK,DARWIN		1206 SW 14TH CT	GRESHAM	OR	97080
DUSKY,DWAYNE D	DUSKY,ELIZABETH A	3715 SW 14TH DR	GRESHAM	OR	97080-8338
DUVAL,DOUGLAS A TR	DUVAL,DANA B TR	3205 SW 14TH DR	GRESHAM	OR	97080-9742
DYNTU,IILYA		3477 SW WONDERVIEW AVE	GRESHAM	OR	97080
DYNTU,NIKOLAY	DYNTU,NATALYA	3449 SW WONDERVIEW AVE	GRESHAM	OR	97080
EARL L BRAND	DONNA R BRAND FAMILY TR	18183 SE RICHEY RD	GRESHAM	OR	97080
EAST SIDE AREA EDUCATION DIST		26000 SE STARK ST	GRESHAM	OR	97030-3300
EAST SIDE GRESHAM PROPERTIES LLC		30851 S DEE JAY WAY	HUBBARD	OR	97032

EBERHARDT,LEONNA H ET AL	1420 SE BEECH PL	GRESHAM	OR	97080-9324
EBERS PARK EST HOMEOWNER'S ASSN	1056 SE 23RD CT	GRESHAM	OR	97080-9303
ECHOLS,M PATTON III	PO BOX 2131	GRESHAM	OR	97030
ECKHARDT,GILDA M	4151 SE AUGUSTA WAY	GRESHAM	OR	97080
ECKMAN,LAURENCE	2741 NE 15TH ST	GRESHAM	OR	97030-4401
EDE,ETHAN D	2061 SW 30TH DR	GRESHAM	OR	97080
EDENS,DEREK J ET AL	2832 SE VISTA WAY	GRESHAM	OR	97080
EDER,AARON M	1156 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-7895
EDGLEY,KIP D	4208 SE AUGUSTA WAY	GRESHAM	OR	97080
EDIE,JULIA L	1929 NE 19TH ST	GRESHAM	OR	97030
EDINGER,WILLIAM	840 SE 8TH ST	GRESHAM	OR	97080
EDMUNDS,URIAH P	660 NW ELEVEN MILE CT	GRESHAM	OR	97030
EDRINGTON,MICHAEL	4295 SE AUGUSTA LOOP	GRESHAM	OR	97080
EDWARD LABINOWICZ TR	1326 SE LINDEN CT	GRESHAM	OR	97080-9300
EDWARDS,DAVID M	2051 SE KELLY AVE	GRESHAM	OR	97080-9333
EDWARDS,DONALD L JR TR	786 SE 27TH ST	GRESHAM	OR	97080-9302
EDWARDS,MATTHEW	1261 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-7897
EDWARDS,RODNEY	1920 SW 29TH DR	GRESHAM	OR	97080
EGAN,FLORENE A	1204 SE 21ST CT	GRESHAM	OR	97080
EGAN,MARIA A	1192 SE 23RD CT	GRESHAM	OR	97080-9303
EGGER,ANTHONY A	56 SE 47TH CIR	GRESHAM	OR	97080
EIDSNESS,DONALD H	645 NE WENDY LN	GRESHAM	OR	97030-4739
EINHOFF,MICHAEL A TR	2348 SE KELLY AVE	GRESHAM	OR	97080
EISEL,JOHN	2091 SW 29TH DR	GRESHAM	OR	97080
EISELE,KEITH A TR	2521 SE MORLAN WAY	GRESHAM	OR	97080-5267
EKBLAD,ROBERT J	949 NW OVERTON ST UNIT 1512	PORTLAND	OR	97209
EKI,NORMAN T TR	644 SW WALTERS DR	GRESHAM	OR	97080-9351
ELAM,DAN L	3555 SW VICTORIA PL	GRESHAM	OR	97080
EL-ARMALE,CHAFIC TR	12535 SE EAGLE GLEN DR	HAPPY VALLEY	OR	97086
ELKINS,MILO L	17471 SE MCKINLEY RD	GRESHAM	OR	97080
ELKINS,MILO L	18419 SE MILL ST	PORTLAND	OR	97233
ELL,KIM J	1412 SW CHASTAIN AVE	GRESHAM	OR	97080-9622
ELLIKER-VAAGSBERG,CLAIRE E	84890 S WILLAMETTE ST	EUGENE	OR	97405
ELLIOTT,DEBRA	3235 SW WALLULA AVE	GRESHAM	OR	97080
ELLIOTT,FRANK	32 SE 196TH AVE	PORTLAND	OR	97233

ELLISON,JINA	868 SE WENDY LN	GRESHAM	OR	97080
ELMER L WESTOVER TR	705 SE 208TH AVE	GRESHAM	OR	97030
ELMER,TODD	2722 NE 6TH ST	GRESHAM	OR	97030-5937
ELROD,MICHAEL D	4664 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
ELWOOD LEROY GILBERT	MARIE ANNETTE GILBERT REV LIV T 284 SE 41ST CT	GRESHAM	OR	97080
EMBAYE,MEDHANIE	1107 SW LINNEMAN AVE	GRESHAM	OR	97080
EMICK,PAMELA J	4722 NE HOLMAN ST	PORTLAND	OR	97218
EMMERT,TERRY W	11811 SE HIGHWAY 212	CLACKAMAS	OR	97015-9038
ENDERS,GRANT ET AL	4682 SW DEER CREEK PL	GRESHAM	OR	97080
ENDRES,PATRICK S	1450 NE GREENWAY DR	GRESHAM	OR	97030
ENDRESEN,NOREEN K	2905 SE CLEVELAND DR	GRESHAM	OR	97080
ENDY,JAMES M	4017 SW 22ND DR	GRESHAM	OR	97080
ENGDAHL,JOHN R	2312 SW WILLOW PKWY	GRESHAM	OR	97080
ENGEL,WAYNE E TR	2627 SE ROSEFINCH DR	GRESHAM	OR	97080
ENGSTROM,TERRY G	2283 SE WILLIAMS DR	GRESHAM	OR	97080
ENGSTROM,THOMAS J SR	915 SE 208TH AVE	GRESHAM	OR	97030-2229
ENNEBERG,HAROLD	7326 SE 252ND AVE	GRESHAM	OR	97080-9217
EPHREM,LINDA	2086 SW NANCY DR	GRESHAM	OR	97080-7322
ERDAHL,ALLEN C	2822 SE PHEASANT WAY	GRESHAM	OR	97080
ERDAHL,GARY E	962 SW MAWRCREST PL	GRESHAM	OR	97080-6565
ERICKSON,FREDERICK K JR	PO BOX 442	GRESHAM	OR	97030-0089
ERPELDING,JENNIFER	3888 SE ST ANDREWS PL	GRESHAM	OR	97080
ERSKINE,CHEYANNE E	8341 SE 190TH DR	GRESHAM	OR	97080-3507
ESCOBAR MAGBANUA,COLE T	4011 SW 22ND DR	GRESHAM	OR	97080
ESPARZA,CHRISTINE L	1702 NE HOGAN DR	GRESHAM	OR	97030
ESPIRITU,GABRIEL J	490 SW 4TH ST	GRESHAM	OR	97080
ESTALLILLA,KRISLYND N ET AL	2045 SW NANCY DR	GRESHAM	OR	97080
ESTES,ROBERT S TR	345 HAYES AVE	SANTA CLARA	CA	95051
ESTLUND,MICHAEL D	2817 SE ELLIOTT DR	GRESHAM	OR	97080-6475
ESTRADA,JOSE A	2835 SE ELLIOTT DR	GRESHAM	OR	97080
ETZEL,HERMAN M TR	4556 SW 11TH ST	GRESHAM	OR	97080-4322
EUBANKS LIV TR	17700 SE FOSTER RD	GRESHAM	OR	97080
EVACKO,STEPHEN M	1420 NE HOGAN DR	GRESHAM	OR	97030
EVANOFF,RICK J	2533 SE ROSEFINCH DR	GRESHAM	OR	97080
EVANS,CHRISTOPHER M	179 SW SANDLEWOOD LOOP	GRESHAM	OR	97030

EVANS,COLLEEN A	1512 NW 15TH ST	GRESHAM	OR	97030-4814
EVANS,JAN J	1960 SW WILLOW PKWY	GRESHAM	OR	97080
EVANS,MELISSA W	2172 SE MEADOW CT	GRESHAM	OR	97080
EVANS,RALPH L TR	3655 SE DEER CREEK WAY	GRESHAM	OR	97080-8496
EVE-LYNNE MURRAY REV TRUST	526 SE PARK DR	GRESHAM	OR	97080
EVERETT,SHANNA	3115 SW LILLYBEN AVE	GRESHAM	OR	97080
EVERETT,THOMAS J	1790 SE REGNER RD	GRESHAM	OR	97080
EVI,EUGENE	2957 SE 186TH PL	GRESHAM	OR	97030
EWOLDT,CRAIG R	29330 SE ORIENT DR	GRESHAM	OR	97080
FABIAN,NORMAN R	PO BOX 1156	GRESHAM	OR	97030-0246
FADENRECHT,JEANNETTE M	5693 SE CHASE LOOP	GRESHAM	OR	97080
FAIN-ADNEY,PATTY A	394 SE BARNES AVE	GRESHAM	OR	97080
FAIRFIELD CLOVIS PROPERTIES LLC	88 PERRY ST #800	SAN FRANCISCO	CA	94107-1378
FAIRVIEW CITY OF	PO BOX 337	FAIRVIEW	OR	97024-0337
FALK,JONATHAN B	1800 NE HOGAN DR	GRESHAM	OR	97030
FAMBROUGH,LINDA M	505 NW ELEVEN MILE CT	GRESHAM	OR	97030
FANCHER,STEVE P	525 SE PARK DR	GRESHAM	OR	97080-7823
FARAH,FRED S	4361 NE DIVISION ST	GRESHAM	OR	97030-4621
FARFAN,RENEE L C	2296 SE ELLIOTT DR	GRESHAM	OR	97080
FARQUHAR,DAVID J	1804 NE 19TH ST	GRESHAM	OR	97030
FARRELL,VINCENT	1700 NE HOGAN DR	GRESHAM	OR	97030
FARRENS,SHAWN C	27324 SE CARL ST	GRESHAM	OR	97080-9053
FARRER,DENNY	1385 SW 19TH DR	GRESHAM	OR	97080-9651
FARWELL,DAVID	7620 SE 262ND AVE	GRESHAM	OR	97080
FAST,TIM M	2298 SE MEADOW CT	GRESHAM	OR	97080
FBC PROPERTIES LLC	PO BOX 575	TROUTDALE	OR	97060
FELLERS,JAMES R	3988 SW 18TH CT	GRESHAM	OR	97080-8397
FERALOVA,ERIKA H	2228 SE MEADOW CT	GRESHAM	OR	97080
FERGUSON,CHRISTOPHER R	1972 SW 8TH DR	GRESHAM	OR	97080
FERNANDEZ,TIA C	3318 SW MILLER PL	GRESHAM	OR	97080
FERRENBURG,FRED F	1781 SE CEDAR CREEK PL	GRESHAM	OR	97080
FERRIS,RANDALL	5765 SE CHASE LOOP	GRESHAM	OR	97080-8284
FERRON,RAYMOND M	P O BOX 16	GRESHAM	OR	97030
FEY,ANDREAS D	2227 SE MEADOW CT	GRESHAM	OR	97080
FICHTNER,JOSHUA	1806 NE 19TH ST	GRESHAM	OR	97030
EVANS,ZANDRA J				
MORSE,JOHN S				
EVANS,STEPHANIE A TR				
EVI,VERONICA				
EWOLDT,ELIZABETH M				
FABIAN,CHERYL A				
RUNNER,JEFFREY T				
FANCHER,REBECCA				
FARAH,SAMIRA				
FARFAN,IVANN C				
FARRELL,SALISHA				
FARRENS,JANIE D				
FARRER,NANCY				
FARWELL,MARIA A F				
FAST,KIM D				
FELLERS,FAYE G				
FERGUSON,TRACIE M				
MANN, JASON L				
FERRENBURG,NORMA I				
FERRIS,APRIL				
MINOR-FERRON,MARILYN A				
FEY,SARAH T				

FIELDHOUSE,RICHARD W	5537 SE CHASE RD	GRESHAM	OR	97080
FIGUEROA,VIRGINIA	450 NE PAROPA WAY	GRESHAM	OR	97030
FILHO,BARBARA	1408 NE HOGAN DR	GRESHAM	OR	97030-4136
FINNERTY,ERIC	2822 SE MORLAN PL	GRESHAM	OR	97080
FINNIGAN,MICHAEL J	174 SE GABBERT RD	GRESHAM	OR	97080-5506
FIRST BAPTIST CHURCH OF GRESHAM	224 W POWELL BLVD	GRESHAM	OR	97030-7053
FISCHER,AARON D	2939 SE ELLIOTT PL	GRESHAM	OR	97080
FISCHER,MATT D	4233 SW 28TH CT	GRESHAM	OR	97080-6336
FISHER TRUST	4188 SE AUGUSTA WAY	GRESHAM	OR	97080
FISHER,DALE	1407 SW WALTERS DR	GRESHAM	OR	97080-9354
FISHER,TOM J	584 NE PALOMA AVE	GRESHAM	OR	97030
FISHER-CONKLIN FAMILY TR	1757 SW 19TH CT	GRESHAM	OR	97080
FITZ,MICHAEL J	309 SE PALOMA AVE	GRESHAM	OR	97080
FITZGERALD,TIMOTHY J	2005 SW MAWRCREST CT	GRESHAM	OR	97080-9709
FITZSIMONDS,CRYSTAL	1433 SW 10TH DR	GRESHAM	OR	97080
FLABETICH,JOHN	3869 SE DEER CREEK WAY	GRESHAM	OR	97080
FLANAGAN,JEFFREY D	3525 SW WONDERVERVIEW AVE	GRESHAM	OR	97080
FLANAGIN,RICHARD J	620 SE DOWSETT LN	GRESHAM	OR	97080-7814
FLANDES,SCOTT	334 SE BARNES AVE	GRESHAM	OR	97080
FLETCHER,PATRICK J	14 SE 49TH CIR	GRESHAM	OR	97080
FLEWELLING,DEBORAH T	4183 NE 11TH WAY	GRESHAM	OR	97030
FLOM,JUDI SORENSON TR	21867 NE COUCH ST	GRESHAM	OR	97030
FLOOD,DARIN W	4326 SE 1ST TER	GRESHAM	OR	97080
FLORES,LUGARDO C	2323 SE REGNER RD	GRESHAM	OR	97080
FLOREY,JERRY J TR ET AL	2085 GOLDENEYE PL	COSTA MESA	CA	92626-4770
FLOYD,RASHAD E	2518 SE ELLIOTT DR	GRESHAM	OR	97080
FLYNN,CHARMAINE	3242 SW 43RD ST	GRESHAM	OR	97080
FLYNN,MICHAEL D	1814 NE 19TH ST	GRESHAM	OR	97030
FLYNN,RAYMOND	3639 SE DEER CREEK WAY	GRESHAM	OR	97080-8496
FOGARTY,PATRICK M	1504 SW WALLULA DR	GRESHAM	OR	97080-9674
FOGEL,VITALY A	2875 SE ELLIOTT DR	GRESHAM	OR	97080
FONTENOT,KENNETH R	1278 SW 27TH CT	GRESHAM	OR	97080
FORBES,DONN	4277 SE AUGUSTA LOOP	GRESHAM	OR	97080
FORBIS,KIMBERLY R	2765 SE CLEVELAND DR	GRESHAM	OR	97080
FORCE,DAVID R	2221 SW 30TH DR	GRESHAM	OR	97080-9476

FORD,ALAN R	FORD,KIMBERLEE D	551 NE PALOMA AVE	GRESHAM	OR	97030-4733
FORMAN,GEORGE W	FORMAN,MARCIA L	25621 SE HWY 224	BORING	OR	97009
FORTIN,MARK R	FORTIN,TINA M	674 SE WENDY LN	GRESHAM	OR	97080
FORTMAN,TRACY J	AVERY,MELISSA D	3001 SE CONDOR AVE	GRESHAM	OR	97080
FORTRESS GRESHAM LLC	1735 SE HOGAN LLC	5215 PONDEROSA WAY	LAS VEGAS	NV	89118
FORTUNE,LAWRENCE D	FORTUNE,KRISTIN S	810 SW 8TH ST	GRESHAM	OR	97080
FOSNOT,MATTHEW R	GIFFORD,SAMANTHA L	1632 SE ELLIOTT AVE	GRESHAM	OR	97080
FOSTER,BRYAN	FINKAS-FOSTER,HEATHER	2293 SE WILLIAMS DR	GRESHAM	OR	97080
FOWLER,JASON	FOWLER,RACHEL	4603 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
FOWLER,MICHAEL	FOWLER,RIC ANNE	PO BOX 390208	KEAUHOU	HI	96739-0208
FOX,LAUREN		484 NW BATTAGLIA AVE	GRESHAM	OR	97030
FRABEL,DEBRA Y		1534 SW WALLULA DR	GRESHAM	OR	97080-9674
FRANCIS,DAVID B	FRANCIS,MARILYN S	1201 SW 14TH CT	GRESHAM	OR	97080-9620
FRANCO,JOSEPH A	FRANCO,LAURA C	1522 SW WALLULA DR	GRESHAM	OR	97080
FRANCO,MELANIE T		3626 SW 16TH CT	GRESHAM	OR	97080-8341
FRANCOIS,MICHAEL D	FRANCOIS,TRACY E	1450 SW WALTERS DR	GRESHAM	OR	97080
FRANK SCHMIDT	SON CO PROFIT SHARING PLAN ANI/PO BOX 189		BORING	OR	97009-0189
FRANK,KATHERINE A		4771 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
FRANK,MARLENT D		3592 SW MILLER DR	GRESHAM	OR	97080
FRANKLIN,GABRIEL R	FRANKLIN,ALISON A	2440 SE BEAVER CREEK LN	TROUTDALE	OR	97060
FRANKLIN,PAUL F TR	FRANKLIN,JENNIFER D TR	2106 SW ELK LN	GRESHAM	OR	97080-6389
FRANKLIN,RICHARD D	FRANKLIN,HOLLEY Y	4296 SE BETHESDA PL	GRESHAM	OR	97080-8453
FRANKS,EDWARD S	FRANKS,ANNE	2710 NE 6TH ST	GRESHAM	OR	97030-5937
FRANSON,LESLIE O	FRANSON,DORIS L	31 SE 46TH DR	GRESHAM	OR	97080
FRANZ,GARY K	NORTH,ADINA L-99%	1850 SW HEINEY RD	GRESHAM	OR	97080
FRASHOUR,RONALD III	FRASHOUR,SUSAN	PO BOX 397	BORING	OR	97009-0397
FRATTO,CORY	FRATTO,MALLERII A	1237 NE PALMBLAD DR	GRESHAM	OR	97030-6073
FRECH,MICHAEL	LANGEVIN,THERESE	1797 SW 13TH ST	GRESHAM	OR	97080
FREDERICK,ISAAC D	FREDERICK,MILEAH J	48 SE 47TH CIR	GRESHAM	OR	97080
FREDIANI,JOSEPH M	FREDIANI,JULIE A	1017 SW 8TH ST	GRESHAM	OR	97080
FREEMAN FAMILY TRUST		9896 SE 302ND LN	BORING	OR	97009
FREEMAN,BRIAN J	FREEMAN,ANNE M	3674 SE DURANGO PL	GRESHAM	OR	97080-7357
FREEMAN,CHRISTINE M		PO BOX 2407	GRESHAM	OR	97030
FRENCH,KELSEY A		416 NE 148TH AVE	VANCOUVER	WA	98684
FRESHOUR,JACOB	FRESHOUR,JESSICA M	7825 SE 257TH AVE	GRESHAM	OR	97080

FREY,DENNIS	FREY,SUZANNE	603 NE ANDERSON RD	GRESHAM	OR	97030
FRIBERG,HAROLD	FRIBERG,DONNA	3074 NE 6TH ST	GRESHAM	OR	97030
FRILLOT,MARTIN L	ACHENBACH,ADELE A	2297 SE MIGNONETTE CIR	GRESHAM	OR	97080-9399
FRISCHMAN,WHITNEY A		2592 SE ELLIOTT DR	GRESHAM	OR	97080
FRISON,JACOB	FRISON,KENDRA	1773 NE 19TH ST	GRESHAM	OR	97030
FROST,DONALD	FROST,MICHELE	322 SE 16TH ST	GRESHAM	OR	97080-9321
FRYER,BRIAN J	FRYER,BETTY A	4754 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
FUENTES,JERRY E		490 NE PAROPA WAY	GRESHAM	OR	97030-1527
FUENTES,MARIA E	LLERENAS,MINERVA	1005 SE ROBERTS AVE	GRESHAM	OR	97080-7841
FUERSTENAU FAMILY TR		1605 SW WALTERS DR	GRESHAM	OR	97080
FUHRMAN,JUNE E TR		P O BOX 153	GRESHAM	OR	97030
FULLARD-LEO,MARCUS	FULLARD-LEO,MICHEL	8900 SW ALDER RIDGE RD	GRESHAM	OR	97080-5484
FULSHER,JOHN F	FULSHER,MICHELE M	4858 SE WOODLAND WAY	GRESHAM	OR	97080
FURBAY,CRAIGE E	FURBAY,BAILEY A	4425 SE 10TH DR	GRESHAM	OR	97080
FURTADO,LOUIS W	FURTADO,GLORIA	2992 SE VISTA WAY	GRESHAM	OR	97080
GABRIEL,TRACY L		1120 SE 23RD CT	GRESHAM	OR	97080
GAGE,JEFFREY	GAGE,KAYLA S	310 SW 37TH TER	GRESHAM	OR	97080
GAHAN,KEVIN	GAHAN,JACQUELINE	815 SW WILSON CT	GRESHAM	OR	97080
GAIL MURRAY REV TR		1951 SW MYERS PL	GRESHAM	OR	97080-9700
GAINER,GEORGE B	GAINER,LEANNE J	2186 SW EASTWOOD AVE	GRESHAM	OR	97080-5708
GAINES,ALBERT J		1475 SW 19TH DR	GRESHAM	OR	97080
GAINES,GRANT	GAINES,PAULA	3092 NE 6TH ST	GRESHAM	OR	97030
GALE M MAHAN FAMILY LIV TR		527 SE 46TH DR	GRESHAM	OR	97080
GALINDO,DOLORES M	KINNEY,PAUL D	2768 NE LIBERTY AVE	GRESHAM	OR	97030-3048
GALLAGHER,JEREMY B	GALLAGHER,JAMIE S	4831 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
GALLEGOS,MICHAEL D	GALLEGOS,CINDY L	1925 NW 13TH ST	GRESHAM	OR	97030-4935
GALOFTEANU,ADRIAN		8360 SE 170TH AVE	GRESHAM	OR	97080-3433
GAMACHE,DONNA M		1720 NE HOGAN DR	GRESHAM	OR	97030
GAMBINO,JEFFREY P		65 SW LOVHAR DR	GRESHAM	OR	97080
GANDSEY,MICHAEL J	BOORBOOR,TIERNEY A	739 SW FLORENCE AVE	GRESHAM	OR	97080
GANNON,CAROLE S		7634 SE HOGAN RD	GRESHAM	OR	97080-9375
GANTENBEIN,MARK A	GANTENBEIN,TAMIE L	3521 SE DEER CREEK WAY	GRESHAM	OR	97080-8499
GARBER,JOHN M	PARDO,JANET	4183 SE AUGUSTA LOOP	GRESHAM	OR	97080-8426
GARCIA,ARELI O	RAMIREZ,HECTOR C	1724 NE HOGAN DR	GRESHAM	OR	97030
GARCIA,PATRICIA E		1805 NE 19TH ST	GRESHAM	OR	97030

GARCIA,RAUL A	MARTINEZ,SILVIA E A	1371 NW 19TH ST	GRESHAM	OR	97030
GARDENHIRE,JAMES S	GARDENHIRE,ERIN J	1764 SE 27TH CT	GRESHAM	OR	97080
GARINGER,ROBERT F	GARINGER,SHERRY L	4233 SE 182ND AVE PMB 146	GRESHAM	OR	97030-5082
GARLINGTON,BENJAMIN	GARLINGTON,MEGAN	1300 SW ROYAL CT	GRESHAM	OR	97080
GARNER,FREDERICK C	GARNER,DONNA M	376 SW 37TH CIR	GRESHAM	OR	97080
GARNET,DARREN L	GARNET,TANDY M	1633 SE LARCH WAY	GRESHAM	OR	97080
GARR,RICHARD H	GARR,SHARON M	4040 NE 16TH CT	GRESHAM	OR	97030-4675
GARREN,SCOTT D	GARREN,JENNIFER R	122 SE ELLIOTT AVE	GRESHAM	OR	97080
GARVIN,LINDA C	JOHNSON,CHESTER W	4089 NE 16TH CT	GRESHAM	OR	97030-4675
GARY	BARBARA KNUXTSON REV TR	288 SW 38TH LOOP	GRESHAM	OR	97080
GASKA,GARY G	GASKA,LYNNE B	656 SW VIEWCREST DR	GRESHAM	OR	97080-9307
GASPARIAN,MARAL I	GASPARIAN,HAKOP J	1800 CORO TER	GLENDALE	CA	91208
GASPARYAN,ZARUI	KHACHATRYAN,LILIK	3437 SW WONDERVIEW AVE	GRESHAM	OR	97080
GATLIN,HEIDI A	GATLIN,KEITH P	64 SE 47TH CIR	GRESHAM	OR	97080
GAWIOSKI,LAWRENCE	GAWIOSKI,DEBORAH	610 SE 40TH TER	GRESHAM	OR	97080
GAXIOLA,JULIAN		7728 SE TELFORD RD	GRESHAM	OR	97080
GC FISHER HOLDINGS LLC		1885 SUN SHADOW CT	RENO	NV	89523
GEHRKE,TIMOTHY A		1795 NE 19TH ST	GRESHAM	OR	97030
GEISTLINGER,ANITA TR	GEISTLINGER,HARRY TR	1829 SW 32ND ST	GRESHAM	OR	97080-8500
GEMMA,DAVID L	PRZYBYLS,JACQUILYN A	2843 SE EVELYN PL	GRESHAM	OR	97080-5226
GENE TUNNEY THOMPSON TRUST		7155 SE 252ND AVE	GRESHAM	OR	97080-9217
GEORGE,BUTCH		4132 SW 19TH CT	GRESHAM	OR	97080
GEORGE,CORNEL		1902 SW LAKE PL	GRESHAM	OR	97080-9798
GEORGE,CORNEL		1929 SW LAKE PL	GRESHAM	OR	97080
GEORGE,GERALDINE T	GEORGE,LYDIA	2816 SW MEYERS DR	GRESHAM	OR	97080-9437
GEORGE,HANK		4153 SE AUGUSTA LOOP	GRESHAM	OR	97080
GEORGE,JONNY A	GEORGE,PATRICIA L	1770 SE WENDY CT	GRESHAM	OR	97080-6406
GERARDS,BRIAN W TR	GERARDS,SHARON E TR	3052 SW TOWLE AVE	GRESHAM	OR	97080
GERMUNDSON,CURT	GERMUNDSON,SUSAN	18530 SE GIESE RD	GRESHAM	OR	97080
GETMAN,JACQUELINE		4321 SE POWELL VALLEY RD	GRESHAM	OR	97080-1830
GGD OAKDALE LLC		101 E VINEYARD AVE #201	LIVERMORE	CA	94550
GHIONI,LOUIS	GHIONI,MICHAELA	719 SW FLORENCE AVE	GRESHAM	OR	97080-9381
GIANCOLA,MICHAEL D	GIANCOLA,LAURA J	1507 SE 26TH DR	GRESHAM	OR	97080
GIBBONS,JAMES B	GIBBONS,KENDRA J	3019 SW CHASTAIN AVE	GRESHAM	OR	97080-9613
GIBSON HOMES		20420 SE HWY 212 #A PMB 308	DAMASCUS	OR	97089

GIBSON,DEBORAH	MCFALL,FRED	2913 SW BATTAGLIA AVE	GRESHAM	OR	97080
GIFFORD,JOSEPH A	GIFFORD,DORIS	25401 SE MCNUTT RD	GRESHAM	OR	97080-9222
GILBERTSON,BRUCE		16517 SE FOSTER RD	GRESHAM	OR	97080
GILES,JENNIFER	BRYANT,ALLEN	1115 SE 208TH AVE	GRESHAM	OR	97030
GILFORD,DOUGLAS J TR	GILFORD,DEREK M TR	499 NE WILLIAMS RD	GRESHAM	OR	97030-1870
GILMORE,GARY D	GILMORE,ANGELA K	4404 SW BRITTANY DR	GRESHAM	OR	97080
GIOPPI,WILLIAM Q	GIOPPI,MAREN A	1102 SW 10TH DR	GRESHAM	OR	97080-9679
GLAD I LLC		633 NW 19TH AVE	PORTLAND	OR	97209-1202
GLEN GARDEN PARTNERS L L C		4484 SPENCER ST	TORRANCE	CA	90503-2437
GLENN,NORMAN TR	GLENN,MYRNA TR	21949 NE COUCH ST	GRESHAM	OR	97030-8474
GLISSON,JACK W	GLISSON,LINDA L	3726 SE DEER CREEK WAY	GRESHAM	OR	97080
GLUECK,ARLENE W		119 SE 46TH DR	GRESHAM	OR	97080
GLUKHOV,VALERY		18893 SW MARTINAZZI AVE	TUALATIN	OR	97062
GLYNN,PHILIP D	GLYNN,SUZANNE L	2548 SE MORLAN WAY	GRESHAM	OR	97080-5267
GOCHE,SCOTT A	GOCHE,SHANA T	1682 SW 8TH DR	GRESHAM	OR	97080-6554
GODDARD,STEVEN	GODDARD,SANDRA	158 SE GREENWAY LN	GRESHAM	OR	97080
GOERKE,ROBERT	GOERKE,BARBARA	2983 SE ELLIOTT PL	GRESHAM	OR	97080
GOFF,PAUL E	GOFF,IRENE F	18253 SE CHELDELIN RD	GRESHAM	OR	97080
GOLDEN,RICHARD D	GOLDEN,ARDIE L	2074 NE HOGAN DR	GRESHAM	OR	97030
GOLDSTEIN,DAVID A	TAYLOR,LOU A	20932 SE CLAY CT	GRESHAM	OR	97030
GOLUBENKO,OLGA G		1302 NE HOGAN DR	GRESHAM	OR	97030-4134
GOMEZ, MAYRA L		162 NW 11 MILE AVE	GRESHAM	OR	97030
GOMEZ,GREGORY C		2055 SE SPRUCE AVE	GRESHAM	OR	97080-9336
GOMEZ,ITANDEHUI	GOMEZ,JESUS	2983 SE VISTA WAY	GRESHAM	OR	97080-6270
GOMEZ,MANUEL	GOMEZ,NORMA	349 NE SCOTT DR	GRESHAM	OR	97030
GOMEZ-FUERTE,JULIO D		437 SW WILSON CT	GRESHAM	OR	97080
GONCHAROVA,NATALIE S		129 NW BATTAGLIA AVE	GRESHAM	OR	97030-5269
GONZALES,BRIAN E	GONZALES,ALYSSA A	2121 SE KELLY AVE	GRESHAM	OR	97080
GONZALES,MARK A	GONZALES,FRANCES M	5627 SE CHASE LOOP	GRESHAM	OR	97080
GONZALES,MICHAEL T	GONZALES,KIMBERLY R	2149 SE KELLY AVE	GRESHAM	OR	97080
GONZALES,TOMAS S	GONZALES,TERESA M	2254 SE KELLY AVE	GRESHAM	OR	97080-9333
GONZALEZ,GARLOS	GONZALEZ,CAROLINE	2401 SW ELEVEN MILE DR	GRESHAM	OR	97080
GOODY,RAYMOND	GOODY,LYNETTE	176 SE 46TH DR	GRESHAM	OR	97080
GORDON,JANICE M	GORDON,SHARON K	3048 NE 6TH ST	GRESHAM	OR	97030-5902
GOSE,STEVEN G	GOSE,DAWN K	414 SE 13TH CT	GRESHAM	OR	97080

GOSNELL,J FRED	GOSNELL,SYLVIA B	128 SE BEECH AVE	GRESHAM	OR	97080
GOTHRO,STEVEN C	GOTHRO,ADDIE P	2860 SW LILLYBEN PL	GRESHAM	OR	97080-9507
GOULINIAN,KARINE		465 NE 181ST AVE PMB 414	PORTLAND	OR	97230
GOWIN,JAMES K TR	GOWIN,FLORA M TR	16917 SE FOSTER RD	GRESHAM	OR	97080
Goyette,JAY A	Goyette,ANN	4710 SE ANDEREGG LOOP	PORTLAND	OR	97236
GRACIANO,CARLOS	FIGUEROA,JANNET	2769 SE ROSEFINCH DR	GRESHAM	OR	97080
GRADIS,CORY J	GRADIS,ANN R	3500 SW VICTORIA PL	GRESHAM	OR	97080
GRAGG,DAVID W	GRAGG,SUSAN E	4119 SW 18TH CT	GRESHAM	OR	97080
GRAHAM,RANDALL S		2705 SE ELLIOTT DR	GRESHAM	OR	97080
GRAHAM,ROBYN		4589 SE 10TH TER	GRESHAM	OR	97080
GRANBY,RUSSELL		255 EVERNIA ST #1306	WEST PALM BEACH FL		33401-5688
GRANITE PEAK HOLDINGS LLC		8222 SE 267TH AVE	GRESHAM	OR	97080
GRASS,JASON	ESTRADA,ELIZABETH	884 SE 27TH ST	GRESHAM	OR	97080
GRATEFUL LLC 1/2	PDR LLC 1/2	10646 SE TURNBERRY LOOP	HAPPY VALLEY	OR	97086
GRATION,MONICA		1761 NE 19TH ST	GRESHAM	OR	97030
GRAVES,GREGORY W TR	GRAVES,MARY M TR	2650 SW 22ND CT	GRESHAM	OR	97080
GRAVES,PERCEL T	GRAVES,GEORGIA L	2955 SE ELLIOTT PL	GRESHAM	OR	97080-6464
GRAVES,THOMAS A TR	GRAVES,CHERYL K TR	1400 SW MILLER CT	GRESHAM	OR	97080-9359
GRAY,DARRELL D	GRAY,HELEN A	531 SE 18TH LN	GRESHAM	OR	97080-7249
GRAZIANO,CHRISTOPHER J	GRAZIANO,TIFFANIE A	510 NE LA MESA CT	GRESHAM	OR	97030
GRAZIANO,CHRISTOPHER L	GRAZIANO,LAURIE	4355 NE DIVISION ST	GRESHAM	OR	97030-4621
GREEN,CHRISTINA L		1530 NE HOGAN DR	GRESHAM	OR	97030
GREEN,CRAIG S	GREEN,CAROL L	3453 SW 2ND ST	GRESHAM	OR	97030
GREEN,KURT D	GREEN,ANNE M	1549 SW WALTERS LOOP	GRESHAM	OR	97080
GREEN,TIMOTHY R	GREEN,AMANDA R	980 SE 21ST PL	GRESHAM	OR	97080
GREENAWAY,MARK J		7445 SE 282ND AVE	GRESHAM	OR	97080-8218
GREENAWAY,VALERIE J		7335 SE 282ND AVE	GRESHAM	OR	97080-8218
GREENE,JEFFREY L	HENRICKSEN-GREENE,DEBORAH A	750 NW BATTAGLIA AVE	GRESHAM	OR	97030
GREENWOOD,BRUCE B		5649 SE CHASE LOOP	GRESHAM	OR	97080
GRENIER,KITTEN M		2244 NE HOGAN DR	GRESHAM	OR	97030-4152
GRESHAM APTS LLC		7831 SE LAKE RD #200	MILWAUKIE	OR	97267-2193
GRESHAM CROSSING CONDOMINIUMS OW		88 PERRY ST	SAN FRANCISCO CA		94107-1392
GRESHAM GOLF COURSE INC ET AL		2155 NE DIVISION ST	GRESHAM	OR	97030
GRESHAM GRADE SCHOOL DIST NO 4		1331 NW EASTMAN PKWY	GRESHAM	OR	97030
GRESHAM LOT 1 JP/USICV LLC		450 NEWPORT CENTER DR #405	NEWPORT BEACH CA		92660-7610

GRESHAM PARK LLC	GRESHAM PARK II LLC	5353 COLLEGE AVE	OAKLAND	CA	94618
GRESHAM STORAGE LLC		14855 SE 82ND DR	CLACKAMAS	OR	97015-7624
GRESHAM-BARLOW SCHOOL DISTRICT 1		1331 NW EASTMAN PKWY	GRESHAM	OR	97030-3825
GREY,KYLE L	GREY,ALEX D	2230 SE REGNER RD	GRESHAM	OR	97080
GRIFFIN,SCOTT W	GRIFFIN,MARIE L	2971 SW LILLYBEN AVE	GRESHAM	OR	97080-9508
GRIFFITH,SEAN M	GRIFFITH,DANA A	1894 SE JASMINE PL	GRESHAM	OR	97080
GRIGG FAMILY TR		7239 SE 252ND AVE	GRESHAM	OR	97080
GRIMES ACH LLC		8524 SE 172ND AVE	GRESHAM	OR	97080
GRIMES,TODD T	GRIMES,ANDREA M	4289 SW BRIXTON AVE	GRESHAM	OR	97080
GRISSOM,KEN	GRISSOM,MARION	4639 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
GRITSCH,MARK L	GRITSCH,BONNIE C	16607 CHAMPION WAY #100	SANDY	OR	97055
GROOM,JAMES A	GROOM,BARBARA J	273 SE PALOMA AVE	GRESHAM	OR	97080-1741
GROSS,LEON H	GROSS,KATHRYN Y	575 NW ELEVEN MILE CT	GRESHAM	OR	97030-5252
GUAN,HUI CHANG		2061 SW 29TH DR	GRESHAM	OR	97080
GUERINS,KENNETH	GUERINS,CHRISTINA	2109 CLUB HOUSE DR	WEST LINN	OR	97068
GUERRERO,NELIDA		2925 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-9792
GUIDI,LOUIS A JR	GUIDI,LOUIS A	2072 NE HOGAN DR	GRESHAM	OR	97030
GULLBERG,RONALD W	GULLBERG,ANN J	4426 SW BRITTANY DR	GRESHAM	OR	97080-6385
GUNSTONE,DONALD S TR	GUNSTONE,GAIL R TR	2060 SW BUTLER RD	GRESHAM	OR	97080-9409
GURNEY,BOBBI	GURNEY,STEVE	686 SE WENDY LN	GRESHAM	OR	97080
GUSKY,DANIEL J		1830 NE 19TH ST	GRESHAM	OR	97030
GUSTAFSON,RICHARD A TR	GUSTAFSON,JOYCE L TR	13141 SE POWELL BLVD #2	PORTLAND	OR	97236
GUSTAFSON,TOM J	GUSTAFSON,CAROLYN L	4673 SE DEER CREEK PL	GRESHAM	OR	97080-8471
GUTHNER,MORGAN M	WEBB,TRACY L	4624 SE HONORS PL	GRESHAM	OR	97080
GUTIERREZ,EUDEE		3315 SE REGNER RD	GRESHAM	OR	97080
GUTWIG,JON C	GUTWIG,SHARI S	3740 SE DEER CREEK WAY	GRESHAM	OR	97080-8498
GUTWIG,JORDAN D		2689 NE MAPLE AVE	GRESHAM	OR	97030
GUZMAN,BALTAZAR	GUZMAN,ANDREA	1445 SW WILLOWBROOK CT	GRESHAM	OR	97080-9641
GUZMAN,SALVADOR A		2037 SE WILLIAMS DR	GRESHAM	OR	97080
GUZZI,ANTHONY	GUZZI,KIMBERLY	6128 SE 26TH ST	GRESHAM	OR	97080
GW PORTLAND LLC		697 GREENFIELD DR	EL CAJON	CA	92021-2983
GWILLIAM,LOREN P	GWILLIAM,SHERRY L	2582 SE MORLAN WAY	GRESHAM	OR	97080-5221
GYURICA,PATRICK	GYURICA,HEATHER	2747 SE ROSEFINCH DR	GRESHAM	OR	97080
H WESLEY HARRIS TR		1704 NE HOGAN DR	GRESHAM	OR	97030
HAAS,GENEVIEVE D	HAAS,ELDON	815 SW 4TH ST	GRESHAM	OR	97080

HAASE,WILLIAM D	HAASE,NANCY I	2397 SW LINNEMAN DR	GRESHAM	OR	97080
HABERSTICH,GLEN E	HABERSTICH,BARBARA J	2133 SE SCOTT AVE	GRESHAM	OR	97080-9203
HADEED,ELIAS	KHOURY,HALA	16550 SE FOSTER RD	GRESHAM	OR	97080
HADEED,HARVEY Z	HADEED,HIAM F	1886 SW 29TH DR	GRESHAM	OR	97080-9545
HAGEL,JOHN D	HAGEL,CRYSTAL	3155 SE REGNER RD	GRESHAM	OR	97080-9313
HAGER,PHILIP E	HAGER,SUSAN H	4494 SE 24TH ST	GRESHAM	OR	97080
HAHN,KATHLEEN A	PROCTOR,JEFFREY A	826 SW 8TH ST	GRESHAM	OR	97080
HALE,EDDIE B		18610 SE TIBBETTS CT	GRESHAM	OR	97030
HALE,GLEN T		1887 SW 13TH CT	GRESHAM	OR	97080-9676
HALEY,ANITA J		2886 NE 7TH ST	GRESHAM	OR	97030-5901
HALL,DAWN M		1509 SW HEINEY RD	GRESHAM	OR	97080
HALL,FARON		1691 NW 19TH ST	GRESHAM	OR	97030
HALL,JOHN E	HALL,JEAN M J	2826 SE PHEASANT WAY	GRESHAM	OR	97080
HALLEY,JASON J		40 SE 16TH CT	GRESHAM	OR	97080
HALPERT,ALEX	HALPERT,JENNIFER	2747 SE ELLIOTT DR	GRESHAM	OR	97080-6476
HALVERSON,ERLING J	HALVERSON,REBECCA L	1103 SW CHASTAIN DR	GRESHAM	OR	97080-9617
HAM,STEVEN T I	POPE,LAURIE	1318 NE HOGAN DR #161	GRESHAM	OR	97030
HAMANN,SHELLY J	HAMANN,CHARLES	806 SW WILSON CT	GRESHAM	OR	97080
HAMERSLY,WAYNE M TR	HAMERSLY,LYNN TR	13200 SE NIXON AVE	MILWAUKIE	OR	97222
HAMILTON FAMILY TR		2734 SE ELLIOTT DR	GRESHAM	OR	97080
HAMILTON,DAVID	HAMILTON,JENNIFER	27260 SE CARL ST	GRESHAM	OR	97080-9053
HAMILTON,JASON P		581 SE GREENWAY DR	GRESHAM	OR	97080-1809
HAMILTON,MARY C	HAMILTON,MICHAEL R II	11 SE 48TH TER	GRESHAM	OR	97080
HAMLIN,GREGORY A	HAMLIN,JULIE A	3554 SE MYRTLEWOOD LN	GRESHAM	OR	97080
HAMMER,JONATHON L ET AL		26332 SE CALLISTER RD	GRESHAM	OR	97080
HAMMONS,JEFFREY J	HAMMONS,LILIANA G	1849 SW 24TH DR	GRESHAM	OR	97080
HANCHETT,PAUL	HANCHETT,REBECCA L	555 SW VIEWCREST DR	GRESHAM	OR	97080-9386
HANCOS,SAMUEL	HANCOS,LIDIA	PO BOX 891	CLACKAMAS	OR	97015
HAND,TIMOTHY K	HAND,LISA A	4141 SW 19TH CT	GRESHAM	OR	97080
HANDOLESCU,HANNAH		16508 SE OATFIELD RD	MILWAUKIE	OR	97267-5101
HANDS,ERIK R		2241 SE MEADOW CT	GRESHAM	OR	97080
HANNA,JOHN N TR-1/2	HANNA,PATRICIA J TR-1/2	4520 SW BRITTANY DR	GRESHAM	OR	97080
HANSEN,CURTIS D		2030 SE PALOMA DR	GRESHAM	OR	97080-6143
HANSEN,JERRY R	HANSEN,DEBRA S	17243 SE MCKINLEY RD	GRESHAM	OR	97080-3208
HANSEN,NICOLE C	HANSEN,MICHAEL	2833 NE DIVISION ST	GRESHAM	OR	97030

HANSEN,RICHARD K	HANSEN,CINDY L	4201 SE AUGUSTA WAY	GRESHAM	OR	97080-8454
HANSEN,SCOTT	HANSEN,CATHRYN	3838 SE ST ANDREWS PL	GRESHAM	OR	97080
HANSEN,THERESA J	HANSEN,MICHAEL L	4616 SE HONORS PL	GRESHAM	OR	97080
HANSON,GEOFFREY F	HANSON,ANN M	1625 SE REGNER RD	GRESHAM	OR	97080-9310
HARDIN,STEPHANIE T		1333 SW 19TH DR	GRESHAM	OR	97080
HARDING,PHILIP A	HARDING,BECKY I	PO BOX 824	BORING	OR	97009
HARGROVE,ERIK	HARGROVE,MELISSA	4888 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
HARKIN,PAMELA R		107 SE GABBERT RD	GRESHAM	OR	97080
HARKINS,MICHAEL T		2265 SE MIGNONETTE CT	GRESHAM	OR	97080
HARMAN,NIGEL D	HARMAN,AMBER L	1513 SW 19TH DR	GRESHAM	OR	97080-6627
HARMAN,ROBERT L		450 SW 4TH ST	GRESHAM	OR	97080-9368
HARMON,WANDA J	HARMON,LYNN	142 SE 46TH DR	GRESHAM	OR	97080
HARMS,DAVID	HARMS,CHRISTINE	4260 SE AUGUSTA LOOP	GRESHAM	OR	97080-8435
HARRAH,ADAM	HARRAH,SARAH	3328 SW BELLA VISTA AVE	GRESHAM	OR	97080
HARRINGTON,CAROLYN		1258 NE HOGAN DR	GRESHAM	OR	97030
HARRINGTON,LA VERNA M ET AL		5863 BAY POINT DR	LAKE OSWEGO	OR	97035-6786
HARRIS,JERRY R JR	HARRIS,THERESA L	12010 SE BROOKSIDE DR	PORTLAND	OR	97266
HARRIS,MICHAEL H	HARRIS,ANITA M	467 SE 46TH DR	GRESHAM	OR	97080
HARRIS,ROCHELLE A	HARRIS,HUGH E	585 SE 46TH DR	GRESHAM	OR	97080
HARRIS,SHIRLEY M	RAND,DAMIEN A	434 SW WILSON CT	GRESHAM	OR	97080-5317
HARRISON,JOYCE L TR		2963 NE 13TH ST	GRESHAM	OR	97030-4458
HARROLD,JOHN A TR-1/2	HARROLD,OLIVIA A TR-1/2	650 SE 38TH DR	GRESHAM	OR	97080
HARRY J SPRUELL	VELMA E SPRUELL REV LIV TR	2257 SE HACIENDA AVE	GRESHAM	OR	97080-9204
HARTLEB,JOHN B		2945 SE CLEVELAND DR	GRESHAM	OR	97080-6275
HARTLEY,PATRICK H	HARTLEY,CHRISTINA K	1183 SE 21ST CT	GRESHAM	OR	97080-9340
HARTMAN,BRENDA J		1260 SW 25TH CT	GRESHAM	OR	97080-9607
HARTNER,JAMES P	HARTNER,CAROLINE J	2515 SW ELEVEN MILE DR	GRESHAM	OR	97080-9595
HARTUNG,GLEN A TR	HARTUNG,MIKI O TR	26121 CAMINO LARGO	MISSION VIEJO	CA	92692
HARTWIG,GAYLE M	HARTWIG,DAVID T	3020 SW CHASTAIN AVE	GRESHAM	OR	97080-9613
HARVEY,ROBERT	HARVEY,BECKY	3635 SW 22ND CT	GRESHAM	OR	97080
HARVEY,SCOTT P		17601 SE FOSTER RD	GRESHAM	OR	97080
HARVILL,MARY E	WACHTLER,BRUCE E	3145 SW LILLYBEN AVE	GRESHAM	OR	97080
HASELNUSS,GARY M	TAYLOR,WENDY	1212 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
HASKINS,DALE R	HASKINS,LINDA J	8585 SE 242ND AVE	DAMASCUS	OR	97089-8861
HASTINGS,GREGORY P	HASTINGS,PAMELA S	PO BOX 1127	GRESHAM	OR	97030

HASTINGS,RICHARD W	HASTINGS,ELIZABETH M	1231 SW LINNEMAN AVE	GRESHAM	OR	97080-8358
HATHAWAY,ROBERT A	HATHAWAY,NITA R	334 SE 16TH ST	GRESHAM	OR	97080-9321
HAUGEN,MARK G		2573 SE MORLAN WAY	GRESHAM	OR	97080
HAUSER,HAROLD N	HAUSER,MELBA L	1425 SE 9TH ST	GRESHAM	OR	97080-8111
HAUTH,DAVID		3509 SW WONDERVIEW AVE	GRESHAM	OR	97080
HAWKINS,LEONARD R	HAWKINS,KATHY J	755 SW 4TH ST	GRESHAM	OR	97080
HAWLEY,CAROL J		1470 NE GREENWAY DR	GRESHAM	OR	97030-4668
HAWLEY,JOHN W	HAWLEY,RISE S	4471 SE ANTELOPE HILLS PL	GRESHAM	OR	97080-6404
HAYDEN,ROLLAND R	HAYDEN,SARAH F	561 SE 23RD TER	GRESHAM	OR	97080-8272
HAYHURST,LISA J	HAYHURST,SCOTT M	1822 SE IRONWOOD WAY	GRESHAM	OR	97080
HAYNES,JULIE		2068 SE KANE AVE	GRESHAM	OR	97080
HAYS,DAMON	ALBERS,COREY	1531 SW WALTERS LOOP	GRESHAM	OR	97080
HAYWARD,FRANCESCA	HAYWARD,CHARLES	2055 SE MEADOW CT	GRESHAM	OR	97080-9326
HAYWORTH,ROGER	HAYWORTH,DEANNA	3307 SW MILLER PL	GRESHAM	OR	97080
HAZIM,ZIAD		10348 SE CRESCENT RIDGE LOOP HAPPY VALLEY	GRESHAM	OR	97086-9171
HEAD,CHRISTOPHER J	HEAD,TRACY A	2382 SW BORDER WAY	GRESHAM	OR	97080
HEARD,SHANNON	HEARD,RICK E	891 SE 9TH ST	GRESHAM	OR	97080-7811
HEATER,RONALD		327 NW BATTAGLIA AVE	GRESHAM	OR	97030-5284
HEATH,NICOLE L		1065 SE ROBERTS AVE	GRESHAM	OR	97080
HEFFLER,RONALD L	HEFFLER,JANE A	831 SE 208TH AVE	GRESHAM	OR	97030-2227
HEGSTAD,DENA D		1334 SW NANCY CT	GRESHAM	OR	97080
HEILMAN,MICHAEL A TR	HEILMAN,CINDY D TR	1320 SW NANCY CT	GRESHAM	OR	97080-8317
HEITING,CURT A		1957 SW 19TH TER	GRESHAM	OR	97080
HELFRITZ,BARBETTE		795 SE VISTA AVE	GRESHAM	OR	97080
HELGESON,WILFRED D JR TR	HELGESON,CHERI D TR	8321 SE TELFORD RD	GRESHAM	OR	97080
HELIN,DARRIK W	HELIN,ANGELA V	1029 SW CHASTAIN DR	GRESHAM	OR	97080
HELLER,DANIEL J	HELLER,PENNY P	2322 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
HELMIK,YLLAR	HELMIK,TANYA	3725 NW 2ND CIR	GRESHAM	OR	97030-6207
HELSE,JAMES R	HELSE,TERESA D	2597 SW LINNEMAN DR	GRESHAM	OR	97080
HEMINGWAY,MARK R	HEMINGWAY,GWENNDOLYN A	1831 SE CEDAR CREEK PL	GRESHAM	OR	97080
HEMSTROM,MILES A	HEMSTROM,NANCY B	107 NE SCOTT DR	GRESHAM	OR	97030-1753
HENDERSON,DENNIS J		2416 SE ELLIOTT DR	GRESHAM	OR	97080-8270
HENDRICKS,NATHAN S	HENDRICKS,SARYNA R	2476 SW 43RD ST	GRESHAM	OR	97080
HENDRICKSON,DONALD T		273 NW BATTAGLIA AVE	GRESHAM	OR	97030
HENDRICKSON,LARRY	HENDRICKSON,LINDA R	1320 SW 26TH CT	GRESHAM	OR	97080

HENDRIX,BILLY R	HENDRIX,KATHRYN I	2100 SE KANE AVE	GRESHAM	OR	97080
HENKELMAN,BARBARA N TR		2432 SW 14TH DR	GRESHAM	OR	97080-9739
HENKLE,DOUGLAS		367 SW 37TH TER	GRESHAM	OR	97080-8442
HENKLE,LAURIE R		220 SE AVONDALE WAY	GRESHAM	OR	97080
HENRIKSEN,FREDERICK M		210 SE HARLOW AVE	TROUTDALE	OR	97060-2057
HENTON,SARAH J TR		1735 SW 13TH ST	GRESHAM	OR	97080-9665
HERMANCE,DONALD D TR	HERMANCE,DEANNA J TR	1995 SW MAWRCREST CT	GRESHAM	OR	97080-9708
HERMANCE,RUTH L		2959 NE 13TH ST	GRESHAM	OR	97030
HERMANN,GEORGE E	HERMANN,PATRICIA A	3305 NE 5TH ST	GRESHAM	OR	97030-5925
HERMANN,SUMMER T	PERKINS,SUSAN C	601 SE GREENWAY DR	GRESHAM	OR	97080
HERNANDEZ,RAE E-1/2	WILNER,CHRISTY-1/2	4432 SE 53RD AVE	PORTLAND	OR	97206-3924
HERO,DANIEL	HERO,TONI	2097 SW NANCY DR	GRESHAM	OR	97080
HERRADA,FELIX A III	MARTIN,ATHENA H	1571 SW WALTERS LOOP	GRESHAM	OR	97080-5322
HERRERA,EDUARDO		401 SW WILSON CT	GRESHAM	OR	97080
HESS,RODNEY R	HESS,SHELLY L	130 SW 6TH CT	GRESHAM	OR	97080-9390
HESSONG,ROBERT E	HESSONG,SHIRLEY M	2011 SW 29TH DR	GRESHAM	OR	97080-9543
HESTER,GARY L		2955 NE 13TH ST	GRESHAM	OR	97030
HEVIA,FRANCISCO L	HEVIA,KIMBERLY S	2942 SE VISTA WAY	GRESHAM	OR	97080
HEYMAN,DONNA L		698 SE 38TH DR	GRESHAM	OR	97080
HIBBARD,PATRICK B TR ET AL		1924 NE 150TH AVE	PORTLAND	OR	97230-4605
HIBBS,RICHARD M	HIBBS,MARY R	2938 SE ELLIOTT PL	GRESHAM	OR	97080
HICKAM,JAMES E		815 NE HOGAN DR	GRESHAM	OR	97030
HICKERSON,GARY D	HICKERSON,KELLI	1624 SW 10TH CT	GRESHAM	OR	97080-9592
HICKS,JAMES R		155 SE LINDEN AVE	GRESHAM	OR	97080
HICKS,RODNEY		2672 SE VISTA WAY	GRESHAM	OR	97080
HIGGINS,JASON A		4017 SW ELEVEN MILE AVE	GRESHAM	OR	97080
HIGGINS,JORDAN	HIGGINS,CHERYL	732 SW FLORENCE AVE	GRESHAM	OR	97080
HIGGINS,SABRINA I	HIGGINS,STEVEN M	23100 SE YELLOWHAMMER ST	DAMASCUS	OR	97089-4729
HIGGINS,THOMAS C		4575 SE REGNER RD	GRESHAM	OR	97080
HIGGINS,TOM		4575 SE REGNER RD	GRESHAM	OR	97080
HIGHLAND DRIVE INVESTMENTS INC		2565 SW TOWLE RD	GRESHAM	OR	97080-9602
HIGHLAND PARK APARTMENTS LLC		6220 NE 113TH ST	EDMOND	OK	73013-8383
HIGHLAND PARK CONDO ASSN		1618 SE REEDWAY ST	PORTLAND	OR	97202
HIJ,VIOREL	HIJ,ROZICA	15818 SE GEMSTONE CT	DAMASCUS	OR	97089-8398
HILBERT,KEVIN D	FIELDS,JAMIE L	5717 SE SALQUIST RD	GRESHAM	OR	97080

HILDERBRAND,SHARON A	HILDERBRAND,WILLIAM R	12 SE 48TH TER	GRESHAM	OR	97080
HILL,DAVID M	MILLIGAN,SHANNON K	1935 NE 19TH ST	GRESHAM	OR	97030
HILL,MICHAEL A	HILL,JEANINE W	3879 SE ST ANDREWS PL	GRESHAM	OR	97080-8421
HILL,MICHAEL L	HILL,GARDENIA D	1320 NE HOGAN DR	GRESHAM	OR	97030
HILLBERG,DUANE	HILBERG,JANICE	5685 SE CHASE LOOP	GRESHAM	OR	97080
HILTS,DANIEL L	HILTS,DIANNA	1810 SE PALOMA AVE	GRESHAM	OR	97080
HINDEN,FRANCIS X	HINDEN,NINA F	1125 SE 208TH AVE	GRESHAM	OR	97030-2265
HINDS,PATRICK J	HINDS,FRANCES J	1300 SE ROBERTS AVE	GRESHAM	OR	97080
HINSHAW,JEFFREY K	HINSHAW,LINDA M	650 SE 40TH TER	GRESHAM	OR	97080
HINTON,JERRY	HINTON,DAWN R	4029 SW 19TH ST	GRESHAM	OR	97080
HINTZ,JAMES R	HINTZ,JULIE M	1931 SE PALOMA DR	GRESHAM	OR	97080-9154
HIP GRESHAM STATION LLC		1121 SW SALMON ST	PORTLAND	OR	97205
HIPES,JOHN	HIPES,OLIVIA	1302 SW 19TH DR	GRESHAM	OR	97080-9651
HITICAS,MARCEL		P O BOX 16328	PORTLAND	OR	97292-0328
HITICAS,MARCEL	HITICAS,VIORICA	7222 SE 158TH AVE	PORTLAND	OR	97236-4892
HIU,JAMES K	HIU,JONI M	1426 SE 26TH DR	GRESHAM	OR	97080
HNIDY,MICHAEL	HNIDY,BIRGIT	3503 SE ATHERTON AVE	GRESHAM	OR	97080
HO,SUSIE		4103 SE AUGUSTA LOOP	GRESHAM	OR	97080-8426
HOANG,LONG T		379 NW BATTAGLIA AVE	GRESHAM	OR	97030
HOBERG,BRANDI J	RUDD,ROBERT B	10 SE AVONDALE CT	GRESHAM	OR	97080
HOCKMAN,ROBIN L	HOCKMAN,LINDA S	1290 SW 27TH CT	GRESHAM	OR	97080-9609
HODGES,KEVIN R	HODGES,FAITH R	1967 SW WILLOW PKWY	GRESHAM	OR	97080
HOECKER,CARL H	HOECKER,BEVERLY N	2833 SE EVELYN PL	GRESHAM	OR	97080-5226
HOFF,DENNIS D TR	HOFF,SUSAN D TR	1405 SW 19TH DR	GRESHAM	OR	97080-9652
HOFFMAN,KENNETH	HOFFMAN,WELKY M	700 NW ELEVEN MILE CT	GRESHAM	OR	97030
HOGG,JOHN A	HOGG,CATINA L	587 NE PALOMA AVE	GRESHAM	OR	97030-4733
HOGSED,GARY D		986 SE 21ST PL	GRESHAM	OR	97080-9304
HOHBACH,JOAN R	HOHBACH,MICHAEL J	296 SW 36TH ST	GRESHAM	OR	97080
HOHENSEE,MELISSA A	HOHENSEE,BRANDON L	1904 SE MEADOW CT	GRESHAM	OR	97080
HOHL,JIM	HOHL,ANN	811 SW OVERLOOK CT	GRESHAM	OR	97080-5309
HOLBROOK,STEWART J	HOLBROOK,KATHLEEN M	1826 NE HOGAN DR	GRESHAM	OR	97030
HOLDEN,ROBERT W	HOLDEN,JANE G	2087 SE MEADOW CT	GRESHAM	OR	97080-9326
HOLLAND,REBECCA M		1138 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
HOLLAND,THOMAS D	HOLLAND,VICKI Y	3505 SW TOWLE AVE	GRESHAM	OR	97080-9606
HOLLAND,TOM	SANTELL,VICKI Y	3505 SW TOWLE AVE	GRESHAM	OR	97080-9606

HOLLENBECK,GARY M	HOLLENBECK,LYNN A	2273 SE WILLIAMS DR	GRESHAM	OR	97080
HOLLINGSWORTH,RICHARD	HOLLINGSWORTH,ELLEN	3603 SE ATHERTON AVE	GRESHAM	OR	97080
HOLLOWAY,FREDRICK		46727 SE HWY 26	SANDY	OR	97055
HOLM,JAMES H	HOLM,KATHY M	2228 SW ELEVEN MILE DR	GRESHAM	OR	97080-9501
HOLMES,CHARLES	HOLMES,CONNIE	641 SW 4TH ST	GRESHAM	OR	97080
HOLMES,JAMES C	HOLMES,MARY G	2802 SW MEYERS DR	GRESHAM	OR	97080-9437
HOLSCHER,MARY E		PO BOX 321	MOLALLA	OR	97038-0321
HOLTMAN,BERNICE R	UN,SOU MAN	239 SE PALOMA AVE	GRESHAM	OR	97080-1741
HONG,CHAN KUOK	HONG,LAURA	3485 SW WONDERVERUE AVE	GRESHAM	OR	97080
HONG,RUTH		405 E WELL AVE	APTOS	CA	95003
HOODBROOK GRESHAM LLC		21435 SW SCHOLLS FERRY RD	ALOHA	OR	97007
HOODLAND ESTATES NO 2 HOMEOWNERS		440 COLUMBIA AVE	ST HELENS	OR	97051-1910
HOPE,MICHAEL D	HOPE,PIPER L	1780 SW WILLOWBROOK PL	GRESHAM	OR	97080
HOPKINS, LYNDA M		1330 SW ORCHARD AVE	GRESHAM	OR	97080-9645
HOPKINS,ALEXANDER L	PETERSON HOPKINS,SARA	2230 SW MAWRCREST CT	GRESHAM	OR	97080-9504
HOPKINS,THOMAS A	HOPKINS,CYNTHIA L	379 SE 46TH DR	GRESHAM	OR	97080-6408
HOQUE,DEAN A	HOQUE,NATALIA	404 SE BARNES AVE	GRESHAM	OR	97080
HORGOS,JOHN G	HORGOS,MIRELA M	18606 SE TIBBETTS CT	GRESHAM	OR	97030-6281
HORTON,DAVID J	HORTON,AIMEE M	221 SE 15TH ST	GRESHAM	OR	97080-9364
HOSTETLER,SUSAN E		1455 SW BLAINE CT	GRESHAM	OR	97080-5379
HOUCK,MATTHEW B	HOUCK,KATHLEEN B	1413 SW 19TH DR	GRESHAM	OR	97080-9652
HOUSE,RALPH W TR	HOUSE,JANEEN M TR	308 SW 38TH LOOP	GRESHAM	OR	97080
HOUSTON,AMBER		1924 SE 11TH AVE #8	PORTLAND	OR	97214
HOVDEN,ROBERT A	HOVDEN,CRYSTAL F	2581 SE MORLAN WAY	GRESHAM	OR	97080
HOWARD,BRITTANY	MATTSSON,MONTE	1725 NW 13TH ST	GRESHAM	OR	97030
HOWARD,DEBRA L		10117 SE SUNNYSIDE RD #F PMB CLACKAMAS		OR	97015
HOWDEN,SCOTT R	HOWDEN,JODI R	18230 SE RICHEY RD	GRESHAM	OR	97080-3319
HOWELL,MARVIN II	HOWELL,SHENNA	3735 SE 3RD ST	GRESHAM	OR	97080-1603
HOWELL,RALPH F JR		2398 SE JASMINE WAY	GRESHAM	OR	97080
HOY,CHRISTOPHER M	HOY,APRIL I	1825 NW 13TH ST	GRESHAM	OR	97030
HPA BORROWER 2020-2 ML LLC		120 S RIVERSIDE PLAZA #2000	CHICAGO	IL	60606
HPA II BORROWER 2019-1 LLC		120 S RIVERSIDE PLAZA #2000	CHICAGO	IL	60606
HPA JV BORROWER 2019-1 ATH LLC		180 N STETSON AVE STE 3650	CHICAGO	IL	60601
HPA JV BORROWER 2019-1 ML LLC		180 N STETSON AVE STE 3650	CHICAGO	IL	60601
HUAYACLA,LORI		2981 NE 6TH ST	GRESHAM	OR	97030

HUDSON,JERE H	HUDSON,ROBERTA L	231 NE SCOTT DR	GRESHAM	OR	97030-1751
HUELSHOFF,ERIC J		416 SW 6TH ST	GRESHAM	OR	97080
HUFF,JASON A	HUFF,JILL M	22023 NE COUCH ST	GRESHAM	OR	97030
HUGHES,BRIAN J	HUGHES,HEATHER R W	2725 SE ROSEFINCH DR	GRESHAM	OR	97080
HUGHES,CHARLES A	HUGHES,KIMBERLY G	8313 SE KANE RD	GRESHAM	OR	97080-9124
HUGHES,DENNIS R	HUGHES,CAROL L	22225 SW MAWRCREST CT	GRESHAM	OR	97080
HUGHES,FRANK M	PROTZ,SUE ANN	713 SW 4TH ST	GRESHAM	OR	97080-9370
HUGHLETT,JAMES W	HUGHLETT,ANNE	8344 SE KANE RD	GRESHAM	OR	97080-9124
HUH,YOUNG		6174 SE 26TH ST	GRESHAM	OR	97080
HULL,JAY D	HULL,LINDA K	2673 SE VISTA WAY	GRESHAM	OR	97080
HULL,KATHLEEN A		2932 SE VISTA WAY	GRESHAM	OR	97080-6270
HULL,REBECCA L		6171 SE 26TH ST	GRESHAM	OR	97080-8293
HULL,ROBERT A	HULL,COLLEEN	1705 SW 24TH DR	GRESHAM	OR	97080-9524
HUMPHREYS,STEVEN K	HUMPHREYS,RITA M	345 SW 38TH LOOP	GRESHAM	OR	97080
HUNDLEY,JANICE E	HUNDLEY,CAROL L	4108 SW 18TH CT	GRESHAM	OR	97080-8344
HUNTER,KERIANN E	HUNTER,MICHAEL	4479 SE ANTELOPE HILLS PL	GRESHAM	OR	97080
HUNTERS RIDGE HOMEOWNERS' ASSN		7100 SW HAMPTON ST #103	TIGARD	OR	97223
HUNTLEY,HOWARD M	BECKER,CHARLOTTE A	911 SW FLORENCE CT	GRESHAM	OR	97080-9668
HUR,LESLEY		16222 SE STARK ST	PORTLAND	OR	97233
HUSKEY,JUDITH L		1829 SW 13TH CT	GRESHAM	OR	97080-9676
HUSKEY,NATHAN	THIBAUT,DARCY	52 SW PLEASANT VIEW AVE	GRESHAM	OR	97030
HUTCHESON,PATTI M	HUTCHESON,ROBERT L	2102 SE CLEVELAND AVE	GRESHAM	OR	97080-9305
HUTCHISON,KARLAN L	HUTCHISON,CHRISTINE M	PO BOX 1728	GRESHAM	OR	97030-0534
HWANG,KYOO S	CHONG,MI YOUNG	1937 SW GIESE PL	GRESHAM	OR	97080
HYATT,JEFFREY G	HYATT,CATHERINE S	2024 SW 8TH DR	GRESHAM	OR	97080
HYDE,WILLIAM D	HYDE,TERESA W	1350 SW BLAINE CT	GRESHAM	OR	97080-9395
HYMAN,RHETT	SCHERLER-HYMAN,JESSICA	327 SW 37TH TER	GRESHAM	OR	97080-8441
HYMEL,ANN		3629 SE ATHERTON AVE	GRESHAM	OR	97080
IAKOUBOVA,OLGA	IAKOUBOV,LEONID	226 PROMENADE LN	DANVILLE	CA	94506
IANOS,ANDY	IANOS,NADEZHDA	1448 SW 17TH CT	GRESHAM	OR	97080
IBRAHIM,FAHIM R	TAWDROUS,SAMIA A	556 NE ANDERSON RD	GRESHAM	OR	97030
IDDINGS,ALLEN	IDDINGS,SONNA	1939 SW MYERS PL	GRESHAM	OR	97080-9700
IDLER,MICHAEL B	IDLER,CYNTHIA	1422 NE HOGAN DR	GRESHAM	OR	97030
IGGULDEN,SUSAN M		149 SE GABBERT RD	GRESHAM	OR	97080-5506
IHRIG,ISABELLA S	IHRIG,MARK W	1900 SW 29TH DR	GRESHAM	OR	97080-9548

IJAMS,BRAD			1657 SE LARCH WAY	GRESHAM	OR	97080
IKEDA,HIROAKI TR	IKEDA,ELIZABETE T TR		17801 SE RICHEY RD	GRESHAM	OR	97080-3314
ILINICH,STAN	ILINICH,OKSANA		1947 SE MEADOW CT	GRESHAM	OR	97080-9325
ILNITSKIY,PAVEL N	ILNITSKIY,VERA G		593 NE ANDERSON RD	GRESHAM	OR	97030
IMAGES ROBERTS AVE			14944 SE 82ND DR	CLACKAMAS	OR	97015
IN STYLE DESIGN LLC			191 SE 46TH DR	GRESHAM	OR	97080-6480
INAHARA,DEREK	HUBER,WAYNE		2975 SE CLEVELAND DR	GRESHAM	OR	97080
INGRAM,JEFFREY S	INGRAM,HEATHER M		6676 SE 252ND AVE	GRESHAM	OR	97080-7217
INMAN,MICHAEL J			323 SE PALOMA AVE	GRESHAM	OR	97080-1700
INNESS,GARRETT C	INNESS,JESSICA E		2669 SE ROSEFINCH DR	GRESHAM	OR	97080
INVERNESS HOMEOWNERS ASSN			PO BOX 1823	GRESHAM	OR	97030
IRVING,JUDITH A			1832 SE CEDAR CREEK PL	GRESHAM	OR	97080-1090
ISBELL,DAN A	FULTON,LESLIE A		2237 SE DARLING AVE	GRESHAM	OR	97080-9339
IVANOV,SERGEY G	IVANOV,SVETLANA P		1930 SE PALOMA DR	GRESHAM	OR	97080-9154
IVERSON,KANE			2205 SW BATTAGLIA PL	GRESHAM	OR	97080
J	A LEASING LLC		690 SE 40TH TER	GRESHAM	OR	97080-8458
JACKSON,CAROLYN J			806 SE 207TH AVE	GRESHAM	OR	97030
JACKSON,THOMAS E	JACKSON,KERI L		1195 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
JACOB,VINCE T	JACOB,DARLA L		95 NE SCOTT DR	GRESHAM	OR	97030-1755
JACOBS,BRYANT J	JACOBS,DEBBIE E		1415 SW 33RD ST	GRESHAM	OR	97080-9612
JACOBS,RICK A TR	JACOBS,KERI T TR		4652 SE HONORS DR	GRESHAM	OR	97080
JACOBSEN,NEPHYR A	FEIN,AARON D		875 SE PARK DR	GRESHAM	OR	97080
JACOBSON,MICHAEL D	JACOBSON,WENNA L		4375 SE 10TH DR	GRESHAM	OR	97080
JACOBSON,SHIRLEY C			PO BOX 1031	GRESHAM	OR	97030-0222
JACOBSON,TODD	JACOBSON,PAULA		1400 SE BEECH PL	GRESHAM	OR	97080
JAIME-PLUCHOS,SANDRA			2642 SE PHEASANT WAY	GRESHAM	OR	97080
JAKSICH,PROPERTYES LLC			P O BOX 820	SANDY	OR	97055
JAKSICH,JERRY E TR	JAKSICH,NANCY A TR		6883 SE HOGAN RD	GRESHAM	OR	97080-9375
JAMES C MILNE TR			1312 SW 16TH AVE #101	PORTLAND	OR	97201-2620
JAMES J	NANCY A KLINK TR		2828 SW MEYERS DR	GRESHAM	OR	97080
JAMES J KUNKEL REV TR ET AL			16818 NE PACIFIC DR	PORTLAND	OR	97230-6146
JAMES R MURRAY REV TR	EVE-LYNNE MURRAY REV TR		526 SE PARK DR	GRESHAM	OR	97080
JAMES,ALLEN E	JAMES,STEPHANIE J		4300 SE AUGUSTA LOOP	GRESHAM	OR	97080-8448
JAMES,NATASHA H			3015 SW 15TH CT	GRESHAM	OR	97080
JAMES,WILLIAM J			1860 SW WILLOW PKWY	GRESHAM	OR	97080

JANET H KUNKEL REV TR	JAMES J KUNKEL REV TR	16818 NE PACIFIC DR	PORTLAND	OR	97230-6146
JANET KAY CUMMING TR		1733 SW 24TH DR	GRESHAM	OR	97080
JANIS L SKAU TR		4116 SW 18TH CT	GRESHAM	OR	97080
JANNOURAH,GEORGE	JANNOURAH,ATYIEA	20150 SE FOSTER RD	DAMASCUS	OR	97089
JARRETT,DOUGLAS	JARRETT, BEVERLY	21615 ELLA LN	FAIRVIEW	OR	97024-3880
JASENOSKY,ROBERT V	JASENOSKY,JUDITH L	2524 SE 282ND AVE	GRESHAM	OR	97080-8033
JASSO,FELIPE J		2052 NE HOGAN DR	GRESHAM	OR	97030-4148
JAY,KRISTIN L	JAY,PATRICK H	553 SE 23RD TER	GRESHAM	OR	97080
JEFFERIS,ALAN W TR-1/2	JEFFERIS,JANICE A TR-1/2	PO BOX 2101	GRESHAM	OR	97030
JEFFERSON,LINDA L	JEFFERSON,FRANKLIN	716 SW SLERET AVE	GRESHAM	OR	97080-9344
JEFFREY C FRANCIS	DIANA L FRANCIS REV LIV TR	2746 SE ELLIOTT DR	GRESHAM	OR	97080
JEFFREY JON GRADWOHL	SALLY MARIE GRADWOHL LIV TR	1939 SW PHYLLIS PL	GRESHAM	OR	97080-8399
JEFFRIES,KERRY D	JEFFRIES,LINDA K	27746 SE CARL ST	GRESHAM	OR	97080-9053
JEFFRIES,ROBERT R		3643 SE DURANGO PL	GRESHAM	OR	97080
JENKINS,BRITTANY		1937 SW THOMAS PL	GRESHAM	OR	97080
JENKINS,GLEN E TR	AGEE-JENKINS,CHERYL A TR	49 LA COSTA DR	RANCHO MIRAGE	CA	92270
JENKS,SHANE	JENKS,TRICIA	284 SE PALOMA AVE	GRESHAM	OR	97080
JENNINGS,TYLER	JENNINGS,DAWN M	424 SE BARNES AVE	GRESHAM	OR	97080
JENSEN,CLIFFORD C TR	JENSEN,LORINDA B TR	P O BOX 1357	SANDY	OR	97055
JENSEN,ROBERT C		2320 SE MEADOW CT	GRESHAM	OR	97080-5343
JENSEN,SHANE A		581 SW 4TH ST	GRESHAM	OR	97080-9368
JEPSON,ERIN N	DOPP,ROCKY L	2375 SE REGNER RD	GRESHAM	OR	97080
JETT,JOSEPH N		2031 SE MEADOW CT	GRESHAM	OR	97080
JINJI LLC		4280 SE AUGUSTA LOOP	GRESHAM	OR	97080
JKLM LLC		5665 MEADOWS RD #310	LAKE OSWEGO	OR	97035
JOACHIM,GORDON	TOLENTINO,NARDA	1285 SW 27TH CT	GRESHAM	OR	97080-9609
JOACHIMS,MARK T	JOACHIMS,MARIA C	708 SE 127TH CT	VANCOUVER	WA	98684
JOAO,DOMINGOS	CAPUIA,FATIMA F	1933 SE WILLIAMS DR	GRESHAM	OR	97080
JOHANNESEN FAMILY TR	MCDEVITT,DEBRA A	8401 CASON RD	GLADSTONE	OR	97027-1471
JOHN	PHYLLIS ERNSBERGER REV LIV TR	2323 SW WILLOW PKWY	GRESHAM	OR	97080
JOHN	MARILYN CUSTIS FAMILY TRUST	3202 SW BELLA VISTA AVE	GRESHAM	OR	97080
JOHN W BANKS	CAROL A BANKS REV LIV TR	4480 SE ANTELOPE HILLS PL	GRESHAM	OR	97080
JOHNSON,ANDRIA		830 SE 8TH ST	GRESHAM	OR	97080
JOHNSON,CATHERINE	JOHNSON,HERMAN	7615 SE 267TH AVE	GRESHAM	OR	97080
JOHNSON,CHRISTI L		641 SE GREENWAY DR	GRESHAM	OR	97080

JOHNSON,CHRISTOPHER	JOHNSON,STEPHANIE	4381 SE 22ND DR	GRESHAM	OR	97080-9114
JOHNSON,DARREL D TR	JOHNSON,ANGELA M TR	2221 SE KELLY AVE	GRESHAM	OR	97080
JOHNSON,DAVID		3364 SW MILLER DR	GRESHAM	OR	97080
JOHNSON,DAVID G		1771 NE 19TH ST	GRESHAM	OR	97030
JOHNSON,DOUGLAS E	JOHNSON,MARGARET F	1571 NW 19TH ST	GRESHAM	OR	97030-3659
JOHNSON,E JEAN TR-1/2	JOHNSON,E JEAN TR-1/2	3035 SE ANDERSON RD	GRESHAM	OR	97080
JOHNSON,ERICA A		26626 SE CALLISTER RD	GRESHAM	OR	97080-9228
JOHNSON,ERIC H	JOHNSON,SUSAN B	3880 SE DEER CREEK WAY	GRESHAM	OR	97080
JOHNSON,GREGORY A	JOHNSON,MIKA A	2787 SE ELLIOTT DR	GRESHAM	OR	97080
JOHNSON,JACK E	JOHNSON,LAURA J	2131 SE NIGHT HERON PL	GRESHAM	OR	97080
JOHNSON,JASON A	JOHNSON,HEIDI D	18616 SE TIBBETTS CT	GRESHAM	OR	97030
JOHNSON,JESSE K	JOHNSON,JENNIFER S	1917 SW 20TH CT	GRESHAM	OR	97080
JOHNSON,KENNETH C	JOHNSON,MARTHA A	PO BOX 992	PACIFIC CITY	OR	97135
JOHNSON,KIP A	JOHNSON,GORDON J	8540 SE KANE RD	GRESHAM	OR	97080
JOHNSON,LEVAN JR	JOHNSON,BARBARA D	720 SW BLAINE PL	GRESHAM	OR	97080-9346
JOHNSON,LYLE F JR TR	JOHNSON,LAURIE A TR	2930 SPINDLETOP DR	CUMMING	GA	30041-6321
JOHNSON,MARK S	JOHNSON,KATHERINE A	423 SE 14TH CT	GRESHAM	OR	97080-9362
JOHNSON,MILTON P TR	JOHNSON,KATHLEEN D TR	456 SE 16TH ST	GRESHAM	OR	97080-9322
JOHNSON,ROBERT S	JOHNSON,SHERRY K	2414 SE CLEVELAND AVE	GRESHAM	OR	97080-9307
JOHNSON,SANDRA D		185 NW BATTAGLIA AVE	GRESHAM	OR	97030-5269
JOHNSON,SHARON L		1750 SW 20TH CT	GRESHAM	OR	97080
JOHNSON,STEVEN A		3035 SW 15TH CT	GRESHAM	OR	97080-5750
JOHNSON,THOMAS S	JOHNSON,KARYL A	4165 NE 5TH DR	GRESHAM	OR	97030
JOHNSTON,DAVID E	JOHNSTON,ELAINE	4465 SE 24TH ST	GRESHAM	OR	97080
JOHNSTON,MATTHEW W	JOHNSTON,KIMBERLY C	770 SE 33RD ST	TROUTDALE	OR	97060
JOLLEY,MARIA	JOLLEY,AARON	1267 SE STAPLETON LOOP	GRESHAM	OR	97080
JONAK,LESTER JR	JONAK,THERESA M	24909 SE RUGG RD	GRESHAM	OR	97080-9221
JONES,BEVERLY A		2972 SE VISTA WAY	GRESHAM	OR	97080-6270
JONES,CHRISTINE A	TOKUNAGA,JULIE K	3642 SE MYRTLEWOOD LN	GRESHAM	OR	97080
JONES,DAVID C	JONES,MARILYN M	1700 SW HEINEY RD	GRESHAM	OR	97080-5701
JONES,DONALD R	JONES,ANNA MARIE	3848 SE ST ANDREWS PL	GRESHAM	OR	97080-8421
JONES,JOHN A	JONES,JOAN L	836 WENDY CT	WEST LINN	OR	97068
JONES,MARGARET E TR		16731 SE STARK ST	PORTLAND	OR	97233
JONES,MAUREEN A		17987 SE CHELDELIN RD	GRESHAM	OR	97080-3338
JONES,NICHOLAS		1842 NW 14TH DR	GRESHAM	OR	97030-4806

JONES,NORA E	12336 SE LYNDA LN	HAPPY VALLEY	OR	97086-4318
JONES,RODNEY B	4278 SE 5TH ST	GRESHAM	OR	97080-1804
JONES,RONALD H	2880 SW 21ST CT	GRESHAM	OR	97080-9787
JONES,RYAN R	PO BOX 502	GRESHAM	OR	97030
JONES,SANDRA D	4558 SW 11TH ST	GRESHAM	OR	97080
JONES,SUSIE M	2050 SE REGNER RD	GRESHAM	OR	97080
JONES,THERESA M	1623 SW 10TH CT	GRESHAM	OR	97080-9593
JORDAN,ASHLEY	21851 NE COUCH ST	GRESHAM	OR	97030
JORDAN,TIMOTHY J	1807 NW WONDERVIEW AVE	GRESHAM	OR	97030
JORGENSON FAMILY TR	2325 SE KELLY AVE	GRESHAM	OR	97080
JOSEPH,GUY W	2854 SE REGNER RD	GRESHAM	OR	97080
JOSEPH,JILLENE M	2830 SE CLEVELAND DR	GRESHAM	OR	97080-6274
JOSEPH,PRESTON M	1307 SW CHASTAIN PL	GRESHAM	OR	97080
JOSHUA H TURKNETT	1757 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
JOSLEN,JEWELL A TR	2947 NE 6TH ST	GRESHAM	OR	97030-5941
JOSSI,ALBERT P TR	202 SW 14TH ST	GRESHAM	OR	97080-9330
JOWILCO LLC	11104 SE STARK ST	PORTLAND	OR	97216
JP WHISPER CREEK LLC ET AL	775 BAYWOOD DR #318	PETALUMA	CA	94954
JU,BIANJIANG	4625 SE HONORS PL	GRESHAM	OR	97080-8487
JUDY D HAMILTON REV TR	4548 SW 11TH ST	GRESHAM	OR	97080
JUILFS,ALAN R	355 SW 38TH LOOP	GRESHAM	OR	97080
JULKOWSKI,DEANNA M	2225 SW BATTAGLIA PL	GRESHAM	OR	97080
JUMAGO,MATTHEW B	727 SW FLORENCE AVE	GRESHAM	OR	97080
JUNE SHELDON JONES III FAMILY TR	3236 SW BELLA VISTA AVE	GRESHAM	OR	97080
JUNG,BETTY	1859 SW 33RD ST	GRESHAM	OR	97080-8563
JUNG,BUCK	18039 SE CHELDELIN RD	GRESHAM	OR	97080
JUTTE,DIANE J	5206 CANYON RUN DR	SPARKS	NV	89436
K	16824 NE EUGENE CT	PORTLAND	OR	97230
KAADY,TYLER J	7830 SE 98TH AVE	PORTLAND	OR	97266
KAGELER,KURT	991 NW TOWLE AVE	GRESHAM	OR	97030
KAHAN,JOSH	2565 SE ROSEFINCH DR	GRESHAM	OR	97080-8589
KAHL,NUHAD	2157 SE SCOTT AVE	GRESHAM	OR	97080-9203
KAHLER,DARRELL D	8467 SE ALDER RIDGE RD	GRESHAM	OR	97080-8481
KAISER,GEOFFREY W	317 SE PALOMA AVE	GRESHAM	OR	97080-1700
KALBRENER,JOSEPH	2157 SE DARLING AVE	GRESHAM	OR	97080

KALK,KELLY J	KALK,JAYNE W	700 SE DOWSETT LN	GRESHAM	OR	97080
KAMMEYER,AARON	KAMMEYER,LAUREN	348 SW 38TH LOOP	GRESHAM	OR	97080
KAMYS,JANET D	KAMYS,RON J	4168 SE AUGUSTA WAY	GRESHAM	OR	97080
KAN,JUDITH	KILLEN,RONALD	2995 SW WALLULA AVE	GRESHAM	OR	97080-9677
KANDT,GARY	KANDT,MICHELLE	227 SE GREENWAY DR	GRESHAM	OR	97080-1822
KANE AW LLC		PO BOX 12507	PORTLAND	OR	97212
KAPPE,JOHNNY J	KAPPE,JODY	47 NW HARTLEY AVE	GRESHAM	OR	97030
KAPPL,SHANNON M	KAPPL,AARON	1235 SE 208TH AVE	GRESHAM	OR	97030-2267
KARAM,JASON	KARAM,ROUAH	16921 SE FOSTER RD	GRESHAM	OR	97080
KARAM,NAWAL		16931 SE FOSTER RD	GRESHAM	OR	97080
KARAM,SALIM G	KARAM,YUSRA A	2497 SW LINNEMAN DR	GRESHAM	OR	97080
KARENS PLACE HOMEOWNERS ASSN		10260 SW NIMBUS AVE #M4	TIGARD	OR	97223
KASIMI,MOE		2840 SE CLEVELAND DR	GRESHAM	OR	97080-6274
KASSAB,BACHAR E	KASSAB,DIYANA	1329 SW 19TH DR	GRESHAM	OR	97080
KASSEBAUM,RICHARD A		16081 S MOORE RD	OREGON CITY	OR	97045
KASSERMAN,STEVEN K	KASSERMAN,LEE A	1708 SW 19TH CT	GRESHAM	OR	97080-9654
KASTNER,VINCENT		1814 NE HOGAN DR	GRESHAM	OR	97030
KAUFMAN,LAURA M	RADFORD,GREGORY A	4721 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
KAWECKI,GERALD J	KAWECKI,PATTIE P	4302 SW BRITTANY DR	GRESHAM	OR	97080
KEATON,MARK A		40466 SE TRUBEL RD	SANDY	OR	97055
KEEFE,JOYCE A	FRED'S FAMILY LP	15280 NW OAK HILLS DR	BEAVERTON	OR	97006-5513
KEEL,JOHN	KEEL,ORPHA	2171 SW 30TH DR	GRESHAM	OR	97080
KEELS,STEVEN D	KEELS,SUSAN M	4184 SE 2ND TER	GRESHAM	OR	97080
KEENAN,NICHALS W	KEENAN,SUNSHINE N	5279 SE 16TH DR	GRESHAM	OR	97080
KELLAR,KELLY A		925 SE DOWSETT LN	GRESHAM	OR	97080-7819
KELLER,KORI M	BENNETT,ALYSHA J	4878 SE WOODLAND WAY	GRESHAM	OR	97080-1971
KELLEY CREEK VENTURES LLC		PO BOX 66319	PORTLAND	OR	97290-6319
KELLEY,KATHLEEN M		4355 SE 10TH DR	GRESHAM	OR	97080-9146
KELLEY,L PATRICK TR	KELLEY,CHRISTINE K TR	1761 SW 20TH CT	GRESHAM	OR	97080-9655
KELLOGG,DAVID A	KELLOGG,SHEILA A	1142 SE 23RD CT	GRESHAM	OR	97080-9303
KELLY CREEK MEADOWS HOMEOWNER'S		PO BOX 1615	GRESHAM	OR	97030
KELLY,CHRISTOPHER P		24405 SE STRAWBERRY DR	DAMASCUS	OR	97089
KELLY,MICHELLE		4775 SE STARK ST	PORTLAND	OR	97215-1763
KELSAY,ALEXANDER F		4271 SE 22ND DR	GRESHAM	OR	97080-9113
KELSAY,GLORIA J		2025 SW NANCY DR	GRESHAM	OR	97080-8326

KEM,JENNIFER L	17247 SE MCKINLEY RD	GRESHAM	OR	97080
KENNEDY,M JEANNE TR	1237 SE 26TH DR	GRESHAM	OR	97080
KENNEDY,MARILYN A TR	27325 SE CARL ST	GRESHAM	OR	97080-9053
KENNEDY,MINA	2841 NE DIVISION ST	GRESHAM	OR	97030
KENNETH	1410 SW MILLER CT	GRESHAM	OR	97080
KENNEWICK MAN LLC	PO BOX 5387	EUGENE	OR	97405-0387
KENWORTHY,RYAN P	25220 SE MCNUTT RD	GRESHAM	OR	97080-9222
KEPPEL/WINQUIST L L C	12488 SW AUTUMN VIEW ST	TIGARD	OR	97224-0723
KERNS,PATRICK J	3330 SW MILLER PL	GRESHAM	OR	97080
KERR,LARRY B	580 SW VIEWCREST DR	GRESHAM	OR	97080-9386
KERR,WILLIAM J	1339 SW CHASTAIN PL	GRESHAM	OR	97080
KETCH,BRAD L	4233 SE 182ND AVE PMB 366	GRESHAM	OR	97030-5082
KEVIN A PETERSEN REVOCABLE TRUST	18722 SE RICHEY RD	GRESHAM	OR	97080
KEYS,AMY J	16 SE 46TH DR	GRESHAM	OR	97080
KEYS,GEORGE	4802 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
KHAFIZOV,MARAT	2383 SW BORDER WAY	GRESHAM	OR	97080
KHAL,ANIS E	1924 SW 32ND ST	GRESHAM	OR	97080-8500
KHAMSOUK,RONALD V	21136 SE CLAY CT	GRESHAM	OR	97030
KHAN,ARSHAD	1646 SE HICKORY WAY	GRESHAM	OR	97080
KHRAB,VASILY	1924 SW LAKE PL	GRESHAM	OR	97080
KIDDER,REX	3150 SW ORCHARD PL	GRESHAM	OR	97080
KILIAN,DUANE C	1933 NE 19TH ST	GRESHAM	OR	97030
KILLAN,MAREN	21 CONDOLEA DR	LAKE OSWEGO	OR	97035-1003
KILLEEN,NOREEN P	2295 SE REGNER RD	GRESHAM	OR	97080-9312
KILLEN,RONALD H	2995 SW WALLULA AVE	GRESHAM	OR	97080-9677
KILLINGER,JAMES C	1377 SW 27TH CT	GRESHAM	OR	97080
KILLMAN,RICHARD	1315 SW LINNEMAN AVE	GRESHAM	OR	97080-8360
KILLPATRICK,PAUL T	4681 244TH PL SE	ISSAQUAH	WA	98029
KILNESS,KIRBY	105 SE LINDEN AVE	GRESHAM	OR	97080-7648
KIM,CHOONAE	4403 SE ANDEREGG LOOP	PORTLAND	OR	97236-9378
KIM,JENNY G	1826 SW 32ND ST	GRESHAM	OR	97080
KIMBLE,RAYMOND	1400 SW WALTERS DR	GRESHAM	OR	97080
KINARD,MICHAEL E	4681 SE DEER CREEK PL	GRESHAM	OR	97080
KINDLER,GAIL R TR	3 CENTERPOINTE DR STE 130	LAKE OSWEGO	OR	97035-8657
KING,ADAM M	9083 SUNRISE CIR	SANDY	UT	84093-2671

KING, DARRIN A	KING, VICKI L	1475 SE 9TH ST	GRESHAM	OR	97080-8111
KING, DAVID H	KING, AURELIA M	1737 SW 20TH CT	GRESHAM	OR	97080
KINOSHITA, KENNETH T	KINOSHITA, BETTY J	PO BOX 237	GRESHAM	OR	97030-0036
KINSFATHER, PAUL	KINSFATHER, MENORA	4002 SW RODLUN RD	GRESHAM	OR	97080-9412
KINZER, STEVEN C	KINZER, CYNTHIA S	1347 SE 26TH DR	GRESHAM	OR	97080
KIRDEY, YURIY		1973 SW 35TH ST	GRESHAM	OR	97080
KIRK E WILSON REV TR		935 SE DOWSETT LN	GRESHAM	OR	97080-7819
KIRKHART, LARRY	KIRKHART, ELIZABETH	1375 SW BLAINE CT	GRESHAM	OR	97080
KIRSCHNER, ANNIE	KIRSCHNER, DEREK	16515 SE FOSTER RD	GRESHAM	OR	97080
KISH, GREGORY		4478 SE 20TH ST	GRESHAM	OR	97080-9111
KISSIR, KENNETH A	KISSIR, SHANNON M	PO BOX 594	GRESHAM	OR	97030-1094
KITTHISANE, AMEE	SILASAK, LOTHFA	3730 NW 2ND CIR	GRESHAM	OR	97030
KIYOKAWA, GORDON		3237 SW 14TH DR	GRESHAM	OR	97080-9742
KIYOKAWA, GORDON M		3237 SW 14TH DR	GRESHAM	OR	97080
KJOS, GABRIEL V		1006 NE 201ST AVE	FAIRVIEW	OR	97024
KLAASMEYER, JIM L	KLAASMEYER, ABIGAIL	3272 SE EDGEWOOD PL	GRESHAM	OR	97080
KLAASSEN, GAYE L	KLAASSEN, EDWIN W	4180 SE SALQUIST RD	GRESHAM	OR	97080-9117
KLANSNIC, JULIE B		559 SE 46TH DR	GRESHAM	OR	97080
KLEIN, ALFRED H		2953 NE 13TH ST	GRESHAM	OR	97030
KLEIN, BRANDEN W	NOAKES, SIERRA C	1430 NE HOGAN DR	GRESHAM	OR	97030
KLINDT, PHILLIP L	KLINDT, DONNA E	614 SE 38TH DR	GRESHAM	OR	97080-8459
KLINE, CHAD D	KLINE, RICHARD D	9 SE 46TH DR	GRESHAM	OR	97080-6401
KLOBAS, LINDA M	KLOBAS, MARK K	2655 NE DIVISION ST	GRESHAM	OR	97030
KLUGE INC		49 RUE D'AUTEUIL		CA	G1R 4C2
KLYM, GARY	KLYM, TERRA D	1916 NW 14TH DR	GRESHAM	OR	97030-4808
KNEEBONE, CHRISTOPHER		903 SE ROBERTS AVE	GRESHAM	OR	97080-7839
KNIGHT, CARY A	KNIGHT, AMY N	2329 SE JASMINE WAY	GRESHAM	OR	97080-3005
KNIGHT, RICHARD K	KNIGHT, TERESA	2031 SW 29TH DR	GRESHAM	OR	97080
KNOKE, JOHN R	KNOKE, DARLENE C	909 SW 8TH ST	GRESHAM	OR	97080
KNOTTS, DONALD L JR		2230 SE MEADOW CT	GRESHAM	OR	97080
KNOWLAND, JESS H	KNOWLAND, LYNN M	3001 SW CHASTAIN AVE	GRESHAM	OR	97080
KOBAYASHI, SHINGERU	KOBAYASHI, KIMEKO L	1618 SW 10TH CT	GRESHAM	OR	97080-9592
KOCUBINSKI, MATTHEW	KOCUBINSKI, COLLEEN	466 SW 6TH ST	GRESHAM	OR	97080
KOEHLER, DENA M		1608 NE HOGAN DR	GRESHAM	OR	97030
KOELLING, DIANA		14823 SE BRACKENBUSH RD	CLACKAMAS	OR	97015

KOGA,LINCOLN	WELCH,LORINDA T	401 SE 13TH CT	GRESHAM	OR	97080-9361
KOHLER,CLIFF		PO BOX 6	GRESHAM	OR	97030
KOHLER,CLIFFORD L	KOHLER,SUZY A	PO BOX 6	GRESHAM	OR	97030-0001
KOHLER,LISA		845 SE LINDEN CT	GRESHAM	OR	97080
KOHLER-PERKINS,GAIL A	PERKINS,MICHAEL A	1963 SW MYERS PL	GRESHAM	OR	97080-9700
KOLOMBET,IVAN	STUDINETS,SVETLANA	683 SW 4TH ST	GRESHAM	OR	97080
KOMP, TYLER		2850 NE 17TH AVE	GRESHAM	OR	97030
KOMP, TYLER W		2850 NE 17TH ST	GRESHAM	OR	97030
KOPPENHAFFER,PHILLIP R		161 SE 46TH DR	GRESHAM	OR	97080
KORNEGAY,ELIZABETH J		14844 SE ORCHID AVE	MILWAUKIE	OR	97267
KORSAK,WILLIAM A	KORSAK,DEBRA L	4127 SW 18TH CT	GRESHAM	OR	97080-8344
KORVOLA,JUSTIN A		133 SE LINDEN AVE	GRESHAM	OR	97080-7648
KOSLOWSKI,JOE TR	KOZLOWSKI,GAYLE TR	357 SW 37TH TER	GRESHAM	OR	97080
KOSMYNA,MARINA P	KOSMYNA,SERGEY	4904 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
KOSTIN,MICHAEL	KOSTIN,ALEXANDRA	3333 SW MILLER PL	GRESHAM	OR	97080
KOSTRBA,WILLIAM C	KOSTRBA,VICKIE L	1450 SW 27TH CT	GRESHAM	OR	97080
KOZACEK,DONALD E TR	LIVINGSTON,ELIZABETH A TR	1734 NW 14TH DR	GRESHAM	OR	97030-4804
KRAFT,CATHY L		3022 SW 16TH CIR	GRESHAM	OR	97080-9743
KRAHMER LLC		2000 SE 30TH AVE #306	HILLSBORO	OR	97123-1007
KRAJESKI,IVAN J		2387 SW BORDER WAY	GRESHAM	OR	97080
KRAKOWIECKI,MICHELLE D		1436 SW WALLULA DR	GRESHAM	OR	97080
KRALJ,KATHERINE R		4261 SE AUGUSTA WAY	GRESHAM	OR	97080
KRAMER,DENNIS R	KRAMER,APRIL	2144 SE MEADOW CT	GRESHAM	OR	97080-5344
KRAMER,JEFFREY S	KRAMER,LINDA M	3429 SW WONDERVIEW AVE	GRESHAM	OR	97080
KRAMER,PHILLIP	ITAMI,LINDSEY	2357 SE DARLING AVE	GRESHAM	OR	97080-9339
KRASNOGOROV, VASILYI		14595 SE DAGWOOD LN	HAPPY VALLEY	OR	97086
KRAUSHAAR,ADAM M		2397 SW BORDER WAY	GRESHAM	OR	97080
KRAVETS,ALEX	KRAVETS,NATALYA	340 SE 16TH ST	GRESHAM	OR	97080-9321
KREBS,KEVIN	KREBS,JANET	PO BOX 2206	GRESHAM	OR	97030
KREIN,RICHARD P	KREIN,PAMELA S	2017 SE MEADOW CT	GRESHAM	OR	97080-9326
KRENING,CHARLES V		1906 SW 29TH DR	GRESHAM	OR	97080
KRIM,JULIE Y	KRIM,ALLAN	345 SE ROBERTS AVE	GRESHAM	OR	97080
KRISTENSEN,DANE	KRISTENSEN,ELAINE A	4302 SE AUGUSTA LOOP	GRESHAM	OR	97080
KRISTIE RIPLEY REV LIV TR		2833 SE VISTA WAY	GRESHAM	OR	97080
KROUT,JANICE M	KROUT,JEFFREY P	8150 SE TELFORD RD	GRESHAM	OR	97080-9220

KRUEGER,WILLIAM F III	KRUEGER,PENNY S	1380 SW 33RD ST	GRESHAM	OR	97080
KRUGER,MICHAEL E	KRUGER,CYNTHIA A	17424 SE MCKINLEY RD	GRESHAM	OR	97080
KRUSE,WILLIAM R	KRUSE,PEARL D	3650 SW 14TH DR	GRESHAM	OR	97080
KRUZHKOVA,ANDREY		4834 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
KRYWULT,LYNNE L	KRYWULT,GEORGE E	PO BOX 541	GRESHAM	OR	97030
KUCHEROV,BENJAMIN	KUCHEROV,VERONIKA	2731 SE ELLIOTT DR	GRESHAM	OR	97080
KUCKENBERG,SUSAN G TR		4560 SW 11TH ST	GRESHAM	OR	97080
KUDRYK,MARIAN	ZHIRYADA,YULITTA	3345 SW MILLER PL	GRESHAM	OR	97080
KUE,SAM	KUE,LINDA	187 SW SANDLEWOOD LOOP	GRESHAM	OR	97030
KUEHL,JEFFREY		1268 SW BLAINE CT	GRESHAM	OR	97080
KUFFLER,DARRELL D	KUFFLER,TERIL	8250 SE 172ND AVE	GRESHAM	OR	97080
KUHNS,DAVID W	SCHMIDT,MARIJKE A	8451 SE REGNER RD	GRESHAM	OR	97080
KUIAWA,MICHAEL	KUIAWA,JEANETTE	542 SE GABBERT RD	GRESHAM	OR	97080
KUK,JAMES M		4071 NE 5TH DR	GRESHAM	OR	97030
KUMMERLE,RICHARD	ARREDONDO,CHRISTINE	2503 SE MORLAN WAY	GRESHAM	OR	97080-5267
KURFIS,MICHAEL D	KURFIS,REBECCA C	2808 SW MAWRCREST AVE	GRESHAM	OR	97080
KURLAN,SUSAN L		8552 SW RODLUN RD	GRESHAM	OR	97080-9480
KUTSAR,OLEG	KUTSAR,INNA	738 SW MORGAN WAY	TROUTDALE	OR	97060
KVETON,KENNETH R		9459 SE TARNAHAN DR	HAPPY VALLEY	OR	97086-6374
KVINGE,ROBERT M TR	KVINGE,LAURA L	4550 SW 11TH ST	GRESHAM	OR	97080
KW MOUNT HOOD LLC		151 S EL CAMINO DR	BEVERLY HILLS	CA	90212
KYER,CHARLES W	KYER,JULIE A	3000 SW MAWRCREST AVE	GRESHAM	OR	97080
LA LONDE,THOMAS J	LA LONDE,JANICE R	1637 SE ELLIOTT AVE	GRESHAM	OR	97080-5303
LACCONE-MOHN,PATRICE		473 SE 46TH DR	GRESHAM	OR	97080
LAINEZ,KENDALL ET AL		18707 NE MARINE DR	PORTLAND	OR	97230
LAKE,JAMES B	LAKE,KYMBERLEE A	5923 SE CHASE RD	GRESHAM	OR	97080
LAKEY,ROBERT W	LAKEY,JOYCE D	PO BOX 1312	GRESHAM	OR	97030
LAL,ANDREW	LAL,BERNADETTE	2250 SW 26TH ST	GRESHAM	OR	97080-9521
LAM,CHANG	LAM,BINH	1305 N RUSSET ST	PORTLAND	OR	97217
LAMBORN,KIMBERLY		1812 NE HOGAN DR	GRESHAM	OR	97030
LANDON,DANA G	DAVIDSON,MELVIN L	17116 SE MCKINLEY RD	GRESHAM	OR	97080
LANE,AMANDA J		755 SE ROBERTS AVE	GRESHAM	OR	97080
LANG,ALLISON C P	LANG,THOMAS R P	3015 SW 14TH DR	GRESHAM	OR	97080
LANGAN,PATRICK R	SAWYER,JILL A	167 SE 46TH DR	GRESHAM	OR	97080-6480
LANGLEY,ABRANNA S		1614 NE HOGAN DR	GRESHAM	OR	97030

LANGLOIS,AMY J		4527 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
LAO,LEE	VUE, YOU	2857 SE JASMINE AVE	GRESHAM	OR	97080
LAPAZ,CORYDON		1330 NE HOGAN DR	GRESHAM	OR	97030
LARKIN,PATRICK K	LARKIN,CATHY M	2427 SE ELLIOTT DR	GRESHAM	OR	97080
LARSEN,CHRIS P	LARSEN,JULIE A	701 SW MILLER CT	GRESHAM	OR	97080-9396
LARSEN,MICHAEL	LARSEN,KATHRINE	4025 SE 5TH ST	GRESHAM	OR	97080
LARSON BROTHERS LLC		PO BOX 1696	BEAVERTON	OR	97075-1696
LARSON,D EDWIN		P O BOX 3171	GRESHAM	OR	97030
LARSON,GRETA K		PO BOX 3007	GRESHAM	OR	97030
LARSON,HALEY C		1629 SE ELLIOTT AVE	GRESHAM	OR	97080
LARSON,HOWARD J	LARSON,SUSAN B	7310 SW 63RD AVE	PORTLAND	OR	97219-1135
LARSON,LELAND E G		PO BOX 1696	BEAVERTON	OR	97075-1696
LARSON,MARK R	LARSON,LIA M	1995 SE SPRUCE AVE	GRESHAM	OR	97080-9336
LASKO,DOUGLAS		2389 SW BORDER WAY	GRESHAM	OR	97080
LASTIVKA,YURIY	LASTIVKA,MARIYA	2609 SE ELLIOTT DR	GRESHAM	OR	97080-6477
LATTER,KENDRA N		2075 SW 27TH ST	GRESHAM	OR	97080
LAUER,LEON	LAUER,TEMPIE A	817 SW 8TH ST	GRESHAM	OR	97080-5313
LAURO,MEAGHAN		1808 NE 19TH ST	GRESHAM	OR	97030
LAVELLE,ALISON K		1626 SW HARTLEY AVE	GRESHAM	OR	97080
LAWRENCE,JEFFREY T	LAWRENCE,LORA L	492 SW 12TH CIR	TROUTDALE	OR	97060-4541
LBA NCC2-COMPANY VIII LLC		PO BOX 847	CARLSBAD	CA	92018
LE CITADEL INVESTMENTS LLC		8733 SE DIVISION ST #207	PORTLAND	OR	97266-1471
LE,HIEN TU		10849 SE SCOTTS SUMMIT CT	HAPPY VALLEY	OR	97086
LE,HUNG PHU	LAM,VAN BICH THI	3461 SW 2ND ST	GRESHAM	OR	97030
LE,KHA TRONG	TRIEU,CHRISTINE MY	496 NW BATTAGLIA AVE	GRESHAM	OR	97030
LE,KY NAM H	LY,BICH CHAU	617 SE ROBERTS AVE	GRESHAM	OR	97080
LE,MY NGOC		1807 NE 19TH ST	GRESHAM	OR	97030-4348
LEAMY,JOHN	LEAMY,PATRICK	2557 SE PELTON CT	TROUTDALE	OR	97060
LEAMY,MILICA J		1640 SE ELLIOTT AVE	GRESHAM	OR	97080
LEAMY,PATRICK F		PO BOX 621	WELCHES	OR	97067
LEAMY,PATRICK F	HENNEGAN,YELLENA M	3055 SW 15TH CT	GRESHAM	OR	97080
LEATHERS LIMITED PARTNERSHIP		255 DEPOT ST	FAIRVIEW	OR	97024-3875
LEBEDEV,ANDREY A	LEBEDEVA,YULIYA G	2671 SE ELLIOTT DR	GRESHAM	OR	97080
LEDWIDGE,SEAN	LEDWIDGE,LAUREL J	1995 SW BIRSDALE PL	GRESHAM	OR	97080-9718
LEE,BETSY A		2863 SE EVELYN PL	GRESHAM	OR	97080

LEE,GARY	LEE,JULIA	941 SW MILLER CT	GRESHAM	OR	97080
LEE,JAMES		1986 SW THOMAS PL	GRESHAM	OR	97080
LEE,JOHN K	LEE,DEBBIE Y	14952 SE 119TH AVE	CLACKAMAS	OR	97015
LEE,LARRY W	LEE,DEANNA J	218 SE 46TH DR	GRESHAM	OR	97080
LEE,LAURENCE G	LEE,NELLIE B	7815 SE 252ND AVE	GRESHAM	OR	97080-9217
LEE,SABRINA LH	GRAHAM,JOSEPH R	256 SE 46TH DR	GRESHAM	OR	97080
LEE,SCOTT K	LEE,JENNY C	3407 NW CHAPIN DR	PORTLAND	OR	97229-8031
LEE,SUK HEE		1847 SW 33RD ST	GRESHAM	OR	97080
LEENDERS,JACOB		17260 NW GABLES CREEK LN	BEAVERTON	OR	97006
LEEPER DEVELOPMENT GROUP LLC		PO BOX 301579	PORTLAND	OR	97294-9579
LEEPER,JAMES A		4073 SW BATTAGLIA AVE	GRESHAM	OR	97080-8671
LEHMAN,CHARLES J TR	LEHMAN,EVA M TR	17899 SE KNAPP ST	GRESHAM	OR	97080
LEHMAN,JOHN C	LEHMAN,LORETTA L	17940 SE KNAPP ST	GRESHAM	OR	97080-3358
LEHR,GORDON D	LEHR,MARY A	1600 SW HEINEY RD	GRESHAM	OR	97080-5700
LEI,JEFFERY N XUAN	LEI,DIANA YU TANG	21909 NE COUCH ST	GRESHAM	OR	97030
LEI,JOE S	LEI,LINA CEN	21925 NE COUCH ST	GRESHAM	OR	97030-8551
LEIBHAM,RICHARD A	LEIBHAM,ALICE	1794 SE 27TH CT	GRESHAM	OR	97080
LEICHTNER,EARL	LEICHTNER,CYNTHIA	1815 SW 32ND ST	GRESHAM	OR	97080-8500
LEITNER,TIMOTHY D JR	LEITNER,TINA M	1326 NE HOGAN DR	GRESHAM	OR	97030
LEIV,STEWART		2060 NE HOGAN DR	GRESHAM	OR	97030
LELAND EUGENE ARMSTRONG LI BETTY MARLENE ARMSTRONG LIV		PO BOX 1126	GRESHAM	OR	97030
LELIEFELD,SYDNEY		712 SW 4TH ST	GRESHAM	OR	97080
LELIEFELD,VICTORIA A	LELIEFELD,DONALD D JR	4644 SE HONORS DR	GRESHAM	OR	97080
LEMKE,BRENNAN J		36 SE 49TH CIR	GRESHAM	OR	97030
LEMKE,CASEY A	LEMKE,COURTNEY	1903 SW 33RD ST	GRESHAM	OR	97080
LEMON,TORREY J	LEMON,ERIN L	403 SE 14TH CT	GRESHAM	OR	97080
LENNAR NORTHWEST INC		11807 NE 99TH ST #1170	VANCOUVER	WA	98682-2350
LENNON,MELISSA	LENNON,MATTHEW	4187 NE 5TH DR	GRESHAM	OR	97030
LENOX,GARY		2058 SE LINDEN PL	GRESHAM	OR	97080-9335
LEO,MARCUS F	FULLARD-LEO,MICHELL L	1505 NE VILLAGE ST	FAIRVIEW	OR	97024-3825
LEONARD,HENRY R TR	LEONARD,BARBARA J TR	1467 SE 26TH DR	GRESHAM	OR	97080-5229
LEONARD,KEVIN	LEONARD,DAWNA	3025 SW CHASTAIN AVE	GRESHAM	OR	97080-9613
LEONARD,LANCE	LEONARD,JESSICA A		APO	AP	96258-5041
LEONARD,MICHAEL E TR	LEONARD,GAYLE L TR	3909 SW 22ND DR	GRESHAM	OR	97080-8380
LEONTYEV,ROBERT A		711 SE 27TH ST	GRESHAM	OR	97080-9302

LESHCHENKO,PAVEL	LESHCHENKO,SVETLANA	2338 SW BORDER WAY	GRESHAM	OR	97080-6300
LESLIE,JOHN R TR	LESLIE,JOANN M TR	3121 SW ORCHARD PL	GRESHAM	OR	97080-9533
LESLIE,THOMAS R TR	LESLIE,JOAN E TR	5927 SE COLUMBIA WAY #101	VANCOUVER	WA	98661
LETELE,SAMUELA	LETELE,DAWN Y	1986 SW 29TH DR	GRESHAM	OR	97080
LETTER,JOSHUA	LETTER,JENNIFER	1820 NW 14TH DR	GRESHAM	OR	97030
LEUTHAUSER,ELIZABETH A		193 SE PALOMA AVE	GRESHAM	OR	97080-1739
LEVEQUE-PENNERS FAMILY TR		1635 SW 10TH CT	GRESHAM	OR	97080
LEVERING,MARK	LEVY,BARBARA A	2750 NE LIBERTY AVE	GRESHAM	OR	97030
LEVY,RUTH	LEW,JUDITH A	1612 NE HOGAN DR	GRESHAM	OR	97030
LEW,HARRY W	COMPANY INC TR	1221 SE 9TH ST	GRESHAM	OR	97080
LEWIS HANSON		PO BOX 766	ALBANY	OR	97321
LEWIS,DALE	LEWIS,SHAWNA	5285 SE WOODLAND DR	GRESHAM	OR	97080
LEWIS,ERIN M	LEWIS,DANNY R	2241 SW 30TH DR	GRESHAM	OR	97080-9476
LEWIS,JAMES M	LEWIS,DIANE U	25934 SE CALLISTER RD	GRESHAM	OR	97080
LEWIS,JASON L	LEWIS,MAYRA N	2376 SW BORDER WAY	GRESHAM	OR	97080
LEWIS,LARRY J	LEWIS,CYNTHIA L	1926 SE EAGLE AVE	GRESHAM	OR	97080-9120
LEWIS,SHANNON	LEWIS,DUSTIN	4292 SE AUGUSTA LOOP	GRESHAM	OR	97080
LEWIS,STEPHEN C	LEWIS,JONNI	4263 SE AUGUSTA LOOP	GRESHAM	OR	97080-8447
LEWIS,STEPHEN E	LEWIS,HALEY A	1349 SW 10TH DR	GRESHAM	OR	97080
LEWIS,STEVEN W	LEWIS,D RENEE	3012 SW MAWRCREST AVE	GRESHAM	OR	97080-8505
LI,BRUCE T	LI,SALLY S	111 SW SANDLEWOOD LOOP	GRESHAM	OR	97030
LIBERATOR,THOMAS D TR	LIBERATOR,SAUNDRA L TR	240 SE AVONDALE WAY	GRESHAM	OR	97080-8437
LILLY,ROBERT H	LILLY,JACQUELINE J	120 SE AVONDALE WAY	GRESHAM	OR	97080
LIM,YONG KEUN	LIM,YOUNG HEE	740 SE 25TH ST	GRESHAM	OR	97080-9301
LIN,WENYU		465 NW BATTAGLIA AVE	GRESHAM	OR	97030
LINCOLN,CRYSTAL W ET AL		1772 SW MAWRCREST AVE	GRESHAM	OR	97080
LINDA W GOLDENBERG TR		1418 NE HOGAN DR	GRESHAM	OR	97030
LINDHE,JOHN E	LINDHE,MAUREEN L	2086 SW 8TH DR	GRESHAM	OR	97080-6512
LINDSEY,LAURIE A	LINDSEY,MICHAEL	2811 SE MORLAN PL	GRESHAM	OR	97080
LINDSEY,TAYLER	LINDSEY,MARISSA	1734 SW 19TH CT	GRESHAM	OR	97080
LINEHAN,MICHAEL A		1974 SW 19TH TER	GRESHAM	OR	97080-5789
LINGEL,ROBERT B TR	LINGEL,LORRAINE E TR	6081 LAKE NADINE PL	AGOURA HILLS	CA	91301-1420
LINGELBACH,JOSEPH H	LINGELBACH,IVY D	21639 PALOMA DR	BEND	OR	97701-9542
LINK,SHIVON E		1786 NE 19TH ST	GRESHAM	OR	97030
LINN,JOHN R	LINN,JEAN M	68 SE 47TH CIR	GRESHAM	OR	97080

LINNEMANN STATION CONDO ASSN	722 MAIN ST #D	OREGON CITY	OR	97045
LINSTAD,ERIC	1500 SW WALTERS DR	GRESHAM	OR	97080-5340
LINTON,JAISON W	2350 NE MAPLE CT	GRESHAM	OR	97030
LIPING,ZHOU	730 SW BLAINE PL	GRESHAM	OR	97080
LITZINGER,DOUGLAS P	5151 N 207TH DR	BUCKEYE	AZ	85396
LIU,XIAOJING	411 SE 14TH CT	GRESHAM	OR	97080
LIVESAY,RYAN M	1300 SW 33RD ST	GRESHAM	OR	97080-9611
LO,ANTHONY	740 NW ELEVEN MILE CT	GRESHAM	OR	97030
LOCKWOOD,MICHAEL D	2440 SE REGNER RD	GRESHAM	OR	97080-9313
LOEB,ABRAHAM W	2753 NE 15TH ST	GRESHAM	OR	97030-4401
LOEB,LOUIS L TR	2745 NE 15TH ST	GRESHAM	OR	97030-4401
LOFGREN,LISA R	3590 SW VICTORIA PL	GRESHAM	OR	97080
LOGAN,KATHLEEN R TR	1545 SE 223RD AVE #365	GRESHAM	OR	97030-2572
LOMAX,MATHEW D	270 SW 37TH TER	GRESHAM	OR	97080
LONG,DOUGLAS R	2880 SW LILLYBEN PL	GRESHAM	OR	97080
LONG,GREG	712 SE 27TH ST	GRESHAM	OR	97080
LONG,STEPHEN D	1987 SE KELLY AVE	GRESHAM	OR	97080-9333
LONGBRAKE,JULIA C TR	2925 NE 6TH ST	GRESHAM	OR	97030-5941
LONGO,JODY A	15519 SE EVERGREEN DR	PORTLAND	OR	97236
LOPEZ,ALFREDO L	1615 SW 10TH CT	GRESHAM	OR	97080
LOPEZ,ASHLEY L	1436 SW 14TH ST	GRESHAM	OR	97080
LOPEZ,JAVIER	278 SW 38TH LOOP	GRESHAM	OR	97080
LORNA MACPHERSON LIVING TR	1763 SW 13TH ST	GRESHAM	OR	97080
LORRIE JEANINE BELL REV LIV TR	909 SE ROBERTS AVE	GRESHAM	OR	97080-7839
LOSOYA,JOSE M	2325 SW ELEVEN MILE DR	GRESHAM	OR	97080
LOTHER,PAUL D TR	2353 SE JASMINE WAY	GRESHAM	OR	97080
LOUDAT,EDWARD W JR TR	2918 SW MAWRCREST AVE	GRESHAM	OR	97080
LOUDERBACK,LARRY F	2198 SW EASTWOOD AVE	GRESHAM	OR	97080
LOUISE E O'DONNELL FAMILY TR	PO BOX 1379	GRESHAM	OR	97030-0288
LOVE,AVASA E ET AL	2151 SW 30TH DR	GRESHAM	OR	97080
LOVELY,MARK	1542 SE 38TH CT	GRESHAM	OR	97080
LOVENDAHL,STEPHAN N	42 SE 46TH DR	GRESHAM	OR	97080-6401
LOVERIDGE,PERRY N	619 SE GREENWAY DR	GRESHAM	OR	97080-1811
LOWE,ALLEN K	110 SE KELLY AVE	GRESHAM	OR	97080-7638
LOWE,RICHARD T	122 SW GABBERT RD	GRESHAM	OR	97080

LOWE,ROBERT	STANHOPE,TONI	4639 SE DEER CREEK PL	GRESHAM	OR	97080
LOWE,STEFANIE	CHARRON,CODY L	300 N IH-35 STE 149	AUSTIN	TX	78705
LOWERY,ADAM N	WEBINGER,LISA N	264 SE 41ST CT	GRESHAM	OR	97080
LOWERY,ALFORD	LOWERY,DIONNE	7510 SE 262ND AVE	GRESHAM	OR	97080-9224
LOWERY,DIONNE TR		7510 SE 262ND AVE	GRESHAM	OR	97080-9224
LOWES,JOHN F	LOWES,ROSE V	477 NE SCOTT AVE	GRESHAM	OR	97030-6148
LOZANO,ADRIANA ET AL		1495 SW 31ST ST	GRESHAM	OR	97080
LOZANO,BRYAN C	ALEJANDRE,MIGUEL	5333 SE SALQUIST RD	GRESHAM	OR	97080
LOZON,JEFFREY	LOZON,LEEANN	2235 SW MAWRCREST CT	GRESHAM	OR	97080
LQH LLC		465 NW BATTAGLIA AVE	GRESHAM	OR	97030
LUARCA,LANCE D	LUARCA,MELODY J	2931 SW BATTAGLIA AVE	GRESHAM	OR	97080-9581
LUBLINK,ROBERT		216 SW 36TH ST	GRESHAM	OR	97080
LUCAS,MARY L		1816 NE 19TH ST	GRESHAM	OR	97030-4347
LUCAS,SCOTT D		103 NW BATTAGLIA AVE	GRESHAM	OR	97030
LUDWICK,ARTHUR I	LUDWICK,MARJORIE A	4407 SW BRITTANY DR	GRESHAM	OR	97080
LUKE-DORF INC		8915 SW CENTER ST	TIGARD	OR	97223
LUKESH,CRAIG A	STERRY,ELIZABETH A	16610 SE FOSTER RD	GRESHAM	OR	97080
LUKYAN,YERYMIYA	LUKYAN,MARINA	3228 SW 43RD ST	GRESHAM	OR	97080
LUNAN,JAMES A	LUNAN,CHERYL S	40 NW HARTLEY AVE	GRESHAM	OR	97030-6336
LUNGU,IGOR		1263 SE STAPLETON LOOP	GRESHAM	OR	97080
LUONG,NICOLE NGA	NGUYEN,TOAI VAN	565 SE 46TH DR	GRESHAM	OR	97080
LUTSENKO,YELENA A	LUTSENKO,PETER M	2836 SE ELLIOTT DR	GRESHAM	OR	97080
LUTZ,CATHERINE	LUTZ,STEVEN	3290 SW WALLULA AVE	GRESHAM	OR	97080-9689
LUU,KINH QUI	HUYNH,MY HUE	4293 SW BRIXTON AVE	GRESHAM	OR	97080
LY,NANG	VANG,YOUA	7555 SE 267TH AVE	GRESHAM	OR	97080
LYNAM,ROSEMARIE	LYNAM,MATHEW	3885 NE 5TH CT	GRESHAM	OR	97030-4756
LYNN NUNES LIV TR		4566 SW 11TH ST	GRESHAM	OR	97080
LYONS,AMY	LYONS,JOHN W	1356 SE CONDOR PL	GRESHAM	OR	97080
LYONS,CHRISTINE R TR		710 SE 38TH DR	GRESHAM	OR	97080-8462
LYTLE,LACI C		27315 SE CARL ST	GRESHAM	OR	97080
LYUBCHENKO,DMITRIY		16120 SE GOOSEHOLLOW DR	DAMASCUS	OR	97089
MAAS,RICK E	MAAS,DONNA I	4241 SE AUGUSTA WAY	GRESHAM	OR	97080
MAAS-ANDERSON,CHERIE M		3568 SE ATHERTON AVE	GRESHAM	OR	97080
MAATTA,LAURA M		2393 SW BORDER WAY	GRESHAM	OR	97080
MAC GREGOR,LUDIE J	HOWELL,MARY L	PO BOX 542	GRESHAM	OR	97030-0121

MAC LEOD, JAMES C	MAC LEOD, MARGARET D	1809 SW 32ND ST	GRESHAM	OR	97080
MACDONALD, LAUREL B	MACDONALD, ROGER	15023 NE ROSE PKWY	PORTLAND	OR	97230
MACDONALD, ROSS A	MACDONALD, LEAH	4302 SE 8TH CT	GRESHAM	OR	97080-1862
MACHUCA, JEREL C		1508 NE HOGAN DR	GRESHAM	OR	97030
MACHUCA, WAYNE	MACHUCA, DEBRA	PO BOX 3567	ST CHARLES	IL	60174-9090
MACKLIN, JOHN D	MACKLIN, SARAH M	2935 SW 14TH DR	GRESHAM	OR	97080-9741
MACLACHLAN, BARBARA		1438 SW WALLULA DR	GRESHAM	OR	97080
MACOMBER, RONNIE L	MACOMBER, KATHY	4709 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
MACON, TINA R	MACON, GERALD	524 NE CENTURION CT	GRESHAM	OR	97030
MACPHEE, MEL	MACPHEE, TAMMY S	3283 SE EDGEWOOD PL	GRESHAM	OR	97080
MACPHERSON, CHAD E	MACPHERSON, SARAH R	1284 SW ORCHARD AVE	GRESHAM	OR	97080
MACREYNOLD, MERLIN	MACREYNOLD, TANNA	2040 SW 8TH DR	GRESHAM	OR	97080
MACRO GRAPHICS INC		220 SE AVONDALE WAY	GRESHAM	OR	97080
MADARY, SCOTT	MADARY, MONICA	4455 SE ANTELOPE HILLS PL	GRESHAM	OR	97080
MAFTEI, MARIAN	MAFTEI, OKSANA	2074 SW NANCY DR	GRESHAM	OR	97080
MAFTEY, DOREL	MAFTEY, SVETLANA	8015 SE HOGAN RD	GRESHAM	OR	97080
MAFTEY, DOREL D		8015 SE HOGAN RD	GRESHAM	OR	97080
MAGUIRE, SCOTT D	EDEN-MAGUIRE, ELIZABETH A	1782 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
MAHLBERG, DOUGLAS	MAHLBERG, ANDREA	922 SW FLORENCE CT	GRESHAM	OR	97080
MAHMOOD, FAYYAZ	MAHMOOD, VALENTINA	1800 SW NANCY DR	GRESHAM	OR	97080
MAHON, SHERYL		2770 SW MEYERS DR	GRESHAM	OR	97080-9436
MAILIKI L PATTERSON TR		11849 BLANCHET DR	OREGON CITY	OR	97045
MAIR, ALLAN L	MAIR, CYNTHIA R	680 SE 38TH DR	GRESHAM	OR	97080
MAKAROVSKY, SERGEY		2946 SE 186TH PL	GRESHAM	OR	97030-6206
MAKHEDDINOV, KARINA	MAKHEDDINOV, ANAR	4192 NE 11TH WAY	GRESHAM	OR	97030-4663
MAKI, LISA M		3319 SW MILLER PL	GRESHAM	OR	97080-5500
MALAIN, CORY		1163 SE 21ST CT	GRESHAM	OR	97080
MALCOM, JOHN P EST OF		515 NW SALTZMAN RD PMB 916	PORTLAND	OR	97229-6098
MALDONADO, ISAAC		20832 SE HAWTHORNE ST	GRESHAM	OR	97030
MALEN, RYAN	MALEN, JENNIFER	740 SW BLAINE PL	GRESHAM	OR	97080
MALONEBEACH, EILEEN E	MALONEBEACH, JAMES L	45 HIAWATHA DR	MOUNT PLEASANT MI	MI	48858
MALSOM, MICHAEL J	MALSOM, MINDA L	3224 SE EDGEWOOD PL	GRESHAM	OR	97080
MAMAD, KHAMID	MAMEDOV, YAKHYE	4818 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
MANDUS, BEN	MANDUS, CHERYL	797 SE 27TH ST	GRESHAM	OR	97080
MANDZIJ, ROBERT	QUEEN, LAURA J	PO BOX 2107	FAIRVIEW	OR	97024

MANESS,STEVEN D	MANESS,DOREEN M	4670 SE HONORS DR	GRESHAM	OR	97080-8489
MANEY,MICHAEL J	MANEY,SHALEEN G	2549 SE MORLAN WAY	GRESHAM	OR	97080
MANN,CORNELL	MANN,MANUELA	2415 SE REGNER RD	GRESHAM	OR	97080-7246
MANN,GARETH E		2059 NW BELLA VISTA DR	GRESHAM	OR	97030
MANNING,DAVID E	MANNING,JANICE	27814 SE CARL ST	GRESHAM	OR	97080
MANNING,THOMAS J	MANNING,TONI M	1521 SW WALLULA DR	GRESHAM	OR	97080
MANNTHEY,DEWITT J	MANNTHEY,JILL A	PO BOX 1636	GRESHAM	OR	97030-0521
MANOS,EDWARD H	MANOS,JUDITH L	407 SE GABBERT RD	GRESHAM	OR	97080
MANTALAS,JERRETT	MANTALAS,KATY	4916 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
MARANTO,CRYSTAL R	MARANTO,SALVATORE J	6268 SE 26TH ST	GRESHAM	OR	97080
MARBLE,ROBERT D		1192 SE 21ST CT	GRESHAM	OR	97080
MARCHI,ANTONIO G	MARCHI,TAWNY M	3082 SW 16TH CIR	GRESHAM	OR	97080
MARCHUK,LYUBOMIR	MARCHUK,MARLYA	1500 SW MILLER CT	GRESHAM	OR	97080
MARCY,D SCOTT		2150 NE HOGAN DR	GRESHAM	OR	97030
MARGO E BACCHUBER REV LIV TR		17935 SE CHELDELIN RD	GRESHAM	OR	97080
MARIN,CRISTIAN M	MARIN,ANA	3337 SW BRIXTON AVE	GRESHAM	OR	97080
MARION, ZAIDA A		1391 NW 19TH ST	GRESHAM	OR	97030
MARKEL,DANIEL S	MARKEL,ELIZABETH A	2099 SW SANDLEWOOD PL	GRESHAM	OR	97080-9752
MARKS,LELAND D	OTTO,KRISTIN	4296 SE AUGUSTA LOOP	GRESHAM	OR	97080
MARKSTALLER,GARY E	MARKSTALLER,MARJORIE E	105 W LACKHART LN	MERIDIAN	ID	83646
MARLO WARREN,KRISTEN A		765-775 SE ROBERTS AVE	GRESHAM	OR	97080
MARLOW,THOMAS	MARLOW,MELODY	16916 SE FOSTER RD	GRESHAM	OR	97080
MAROON,DAVID	MAROON,ANGELA M	5291 SE 16TH DR	GRESHAM	OR	97080
MAROTE,BRADFORD J	MAROTE,PAMELA	1020 SW TOWLE AVE	GRESHAM	OR	97080
MARPOL RIDGE HOMEOWNERS ASSOC		PO BOX 95	GRESHAM	OR	97030-0014
MARQUARDT,SCOTT A	MARQUARDT,LADINE R B	4868 SE WOODLAND WAY	GRESHAM	OR	97080-1971
MARQUEZ,RAFAEL	MARQUEZ,KAREN M	2080 SE ANDERSON AVE	GRESHAM	OR	97080
MARRIOTT,BETH E TR		610 SE 207TH AVE	GRESHAM	OR	97030-2214
MARSHALL,BREANNE D	MARSHALL,KEVIN D	2482 SE JASMINE WAY	GRESHAM	OR	97080
MARSHALL,IAN S	MILLER,PATRICIA J M	PO BOX 3091	GRESHAM	OR	97030
MARSHALL,KUHN R	MARSHALL,KERRY Z	1612 SW BLAINE AVE	GRESHAM	OR	97080
MARSHALL,TONY		195 NE PALMBLAD DR	GRESHAM	OR	97030
MARSTON,RAYMOND L		7158 SE 252ND AVE	GRESHAM	OR	97080
MARSTON,STEVEN	MARSTON,ELIZABETH	1933 SW WILLOW PKWY	GRESHAM	OR	97080
MARTH,OLGA V		834 SW OVERLOOK CT	GRESHAM	OR	97080

MARTIN,DENNIS L	MARTIN,KAREN M	884 SE 25TH ST	GRESHAM	OR	97080-9301
MARTIN,JAMES J		1825 NE BROWER RD	CORBETT	OR	97019-9721
MARTIN,JOHN V		1041 SE ROBERTS AVE	GRESHAM	OR	97080-7841
MARTIN,MELINDA R		1005 SW 4TH ST	GRESHAM	OR	97080
MARTIN,MICHAEL A	MARTIN,SHERRILLE	22 NE CONDOR DR	GRESHAM	OR	97080-2014
MARTIN,SHANNON D	MARTIN,TARA	1873 SW 33RD ST	GRESHAM	OR	97080
MARTINEZ,ANTHONY G	RATHBONE,PAMELA J	4140 SW 19TH CT	GRESHAM	OR	97080
MARTINEZ,MAXIMIANO V		2168 SE KANE AVE	GRESHAM	OR	97080
MARTSOLF,VERNON E	MARTSOLF,THERESA R	3230 SW WALLULA AVE	GRESHAM	OR	97080-9689
MARUMOTO,PHILLIP A		1801 NE 19TH ST	GRESHAM	OR	97030
MARUSIN,DMITRIY	MARUSINA,GALINA	3342 SW MILLER PL	GRESHAM	OR	97080
MARY E BYRNE REV LIV TR		1420 SW 26TH CT	GRESHAM	OR	97080
MASLYK,JESSICA N		2318 SW BORDER WAY	GRESHAM	OR	97080
MASON,HEATHER D		1826 NE 19TH ST	GRESHAM	OR	97030
MASSA,BRENT J	YATER,SARAH K	864 SE 25TH ST	GRESHAM	OR	97080
MASTERSON,ROBERT G JR	MASTERSON,CINDI L	235 SE CLEVELAND AVE	GRESHAM	OR	97080-8065
MASTROIENI,DAVID D		2820 SE CLEVELAND DR	GRESHAM	OR	97080
MASULIS,PAUL S TR	MASULIS,KAREN M TR	373 SW 37TH CIR	GRESHAM	OR	97080
MATLOCK,VICKIE V TR		2503 SW ELEVEN MILE DR	GRESHAM	OR	97080-9595
MATTERN,AMANDA M		16870 SE FOSTER RD	GRESHAM	OR	97080
MATTHEUS,KENNETH	MATTHEUS,SHERRI	321 NE SCOTT DR	GRESHAM	OR	97030-6150
MATTHEWS,ROGER E III		3665 SW TOWLE AVE	GRESHAM	OR	97080
MATTSON,MERLE A	MATTSON,DIANE E	1972 SW WILLOW PKWY	GRESHAM	OR	97080
MATZ,RONALD J		2804 SE ELLIOTT DR	GRESHAM	OR	97080
MAUREEN PROPERTY LLC		12413 SE STEELE ST	PORTLAND	OR	97236
MAURER,ASHLEY	MAURER,HEROLD	1763 NE 19TH ST	GRESHAM	OR	97030-4350
MAXWELL,DEBORA K	MAXWELL,CHARLES C	312 SE 205TH PL	GRESHAM	OR	97030
MAYHEW,JAIMIE P		655 NW ELEVEN MILE CT	GRESHAM	OR	97030-5254
MAZHAROVSKA,NATALIE A		2024 SW THOMAS PL	GRESHAM	OR	97080
MAZURENKO,DMITRIY		1946 SW 15TH CT	GRESHAM	OR	97080
MC CALL,TERRANCE C	MC CALL,GWENDA J	704 SE 38TH DR	GRESHAM	OR	97080
MC CALMONT,STEVEN W	MC CALMONT,JULIE A	1765 SW WILLOWBROOK PL	GRESHAM	OR	97080-9646
MC CAMMAN,TERRY S	MC CAMMAN,CHERYL A	7769 SE 282ND AVE	GRESHAM	OR	97080
MC CAUL,DENNIS L	MC CAUL,JAN M	P O BOX 2293	GRESHAM	OR	97030
MC CLELLAN,DOUGLAS		2284 SE KELLY AVE	GRESHAM	OR	97080

MC CLURE, DENNIS S	MC CLURE, CHRISTINE A	3845 SE AUGUSTA PL	GRESHAM	OR	97080
MC COIN, KIMBERLY S		4733 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
MC DONALD, DAVID H	MC DONALD, LINDA D	17314 NW BRICKSTONE CT	BEAVERTON	OR	97006
MC DOWELL, HENRY W A II	MC DOWELL, ANNETTE	18602 SE TIBBETTS CT	GRESHAM	OR	97030-6281
MC DOWELL, TIMOTHY W	MC DOWELL, FAUSTINA L	822 SE 8TH ST	GRESHAM	OR	97080-7864
MC GINNESS, DONALD M TR	MC GINNESS, MARJORIE A TR	921 SW 4TH ST	GRESHAM	OR	97080-5306
MC GINNIS, MARGARET A		19004 SE CLINTON ST	GRESHAM	OR	97030-5157
MC GRAW, DANIEL R	MC GRAW, CHRISTINA A	5294 SE 17TH TER	GRESHAM	OR	97080
MC ILHATTAN, ROBERT J	HARE, GAIL E	24709 SE RUGG RD	GRESHAM	OR	97080-7353
MC KITTRICK, DOLORES DEE		735 SE ROBERTS AVE	GRESHAM	OR	97080-7835
MC MANIGAL, MICHAEL D	MC MANIGAL, KAREN W	451 NE SCOTT AVE	GRESHAM	OR	97030-6148
MC MILLEN, RALPH G	MC MILLEN, CAROL A	7322 SE ELSA ST	GRESHAM	OR	97080-9052
MC NUTT, MARGARET P		8344 SE KANE RD	GRESHAM	OR	97080-9124
MC WILLIAMS, MICHAEL J		2108 SE OCHOCO ST	PORTLAND	OR	97222
MCADAM, MICHAEL L	MCADAM, KITTY	236 SW 36TH ST	GRESHAM	OR	97080
MCBRIDE, CHARLES L TR	MCBRIDE, ELIZABETH TR	1600 SW BRIXTON CT	GRESHAM	OR	97080
MCBRIDE, JOHN K	MCBRIDE, ANN Y	1864 NW 14TH DR	GRESHAM	OR	97030
MCCABE ENTERPRISES INC		700 SE ARROW CREEK LN	GRESHAM	OR	97080
MCCABE ENTERPRISES INC-90%	BRYANT, PHILLIP M-10%	700 SE ARROW CREEK LN	GRESHAM	OR	97080
MCCARTHY, NANCY		149 SE 46TH DR	GRESHAM	OR	97080
MCCOY, MATTHEW		3575 SW 17TH CT	GRESHAM	OR	97080
MCCREADIE, JOHN H	CAPPETTA, CATHERINE A	443 SE 46TH DR	GRESHAM	OR	97080-8473
MCDANIEL, LARRY D TR	MCDANIEL, MARTHA B TR	1840 SW HEINEY RD	GRESHAM	OR	97080-9714
MCDERMOTT, WILLIAM H	MCDERMOTT, CHRISTA I	1933 SW 13TH CT	GRESHAM	OR	97080
MC FEE, DANIEL J TR	MC FEE, DAWN M TR	2841 SE MORLAN PL	GRESHAM	OR	97080
MCGARRY, GEORGIA K		1802 SE CEDAR CREEK PL	GRESHAM	OR	97080
MCGEACHY, JON	MCGEACHY, HEATHER	770 SW 8TH ST	GRESHAM	OR	97080-9384
MCGINNIS, AARON M		PO BOX 1395	FAIRVIEW	OR	97024-1395
MCGINNIS, SEAN P		4421 SE ANTELOPE HILLS PL	GRESHAM	OR	97080-6405
MCGINNIS, SEAN P	MCGINNIS, ALLYSON M M	4421 SE ANTELOPE HILLS DR	GRESHAM	OR	97080-6405
MCGOUGH, LINDA J		1604 SW EASTWOOD CT	GRESHAM	OR	97080
MCGOWAN, LINDA C		2001 SW 29TH DR	GRESHAM	OR	97080-9543
MCGRATH, STEPHEN	MCGRATH, SHEILA	721 SW MILLER CT	GRESHAM	OR	97080
MCGUIRE, DOUGLAS F	MCGUIRE, ELISE C	946 SW FLORENCE CT	GRESHAM	OR	97080-9668
MCHENRY, D G TR	MCHENRY, JOYCE F TR	1335 SW ROYAL CT	GRESHAM	OR	97080-8302

MCKENZIE,SUZAN	4888 SE WOODLAND WAY	GRESHAM	OR	97080
MCKEOWN,JOHN B JR	2814 NE 6TH ST	GRESHAM	OR	97030
MCMAHAN, DENNIS J	1300 SE CONDOR PL	GRESHAM	OR	97080
MCMILLEN,PATRICK M R	7401 SE ELSA ST	GRESHAM	OR	97080-8299
MCMORIHARA INC	500 SE BUTLER RD	GRESHAM	OR	97080-9410
MCNALLY,WILLIAM	1324 NE 196TH AVE	PORTLAND	OR	97230
MCNULTRY,SUSAN TR	7208 SE HOGAN RD	GRESHAM	OR	97080
MCREYNOLDS,ROGER D	285 SE AVONDALE WAY	GRESHAM	OR	97080-8437
MCVICKER,MEGAN	3619 SE DURANGO PL	GRESHAM	OR	97080
MCWILLIAMS,NICHOLAS	278 SE GABBERT RD	GRESHAM	OR	97080
MECHAM,GREGG A TR	4695 SE DEER CREEK PL	GRESHAM	OR	97080-8471
MEDFORD,DANNY M	1860 SW 29TH DR	GRESHAM	OR	97080-9545
MEEKO,ANDREW	3-20-9 KOTESASHI MOTOMACHI		JA	359-1147
MEEKO,JOSEPH V	15 SE 49TH CIR	GRESHAM	OR	97080
MEHLHAFF,DAVID S	1406 SE BEECH PL	GRESHAM	OR	97080
MEIER FAMILY TR	124 APPLE LN	PORT ANGELES	WA	98362
MEIER,MARAGENE K	3585 SE 1ST ST	GRESHAM	OR	97080-1505
MEIGS,KENNETH J JR	3331 SW MILLER DR	GRESHAM	OR	97080
MEISSNER,MICHAEL S	823 SW 8TH ST	GRESHAM	OR	97080
MEIXNER,THOMAS V	396 SW 37TH CIR	GRESHAM	OR	97080-8443
MEJIA,DAVID E	2048 SE KELLY AVE	GRESHAM	OR	97080
MELTON,LOUISE A	8442 SE CLARK RD	GRESHAM	OR	97080
MENCHER,AMIR	801 SW WILSON CT	GRESHAM	OR	97080
MENEFEE,MARTIN	2284 NE HOGAN DR # 3	GRESHAM	OR	97030
MENG,XIAO	1994 SW THOMAS PL	GRESHAM	OR	97080
MENNIE,JANE F	4172 NE 11TH WAY	GRESHAM	OR	97030
MERCADO,ALFREDO E	1187 NE PALMBLAD DR	GRESHAM	OR	97030
MEREDITH,JOHN P JR	340 SW 4TH ST	GRESHAM	OR	97080-9207
MERIDA,RONALD S V	3454 NE 5TH CT	GRESHAM	OR	97030
MERISON,GLEN W	1574 SE 38TH CT	GRESHAM	OR	97080
MERRIMAN,TROY	738 SW 4TH ST	GRESHAM	OR	97080
MERSHON,CARRIE	213 SE PALOMA AVE	GRESHAM	OR	97080
METCALF,MARK L	20910 SE CLAY CT	GRESHAM	OR	97030-3620
METRO	600 NE GRAND AVE	PORTLAND	OR	97232-2736
METRO - LEASED MULTIPLE TENANTS	600 NE GRAND AVE	PORTLAND	OR	97232-2736

METRO (ESCOBAR CEMETERY	600 NE GRAND AVE	PORTLAND	OR	97232-2736
METRO (GRESHAM PIONNER CEMETERY	600 NE GRAND AVE	PORTLAND	OR	97232-2736
METRO (PARKS	600 NE GRAND AVE	PORTLAND	OR	97232-2736
METRO OGC	600 NE GRAND AVE	PORTLAND	OR	97232
METRO SERVICES	600 NE GRAND AVE	PORTLAND	OR	97232-2736
METRO-5/9	600 NE GRAND AVE	PORTLAND	OR	97232-2736
METRO-62%	600 NE GRAND AVE	PORTLAND	OR	97232-2736
METRO-75%	600 NE GRAND AVE	PORTLAND	OR	97232-2736
METRO-87/100	600 NE GRAND AVE	PORTLAND	OR	97232-2736
METRO-90%	600 NE GRAND AVE	PORTLAND	OR	97232-2736
METTLER,CURTIS L	75 SE AVONDALE CT	GRESHAM	OR	97080-8433
MEUSEC,EDWARD J	2185 SW 9TH CT	GRESHAM	OR	97080
MEYER,C MICHAEL	PO BOX 2055	GRESHAM	OR	97030
MEYER,CAROLYN	2019 SW BIRSDALE PL	GRESHAM	OR	97080
MF THE ZIMMER LLC	17933 NW EVERGREEN PKWY #3 BEAVERTON	OR	OR	97006-7660
MICELI,NANCY	1726 GUM ST	SAN MATEO	CA	94402
MICHAEL MUELLER 374 BARNES AVE L	10570 SUNNYVIEW RD NE	SALEM	OR	97317
MICHAEL,BRENT R	3890 SE EL CAMINO DR	GRESHAM	OR	97080
MICKEY,ROGER L	4628 SE HONORS PL	GRESHAM	OR	97080
MICKULAS,DAVID M V	4440 SE POWELL VALLEY RD	GRESHAM	OR	97080
MICROCHIP TECHNOLOGY INC	2355 W CHANDLER BLVD	CHANDLER	AZ	85224
MIKKOLA,WES M	386 SW 37TH CIR	GRESHAM	OR	97080
MILETICH,JOHN Z	1280 SW 33RD ST	GRESHAM	OR	97080-9387
MILLER,DOUGLAS J	521 SW 4TH ST	GRESHAM	OR	97080-9368
MILLER,EDWARD W	2701 SW WILLOW PKWY	GRESHAM	OR	97080-9565
MILLER,GRETCHEN A	1923 NE 19TH ST	GRESHAM	OR	97030
MILLER,HEATHER	65 NE SCOTT DR	GRESHAM	OR	97030
MILLER,JOYCE E TR	901 SE 208TH AVE	GRESHAM	OR	97030-2229
MILLER,KARIE M	5671 SE CHASE LOOP	GRESHAM	OR	97080
MILLER,KEVIN J	358 SW 38TH LOOP	GRESHAM	OR	97080
MILLER,KEVIN T	2422 SW 43RD ST	GRESHAM	OR	97080
MILLER,LLOYD L	275 NE SCOTT DR	GRESHAM	OR	97030-1751
MILLER,MARIE	340 SW 37TH TER	GRESHAM	OR	97080
MILLER,MICHELE	802 SW HARTLEY AVE	GRESHAM	OR	97030-6505
MILLER,RONNIE	27005 SE JEANETTE ST	GRESHAM	OR	97080

MILLER,TINA			24085 N 165TH AVE	SURPRISE	AZ	85387
MILLHOLLON,WILLIAM C	MILLHOLLON,JACLYN C		228 SE CONDOR DR	GRESHAM	OR	97080
MILLIGAN,GLEN	MILLIGAN,JANE		4180 SE AUGUSTA LOOP	GRESHAM	OR	97080
MILLS,ANDREW C			1450 SW 31ST ST	GRESHAM	OR	97080
MILLS,JERRY	MILLS,SHELBY		1850 SW 18TH CT	GRESHAM	OR	97080
MILLS,THERESA			1750 SW HEINEY RD	GRESHAM	OR	97080
MILNE,JAMES C TR			1312 SW 16TH AVE #101	PORTLAND	OR	97201-2620
MINARDI,STEVEN A TR	MINARDI,CAROL J TR		204 SE 46TH DR	GRESHAM	OR	97080
MINCH,PHYLLIS J TR			2388 SW BORDER WAY	GRESHAM	OR	97080
MINCKLER,MARLENE E M			2929 NW SANTANITA TER	PORTLAND	OR	97210
MINDRA,NADEZHDA	GALAKTIONOV,ANDREY		50 NW HARTLEY AVE	GRESHAM	OR	97030
MINNICH,SANDRA L TR			P O BOX 3354	GRESHAM	OR	97030
MINYARD,KENNETH D	MINYARD,NANCY P		4449 SE ANTELOPE HILLS PL	GRESHAM	OR	97080
MIRACLE PROPERTIES LLC			1001 NW LOVEJOY ST #1308	PORTLAND	OR	97209
MIRONICHENKO,PETR	MIRONICHENKO,SVETLANA B		2607 SW LINNEMAN DR	GRESHAM	OR	97080
MISHIMA,ERIC B	MISHIMA,LINDA A		3344 SW MILLER DR	GRESHAM	OR	97080
MISHLER,JOHN R SR	WARNER,KATHELEEN		151 NW BATTAGLIA AVE	GRESHAM	OR	97030
MITCHELL,CAL E	MITCHELL,MARVA D		3101 SW LILLYBEN AVE	GRESHAM	OR	97080
MITCHELL,JACK T	MITCHELL,GINGER L		4176 SE BETHESDA PL	GRESHAM	OR	97080
MITCHELL,JERRY C			1792 NE 19TH ST	GRESHAM	OR	97030
MITCHELL,ROBERT W	MITCHELL,PATRICIA L		670 SE 40TH TER	GRESHAM	OR	97080-8458
MJ HOMES LLC			PO BOX 3033	BEND	OR	97707-0033
MMS LLC			PO BOX 2021	GRESHAM	OR	97030-0590
MOCKETT,STEPHEN P ET AL			1250 SW 25TH CT	GRESHAM	OR	97080-9607
MOEN,GREGORY	MOEN,VICKI		333 SE 46TH DR	GRESHAM	OR	97080
MOIR,TIMOTHY J			3210 SW BELLA VISTA AVE	GRESHAM	OR	97080
MOISAN,MARK	MOISAN,ELIZABETH		PO BOX 219	DUNDEE	OR	97115-0219
MOLINA,RANDOLPH J	MOLINA,NANCY M		620 SE 14TH CT	GRESHAM	OR	97080
MOLINSKY,MONTE L	MOLINSKY,AMY B		525 NW BATTAGLIA AVE	GRESHAM	OR	97030
MOLLER,PATRICIA G			1794 NE 19TH ST	GRESHAM	OR	97030
MOLOFIY,TANASIY	MOLOFIY,DOMNIKA		PO BOX 492411	KEAAU	HI	96749
MOLONY,STEVEN K	MOLONY,TIA M		2888 SE ROSEFINCH PL	GRESHAM	OR	97080
MONACO,GEORGE J III			1345 SE 208TH AVE	GRESHAM	OR	97030-3505
MONDA,GLENN C	MONDA,VIRGINIA		1680 NW 14TH DR	GRESHAM	OR	97030-4802
MONDA,GREGORY A	MONDA,MARIE J		4648 SE HONORS DR	GRESHAM	OR	97080

MONDA,SCOTT N	NAYLOR,JACLYN R	3033 SE CONDOR AVE	GRESHAM	OR	97080
MONDRAGON,MIGUEL T	NATH,RASHIKA K	605 SE ROBERTS AVE	GRESHAM	OR	97080
MONIE,ALISHA R	MONIE,SHERRY	2062 NE HOGAN DR	GRESHAM	OR	97030
MONSAURET,WINNIFRED		758 SW HARTLEY AVE	GRESHAM	OR	97030-6504
MONTEITH,KRISTOPHER S		625 NW BATTAGLIA AVE	GRESHAM	OR	97030-5244
MONTGOMERY,JAMES R	MONTGOMERY,JANET K	1311 SW ROYAL CT	GRESHAM	OR	97080-8302
MOON,BETTY A	MOON,DAVID	21319 BALTIC DR	CORNELIUS	NC	28031
MOONEY,JOHN		2801 SE MORLAN PL	GRESHAM	OR	97080
MOORE,CHARLESE		37730 SE DODGE PARK BLVD	BORING	OR	97009
MOORE,DONALD	MOORE,ELKE	211 SE GABBERT RD	GRESHAM	OR	97080-5511
MOORE,FREDIA M TR		474 SE BARNES AVE	GRESHAM	OR	97080-1653
MOORE,KATHERINE	QUIST,BRYAN A	2024 SE MEADOW CT	GRESHAM	OR	97080
MOORE,NADINE L		4150 SE SALQUIST RD	GRESHAM	OR	97080-9117
MORAILA,ALBA I		1457 NE 27TH TER	GRESHAM	OR	97030
MORALES,ANGEL		1783 NE 19TH ST	GRESHAM	OR	97030
MORALES,ARTURO P		1990 SW WILLOW PKWY	GRESHAM	OR	97080
MORALES,CESAR	MORALES,CARMEN M	4055 SE REGNER RD	GRESHAM	OR	97080-9464
MORALES,JOSEPH M TR	MORALES,SUSAN L TR	34444 NE OCHOCO HWY	PRINEVILLE	OR	97754
MORALES,MARCO A	JEREZ,ROSE I	2042 SE MEADOW CT	GRESHAM	OR	97080
MORFITT,KRISTI	MORFITT,ROBERT	5743 SE CHASE LOOP	GRESHAM	OR	97080
MORILLO,RODERICK V	MORILLO,BETHANY D	4843 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
MORITA,DANIEL K	MORITA,BARBARA G	2799 SE ELLIOTT DR	GRESHAM	OR	97080
MORITZ,HANS R	MORITZ,HEIDI P	1260 NE GREENWAY DR	GRESHAM	OR	97030
MOROSE,MARK R	CARTIN,CHERYL A	2336 SW 43RD ST	GRESHAM	OR	97080
MOROTE,DARIO A-1/3	BENAVIDES,ELIZABETH C-1/3	1875 SW PLEASANT VIEW DR	GRESHAM	OR	97080-9440
MORRIS,IRA W ET AL		2343 SE WILLIAMS DR	GRESHAM	OR	97080-8039
MORRIS,RICHARD A	MORRIS,STACEY D	3589 SW MILLER DR	GRESHAM	OR	97080
MORRISON,SUZANNE S	MORRISON,DAVID P	1407 SE BEECH PL	GRESHAM	OR	97080
MORSE BROS INC		32260 OLD HWY 34	TANGENT	OR	97389
MOSA,RAMEZ	ATTIA,MARIAN	2250 SE 10TH ST	GRESHAM	OR	97080
MOSKALENKO,KONSTANTIN V	MOSKALENKO,VIKTORIA P	830 SW FLORENCE PL	GRESHAM	OR	97080
MOULTON,SCOTT C	VEITH,KATHRYN G	2339 SW 14TH DR	GRESHAM	OR	97080-9739
MOUNT HOOD COMMUNITY COLLEGE		26000 SE STARK ST	GRESHAM	OR	97030-3300
MOUNT JOINT REV TR		760 SE 25TH ST	GRESHAM	OR	97080
MOWER,BARRY S	MOWER,LORI J	1819 NW WONDERVIEW AVE	GRESHAM	OR	97030

MOY, JANICE	PO BOX 1605	BRUSH PRAIRIE	WA	98606-0362
MOYER, DANIEL L	1431 NW 19TH ST	GRESHAM	OR	97030-3647
MOYER, DEREK K	17340 SE MCKINLEY RD	GRESHAM	OR	97080-3210
MOYER, WILBUR H	4746 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
MRW RENTALS LLC	930 SE 82ND AVE	PORTLAND	OR	97216
MT HOOD COMMUNITY COLLEGE	26000 SE STARK ST	GRESHAM	OR	97030-3300
MUELLER, JOHN T	4261 SE 22ND DR	GRESHAM	OR	97080-9113
MUELLER, THOMAS O	1488 SW 17TH CT	GRESHAM	OR	97080
MUHR, GREG W	3342 SW BELLA VISTA AVE	GRESHAM	OR	97080
MULLINS, CHARLIE M	8140 SE 172ND AVE	GRESHAM	OR	97080
MULLINS, CHARLIE M ET AL	8140 SE 172ND AVE	GRESHAM	OR	97080
MULLINS, LARRY R	589 SE GREENWAY DR	GRESHAM	OR	97080-1809
MULLINS, NOELLE	602 SE 38TH DR	GRESHAM	OR	97080-8459
MULLINS, RENEE M	18511 SE MILL ST	PORTLAND	OR	97233-5528
MULTNOMAH COUNTY	1620 SE 190TH AVE	PORTLAND	OR	97233
MULTNOMAH COUNTY	401 N DIXON ST	PORTLAND	OR	97227-1865
MULTNOMAH COUNTY TAX TITLE	PO BOX 2716	PORTLAND	OR	97208-2716
MULTNOMAH COUNTY-1/3 TAX TITLE	PO BOX 2716	PORTLAND	OR	97208-2716
MUMA, JOSHUA	1061 SW CHASTAIN DR	GRESHAM	OR	97080
MUNOZ, ARTURO	27120 SE JEANETTE ST	GRESHAM	OR	97080
MURPHY, JULIE L	2450 SW BINFORD PL	GRESHAM	OR	97080-9452
MURPHY, JUSTIN	1841 NW WONDERVIEW AVE	GRESHAM	OR	97030
MURRAY, ALAN P	2958 SW 21ST CT	GRESHAM	OR	97080
MURRAY, MICHAEL	1256 NE HOGAN DR	GRESHAM	OR	97030
MURRAY, MICHAEL L	4318 SE 8TH CT	GRESHAM	OR	97080-1862
MURRELL, MICHAEL	732 SW SLERET AVE	GRESHAM	OR	97080
MUTH, LOYD	3824 LIGHTHOUSE DR	LAKE HAVASU CITY AZ		86403
MUTUAL MATERIALS COMPANY	PO BOX 2009	BELLEVUE	WA	98009
MUZYN, JAMES K	3185 SW WALLULA AVE	GRESHAM	OR	97080-9615
MYERS, DAVID Y	3883 SE DEER CREEK WAY	GRESHAM	OR	97080
MYERS, MELVIN M	1640 SW 10TH CT	GRESHAM	OR	97080-9592
MYRTLE R CHRISTENSEN LIV TRUST	3331 SW 31ST ST	GRESHAM	OR	97080-5421
NADEAU, PAUL	2781 SE PHEASANT WAY	GRESHAM	OR	97080-7904
NAEF, DENNIS C	1568 NW 15TH ST	GRESHAM	OR	97030-4814
NAGLICH, FRANK J	18140 SE RICHEY RD	GRESHAM	OR	97080

NANBU,TAKESHI	NANBU,ELVIRA O	2461 NE BEECH AVE	GRESHAM	OR	97030
NARATH,ALEX	NARATH,MARY A	7313 SE 252ND AVE	GRESHAM	OR	97080
NASH,ANDY L	EGAN,MICHELLE K	808 SW OVERLOOK CT	GRESHAM	OR	97080
NAULT,CAITLIN D		2084 SW THOMAS PL	GRESHAM	OR	97080
NAUMCHUK,ALEKSANDR ET AL		6233 SE 26TH ST	GRESHAM	OR	97080
NAVA,CARI-3/4	HARRIS,NORMA L-1/4	18529 SE MILL ST	PORTLAND	OR	97233-5528
NEAD,DAVID A	NEAD,KATHRYN	1280 SW 26TH CT	GRESHAM	OR	97080-9608
NEDELISKY,JAMES	NEDELISKY,SIMONA	7439 SE 247TH AVE	GRESHAM	OR	97080
NEDERHISER TRUST		1533 SW 24TH DR	GRESHAM	OR	97080
NEDERHISER,JOHN		1822 NE HOGAN DR	GRESHAM	OR	97030
NEELY,MICHAEL P		59-003 HOLAWA PL	HALEIWA	HI	96712-9706
NEHER,ROSS	NEHER,NICOLE C	4587 SE BETHESDA DR	GRESHAM	OR	97080
NEHEZ,MICHAEL S		4475 SE 24TH ST	GRESHAM	OR	97080
NEHLER,SCOTT D	NEHLER,KRISTY L	1739 NW WONDERVIEW AVE	GRESHAM	OR	97030
NEKETIN,DAVID E	NEKETIN,ELIZABETH A	4422 SE ANTELOPE HILLS PL	GRESHAM	OR	97080-6405
NELSEN,DAVID L	NELSEN,ADELE K	365 SE GABBERT RD	GRESHAM	OR	97080
NELSEN,KYLE R A		647 SE ROBERTS AVE	GRESHAM	OR	97080-7833
NELSON,GARY E	NELSON,NANCY A	3667 SE DURANGO PL	GRESHAM	OR	97080
NELSON,KYLE G	NELSON,WENDY E	1170 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
NELSON,MARY J	PDXF3 LLC	PO BOX 570	BEAVERCREEK	OR	97004
NELSON,RANDY A TR	NELSON,HEATHER SA-HUYEN TR	5415 SE OLD WOODS LOOP	GRESHAM	OR	97080
NELSON,RONALD J	NELSON,MILA D	1756 NW 14TH DR	GRESHAM	OR	97030
NENN,KIMBERLY G		2391 SW BORDER WAY	GRESHAM	OR	97080
NEWMAN,MICHAEL A	NEWMAN,CASEY K	8015 SW RODLUN RD	GRESHAM	OR	97080
NG,BENEDICT F		4720 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
NGUYAN,HAI T	DINH,THAOKHUYEN C	2900 SE ELLIOTT PL	GRESHAM	OR	97080-6464
NGUYEN	NGHIEM LIV TR	2697 SE ELLIOTT DR	GRESHAM	OR	97080
NGUYEN,BINH		4980 SUMMIT ST	WEST LINN	OR	97068
NGUYEN,BINH		4700 SW WATSON AVE	BEAVERTON	OR	97005-0511
NGUYEN,CHUC TN		17241 SE FOSTER RD	GRESHAM	OR	97080
NGUYEN,MARK	NGUYEN,PAMELA J	1490 SE 8TH ST	GRESHAM	OR	97080
NGUYEN,NOAN	NGUYEN,LUAN	18173 SE RICHEY RD	GRESHAM	OR	97080
NGUYEN,PHUC		290 SE AVONDALE WAY	GRESHAM	OR	97080
NGUYEN,PHUONG KT		3342 SW 43RD ST	GRESHAM	OR	97080-8656
NGUYEN,TUAN DUY	NGUYEN,HANH NGOC	167 SW SANDLEWOOD LOOP	GRESHAM	OR	97030-6337

NGUYEN,TUAN T	MATHIS,PHILLIP L	4617 SE HONORS PL	GRESHAM	OR	97080-8487
NGUYEN,XUAN		3016 SW CHASTAIN AVE	GRESHAM	OR	97080
NI,WENYAN	GAO,HEIMAN	429 SE 13TH CT	GRESHAM	OR	97080-9361
NICE,JOHN L	NICE,MICHELLE M	22 SE 49TH CIR	GRESHAM	OR	97080
NICHOLAS,MARY ANN E TR-1/2	NICHOLAS,MARY ANN E TR-1/2	1620 SW WALTERS DR	GRESHAM	OR	97080-5376
NICHOLS,DONNA M		5661 SE 31ST TER	GRESHAM	OR	97080-8614
NICKOLAS,PAUL H	NICKOLAS,AMY R	1711 SW 13TH ST	GRESHAM	OR	97080
NIELSEN,ERIK W	NIELSEN,ALICE M	PO BOX 16143	PORTLAND	OR	97292
NIELSEN,VERNE A TR	NIELSEN,JEANETTE R TR	18733 NE MARINE DR	PORTLAND	OR	97230-7351
NITA,EMANOIL		2335 SW BORDER WAY	GRESHAM	OR	97080-6410
NOBEL,ANNA K		4250 SE AUGUSTA LOOP	GRESHAM	OR	97080-8435
NOBLE,CHRISTOPHER J		785 SE VISTA AVE	GRESHAM	OR	97080-8117
NOCK,ANDREW	NOCK,LAURIE	3750 SE 3RD ST	GRESHAM	OR	97080
NOE,TERESA	NOE,JERRY	8000 SE 252ND AVE	GRESHAM	OR	97080
NOLAN,RICHARD A	NOLAN,LI	1524 NE HOGAN DR	GRESHAM	OR	97030
NOMIE,NAAMEH A TR	NOMIE,KIM L TR	3731 SE 21ST DR	GRESHAM	OR	97080-6228
NORD,RICHARD A	NORD,MARSHA E	1017 SW 4TH ST	GRESHAM	OR	97080-5307
NORRIS,GEORGE R	NORRIS,LISA K	4124 SW 18TH CT	GRESHAM	OR	97080-8344
NORRISH,COLT	NORRISH,MIYUKI	1427 SW WILLOWBROOK CT	GRESHAM	OR	97080-9641
NORTHWEST HOUSING ALTERNATIVES I		13819 SE MCLOUGHLIN BLVD	MILWAUKIE	OR	97222-7161
NORTHWEST PIPELINE CORP		PO BOX 2400 MD 46-4	TULSA	OK	74102-9984
NORWOOD,BRENNAN R	HOWE,TAYLOR E	1950 SW LILLYBEN AVE	GRESHAM	OR	97080
NORWOOD,DAVID A	NORWOOD,ANNE M	1312 SW 15TH CT	GRESHAM	OR	97080-9680
NOWODWORSKI,VICKI J		11225 SE 190TH CT	DAMASCUS	OR	97089-6010
NSA PROPERTY HOLDINGS LLC		14855 SE 82ND DR	CLACKAMAS	OR	97015
NUNO,ABRAHAM J		1330 SW 25TH CT	GRESHAM	OR	97080
NUSS,KENT E	NUSS,LYNNETTE M	582 NE CENTURION CT	GRESHAM	OR	97030-4751
NUTTALL,JESSE	NUTTALL,MARTHA	163 SE PALOMA AVE	GRESHAM	OR	97080
NW PACIFIC REALTY SOLUTIONS LLC		826 SW FLORENCE PL	GRESHAM	OR	97080
NYAMEKYE,JOSEPH		1985 SW 20TH CT	GRESHAM	OR	97080-5791
NYAMEKYE,JOSEPH Y		1985 SW 20TH CT	GRESHAM	OR	97080
NYGARD,WALTER C	NYGARD,TRACY	1613 SE ELLIOTT AVE	GRESHAM	OR	97080-5303
NYHOF,GORDON L TR		8380 SE SHORT RD	GRESHAM	OR	97080
NYSTROM,ELTON S		3078 SW 16TH CIR	GRESHAM	OR	97080-9743
OAKS,LUKE J	OAKS,RATTIYA P	2350 SW BINFORD PL	GRESHAM	OR	97080

OBERT,JEFFREY E	1567 SE IRONWOOD LN	GRESHAM	OR	97080-2963
O'BRIEN,MICHAEL R	803 SW OVERLOOK CT	GRESHAM	OR	97080
OBRIST FAMILY TR	7835 SE 252ND AVE	GRESHAM	OR	97080
OBRIST FAMILY TRUST	8102 SE 242ND AVE	GRESHAM	OR	97080
OBRIST,ALFRED J TR	16600 SE FOSTER RD	GRESHAM	OR	97080-3221
OBRIST,KENNETH L	2892 SE VISTA WAY	GRESHAM	OR	97080-6269
OBRIST,MICHAEL W	8102 SE 242ND AVE	GRESHAM	OR	97080-3208
OCHOA,JESUS	18710 SE RICHEY RD	GRESHAM	OR	97080
O'CONNELL,JAMES M TR	1359 SW 19TH DR	GRESHAM	OR	97080-9651
O'CONNELL,JENNIFER M	595 NW BATTAGLIA AVE	GRESHAM	OR	97030
O'CONNELL,MATTHEW	302 SW GABBERT RD	GRESHAM	OR	97080
O'CONNELL,TREVOR C	5 SE 48TH TER	GRESHAM	OR	97080
O'CONNOR,ERIN E	1460 SW 33RD ST	GRESHAM	OR	97080
OGLE,DUANE V	18050 SE RICHEY RD	GRESHAM	OR	97080
OHLING,TIMOTHY R TR	32091 SCAPPOOSE VERNONIA H\SCAPPOOSE	GRESHAM	OR	97056
O'KEEFE,ELLEN M	1414 SW 14TH ST	GRESHAM	OR	97080-9669
OKINAKA REV LIV TR	3259 SE EDGEWOOD PL	GRESHAM	OR	97080
O'KINSELLA,TAMI	810 SE 8TH ST	GRESHAM	OR	97080
OLSEN,CHARLES R-1/3	1730 SW 29TH CT	GRESHAM	OR	97080-9542
OLSON,GREGORY E	2490 SE CLEVELAND AVE	GRESHAM	OR	97080-5351
OLSON,NILS	765 SW WALTERS DR	GRESHAM	OR	97080
OLSON,RANDALL D TR	18699 NE MARINE DR #C3	PORTLAND	OR	97230
O'MEARA,AARON G	2236 SE MIGNONETTE CT	GRESHAM	OR	97080
ONISHCHENKO,DMITRY	2379 SW BORDER WAY	GRESHAM	OR	97080
ONUSKANICH,DANIEL P SR	17525 SE MCKINLEY RD	GRESHAM	OR	97080
ONYIMA,CHUKS K	1616 SW 8TH DR	GRESHAM	OR	97080-6554
ORDONEZ,JULIO A	1148 SW 10TH PL	GRESHAM	OR	97080-9679
OREGON BAPTIST STATE CONVENTION	PO BOX 1737	GRESHAM	OR	97030-0535
OREGON CONFERENCE ADVENTIST CHUR	19800 SE OATFIELD RD	GLADSTONE	OR	97027-2564
OREGON CONTRACTORS	1204 SW 257TH AVE	TROUTDALE	OR	97060
ORIENT DRIVE INVESTORS LLC	1700 NW CIVIC DR #200	GRESHAM	OR	97030
ORLOV,ALEXANDER	2375 SW BORDER WAY	GRESHAM	OR	97080
ORTEGA,DANIEL R	21821 NE COUCH ST	GRESHAM	OR	97030-8548
ORTEGA,MIKEL M	1528 NE HOGAN DR	GRESHAM	OR	97030
ORTMAN,DANIELA	2697 SW LINNEMAN DR	GRESHAM	OR	97080

ORTMAN,DAVID F	ORTMAN,LAURA A	124 SE ELLIOTT AVE	GRESHAM	OR	97080
OSBURN,GREG		281 SE 41ST CT	GRESHAM	OR	97080
OSINNYAYA,NATALYA	ZURITA,ENOEL R	1001 SW 8TH ST	GRESHAM	OR	97080
OSTAPENKO,SERGEY		7894 SE KANE RD	GRESHAM	OR	97080
OSTIN,BENEL	OSTIN,LOUIMENE	1897 SW 33RD ST	GRESHAM	OR	97080
OTA,SHIGEO	OTA,MARIKO M TR	640 SE 207TH AVE	GRESHAM	OR	97030-2214
OTT,DAVID A	OTT,MARIANNE TR	PO BOX 188	GRESHAM	OR	97030
OUELLETTE,MICHELE L		1788 NE 19TH ST	GRESHAM	OR	97030
OWENS,AIXA	OWENS,ANDREW	3100 SW WALLULA AVE	GRESHAM	OR	97080
OWENS,JOHN M		301 SW 4TH ST	GRESHAM	OR	97080
OWENS,THOMAS E	OWENS,COLLEEN O	18020 SE RICHEY RD	GRESHAM	OR	97080-3315
OWENS,WILLIAM M TR	OWENS,LINDA L TR	2935 SE CLEVELAND DR	GRESHAM	OR	97080
OXENRIDER,JASON		23721 SE BOHNA PARK RD	DAMASCUS	OR	97089
PACIFIC POWER	LIGHT CO	920 SW 6TH AVE	PORTLAND	OR	97204-1236
PACIFIC POWER	LIGHT CO	825 NE MULTNOMAH ST #1900	PORTLAND	OR	97232
PACKNETT,GEORGE W	PACKNETT,SHIRLEY D	2250 SE 27TH DR	GRESHAM	OR	97080-9539
PACWEST MACHINERY LLC		8207 S 216TH ST	KENT	WA	98032-1935
PAGH,STEVEN		2615 SW 24TH ST	GRESHAM	OR	97080
PAINTER,CHRISTPHER	PAINTER,SALENA	5285 SE 18TH ST	GRESHAM	OR	97080
PAINTER,CORDELL A	PAINTER,SHANNON M	1257 SW 10TH DR	GRESHAM	OR	97080
PALADENI,DEVIN T	PALADENI,FAITH C	2427 WOODHAVEN CT	WEST LINN	OR	97068-1908
PAPAGO LLC		PO BOX 11358	MARINA DEL REY	CA	90295
PAPAZIAN,JEFFREY J		726 SE 27TH ST	GRESHAM	OR	97080
PAQUETTE,VICTORIA		3446 NW 1ST ST	GRESHAM	OR	97030
PARIES,KATHERINE		1340 SW 23RD TER	GRESHAM	OR	97080
PARISEAU,ROYLE J		5100 GRAYSTONE DR	PAHRUMP	NV	89061-8296
PARK PLACE PARTNERS LLC	KATZ,ROBERT D TR	13343 SE STARK ST #200	PORTLAND	OR	97233
PARKER,AUSTIN C	PARKER,GABRIELLE M	1490 SW BLAINE AVE	GRESHAM	OR	97080
PARKER,BARBARA J TR		1531 SE IRONWOOD LN	GRESHAM	OR	97080
PARKHOTYUK,VITALIY		3627 SW 22ND CT	GRESHAM	OR	97080-8313
PARKSIDE APARTMENTS GRESHAM LLC		18006 SKY PARK CIR #200	IRVINE	CA	92614
PARMENTER,KERRY G		1141 SE ROBERTS AVE	GRESHAM	OR	97080
PARMENTER,TINA J	PARMENTER,KIMBERLY R	112 SW PLEASANT VIEW AVE	GRESHAM	OR	97030-6365
PARRIEL,GAIZKA L	VEGVARY,KATRINA M	2099 SE WILLIAMS DR	GRESHAM	OR	97080
PARRISH,JESSICA L	CALABRESE,VINCENT T	1804 NE HOGAN DR	GRESHAM	OR	97030

PARSHALL,RYAN D	COSGROVE,LEIGH A	1148 SW IVORY LOOP #30	GRESHAM	OR	97080
PARSONS,DAX W ET AL		17745 SE RICHEY RD	GRESHAM	OR	97080
PARTOVI,MANOOCHHR		8225 SE 257TH AVE	GRESHAM	OR	97080-9124
PASCOE,WILLIAM R	PASCOE,FEMMY E	232 SW GABBERT RD	GRESHAM	OR	97080
PASKETT,ALLISON C		2410 NW 217TH AVE	GRESHAM	OR	97030
PATCHIN,DANIEL M TR	PATCHIN,MARILYN K TR	4215 SE REGNER RD	GRESHAM	OR	97080-9464
PATRICIA GAYLE HAINES LIV TR		3127 NE 48TH AVE	PORTLAND	OR	97213
PATRICK,DAN ET AL		3020 SW 15TH CT	GRESHAM	OR	97080
PATRICK,MICHAEL	PIAZZA,SUSAN	365 NE WILLIAMS RD	GRESHAM	OR	97030
PATTERSON,GARY H	PATTERSON,SUSAN L	258 SW 38TH LOOP	GRESHAM	OR	97080-8445
PATTERSON,JACK W	PATTERSON,NORMA J	18728 SE RICHEY RD	GRESHAM	OR	97080
PATTON,TASHA		PO BOX 20606	PORTLAND	OR	97294-0606
PAU,ADRIAN I	PAU,LAVINIA M	94 SE 46TH DR	GRESHAM	OR	97080-6401
PAULI,DAVID M	PAULI,KELLY S	PO BOX 91	CORBETT	OR	97019-0091
PAULLIN,KATHERINE L	MILLER,EMILY F	3814 SE ATHERTON AVE	GRESHAM	OR	97080
PAULS,LARRY W	PAULS,JULIE C	3371 SW MILLER DR	GRESHAM	OR	97080
PAYNE,SUNDAE		1590 SW 8TH DR	GRESHAM	OR	97080-6552
PAYTON,MARK A	PAYTON,CARRIE A	3825 SW 14TH DR	GRESHAM	OR	97080
PEAR,RICHARD H	PEAR,LORI I	1802 NE 19TH ST	GRESHAM	OR	97030-4300
PEARSE,BENJAMIN F		2274 SW 19TH ST	GRESHAM	OR	97080
PEARSON,JANIS M		805 SE 9TH ST	GRESHAM	OR	97080-7811
PEARSON,PHILLIP B	PEARSON,ANGELA R	4449 NE 99TH AVE	PORTLAND	OR	97220-3521
PEARSON,ROBERT L TR	PEARSON,HELEN L TR	334 SE GABBERT RD	GRESHAM	OR	97080
PECZKOWSKA,IRENE D		2056 NE HOGAN DR	GRESHAM	OR	97030-4148
PEDERSEN,AARON	PEDERSEN,JOEL B	215 SW 14TH ST	GRESHAM	OR	97080
PEDERSEN,DARRELL K		816 SW OVERLOOK CT	GRESHAM	OR	97080
PEDERSEN,S ERIK	DENNISON,TONI J	2772 SE ELLIOTT DR	GRESHAM	OR	97080
PEDERSON,BEN R	PEDERSON,SUZANNE C	3844 SE AUGUSTA PL	GRESHAM	OR	97080
PEDERSON,EDWARD G	PEDERSON,ROBIN D	4782 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
PEHRSON,MICHAEL F	PEHRSON,VIRGINIA L	4206 SE BETHESDA PL	GRESHAM	OR	97080
PELKEY,SCOTT A	PELKEY,JULIE A	4420 SE 20TH ST	GRESHAM	OR	97080-9111
PELLEGRINI,GREGORY A TR		5835 SW SOUTHVIEW PL	PORTLAND	OR	97219-7145
PEMBERTON,PHYLLIS K		1716 NE HOGAN AVE	GRESHAM	OR	97030-4142
PEOPLES,MICHELE B	PEOPLES,KIM E	907 SE 9TH ST	GRESHAM	OR	97080
PERALES,NINA M	ESTRADA,SANDRO	143 NW BATTAGLIA AVE	GRESHAM	OR	97030

PEREDEREYEV,NIKOLAY	PEREDEREYEV,VERA	3008 SW CHASTAIN AVE	GRESHAM	OR	97080-9613
PERERA,AGNELLA		116 SE 46TH DR	GRESHAM	OR	97080
PEREZ,DieGO A	PEREZ,MARIA D	1146 SW IVORY LOOP	GRESHAM	OR	97080
PEREZ,KARINA M		1463 SE 9TH ST	GRESHAM	OR	97080
PERRY,CAROL J TR		PO BOX 643	WELCHES	OR	97067-0643
PERRY,MAX TR	PERRY,MARY TR	28816 TEAL TER	MALIBU	CA	90265-4009
PERRY,TANA E	WINWARD,DANA A	176 SE 16TH CT	GRESHAM	OR	97080
PERRY,TIMOTHY R	PERRY,PATRICIA A	1921 NE 19TH ST	GRESHAM	OR	97030
PERSA,CLAUDIA D	PERSA,AUGUSTIN D	2008 NW KELLY DR	VANCOUVER	WA	98665
PERSIMMON COUNTRY CLUB COMMUNITY		2105 SE 9TH AVE	PORTLAND	OR	97214-4653
PERSIMMON HOMEOWNERS' ASSN		2105 SE 9TH AVE	PORTLAND	OR	97214
PERSIMMON PARTNERS LLC		1761 3RD ST #103	NORCO	CA	92860
PESCHKA,GARY A	PESCHKA,JONI K	383 SW 37TH CIR	GRESHAM	OR	97080
PESETSKIY,ALEKSANDR	PESETSKIY,NADIA	2986 SE ELLIOTT PL	GRESHAM	OR	97080-6464
PETERS,ELIZABETH	LAMBERT,JENNIFER	4191 SE 22ND DR	GRESHAM	OR	97080
PETERS,SEBASTIAN		2120 SE MEADOW CT	GRESHAM	OR	97080
PETERSON,CRAIG	JONES,SHONA M	4080 NE 16TH CT	GRESHAM	OR	97030
PETERSON,LOIS E		4323 SE 2ND TER	GRESHAM	OR	97080
PETTENGILL,MITCHEL	REDDY,JAMIE	635 SW MILLER CT	GRESHAM	OR	97080
PETTICHORD,RONALD E-1/2	PETTICHORD,MARTHA L-1/2	2519 SE ELLIOTT DR	GRESHAM	OR	97080-8271
PETTIT,CHRIS A		4020 NE 16TH CT	GRESHAM	OR	97030-4675
PETTIT,KENNETH M	PETTIT,JANICE K	5110 SE ALDERWAY AVE	PORTLAND	OR	97267
PFEIFFER,NEIL M	PFEIFFER,MY N	1225 SW LINNEMAN AVE	GRESHAM	OR	97080
PHADY,SONNY	PHADY,SAGAI	1972 NW 14TH ST	GRESHAM	OR	97030-4808
PHAM,ANTHONY A		481 NW BATTAGLIA AVE	GRESHAM	OR	97030-5260
PHAN,VERN FOW	TERNER,MELANIE M	2423 E VINE CT	VISALIA	CA	93292-8042
PHANH,TONSENG	SAECHAO,MUANG C	17345 SE FOSTER RD	GRESHAM	OR	97080-3332
PHEASANT WAY TR		2804 SE PHEASANT WAY	GRESHAM	OR	97080
PHELPS,CHRISTOPHER P	PHELPS,ANNJAE B	305 SE ROBERTS AVE	GRESHAM	OR	97080
PHILBROOK,MICHAEL J	PHILBROOK,ELIZABETH A	3012 SW 16TH CIR	GRESHAM	OR	97080-9743
PHILLIPS,ALBERT M	PHILLIPS,FANNIE J	4335 SE 10TH DR	GRESHAM	OR	97080-9146
PHILLIPS,FRANK L	MORROW,ANASTASIA	7144 SE HOGAN RD	GRESHAM	OR	97080
PHILLIPS,JACOB		1417 SW 17TH CT	GRESHAM	OR	97080
PHILLIPS,KATHLEEN E		1218 SW 14TH CT	GRESHAM	OR	97080-9620
PHILLIPS,RODNEY G	PHILLIPS,JACQUELINE M	272 SE 46TH DR	GRESHAM	OR	97080

PHOENIX REDEVELOPMENT INC	516 SE MORRISON ST #700	PORTLAND	OR	97214-2347
PIERCE FAMILY TR	875 SE 9TH ST	GRESHAM	OR	97080
PIERCE,MARK F	2299 SE KELLY AVE	GRESHAM	OR	97080-5386
PIERCE,THEA	442 SW 9TH CIR	TROUTDALE	OR	97060
PILIKHACH,YULIAN	300 SW 37TH TER	GRESHAM	OR	97080
PINDAR,LARRY	303 SE PALOMA AVE	GRESHAM	OR	97080-1743
PINJAGIC, TRACI D	5307 SE 16TH DR	GRESHAM	OR	97080
PINKERTON,KIMO N	3127 SW LILLYBEN AVE	GRESHAM	OR	97080
PINZ,JOSEPH D	4455 SE 10TH DR	GRESHAM	OR	97080-9189
PIPER,LARRY W	1405 SE 9TH ST	GRESHAM	OR	97080-8111
PIRV,FLORIN	1677 SE 26TH DR	GRESHAM	OR	97080-5230
PISCITELLO,ANTONIO	60 SE 16TH CT	GRESHAM	OR	97080
PITTMAN,JASON L	1321 SW LINNEMAN AVE	GRESHAM	OR	97080
PITTMAN,ROY TR	1980 SW LILLYBEN AVE	GRESHAM	OR	97080-5769
PLAN B HOLDINGS LLC	1156 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-7895
PLANK,COREY D	805 SE ROBERTS AVE	GRESHAM	OR	97080
PLEASANT VALLEY COMMUNITY BAPTIS	PO BOX 1737	GRESHAM	OR	97030-0535
PLEASANT VALLEY GRANGE 348 PATRO	23200 NE SANDY BLVD #42	TROUTDALE	OR	97060-9608
PLEASANT VALLEY GRANGE 348 PATRO	737 SE 166TH PL	PORTLAND	OR	97233
PLEASANT VALLEY HOLDINGS LLC	4073 SW BATTAGLIA AVE	GRESHAM	OR	97080-8671
PLEUNE,ANDREW P	812 SW WILSON CT	GRESHAM	OR	97080
POAREO, JOSEPH	11050 SE 172ND AVE	HAPPY VALLEY	OR	97086
POBANZ,MARIA-CLAUDIA	1968 SW LAKE PL	GRESHAM	OR	97080-9798
PODARELU,MATEI	2357 SE REGNER RD	GRESHAM	OR	97080
PODETT,PAUL V	1361 NW 19TH ST	GRESHAM	OR	97030-3638
POHL,CHERI V	1827 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-9795
POINDEXTER,ARIANNE	2081 SW 30TH DR	GRESHAM	OR	97080-8550
POLLEY,JOHNATHON L	2077 SW NANCY DR	GRESHAM	OR	97080
POPE,MARK A	1714 NE HOGAN DR	GRESHAM	OR	97030-4142
POPENUK,CARRIE	4304 SE AUGUSTA LOOP	GRESHAM	OR	97080
POPESCU,ANDREEA R	3648 SW 22ND CT	GRESHAM	OR	97080-8325
PORT OF PORTLAND	PO BOX 3529	PORTLAND	OR	97208-3529
PORTER,JOAN G TR	8326 SE 252ND AVE	GRESHAM	OR	97080-7363
PORTER,MICHAEL A	1794 SW 20TH CT	GRESHAM	OR	97080-9655
PORTER,ROGERS C	4141 SE AUGUSTA WAY	GRESHAM	OR	97080

PORTLAND CITY OF	1120 SW 5TH AVE #600	PORTLAND	OR	97204-1912
PORTLAND CITY OF	1221 SW 4TH AVE #130	PORTLAND	OR	97204-1900
PORTLAND CITY OF	1120 SW 5TH AVE #1204	PORTLAND	OR	97204-1912
PORTLAND CITY OF	1120 SW 5TH AVE #609	PORTLAND	OR	97204-1912
PORTLAND CITY OF	1120 SW 5TH AVE #1302	PORTLAND	OR	97204-1912
PORTLAND GENERAL ELECTRIC CO	121 SW SALMON ST	PORTLAND	OR	97204-2901
POSCH,JULIE A	PO BOX 283	GRESHAM	OR	97030
POTAPOV,EUGENE	3306 SW MILLER PL	GRESHAM	OR	97080
POTTER,SANDRA J	1982 SW THOMAS PL	GRESHAM	OR	97080
POULALION,JAMES A JR	2181 SE MEADOW CT	GRESHAM	OR	97080-9326
POWELL BLVD LLC ET AL	3481 E SUNSET RD #100	LAS VEGAS	NV	89120
POWELL,MICHAEL N	27600 SE HWY 212	BORING	OR	97009-9212
POWELL-BEAUMONT,CATHERINE	1602 SW EASTWOOD CT	GRESHAM	OR	97080
POWERS,JOHN T JR TR	747 SE 27TH ST	GRESHAM	OR	97080
PR II/WOOD GRESHAM CIVIC STATION	220 NW 8TH AVE	PORTLAND	OR	97209-3503
PRAMUK,EDWARD	4499 SE ANTELOPE HILLS PL	GRESHAM	OR	97080
PRATER,JOSEPH N	2293 SE KELLY AVE	GRESHAM	OR	97080
PRATT,BRIAN D	2884 SE ROSEFINCH PL	GRESHAM	OR	97080
PRESTON,SUSAN A	3637 SW VICTORIA LN	GRESHAM	OR	97080
PRICE,CORY J	179 SE 46TH DR	GRESHAM	OR	97080
PRICE,DANA K	230 SE JUNIPER AVE	GRESHAM	OR	97080-7732
PRICE,DAVID T	4303 SE 2ND TER	GRESHAM	OR	97080
PRICE,KEITH D	1543 SW WALTERS LOOP	GRESHAM	OR	97080
PRIME STERLING PROPERTIES LLC	17933 NW EVERGREEN PKWY #2 BEAVERTON	GRESHAM	OR	97006
PROFFITT,KENNETH E TR	7610 SE 252ND AVE	GRESHAM	OR	97080-9217
PROPERTY OWNER	2312 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
PROPERTY OWNER	4794 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
PROUD GROUND	685 SW BLAINE PL	GRESHAM	OR	97080
PROUDFOOT,TERRY M	PO BOX 1211	GRESHAM	OR	97030-0254
PROVINES,MICAH ET AL	2881 NE 6TH ST	GRESHAM	OR	97030-5970
PRUE,BRIAN D	831 SW 8TH ST	GRESHAM	OR	97080
PUBLIC STORAGE INCOME FUND 6	P O BOX 25025	GLENDALE	CA	91201-5025
PUKAY,ILYA	1189 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-7895
PURIS,DAVID A	3013 SW CHASTAIN AVE	GRESHAM	OR	97080-9613
PURSCHE,DAREN P	1514 NE HOGAN DR	GRESHAM	OR	97030

QUAIL WOOD LLC	1868 KNAPPS ALY APT 208	WEST LINN	OR	97068-4666
QUALITY CALVARY CONSTRUCTION	19038 SE CLINTON ST	GRESHAM	OR	97030
QUAN HOLDINGS LLC	12131 113TH AVE NE #201	KIRKLAND	WA	98034
QUARRY,NATHAN	4211 WOODSIDE CIR	LAKE OSWEGO	OR	97035-7203
QUEEN,MICHELLE M	347 SW 37TH TER	GRESHAM	OR	97080
QUIGLEY,REGAN F	21026 SE CLAY CT	GRESHAM	OR	97030-3622
QUIHUIS,MANUEL	4415 SW BRITTANY DR	GRESHAM	OR	97080-6385
QUINN,MARK E	2458 SE JASMINE WAY	GRESHAM	OR	97080
QUIRARTE,EDDE S D	4484 SE 24TH ST	GRESHAM	OR	97080
RACCANELLI,DANIELA	PO BOX 40642	PORTLAND	OR	97240
RADCLIFF, ANNE C	4007 SE AUGUSTA WAY	GRESHAM	OR	97080
RADCLIFF,LISA M	528 SE 46TH DR	GRESHAM	OR	97080
RADCLIFFE,MICHAEL	675 SE PARK DR	GRESHAM	OR	97080
RADKE,LESLIE A	941 SE ROBERTS AVE	GRESHAM	OR	97080-7839
RADULESCU,DAN	4109 SW 19TH CT	GRESHAM	OR	97080
RAFF,WALTER TR-1/2	25845 SE CALLISTER RD	GRESHAM	OR	97080-9225
RAGNONE,STUART E	103 SW SANDLEWOOD LOOP	GRESHAM	OR	97030
RAINIER,JAMES F	690 SE 40TH TER	GRESHAM	OR	97080-8458
RAMIREZ,JOSE A	18630 SE BROOKLYN CT	GRESHAM	OR	97030-6237
RAMIREZ,SERGIO G	2860 SE CLEVELAND DR	GRESHAM	OR	97080
RAMOS,FRANCISCO D-50%	560 NE LA MESA CT	GRESHAM	OR	97030-4726
RAMSEY,AARON J	824 SE 207TH AVE	GRESHAM	OR	97030-2218
RAMSEY,MARK A	116 SE HOOD AVE	GRESHAM	OR	97080
RAMSEY,ROBERT W	3235 SE EDGEWOOD PL	GRESHAM	OR	97080
RASMUSSEN,AMY M	2800 NE 17TH ST	GRESHAM	OR	97030-4408
RASMUSSEN,JAYSON M	2264 SE ELLIOTT DR	GRESHAM	OR	97080
RATH,SCOTT R	607 NE PALOMA AVE	GRESHAM	OR	97030-4735
RATTLEY,WILLIAM A	4455 SE 24TH ST	GRESHAM	OR	97080
RAUSBECK,JOHN L	2150 NE COUNTRY CLUB CT	GRESHAM	OR	97030
RAWE,PATRICIA A TR	755 SW NORMAN CT	GRESHAM	OR	97080
RAWLEY,STEVEN P	320 SW 14TH ST	GRESHAM	OR	97080
RAY,CHARLES J	1958 SE MEADOW CT	GRESHAM	OR	97080-5346
RAY,JANICE K	319 NE SCOTT DR	GRESHAM	OR	97030-6150
RAY,JENNIFER	3270 SW TOWLE AVE	GRESHAM	OR	97080
RAZE,JAMES	4020 NE 216TH AVE	FAIRVIEW	OR	97024

RAZUMOVSKAYA,NATALYA	BALASHOV,PAVEL	2416 SW 43RD ST	GRESHAM	OR	97080
READ,FRANCINE B	READ,JAMES N	4294 SE AUGUSTA LOOP	GRESHAM	OR	97080
READ,SUSAN I TR		15935 SE DIVISION ST	PORTLAND	OR	97236-2058
REAGAN,MARK	REAGAN,CORRINA	471 SW 4TH ST	GRESHAM	OR	97080
REAGAN,PATRICK J		725 SE 9TH ST	GRESHAM	OR	97080-7809
REDNOUR,EDWARD C	REDNOUR,PAMELA	621 SW 4TH ST	GRESHAM	OR	97080-9369
REE,BRIAN	REE,KRISTY	382 SE GABBERT RD	GRESHAM	OR	97080
REE,BRIAN T	REE,KRISTY E	190 SE CONDOR DR	GRESHAM	OR	97080
REED,AMY G		8112 SE KANE RD	GRESHAM	OR	97080
REED,CHRISTINE M		48 SE ELLIOTT AVE	GRESHAM	OR	97080-7600
REED,RENATE H E		1459 SW 19TH DR	GRESHAM	OR	97080
REEL,VIRGINIA A TR		184 SE CONDOR DR	GRESHAM	OR	97080
REEVES,ROBERT F	REEVES,BEVERLEY J	1533 SW 10TH CT	GRESHAM	OR	97080-9591
REGAN,MICHAEL P	REGAN,PATRICIA J	72 SE 47TH CIR	GRESHAM	OR	97080
REHBEIN,JERRY G		8410 SE HOGAN RD	GRESHAM	OR	97080-9375
REHKOPF,TIMOTHY P	MARQUEZ,MEL R	2281 SE KELLY AVE	GRESHAM	OR	97080-5386
REHWOLDT,CLIFTON K	REHWOLDT,DIANE K	1456 SW WILLOWBROOK CT	GRESHAM	OR	97080-9641
REINISCH,STEVEN R		2059 WELLINGTON DR	WEST LINN	OR	97068
REINOEHL,GARY L TR	BROWN,REBECCA S TR	18545 SE MILL ST	PORTLAND	OR	97233-5528
REISEN,MICHAEL	REISEN,TRICIA	1636 SW 10TH CT	GRESHAM	OR	97080-9592
RENAISSANCE CUSTOM HOMES		16771 BOONES FERRY RD	LAKE OSWEGO	OR	97035-4383
RENICK,PAMELA		2014 SW THOMAS PL	GRESHAM	OR	97080
REPSOLD,CORINNE A-80%	KRELL,CHARYLN R-20%	674 SE 38TH DR	GRESHAM	OR	97080
RERICK,CAROL L		1806 NE HOGAN DR	GRESHAM	OR	97030
REYES,CINDY	REYES CANO,RAUL	3274 SW BELLA VISTA AVE	GRESHAM	OR	97080
REYES,HUMBERTO S	SANCHEZ,MARIA R	183 SW SANDLEWOOD LOOP	GRESHAM	OR	97030
REYES-MENCHACA,LUIS R	OROZCO-GONZALES,IBETH C	21112 SE CLAY CT	GRESHAM	OR	97030
REYNOLDS,MICHAEL A	REYNOLDS,CAROLE R	65 SW PLEASANT VIEW AVE	GRESHAM	OR	97030-6362
REYNOLDS,RAYMOND E		2130 NE HOGAN DR	GRESHAM	OR	97030
REYNOLDS,ROBERT G	REYNOLDS,CYNTHIA J	1624 SW 8TH DR	GRESHAM	OR	97080-6554
REZAYEE,NADEEM A		1326 SE CONDOR PL	GRESHAM	OR	97080
REZVANI,SIAVASH B	REZVANI,MELANIE B	5641 SE CHASE LOOP	GRESHAM	OR	97080
RHINEVAULT,JEFF D		2096 SE MEADOW CT	GRESHAM	OR	97080
RICE,ASENATH V TR	RICE,JOHN M TR	175 SE 16TH CT	GRESHAM	OR	97080
RICE,BRENTON T		1606 NE HOGAN DR	GRESHAM	OR	97030

RICE, CONSTANCE J		322 SE 46TH DR	GRESHAM	OR	97080
RICE, DAVID E	RICE, CYNTHIA M	2277 CLINTON LN	POCATELLO	ID	83204
RICE, WHITSETT		3860 NW 3RD ST	GRESHAM	OR	97030
RICH, DOUGLAS B	RICH, DEBORAH A	384 SE BARNES AVE	GRESHAM	OR	97080-1613
RICH, HUGH	RICH, SANDRA	2023 SE WILLIAMS DR	GRESHAM	OR	97080
RICHARD C RIST REV TR	KAREN L ANDERSON-RIST REV TR	4441 SE ANTELOPE HILLS PL	GRESHAM	OR	97080
RICHARDS, JACK A	RICHARDS, SAISAMORN	35625 SE HWY 211	BORING	OR	97009
RICHARDSON, BRUCE K	SCHUMACHER, BECKY L	2362 SE MEADOW CT	GRESHAM	OR	97080
RICHARDSON, CELESTE	ORTEGA, MERCEDES	303 SE 15TH ST	GRESHAM	OR	97080-9365
RICHER, BEVERLY M		2823 NE 13TH ST	GRESHAM	OR	97030-4443
RICKMAN, REBECCA E		8109 SE 170TH AVE	GRESHAM	OR	97080-3436
RICKS, WILLIAM L		27126 SE JEANETTE ST	GRESHAM	OR	97080-9045
RIDER, RON R	RIDER, RON L	1315 SW 15TH CT	GRESHAM	OR	97080
RIEDEL, FRED K JR	RIEDEL, KONI A	2339 SW ELEVEN MILE DR	GRESHAM	OR	97080
RIEWER, PAUL C		1706 SW HARTLEY AVE	GRESHAM	OR	97080
RIGDON, SCOTT W		330 TRIPLE TREE RD	BOZEMAN	MT	59715-7821
RIGGS, LISA A		4178 SE AUGUSTA WAY	GRESHAM	OR	97080
RILEY, COLBY	RILEY, ERIKA	3755 NW 2ND CIR	GRESHAM	OR	97030
RISKIN, SEBASTIAN	RISKIN, EVA	52 SW GABBERT RD	GRESHAM	OR	97080-5200
RIVAS, NOEL R S		2369 SE REGNER RD	GRESHAM	OR	97080
RIVAS, STEVEN M	RIVAS, ROBYNNE A	3870 SE EL CAMINO DR	GRESHAM	OR	97080
RIVERA, OLIVIA H	RIVERA, ROSELLER F	3717 SE 174TH AVE	PORTLAND	OR	97236-1253
ROBBINS, NEIL G	ROBBINS, ELIZABETH S	7175 KIPLING ST	ARVADA	CO	80004-1677
ROBBINS, SCOTT R		20662 SE STARK ST	GRESHAM	OR	97030-2007
ROBBINS, TAY L	ROBBINS, BEVERLY J	15887 SE HEIDI LN	DAMASCUS	OR	97089
ROBERSON, GEORGE SR	ROBERSON, JANICE	391 NW BATTAGLIA AVE	GRESHAM	OR	97030
ROBERT	WENDY HATTON FAMILY TR	1861 NW WONDERVIEW AVE	GRESHAM	OR	97030
ROBERT MICHAEL RIMINGTON	LENETTE R RIMINGTON JOINT REV	2982 SE VISTA WAY	GRESHAM	OR	97080
ROBERTS, DAVID D		4629 SE CHASE RD	GRESHAM	OR	97080-9061
ROBERTS, J KEVIN		18102 SE RICHEY RD	GRESHAM	OR	97080
ROBERTS, ROSERRIA		3418 SW BELLA VISTA AVE	GRESHAM	OR	97080
ROBERTSON TRUST		9 WANDA WAY	MARTINEZ	CA	94553
ROBERTSON, HEATHER	ROBERTSON, DAVID	1422 SW 14TH ST	GRESHAM	OR	97080
ROBERTSON, TIMOTHY D	ROBERTSON, SUSAN G	803 SW 4TH ST	GRESHAM	OR	97080
ROBINS, ROSEANN		1775 NE 19TH ST	GRESHAM	OR	97030-4350

ROBINSON,DYLAN	BRATTEN,ALICIA	930 SE 27TH ST	GRESHAM	OR	97080
ROBINSON,GREGORY E	ROBINSON,LOIS R	240 NE WILLIAMS RD	GRESHAM	OR	97030
ROBINSON,J EDWARD JR		2798 SW MEYERS DR	GRESHAM	OR	97080
ROBINSON,MARK C	ROBINSON,CARLA K	3285 SW WALLULA AVE	GRESHAM	OR	97080
ROCHE,RICHARD M	ROCHE,CATHY J	1688 SW HEINEY RD	GRESHAM	OR	97080-5700
ROCKAFELLOR,KARLYN		1324 NE HOGAN DR 158	GRESHAM	OR	97030
ROCKWOOD WATER PEOPLE'S UTILITY		19601 NE HALSEY ST	PORTLAND	OR	97230-7430
RODERICK,STEPHANIE	RODERICK,SHELDON	2571 SE ELLIOTT DR	GRESHAM	OR	97080
RODIN,EUGENE	RODIN,IRINA	3423 SW WONDERVERVIEW AVE	GRESHAM	OR	97080
RODRIGUEZ,ILDEFONSO	RODRIGUEZ,ELENITA	3600 SW 14TH DR	GRESHAM	OR	97080
RODRIGUEZ,JESSE	RODRIGUEZ,BECKY	PO BOX 5283	SALEM	OR	97304-0283
RODRIGUEZ,ROBERT	RODRIGUEZ,REYNA	436 SW OVERLOOK CT	GRESHAM	OR	97080
ROGERS,DEMETRIUS	ROGERS,AUDREY	1804 SW 18TH CT	GRESHAM	OR	97080
ROGERS,DIANE M		3062 SW 16TH CIR	GRESHAM	OR	97080
ROMAINE,RICHARD A	PATRICIA J ROMAINE REV LIV TR	475 SW VIEWCREST DR	GRESHAM	OR	97080-9386
ROMAN CATHOLIC ARCHBISHOP OF POR		2838 E BURNSIDE ST	PORTLAND	OR	97214-1830
ROMMEL,EDWARD A	ROMMEL,SUSANNE L	430 SW 4TH ST	GRESHAM	OR	97080-9367
RONALD D LESTER REV TR		1428 NE HOGAN DR	GRESHAM	OR	97030
RONALD L EVERS REV LIV TR		20725 SE MAIN DR	GRESHAM	OR	97030
RONNFELDT,JON	RONNFELDT,ANGELA M	2127 SW SANDLEWOOD PL	GRESHAM	OR	97080
ROOT,FRANK M	ROOT,JENNIFER M	4462 SE 22ND DR	GRESHAM	OR	97080
ROQUE,TANIA A		1146 SW 10TH DR	GRESHAM	OR	97080
ROSALES,JANICE		283 SE 46TH DR	GRESHAM	OR	97080
ROSE,JAMES W	ROSE,CYNTHIA T	1525 SW MILLER CT	GRESHAM	OR	97080-9358
ROSENBERG,IRA TR	ROSENBERG,MARION L TR	530 NW BATTAGLIA AVE	GRESHAM	OR	97030
ROSENSTIEL,MARY E		18702 SE RICHEY RD	GRESHAM	OR	97080
ROSENTHAL,ROBERT	ROSENTHAL,DENISE	1080 NE 239TH PL	TROUTDALE	OR	97060
ROSLOV,ILYA V		119 SW SANDLEWOOD LOOP	GRESHAM	OR	97030
ROSS,DEBRA A TR	ROSS,DAVID L TR	1531 SE 26TH DR	GRESHAM	OR	97080
ROSS,EARL T	ROSS,STACI L	131 SE 46TH DR	GRESHAM	OR	97080
ROSSITER,KATHERINE E	FAIRWEATHER,ADA V	969 SW FLORENCE CT	GRESHAM	OR	97080
ROTAR,INA		4546 SW 11TH ST	GRESHAM	OR	97080
ROTH,JAMIN	ROTH,JAMIE L	4373 SE 12TH ST	GRESHAM	OR	97080
ROTHE,SHAWN C	ROTHE,PAMELA M	1677 SW 24TH DR	GRESHAM	OR	97080
ROTHENBERGER,RONNA		2080 NE HOGAN DR	GRESHAM	OR	97030

ROTHER, ERICH	ROTHER, ALICE H	88 SE 46TH DR	GRESHAM	OR	97080
ROTHER, ERICK	ROTHER, ALICE	88 SE 46TH DR	GRESHAM	OR	97080
ROTTO, DENNIS	HASKINS, CAROL	1763 SE 28TH CT	GRESHAM	OR	97080
ROUT, AUDREY L		2137 NW 16TH ST	GRESHAM	OR	97030-4878
ROWAN, MEREDITH		1667 NW WONDERVIEW AVE	GRESHAM	OR	97030
ROWE, MARTIN A		2395 SW BORDER WAY	GRESHAM	OR	97080
ROWLEY, LONNY	ROWLEY, YING	7401 SE 182ND AVE	GRESHAM	OR	97080-3301
ROY, JOHNNA L		4198 SE AUGUSTA WAY	GRESHAM	OR	97080
ROYER, TESIA L	ROYER, ZACHERY L	2364 SW 43RD ST	GRESHAM	OR	97080
RUCKER, ESTHER L		765 NW MAWRCREST DR	GRESHAM	OR	97030-6656
RUDD, GRETCHEN L		2500 SE CLEVELAND AVE	GRESHAM	OR	97080
RUDENKO, ANNA	RUDENKO, ANATOLIY	1587 SW WALTERS LOOP	GRESHAM	OR	97080-5322
RUDENKO, VLADIMIR	RUDENKO, MARINA	17030 SE MCKINLEY RD	GRESHAM	OR	97080
RUDOLPH, MELODY		1410 NE HOGAN DR	GRESHAM	OR	97030-4136
RUDY, CHARLES R	RUDY, KAREN B	923 SW FLORENCE CT	GRESHAM	OR	97080-9668
RUE, CONRAD J	RUE, GAYLE V	4270 SE AUGUSTA LOOP	GRESHAM	OR	97080-8435
RUELAS, JESUS	RUELAS, JOSEFINA	11205 NE RUSSELL ST	PORTLAND	OR	97220
RUFFIN, MARQUISE D	RUFFIN, BETANIA	2008 SW THOMAS PL	GRESHAM	OR	97080
RUIZ, JUAN A		1955 SE KELLY AVE	GRESHAM	OR	97080
RUIZ-CASTANEDA, SERGIO		528 NE LA MESA CT	GRESHAM	OR	97030
RUMLEY, ROBERT T		507 SE 23RD TER	GRESHAM	OR	97080
RUPPERT, DAVID E	RUPPERT, JAN	327 SE ROBERTS AVE	GRESHAM	OR	97080-7758
RUSCHMAN, BRIAN		1659 SW 24TH DR	GRESHAM	OR	97080-9524
RUSH, JENNIFER L	RUSH, BRANDON M	4460 SE 20TH ST	GRESHAM	OR	97080-9111
RUSSELL, DAVID M	RUSSELL, DEBRA G	150 SE AVONDALE WAY	GRESHAM	OR	97080-8436
RUSSELL, MARY L		191 SW SANDLEWOOD LOOP	GRESHAM	OR	97030
RUSSELL, PAUL S	RUSSELL, KATHRYN K	4646 NE DIVISION ST	GRESHAM	OR	97030-4628
RUSTAD, EINAR	RUSTAD, SHAUNA L	1497 NE 27TH TER	GRESHAM	OR	97030
RUSTAD, HARRY C TR	RUSTAD, JANET TR	3013 SW LINNEMAN DR	GRESHAM	OR	97080
RUSTIC PROPERTIES LTD		P O BOX 3233	GRESHAM	OR	97030
RUYTEP LLC		14310 SE STEELE ST	PORTLAND	OR	97236
RYAN, ZETTA		111 SE KELLY AVE	GRESHAM	OR	97080
RYBA, CONNIE L		P O BOX 1371	GRESHAM	OR	97030-0283
RYBAK, PETR	RYBAK, MARIYA	6920 SE HOGAN RD	GRESHAM	OR	97080
RYDER, ADRIANA		2536 SE ELLIOTT DR	GRESHAM	OR	97080-8271

RYESHAR,SHAUN M		1735 SW BINFORD AVE	GRESHAM	OR	97080
RYMER,MICHAEL T	RYMER,LINDA C	3889 SE ST ANDREWS PL	GRESHAM	OR	97080
SAECHAO,BENJAMIN		17054 SE PINE ST	PORTLAND	OR	97233
SAECHAO,XOU C	VANG,LINDA	2481 SW 42RD ST	GRESHAM	OR	97080
SAETERN,KAO SENG	SAETERN,MAY SING	489 NW BRYN MAWR PL	GRESHAM	OR	97030-5264
SAETEURN,SAHN	SAECHAO,LIU-50%	4293 SW ELEVEN MILE AVE	GRESHAM	OR	97080
SAID,EBRAM	ABDELMALAK,MARIAN	2376 SE JASMINE WAY	GRESHAM	OR	97080
SAID,EBRAM A	SAID,MARIAN	4663 SE HONORS DR	GRESHAM	OR	97080
SAINT,JAMES V	SAINT,LYNN H	1325 SW BLAINE CT	GRESHAM	OR	97080-9395
SAJKO,JOHN	SAJKO,COLLETTE	8 SE 46TH DR	GRESHAM	OR	97080
SALAS,MANUEL	VAN ROSSUM,BRIENNA	2832 SE REGNER RD	GRESHAM	OR	97080-7377
SALAZAR,JOHN J	MINERD,JULIE A	722 SE 27TH ST	GRESHAM	OR	97080
SALEH,GEORGES	KAADY,FADWA	732 SE 207TH AVE	GRESHAM	OR	97030-2216
SALING,GENE P	SALING,LINDA R	4151 NE 5TH DR	GRESHAM	OR	97030
SALITORE,MICHAEL E	SALITORE,MONICA J	1878 SE JASMINE PL	GRESHAM	OR	97080
SALSETH,DAVID	SALSETH,CAROLYN	18840 SE GIESE RD	GRESHAM	OR	97080
SALTO,RAMIRO I		16970 SE FOSTER RD	GRESHAM	OR	97080
SALZWEDEL, RAYMOND L		680 SE 19TH ST	GRESHAM	OR	97080
SAMPSON,MAX		1458 SW WALLULA DR	GRESHAM	OR	97080
SANBURN, WESLEY		1627 SW NANCY DR	GRESHAM	OR	97080
SANCHEZ,FIDENCIO R	MOLINA,ESMERALDA B	7440 SE TELFORD RD	GRESHAM	OR	97080
SANDALL,JUSTIN L		10554 SW LISBON ST	WILSONVILLE	OR	97070-3023
SANDERS,DANIEL A TR	SANDERS,LAUNA J TR	1844 SEADRIFT CT	WINDSOR	CO	80550
SANDERS,JULIE	KLAUSMAN,MICHAEL W	795 SE ROBERTS AVE	GRESHAM	OR	97080
SANDERS,MARK C	SANDERS,HEIDI J	45 SE 16TH CT	GRESHAM	OR	97080
SANDSTROM,GARY E	SANDSTROM,SALLY A	16940 SE MCKINLEY RD	GRESHAM	OR	97080
SANGDOUNG,RIAM		1290 NE GREENWAY DR	GRESHAM	OR	97030
SANGOLT,GUDMUND	SANGOLT,DEBORAH	1985 SE MEADOW CT	GRESHAM	OR	97080
SANGOQUIZA,JOHNNY R	SANCAN,LEONOR D R A	2418 SE JASMINE WAY	GRESHAM	OR	97080
SANLUIS,HECTOR A P	JULIAN-RAMIREZ,ELOISA	19074 SE CLINTON ST	GRESHAM	OR	97030
SANTIAGO,ROLANDO M		1635 NE HOGAN DR	GRESHAM	OR	97030-4139
SARVER,ANDREW K		1522 NE HOGAN DR	GRESHAM	OR	97030
SATHER,JAMES K		2078 NE HOGAN DR	GRESHAM	OR	97030
SAUCEDO,AUGUSTINE R	SAUCEDO,DIANA E	8242 SE TELFORD RD	GRESHAM	OR	97080-9220
SAUER,DON L	SAUER,CHELSEA D	3204 SW 43RD ST	GRESHAM	OR	97080

SAVORY,ALEX	SWIFT,DANIEL	18451 SE MILL ST	PORTLAND	OR	97233-5526
SAVU,CEZAR		2888 SE ELLIOTT DR	GRESHAM	OR	97080-6475
SAWHNEY,RAVI K ET AL		1920 S RIVER DR #903	PORTLAND	OR	97201
SAYDI,RAFIK	SAYDI,URSULA	599 SE 23RD TER	GRESHAM	OR	97080
SAYLES,DALE R JR	SAYLES,JENIFER	2697 SE ROSEFINCH DR	GRESHAM	OR	97080
SCALERO,NICHOLAS TR	SCALERO,DEBORAH R TR	2253 MAXIMILIAN DR	CAMPBELL	CA	95008
SCHACKART,MARK A	SCHACKART,REBECCA L	10240 SE 147TH AVE	HAPPY VALLEY	OR	97086
SCHAEFER,DREW	SCHAEFER,TORII	760 SE 25TH ST	GRESHAM	OR	97080-9301
SCHAEFFER,SCOTT T TR	SCHAEFFER,CAROL L TR	6628 SE HOGAN RD	GRESHAM	OR	97080-5365
SCHANTZEN,ERIC J	SCHANTZEN,BETHE	2713 SE ROSEFINCH DR	GRESHAM	OR	97080
SCHATZ,DAVID E		1385 SW 26TH CT	GRESHAM	OR	97080
SHEEL,CHARLES		404 SW OVERLOOK CT	GRESHAM	OR	97080-5305
SHEEL,JAMESON C	SHEEL,ALLISON T	3 SE 49TH CIR	GRESHAM	OR	97080-5496
SHEEL,JOSHUA R	SHEEL,MARY L	3505 SW VICTORIA PL	GRESHAM	OR	97080
SCHIEI,LOREN W	SCHIEI,JULIE E	2271 SW 30TH DR	GRESHAM	OR	97080-9476
SCHENK,DARREN L	SCHENK,TAMARA I	3541 SW WONDERVIEW AVE	GRESHAM	OR	97080-8575
SCHPEPKE,GARY G SR	SCHPEPKE,KAREN M	2051 SW NANCY DR	GRESHAM	OR	97080
SCHERBA,MICHAEL R	SCHERBA,CINDY M	25 SE 16TH CT	GRESHAM	OR	97080
SCHERLER PROPERTIES INC		30220 SE WHEELER RD	BORING	OR	97009-8439
SCHIESS-BOULTON, JENNIFER J		505 SE 18TH LN	GRESHAM	OR	97080
SCHILLER FAMILY TRUST		210 SE 16TH CT	GRESHAM	OR	97080
SCHILLING,JEANNINE C		5400 SE CHASE RD	GRESHAM	OR	97080-9077
SCHIPPERS,ROBERT H	SCHIPPERS,KERRY L	18901 SE CHELDELIN RD	GRESHAM	OR	97080
SCHLEICHERT,DOUG O		1936 SW GIESE PL	GRESHAM	OR	97080
SCHLUNTZ,STEVEN C	SCHLUNTZ,JENNIFER E	1817 SE BARN OWL LN	GRESHAM	OR	97080
SCHMASOW,CARL A	SCHMASOW,KAREN J	60 SE 47TH CIR	GRESHAM	OR	97080
SCHMICK,BRIAN M	SCHMICK,PORSHA M	1778 SW 18TH CT	GRESHAM	OR	97080
SCHMIDT,ANTHONY	SCHMIDT,DEBRA J	19115 SE CARMEL DR	DAMASCUS	OR	97089-9648
SCHMIDT,GREGG R	SCHMIDT,JAIDE	2735 SW 24TH ST	GRESHAM	OR	97080
SCHMIDT,JURGEN G	SCHMIDT,SHIRLEY J	2679 SE MYRTLEWOOD WAY	GRESHAM	OR	97080
SCHMIDT,KLARA E		2371 SW 27TH DR	GRESHAM	OR	97080
SCHMITT,WILLIAM B	SCHMITT,MARILYN	2092 SW THOMAS PL	GRESHAM	OR	97080
SCHNEIDER,ERICH S	SCHNEIDER,HEIDI R	1000 SW TOWLE AVE	GRESHAM	OR	97080-9625
SCHNEIDER,LAWRENCE	SCHNEIDER,KATHLEEN R	233 SE PALOMA AVE	GRESHAM	OR	97080-1741
SCHOENE,ARTHUR	SCHOENE,BETHANY	2860 NE 7TH ST	GRESHAM	OR	97030

SCHOOL DIST NO 28 JT	17625 SE FOSTER RD	GRESHAM	OR	97080
SCHOOL DISTRICT NO 4	1331 NW EASTMAN PKWY	GRESHAM	OR	97030-3825
SCHROEDER,DANIEL M	2989 NE 7TH ST	GRESHAM	OR	97030-5903
SCHROEDER,JAMES E TR	438 SE GABBERT RD	GRESHAM	OR	97080
SCHROEDER,MARK E	728 SW MILLER CT	GRESHAM	OR	97080-9397
SCHROEDER,RICHARD W	1640 SW EASTWOOD CT	GRESHAM	OR	97080-9746
SCHUBERT,RONALD	4484 SE ANTELOPE HILLS PL	GRESHAM	OR	97080
SCHUERMAN,DAVID M TR	1601 SE ELLIOTT AVE	GRESHAM	OR	97080
SCHULLER,DALE N	8040 SE 262ND AVE	GRESHAM	OR	97080
SCHULZ,GARY P	1600 SE KELLY AVE	GRESHAM	OR	97080-5321
SCHUMANN,CANAN	780 NW BATTAGLIA AVE	GRESHAM	OR	97030
SCHUTT,KENNETH C	1498 SW 17TH CT	GRESHAM	OR	97080
SCHWEIZER,ARTHUR A TR	680 SE 40TH TER	GRESHAM	OR	97080-8458
SCHWINDT,GERALD A TR	3211 SE EDGEWOOD PL	GRESHAM	OR	97080
SCOTT R LOFTIN REV TR	3647 SW VICTORIA LN	GRESHAM	OR	97080
SCOTT,CATHERINE K	3680 SE EL CAMINO DR	GRESHAM	OR	97080
SCOTT,GLENN D	19948 HIDDEN RIDGE DR	SURPRISE	AZ	85374-4762
SCRANTON,TOMMY L TR-1/2	1346 SE 26TH DR	GRESHAM	OR	97080-5227
SCRUGGS,MICHELE Q	815 SE ROBERTS AVE	GRESHAM	OR	97080-7837
SEARLES,PATRICIA J	17339 SE MCKINLEY RD	GRESHAM	OR	97080
SEBLE,PAUL E	1987 SW LAKE PL	GRESHAM	OR	97080-9798
SECOMB,MARK	4887 SE 3RD CT	GRESHAM	OR	97080
SEDILLO,BENNY	2247 SE KELLY AVE	GRESHAM	OR	97080
SEEBERGER,DAVID	2109 SE NIGHT HERON PL	GRESHAM	OR	97080-3914
SEET,JANELL C	3595 SE 1ST ST	GRESHAM	OR	97080
SEGOVIA,MARTHA	1416 NE HOGAN DR	GRESHAM	OR	97030
SEIDL,LOUIS L	630 NW BATTAGLIA AVE	GRESHAM	OR	97030-5245
SEILER,JEFFREY B	618 SE GREENWAY DR	GRESHAM	OR	97080
SELEEN,MARK	4783 SE ANTELOPE HILLS DR	GRESHAM	OR	97080-6402
SELLERS,DAVID A	725 NW BIRSDALE AVE	GRESHAM	OR	97030-6646
SELLIN,VICKI L	100 SE ELLIOTT AVE	GRESHAM	OR	97080
SEMCHUK,JOHN	4672 SW EQUESTRIAN DR	GRESHAM	OR	97080
SEMCHUK,VASILY	13107 SE 169TH AVE APT 131	HAPPY VALLEY	OR	97086
SEMICONDUCTOR COMPONENTS INDUSTR	5005 E MCDOWELL RD	PHOENIX	AZ	85008-4229
SEPICH,ANTHONY J	PO BOX 3233	GRESHAM	OR	97030-0347

SERINO,FREDERICK J	SERINO,CHONA B	1591 SW 24TH DR	GRESHAM	OR	97080-8545
SEROUS,VIKTOR	SEROUS,TATYANA	4416 SE ANDEREGG DR	PORTLAND	OR	97236
SERRANO,SANDRA J	DERRICK,DONALD R	2601 NE BUCKBOARD LN	PRINEVILLE	OR	97754
SEXTON,TERRY A	SEXTON,DEBRA K	6232 SE 26TH ST	GRESHAM	OR	97080
SHADDIX,JASON	SHADDIX,CATHERINE R	225 NE SCOTT DR	GRESHAM	OR	97030
SHAFFER,ROBBIE	SHAFFER,TRACI L	2129 NW 16TH ST	GRESHAM	OR	97030
SHAHAN-RIEHL,RACHELLE L	RIEHL,KENNETH J	3620 SW 16TH CT	GRESHAM	OR	97080
SHARON D WOOD TR		55 SW LOVHAR DR	GRESHAM	OR	97080
SHARPE,JACK M TR		2998 SE ELLIOTT PL	GRESHAM	OR	97080
SHARPE,JOYCE D		1691 W FREWERT RD #4	LATHROP	CA	95330
SHATETSKYI,TARAS D	SHATETSKA,IRYNA V	1952 SW THOMAS PL	GRESHAM	OR	97080
SHATTO,SHAUN M	BOLTON,PATRICIA L	20816 SE HAWTHORNE ST	GRESHAM	OR	97030
SHATTUCK,BRIDGETTE M		1650 SE ELLIOTT AVE	GRESHAM	OR	97080-5303
SHAULL,HELEN C		32816 SE CARPENTER LN	GRESHAM	OR	97080-8811
SHAULL,VAL G	SHAULL,LINDA S	717 NE WENDY LN	GRESHAM	OR	97030
SHAW,KAREN M		4126 SW RODLUN RD	GRESHAM	OR	97080-9412
SHAY,CHAD	SHAY,CHELSEA	1804 SE IRONWOOD WAY	GRESHAM	OR	97080
SHEARER,MICHAEL W	SHEARER,JENNIFER R	108 SE 46TH DR	GRESHAM	OR	97080
SHELLEY,JEFF S		2280 SW 26TH ST	GRESHAM	OR	97080
SHELLY,DUANE K	SHELLY,JILL L	1800 SE LIBERTY AVE	GRESHAM	OR	97080-1028
SHELTON,DAVID M	SHELTON,NANCY L	1087 SW CHASTAIN DR	GRESHAM	OR	97080-9617
SHELTON,ROBERT S		3045 SE CONDOR AVE	GRESHAM	OR	97080-9080
SHEPHERD,DEANNA R	BALL,DANIEL G	8400 SE TELFORD RD	GRESHAM	OR	97080
SHEPPARD,ROBERT H		1303 SW 15TH CT	GRESHAM	OR	97080-9680
SHERMAN,ANTWAUN		285 SW 38TH LOOP	GRESHAM	OR	97080
SHETTTERS,KRISTINA	SHETTTERS,DON	1323 SW 10TH DR	GRESHAM	OR	97080
SHIELDS,DAVIE R	BLOOM,CRAIG A	1850 NW BURNSIDE RD	GRESHAM	OR	97030-3524
SHIRLEY L REV LIV TR		1725 SE PALOMA AVE	GRESHAM	OR	97080
SHOEMAN,JOHN R		805 SW FLORENCE PL	GRESHAM	OR	97080
SHOSTAK,DAVE	SHOSTAK,NICOLE	702 SE WENDY LN	GRESHAM	OR	97080
SHROPSHIRE,NATHAN	SHROPSHIRE,SHANNON	2620 SW 22ND CT	GRESHAM	OR	97080
SHULTS,DUANE	SHULTS,LOI M	2211 SW ELK LN	GRESHAM	OR	97080
SIEBERT,LEE	SIEBERT,CHERYL A	1524 SW MILLER CT	GRESHAM	OR	97080-9358
SIEL,JAMES F	SIEL,CANDAS A	1706 SE REGNER RD	GRESHAM	OR	97080-7245
SIFRI,ELIE C TR		8209 NORTHROP PL SW	SEATTLE	WA	98136

SILAS,RICHARD G	MOSCHETTI,DIANE M	205 SE GREENWAY DR	GRESHAM	OR	97080
SILCOX,MIKEL	COLLINS,GREGORY	148 SE 16TH CT	GRESHAM	OR	97080
SILVA,VICKY A		2079 SE KELLY AVE	GRESHAM	OR	97080
SILVERWOOD APARTMENTS LLC		9400 SW BARNES RD #400	PORTLAND	OR	97225-6660
SIMCHUK,ANATOLY		7206 SW FLORENCE LN	TIGARD	OR	97223-2216
SIMCHUK,ILYA		1353 SW 23RD TER	GRESHAM	OR	97080
SIMCHUK,ILYA	SIMCHUK,LYUBOV	7206 SW FLORENCE LN	TIGARD	OR	97223-2216
SIMMONS,STEVE M	SIMMONS,HEATHER L	5777 SE CHASE LOOP	GRESHAM	OR	97080
SIMONS,JESSE	SIMONS,DODI	4617 SE DEER CREEK PL	GRESHAM	OR	97080
SIMONSEN,STEPHEN C	SIMONSEN,RONNETTE R	2370 SW BINFORD PL	GRESHAM	OR	97080-9452
SIMPSON,ROBERTA L		1056 SE 23RD CT	GRESHAM	OR	97080
SIMS,CHAD C		470 NE PAROPA WAY	GRESHAM	OR	97030
SIMS,LARRY J	SIMS,CHRIS L	1382 SW MILLER CT	GRESHAM	OR	97080-9357
SINGER,CHRISTINE	SINGER,ERNEST	2035 SE TROUTDALE RD	TROUTDALE	OR	97060
SIPPEL,COREY	SIPPEL,ANGELA	2059 SE NIGHT HERON PL	GRESHAM	OR	97080
SIRA PROPERTIES LLC		2704 SE NORELIUS DR	VANCOUVER	WA	98683-7669
SIRETANU,MARIANA	SIRETANU,VITALIE	1961 SW 20TH CT	GRESHAM	OR	97080
SIROTINSKIY,SERGEY	SIROTINSKIY,SUZANNA	7906 SE KANE AVE	GRESHAM	OR	97080
SITNER,SCOTT A	SITNER,JILL L	963 SW FLORENCE CT	GRESHAM	OR	97080-9668
SIZMIN,LINA		339 NW BATTAGLIA AVE	GRESHAM	OR	97030
SIZMIN,SERGEY	SIZMIN,ELENA	931 SW MILLER CT	GRESHAM	OR	97080-9397
SKAGGS,RICHARD L	SKAGGS,JOYCE A	2891 SE ELLIOTT DR	GRESHAM	OR	97080
SKOCH,DIANE M		1390 SW 31ST ST	GRESHAM	OR	97080-9691
SKORO HOMES LLC		PO BOX 38	BORING	OR	97009-0038
SKORO,DANIJELA		3266 SW 43RD ST	GRESHAM	OR	97080
SLACK,TRACY B III	SLACK,JANEAN A	PO BOX 165	GRESHAM	OR	97030-0025
SLAFSKY,RANDALL		250 SE LA MESA CT	GRESHAM	OR	97080
SLEMP,DEREK J		2074 SW THOMAS PL	GRESHAM	OR	97080
SLEMP,JARED		1925 SE MEADOW CT	GRESHAM	OR	97080
SLIPHER,RANDOLPH W		28626 E HIST COLUMBIA RIVER H	TROUTDALE	OR	97060
SMART,ANDREW	SMART,AMBER D	911 SW 8TH ST	GRESHAM	OR	97080-9382
SMATHERS,RUSSELL	SMATHERS,WENDYKIM	203 MARRILLA PL	PACIFICA	CA	94044
SMIT,MICHAEL	SMIT,JILL	7449 SE 262ND AVE	GRESHAM	OR	97080
SMITH FAMILY LIVING TRUST		4309 SE 8TH CT	GRESHAM	OR	97080
SMITH,AARON	SMITH,SYDNEY	530 E POWELL BLVD	GRESHAM	OR	97030-7612

SMITH,CRAIG E	MC NALLY,SUZANNE G	393 SW 37TH CIR	GRESHAM	OR	97080
SMITH,DENNIS G	SMITH,LISA M	1987 SW 13TH CT	GRESHAM	OR	97080
SMITH,ED R	ENGELS-SMITH,JANICE W	832 SW WILSON CT	GRESHAM	OR	97080
SMITH,GENE TR	SMITH,BARBARA J TR	3839 SE ST ANDREWS PL	GRESHAM	OR	97080
SMITH,GREGORY T	SMITH,BARBARA J	2665 SW 24TH ST	GRESHAM	OR	97080
SMITH,KELLY J		1650 SW EASTWOOD CT	GRESHAM	OR	97080
SMITH,KENNETH L		2219 SE NIGHT HERON PL	GRESHAM	OR	97080
SMITH,MATTHEW	EATON,MADISON	560 NE PALOMA AVE	GRESHAM	OR	97030
SMITH,MICHAEL R	LIEPOLD,KIMBERLY A	1668 SE 35TH TER	GRESHAM	OR	97080
SMITH,PHILIP S		514 SE PALOMA AVE	GRESHAM	OR	97080-1820
SMITH,RICHARD M	SMITH,MICHELE L	3835 SE EL CAMINO DR	GRESHAM	OR	97080-1723
SMITH,STEPHANIE L	SMITH,BLAKE A	1201 SW WALTERS DR	GRESHAM	OR	97080
SMITH,STEVEN T	SMITH,SHAUNA R	1546 NE PALOMA AVE	GRESHAM	OR	97030
SMITH,STUART T	SMITH,NORA	2121 SW 30TH DR	GRESHAM	OR	97080-9546
SMITH,VALERIE A	SMITH,JACOB S	1923 SE KELLY AVE	GRESHAM	OR	97080
SMITH,WENDY I M	SMITH,CLIFFORD L	237 SW 37TH TER	GRESHAM	OR	97080
SN PROPERTIES PARTNERSHIP		1121 SW SALMON ST	PORTLAND	OR	97205
SNEGUR,VIOREL	SNEGUR,LORA	1536 SE JASMINE WAY	GRESHAM	OR	97080
SNYDER,CORY J	TEAL,DEVIN C L	23 SE 49TH CIR	GRESHAM	OR	97080
SNYDER,STEVEN R	SNYDER,MICHELE R	4319 SE POWELL VALLEY RD	GRESHAM	OR	97080
SOMPPI,NICHOLAS D	SOMPPI,KELSEY	1523 SW PLEASANT VIEW DR	GRESHAM	OR	97080
SOMSANITH,LAMLEUTH L	SOMSANITH,VILAYKHAM T	2874 SE EVELYN PL	GRESHAM	OR	97080
SORENSEN,MARILYN	SORENSEN,HERBERT	1015 SE NORTHWAY RD	CORBETT	OR	97019-9610
SORENSEN,LARRY E	SORENSEN,LAURIE J	3512 SE MYRTLEWOOD LN	GRESHAM	OR	97080-5119
SOULAGNET,JEAN P	SOULAGNET,LINDA	1321 SW CHASTAIN PL	GRESHAM	OR	97080
SOULE,MATTHEW L	SOULE,WHITNEY K	1850 SE JASMINE PL	GRESHAM	OR	97080
SOUZA,SYDNEY E		936 SE 25TH ST	GRESHAM	OR	97080
SOYK,KEVIN		1343 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
SPARKS,ROY D	SPARKS,LISA S	792 SW HARTLEY AVE	GRESHAM	OR	97030
SPARKS,WILLIAM B	SPARKS,KELLY D	1260 SW 33RD ST	GRESHAM	OR	97080-9387
SPAULDING,STEVEN C	SPAULDING,MARKAY M	118 SE CONDOR DR	GRESHAM	OR	97080
SPECTOR,STEVEN	SPECTOR,HELINA	3522 SE DEER CREEK WAY	GRESHAM	OR	97080
SPEER,MICHAEL	SPEER,JANET L	165 SW GABBERT RD	GRESHAM	OR	97080
SPENCER,JOHN P		1828 NE 19TH ST	GRESHAM	OR	97030-4330
SPENCER,KRISTOPHER	SPENCER,DIANE	1675 NW 13TH ST	GRESHAM	OR	97030

SPENCER,SUSAN J	KAMINSKY,STEPHEN T	4608 SE HONORS PL	GRESHAM	OR	97080
SPENCER,WILLIAM W	SPENCER,NANCY J	95 SW LOVHAR DR	GRESHAM	OR	97080-9688
SPERLING,MARK E	SPERLING,LANA M	166 SE CONDOR DR	GRESHAM	OR	97080-2011
SPERLING,PATRICIA M TR		4851 SE 3RD CT	GRESHAM	OR	97080
SPINELLA,MICHAEL		933 SW 4TH ST	GRESHAM	OR	97080-5306
SPINKS,CRAIG	SPINKS,JILL	6358 SE 302ND AVE	GRESHAM	OR	97080
SPITTAL,KATHLEEN		4554 SW 11TH ST	GRESHAM	OR	97080
SPOONER,TERRY R	SPOONER,CANDICE L	2635 SW 24TH ST	GRESHAM	OR	97080-9392
SPRAWKINS,STEVEN P		324 SE BARNES AVE	GRESHAM	OR	97080-1613
SPRINGER,EMERSON T JR	SPRINGER,MARLYSS D	4243 SE AUGUSTA LOOP	GRESHAM	OR	97080-8449
SPRINGWATER HILLS HOMEOWNERS' AS		16520 SW UPPER BOONES FERRY TIGARD	GRESHAM	OR	97224
SPURLOCK,MARIAN I		411 SE GREENWAY DR	GRESHAM	OR	97080
SQUIRES,JOHN S	INGLESBY,MARY A	219 SW CALIFORNIA ST	PORTLAND	OR	97219-2235
ST CLAIR,MICHAEL J	ST CLAIR,KATRIN	3461 SW WONDERVERUE AVE	GRESHAM	OR	97080-8572
STAFFORD,TIMOTHY M	STAFFORD,KAREN A	4018 SW 18TH CT	GRESHAM	OR	97080
STALHEIM,BLAKE	STALHEIM,JOANNA	821 SW MILLER CT	GRESHAM	OR	97080
STAMPFLEE, SARAH		4898 SE WOODLAND WAY	GRESHAM	OR	97080
STANDARD AUTOMOBILE TECHNOLOGY I		2799 SE MYRTLEWOOD WAY	GRESHAM	OR	97080-7260
STANILA,SIMONA C	MILLER,JASON C	2288 SE MIGNONETTE CT	GRESHAM	OR	97080
STANLEY W HARMON TR ET AL		173 SE 46TH DR	GRESHAM	OR	97080
STANLEY,JENNIFER L		PO BOX 1598	BORING	OR	97009
STANLEY,WILLIAM J	STANLEY,KERRIE A	PO BOX 2010	GRESHAM	OR	97030
STARK COMMERCIAL LLC		23733 SE HOFFMEISTER RD	DAMASCUS	OR	97089
STARK,JEFFREY J		2282 NE HOGAN DR	GRESHAM	OR	97030
STARKE,ANTONIO		152 SE 205TH DR	GRESHAM	OR	97030
STAUFFER,SAMUEL R		1252 NE HOGAN DR	GRESHAM	OR	97030
STEAD,CYNTHIA K TR		2610 SW 22ND CT	GRESHAM	OR	97080
STEEGE,KEVEN	STEEGE,LUZ	185 SE 46TH DR	GRESHAM	OR	97080
STEEL,RONALD E		P O BOX 591	FAIRVIEW	OR	97024
STEELE,DELONA J TR	STEELE,GEORGE A TR	4502 SE VIEWPOINT DR	TROUTDALE	OR	97060
STEELE,JOYCE		1765 NE 19TH ST	GRESHAM	OR	97030
STEELE,KRISTIN A	SWAIM,SAMANTHA A	5641 N WILBUR AVE	PORTLAND	OR	97217
STEGEMEYER,JAMES A	STEGEMEYER,DEBORAH H	1444 SE LARCH WAY	GRESHAM	OR	97080-2999
STEGMANN,LORI L		788 SE WENDY LN	GRESHAM	OR	97080
STEIN,ELIZABETH A		31330 SW ISLE WAY LN	WEST LINN	OR	97068

STEIN,JAY M	STEIN,JILL E	2385 SW BORDER WAY	GRESHAM	OR	97080
STEIN,THOMAS J	STEIN,EILEEN J	1319 SW CHASTAIN PL	GRESHAM	OR	97080-9621
STEINBRUGGE,DAVID H	STEINBRUGGE,RAMONA A	3384 SW MILLER DR	GRESHAM	OR	97080
STEINHAUER,LONA	STEINHAUER,BETH	2737 NE 15TH ST	GRESHAM	OR	97030-4401
STEINKE,JOHN K	STEINKE,LAURIE J	538 SE 23RD TER	GRESHAM	OR	97080-8272
STENZEL,BETTY A		1190 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-7895
STENZEL,CORY W		2113 SE WILLIAMS AVE	GRESHAM	OR	97080
STEPHEN A PIAZZA TR	DEONNA M PIAZZA TR	3758 SE DEER CREEK WAY	GRESHAM	OR	97080
STEPHEN M DORN TR		260 SE AVONDALE WAY	GRESHAM	OR	97080
STEPHENS,DAVID	STEPHENS,KELLEY	4460 SE POWELL VALLEY RD	GRESHAM	OR	97080
STEPHENS,MICHAEL S	STEPHENS,SHARON L	1226 SW 14TH CT	GRESHAM	OR	97080-9620
STEPHENS,ROBERTA E	STEPHENS,DALE A	321 SE 46TH DR	GRESHAM	OR	97080-6408
STEPHENSON,ROBERT W TR	STEPHENSON,MARY L TR	1805 SW PLEASANT VIEW DR	GRESHAM	OR	97080-9440
STERIE,PAULA	STERIE,RADU M	127 SW SANDLEWOOD LOOP	GRESHAM	OR	97030
STERNOFF,TAMI	STERNOFF,JEFF L	1526 SE 38TH CT	GRESHAM	OR	97080
STEVE	CHRISTIE ANDERSEN LIV TR	3682 SE MYRTLEWOOD LN	GRESHAM	OR	97080
STEVEN J SWANSON	JUDITH K SWANSON REV LIV TR	635 W/ SE PARK DR	GRESHAM	OR	97080
STEVEN R REINISCH TRUST		2059 WELLINGTON DR	WEST LINN	OR	97068
STEVEN,WILLIAM R	STEVEN,DEBRA G	2392 SW BORDER WAY	GRESHAM	OR	97080
STEVENS,DAVID A	RAHN-STEVENS,HEATHER L	126 SE GABBERT RD	GRESHAM	OR	97080
STEVENS,JACOB A		1813 NE 19TH ST	GRESHAM	OR	97030
STEVENS,JANET	STEVENS,STEVEN J	2622 SE ELLIOTT DR	GRESHAM	OR	97080
STEVENS,ROBERT L	STEVENS,BEVERLY A	2387 SE DARLING AVE	GRESHAM	OR	97080-9339
STEVENS,THOMAS E TR	STEVENS,LINDA G TR	13203 SE 172ND AVE #166-759	HAPPY VALLEY	OR	97086
STEVENSON,SCOTT K	STEVENSON,LORI J	1524 NW 15TH ST	GRESHAM	OR	97030-4814
STEWART LIV TR		7349 SE 252ND AVE	GRESHAM	OR	97080
STEWART,RONALD E TR	STEWART,GERALDINE L TR	2267 SE DARLING AVE	GRESHAM	OR	97080-9339
STICKEL,CAROLE S		1170 SW BLAINE CT	GRESHAM	OR	97080-5382
STIERS,CHRISTOPHER D	STIERS,MELISSA	2294 SE KELLY AVE	GRESHAM	OR	97080
STINE,ARON	STINE,KRISTINE M	1527 SW 10TH CT	GRESHAM	OR	97080
STINSON,ERIC M	STINSON,TINA M	1711 NW 19TH ST	GRESHAM	OR	97030
STITES,NEVIL R	STITES,DANIELA	257 NW BATTAGLIA AVE	GRESHAM	OR	97030
STOCKBAUER,KEITH E		P O BOX 2044	GRESHAM	OR	97030-0392
STONE,CAROLYN A	STONE,DAVID A	1432 SE LINDEN CT	GRESHAM	OR	97080
STONE,RAMON L	STONE,EELLITTA L	136 SW 36TH ST	GRESHAM	OR	97080

STONEMOR OREGON LLC	3600 HORIZON BLVD #100	TREVOSE	PA	19053-4965
STONEWATER HOLDINGS LLC	19140 NE PORTAL WAY	PORTLAND	OR	97230-5383
STORAGE EQUITIES/PS PARTNERS	VII-BURNSIDEDEPT PT-OR 23713	GLENDALE	CA	91201-5025
STOWERS,ROBYN	7065 SE 252ND AVE	GRESHAM	OR	97080
STRADLEY,MIKA	1646 NW 14TH DR	GRESHAM	OR	97030
STRALEY,MICHELLE A	2614 SE PHEASANT WAY	GRESHAM	OR	97080
STRAND,ELIZABETH	2264 SE MEADOW CT	GRESHAM	OR	97080
STRAPPAZON,JAMES	2425 SW ELEVEN MILE DR	GRESHAM	OR	97080
STRASBURG,MAX V	7616 SE 267TH AVE	GRESHAM	OR	97080-9043
STRATTON,REX D	PO BOX 461	EAGLE CREEK	OR	97022
STREB,JOY	2145 SE MEADOW CT	GRESHAM	OR	97080
STRICKER,RYAN	2177 SE NIGHT HERON PL	GRESHAM	OR	97080
STROHMAIER,EDWARD E	1315 SW 19TH DR	GRESHAM	OR	97080
STROUD,AARON G	1944 SW 20TH CT	GRESHAM	OR	97080-5791
STUART,ROBERT W	1865 SW 13TH CT	GRESHAM	OR	97080
STUBBLEFIELD,ERIC D	454 SE BARNES AVE	GRESHAM	OR	97080-1653
STURDAVANT,KATHLEEN M	2685 SW 22ND CT	GRESHAM	OR	97080
STURGES,JEFFERY	737 SE PARK DR	GRESHAM	OR	97080-7827
STUVA,DARRIN L	1963 SW 15TH CT	GRESHAM	OR	97080
STUVICK,ASHLEY L	685 NE WENDY LN	GRESHAM	OR	97030
SUELZLE,ROBERT D	PO BOX 1410	GRESHAM	OR	97030-0297
SUELZLE,RONALD D	12290 HATCH LN SE	AUMSVILLE	OR	97325
SUGITANI,MASAKO	1424 SE LINDEN CT	GRESHAM	OR	97080-9356
SUH,VICTORIA J	3015 SE CONDOR AVE	GRESHAM	OR	97080
SUK,YEUN WOOK-1/2	312 NE 92ND PL	PORTLAND	OR	97220
SULLIVAN,PATTI L	1323 SW NANCY CT	GRESHAM	OR	97080-8318
SULLIVAN,SCOTT J	291 SW 4TH ST	GRESHAM	OR	97080-9207
SUMMERS,EMORY D	2063 SW SANDLEWOOD PL	GRESHAM	OR	97080
SUMMERS,JOSEPH E	4125 SE REGNER RD	GRESHAM	OR	97080-9464
SUMMIT PROPERTIES INC	4380 S MACADAM AVE STE 330	PORTLAND	OR	97239-6427
SUND,JARED T	820 SW OVERLOOK CT	GRESHAM	OR	97080
SUNDERLAND,BRIAN J	750 SW 9TH AVE #1009	PORTLAND	OR	97205
SUNDQUIST,MATTHEW D	845 SW 8TH ST	GRESHAM	OR	97080-5312
SUNPOINTE LLC	5335 MEADOWS RD #190	LAKE OSWEGO	OR	97035-3152
SUNSET NURSERY PRODUCTS INC	5102 CHARBDIN CT	LOUISVILLE	KY	40207

SUPER,GAIL D	JOHNSTON,MICHAEL B	P O BOX 55636	PORTLAND	OR	97283
SURAN,RICK P		P O BOX 1049	GRESHAM	OR	97030
SUSSENGUTH,NICHOLAS		3027 SE CONDOR AVE	GRESHAM	OR	97080
SUTHERBY,SUZANNE L	LYONS,DAVID P	75 SW PLEASANT VIEW AVE	GRESHAM	OR	97030
SVABIK-SEROR,PHILLIP	SVABIK-SEROR,MATTHEW	417 SE ROBERTS AVE	GRESHAM	OR	97080
SWAIN,RUTH E		1328 NE HOGAN DR	GRESHAM	OR	97030
SWALKO,MARK A		PO BOX 701	SEASIDE	OR	97138
SWANBERG,THERESA M TR	SWANBERG,SHARON A	394 SE 46TH DR	GRESHAM	OR	97080-6409
SWANSON,JSSAMUNA P		1322 NE HOGAN DR	GRESHAM	OR	97030
SWARBRICK,GWENDOLYN		676 NE KANE DR	GRESHAM	OR	97030
SWARTZ,BRYANT	SWARTZ,TRACY	2120 SE ANDERSON AVE	GRESHAM	OR	97080
SWINDELL, SARAH		1708 NE HOGAN DR	GRESHAM	OR	97030
SWIRIDOFF,ERIC	SWIRIDOFF,SANDI	632 SE 38TH DR	GRESHAM	OR	97080
SWOBODA,GARY W	SWOBODA,JUDITH L	915 SW 4TH ST	GRESHAM	OR	97080-5315
SWOBODA,TIMOTHY G		3425 NW 1ST ST	GRESHAM	OR	97030
SYMONS,SHANTI		2004 S 16TH DR	RIDGEFIELD	WA	98642-9276
T D JAK FAMILY LP		1626 SW WALTERS DR	GRESHAM	OR	97080
TABIOLO,MARIO O	TABIOLO,GRACE D	1778 NW 14TH DR	GRESHAM	OR	97030-4803
TACKER,MICHAEL K		1910 SW 32ND ST	GRESHAM	OR	97080
TAGBO,FRANCIS A		1910 SW WILLOW PKWY	GRESHAM	OR	97080
TAHOMI,KAREEM		1023 SW 4TH ST	GRESHAM	OR	97080
TAIBI,GERARD V	TAIBI,JANE K	745 NW MAWRCREST DR	GRESHAM	OR	97030
TAIN,SHELTON TR	HELWIG,MICHAEL TR	3059 SW CHASTAIN AVE	GRESHAM	OR	97080-9613
TAKAHASHI,MARK		11645 SE WILDWOOD DR	DAMASCUS	OR	97089-6186
TAKEUCHI,THOMAS K JR ET AL		601 SW 4TH ST	GRESHAM	OR	97080
TALARICO,CARMEN L JR	TALARICO,MARGARET A	3841 SE DEER CREEK WAY	GRESHAM	OR	97080
TANGEN,KRIS	TANGEN,JOLENE	520 NE LA MESA CT	GRESHAM	OR	97030
TANGLEWOOD EAST LLC		1205 NE DIVISION ST	GRESHAM	OR	97030
TANMAJO,CHRISTIAN	TANMAJO,JENNA	2643 SE ELLIOTT DR	GRESHAM	OR	97080
TASH,ROGER A	TASH,JANET	3381 SW MILLER DR	GRESHAM	OR	97080-5324
TAUSCHER,BRANDON D	TAUSCHER,RENEE E	2453 SW 43RD ST	GRESHAM	OR	97080
TAYLOR,JACK W		P O BOX 706	TOLOVANA PARK	OR	97145
TAYLOR,JUNEANN F-1/2	TAYLOR,GARY R-1/2	307 NE SCOTT DR	GRESHAM	OR	97030
TAYNTON,DENNIS W		3220 SW TOWLE AVE	GRESHAM	OR	97080
TC INVESTMENTS NW LLC		9450 SE WOODED HILLS CT	DAMASCUS	OR	97089

TEE OFF ESTATES HOMEOWNERS ASSN	1605 NE KANE DR	GRESHAM	OR	97030
TEEL,GERALD F	1588 NW 14TH DR	GRESHAM	OR	97030-4879
TEENY,MICHEL S	550 NW BATTAGLIA AVE	GRESHAM	OR	97030-5243
TEENY,PARRY S	2995 NE 18TH CT	GRESHAM	OR	97030
TEETER,HAROLD L	3040 SW 15TH CT	GRESHAM	OR	97080
TELECARE MENTAL HEALTH SERV OF O	4101 NE DIVISION ST	GRESHAM	OR	97030
TELFORD PROPERTIES LLC	PO BOX 720	GRESHAM	OR	97030-0178
TENINGA,PAUL	1073 SE ACACIA PL	GRESHAM	OR	97080
TEPLY FAMILY TR	3871 NE 5TH CT	GRESHAM	OR	97030
TERAUCHI,GREGORY S	955 NW BIRSDALE AVE	GRESHAM	OR	97030-6609
TERRY,TESSA Z	123 SW SANDLEWOOD LOOP	GRESHAM	OR	97030
TESLER,JOHN R JR	2262 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
TEVS,PAUL	4651 SE HONORS DR	GRESHAM	OR	97080
THAMMAVONG,KHANTHALY	11002 SE HOLGATE BLVD	PORTLAND	OR	97266
THAMMAVONG,SAMANTHA	1310 SW 25TH CT	GRESHAM	OR	97080-6634
THANASOUK,NALI	2862 SE ELLIOTT DR	GRESHAM	OR	97080-6475
THAO,GEORGE	1597 NE 27TH TER	GRESHAM	OR	97030
THE ISLANDS MOORAGE HOMEOWNER'S	PO BOX 3258	PORTLAND	OR	97208-3258
THERIEN,JEREMIAH J	755 SE VISTA AVE	GRESHAM	OR	97080-8117
THIERMAN,BARBARA M	975 SE ROBERTS AVE	GRESHAM	OR	97080-7839
THOGERSON,GARY A	27526 SE CARL ST	GRESHAM	OR	97080-9053
THOM,HERBERT R	76759 MINARET WAY	PALM DESERT	CA	92211-0937
THOMAS A	325 SW 38TH LOOP	GRESHAM	OR	97080
THOMAS ALLYN REV LIV TR	2132 SW 9TH CT	GRESHAM	OR	97080
THOMAS,COLONEL F	1621 NW 13TH ST	GRESHAM	OR	97030-4929
THOMAS,DARREN L	2257 SW TOWLE AVE	GRESHAM	OR	97080-9633
THOMAS,DOYLE R TR-50%	1320 SW 31ST ST	GRESHAM	OR	97080
THOMAS,ROBERT J	4477 SE 20TH ST	GRESHAM	OR	97080
THOMPSON,BOB L	2619 SE MYRTLEWOOD WAY	GRESHAM	OR	97080
THOMPSON,BROOKE S	1520 NE HOGAN DR	GRESHAM	OR	97030
THOMPSON,CHRISTOPHER L TR	4181 SE AUGUSTA WAY	GRESHAM	OR	97080
THOMPSON,EVELYN J	1841 SW 13TH CT	GRESHAM	OR	97080
THOMPSON,INGRID J	1792 SE 28TH CT	GRESHAM	OR	97080
THOMPSON,PATRICIA L	280 NE WILLIAMS RD	GRESHAM	OR	97030
THON,RICHARD W	3492 SW MILLER DR	GRESHAM	OR	97080

THONSTAD,ROBERT C	THONSTAD,MARET L	2812 SW MAWRCREST AVE	GRESHAM	OR	97080-8504
THORESON,JUSTIN	PARIS,DESIREE	4220 SE SALQUIST RD	GRESHAM	OR	97080
THORNBERRY,CRAIG H	THORNBERRY,JANE A	2115 SW 14TH DR	GRESHAM	OR	97080-9737
THORNTON,MATTHEW W	SPRAGUE,TARA L	642 SW SLERET AVE	GRESHAM	OR	97080
THORPE FAMILY TRUST		1010 SE 207TH AVE	GRESHAM	OR	97030
THROWER,LA SHAWNA J		1427 SW 17TH CT	GRESHAM	OR	97080
TIBESO,BIRHANU	TIBESO,SUSAN	2300 SE MIGNONETTE CT	GRESHAM	OR	97080
TIERNEY,LINDSAY		249 NW BATTAGLIA AVE	GRESHAM	OR	97030
TIERNEY,MICHAEL E	TIERNEY,MARY J	2028 SW THOMAS PL	GRESHAM	OR	97080
TIKHONOV,ALEKSANDR	ALEKSEEVA,VERONIKA	1406 NE HOGAN DR	GRESHAM	OR	97030
TILLSON,KEVIN J	TILLSON,CODI T	4224 SE 2ND TER	GRESHAM	OR	97080
TINDELL,BERYL L TR	TINDELL,JOHN R TR	551 FARRELL CT	SEASIDE	OR	97138
TING,ANDREW KIN WING	TING,KIMMY KAM	18169 SE RICHEY RD	GRESHAM	OR	97080-3316
TISCHLER,RICK K	TISCHLER,NANCY J	1305 SW NANCY CT	GRESHAM	OR	97080-8318
TJADEN,RONALD		2058 NE HOGAN DR	GRESHAM	OR	97030
TKACHENKO,VIKTOR	TKACHENKO,LILIYA	6256 SE 26TH ST	GRESHAM	OR	97080
TKACHUCK,D DAVID	TKACHUCK,VICTORIA L	1288 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
TOBER,A PAUL	TOBER,SANDRA J	2759 NE 15TH ST	GRESHAM	OR	97030
TODD KEATHLEY	CATHY KEATHLEY JOINT REV LIV TR	1735 SW BLAINE AVE	GRESHAM	OR	97080
TOFT,STEPHEN P	TOFT,KATHERINE B	720 SW 4TH ST	GRESHAM	OR	97080
TOLL,MIKE	TOLL,JULIE	514 SE 23RD TER	GRESHAM	OR	97080-8272
TOLVSTAD,NICK	TOLVSTAD,JODY A	3481 SW MILLER DR	GRESHAM	OR	97080
TOMORROW RUS TODAY INC		PO BOX 59	SPRAGUE RIVER	OR	97639-0059
TOMPKINS,PENELOPE	BISHOP,GARY	262 SW GABBERT RD	GRESHAM	OR	97080-5399
TONGE,JASON		1420 SW 33RD ST	GRESHAM	OR	97080
TOPCHIY,VOLODYMYR		2371 SW BORDER WAY	GRESHAM	OR	97080
TORRES,DANA N		1414 NE HOGAN DR	GRESHAM	OR	97030-4136
TORRES,PATRICIA M		620 SE 207TH AVE	GRESHAM	OR	97030
TORRES-VARGAS,ANTONIO	FORD,JENNIFER L	2290 SW 26TH ST	GRESHAM	OR	97080
TORREY,CHRISTOPHER D		1930 SW NANCY DR	GRESHAM	OR	97080-8301
TOSCANO,NATALY C	HERNANDEZ,FELIPE P S	1440 SW WALLULA DR	GRESHAM	OR	97080
TOSO,JUDITH L	TOSO,JUDY L	417 SE 13TH CT	GRESHAM	OR	97080
TOWNFAIR APARTMENTS GRESHAM LLC		18006 SKY PARK CIR, #200	IRVINE	CA	92614
TRAD,GEORGE I	TRAD,VIOLETT N	1958 SW THOMAS PL	GRESHAM	OR	97080
TRAILSIDE APARTMENTS LLC		3811 SW BARBUR BLVD	PORTLAND	OR	97239-4381

TRAN NGUYEN PROPERTY LLC	14222 SW WOODHUE ST	TIGARD	OR	97224-0963
TRAN,PHIL P	17139 SE JOHNSTON DR	PORTLAND	OR	97236
TRAN,TUANANH J	2587 SE ELLIOTT DR	GRESHAM	OR	97080
TRAN,VAN-ANH T	1799 NW WONDERVIEW AVE	GRESHAM	OR	97030
TREECE,DONALD P	2000 SW THOMAS PL	GRESHAM	OR	97080
TREPINSKI,CHAD M	3625 SE MYRTLEWOOD LN	GRESHAM	OR	97080
TREVINO,ANABEL M	4171 SE AUGUSTA WAY	GRESHAM	OR	97080
TRICKEL,LARRY W	1686 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
TRI-COUNTY METRO TRANS DIST OF O	PO BOX 162734	AUSTIN	TX	78716
TRINH,PHUC T ET AL	1949 SW PHYLLIS PL	GRESHAM	OR	97080
TRIPLETT,NANCY A	2322 SE KELLY AVE	GRESHAM	OR	97080
TROTMAN,ROGER P	2790 SW MEYERS DR	GRESHAM	OR	97080-9436
TROTTIER,EDWARD	1425 SW 26TH CT	GRESHAM	OR	97080
TROUGH,CONNIE	2131 SW 30TH DR	GRESHAM	OR	97080-9547
TROWBRIDGE,THOMAS J	124 SE CONDOR DR	GRESHAM	OR	97080
TRUHOME SOLUTIONS LLC	9601 LEGLER RD	LENEXA	KS	66219
TRUMP,JOSHUA J	244 SE 46TH DR	GRESHAM	OR	97080
TRUMP,MARY	539 SE 23RD TER	GRESHAM	OR	97080
TRUONG,CUONG Q	417 NW BATTAGLIA AVE	GRESHAM	OR	97030
TSCHIRKY,THERESA M	640 SE 40TH TER	GRESHAM	OR	97080
TUCKER,JANETTE	4120 SE SALQUIST RD	GRESHAM	OR	97080-9117
TURC,GEORGE	20904 SE CLAY CT	GRESHAM	OR	97030
TURCOTTE,JON C	637 SE GREENWAY DR	GRESHAM	OR	97080
TURE,A RONALD	620 SE 40TH TER	GRESHAM	OR	97080
TURIN,DAN J	253 SE GABBERT RD	GRESHAM	OR	97080
TURIN,DAVID A	165 SE AVONDALE WAY	GRESHAM	OR	97080-8436
TURNER,JEFFREY A	510 SW 4TH ST	GRESHAM	OR	97080-9368
TW SOMMER HOLDINGS LLC	8327 20TH AVE NW	SEATTLE	WA	98117
TWIGGER,DORAL B	695 NW BATTAGLIA AVE	GRESHAM	OR	97030
TYKESON,WESLEY A	1259 SE STAPLETON LOOP	GRESHAM	OR	97080-7856
UNANUE,ROBERTO T	615 SE 14TH CT	GRESHAM	OR	97080-9385
UNITED STATES NATIONAL BANK	2800 E LAKE ST	MINNEAPOLIS	MN	55406
UNITED STATES OF AMERICA	1220 SW 3RD AVE #1616	PORTLAND	OR	97204-2822
UNRUH,JOHN L	1825 SE LIBERTY AVE	GRESHAM	OR	97080-1027
UNTERSEHER,EDITH A	645 NW BATTAGLIA AVE	GRESHAM	OR	97030-5244

UPMAN WAY LLC	10773 SE MELITA DR	HAPPY VALLEY	OR	97086-6209
URE, WILLIAM W	4181 SE 22ND DR	GRESHAM	OR	97080-9113
US BANK TRUST NA TR	13801 WIRELESS WAY	OKLAHOMA CITY	OK	73134-2500
USHER, VERNON H TR	4083 SE AUGUSTA LOOP	GRESHAM	OR	97080
UTZURRUM, RUTH C B	3641 SW 22ND CT	GRESHAM	OR	97080
VALENCIA, ULISES E	3474 SW MILLER DR	GRESHAM	OR	97080
VALENTINE, JAMES M	44 KANAMI RD #3-306	KIHEI	HI	96753
VALENTINE, MICHAEL ET AL	1500 NW BETHANY BLVD #155	BEAVERTON	OR	97006
VAN ATTA, RONALD E	18601 NE MARINE DR	PORTLAND	OR	97230-7353
VAN DYKEN, DANIEL J	917 SW 8TH ST	GRESHAM	OR	97080
VAN HORN, ERIC D	85 NE SCOTT DR	GRESHAM	OR	97030
VAN RIPER, DAVID L	2323 SE 122ND AVE	PORTLAND	OR	97233-1403
VAN ZYL, DONALD W	9309 SHORELAND DR	BELLEVUE	WA	98004
VAN, DUN X	353 NE SCOTT AVE	GRESHAM	OR	97030
VANCE, LAURA	PO BOX 2242	FAIRVIEW	OR	97024
VANDERMEER, JACOBUS J	2860 NE 17TH ST	GRESHAM	OR	97030
VANDERPOOL, DEBORA	261 NW BATTAGLIA AVE	GRESHAM	OR	97030-5285
VANG, GINA D	PO BOX 1844	GRESHAM	OR	97030
VANG, SONNY	2840 NE 17TH ST	GRESHAM	OR	97030
VANTAGE HOMES LLC	1761 3RD ST #103	NORCO	CA	92860-2679
VARGAS, ROBERT	4451 SE 22ND DR	GRESHAM	OR	97080
VARIVODA, PAUL	8533 SE CONSTANCE DR	HAPPY VALLEY	OR	97086
VASQUEA, RAUL	44 SE 47TH CIR	GRESHAM	OR	97080
VASS, JEFFREY D	12471 SE CREST WAY	HAPPY VALLEY	OR	97086-6166
VATAMAN, ANZHELA	212 SE 46TH DR	GRESHAM	OR	97080
VATAMAN, VITALIY	2507 SW LINNEMAN DR	GRESHAM	OR	97080
VAUGHN, CHAD	4928 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
VAUGHN, JAMES M	445 NE VILLAGE SQUIRE AVE #5	GRESHAM	OR	97030
VAVREK, RICHARD G	18157 SE CHELDELIN RD	GRESHAM	OR	97080
VAWSER, DAVID L	3048 SW 16TH CIR	GRESHAM	OR	97080
VAWSER, DAVID L ET AL	1328 SW 23RD TER	GRESHAM	OR	97080
VAZ, MICHAEL W	1505 SW 10TH CT	GRESHAM	OR	97080
VAZQUEZ BERNARDO	1510 SE 8TH ST	GRESHAM	OR	97080
VEDUS, JOSEPH P	2676 SE PHEASANT WAY	GRESHAM	OR	97080
VERNON AND SANDRA DANELL LIV TR	1935 SW 15TH CT	GRESHAM	OR	97080-9637

VESCOVI,ALLAN P	4162 NE 11TH WAY	GRESHAM	OR	97030
VICK,TIMOTHY R	3612 SW 16TH CT	GRESHAM	OR	97080-8341
VICKREY,WAYNE C	18630 SE MILL ST	PORTLAND	OR	97233
VILLALOBOS,OSKAR	920 SE 207TH AVE	GRESHAM	OR	97030-2220
VILLANI,JOHN A II	127 SW GABBERT RD	GRESHAM	OR	97080-5220
VILLAVICENCIO,FRANCISCO ET AL	1111 SE 208TH AVE	GRESHAM	OR	97030-2265
VINCENT,SANDRA TR	PO BOX 1502	GRESHAM	OR	97030-0504
VINJE,VICTOR	3025 SW WALLULA AVE	GRESHAM	OR	97080-9614
VIORATO,MARIA DE LA PAZ	1712 NE HOGAN DR	GRESHAM	OR	97030
VIVEROS,JUAN	3576 SW 15TH CT	GRESHAM	OR	97080
VLAD,NIKOLAY	17 SE 46TH DR	GRESHAM	OR	97080
VO,BEATRICE	18415 NE MARINE DR	PORTLAND	OR	97230
VOLIN,DEE	6152 SE 26TH ST	GRESHAM	OR	97080
VOLK,WILLY	1226 SE WILLIAMS AVE	GRESHAM	OR	97080
VOLNYCHEVA,OLGA	1150 SW IVORY LOOP	GRESHAM	OR	97080-7331
VON ARX,ANDRE	2971 SW 14TH DR	GRESHAM	OR	97080-9741
VONGSAVATH,KEOTA	675 NW ELEVEN MILE CT	GRESHAM	OR	97030
VONSEGGERN,LAUREEN	1767 NE 19TH ST	GRESHAM	OR	97030
VORONIN,VOLODYMYR	1832 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
VOSS,SUSAN	722 SE 38TH DR	GRESHAM	OR	97080-8462
VREDEVELT,PAM W TR	1558 SW WALTERS LOOP	GRESHAM	OR	97080-5322
VU,KHOI	1345 SW 19TH DR	GRESHAM	OR	97080
VUE,CHENG	825 SE 208TH AVE	GRESHAM	OR	97030
VW HOLDINGS LLC PAUL J VAMES		CLACKAMAS	OR	97015
WADE,MARK	1184 SW BINFORD LAKE PKWY	GRESHAM	OR	97080-7895
WADSWORTH,BRADLEY	2926 SE ELLIOTT PL	GRESHAM	OR	97080
WAGMAN,ERIC	2806 NE 6TH ST	GRESHAM	OR	97030-5944
WAGNER FAMILY TR	1606 SE KELLY AVE	GRESHAM	OR	97080-5321
WAGNER,APRYL L	1695 SE REGNER RD	GRESHAM	OR	97080
WAGNER,GARY A	1869 SW PLEASANT VIEW DR	GRESHAM	OR	97080
WAGNER,JESSICA S	1426 NE HOGAN DR	GRESHAM	OR	97030
WAGNER,LYDIA A TR	27795 SE HALEY RD	BORING	OR	97009
WAGNER,NANCY K	2947 NE 13TH ST	GRESHAM	OR	97030
WAGNER,STEVEN	4600 SE HONORS PL	GRESHAM	OR	97080
WAGNER,THOMAS R	2715 SW 24TH ST	GRESHAM	OR	97080

WAGNER, TROY N	WAGNER, SHAUNA M	1598 NW 14TH DR	GRESHAM	OR	97030-4879
WAGNER, WILLIAM R	WAGNER, PAULINE M	525 SW VIEWCREST DR	GRESHAM	OR	97080
WAGONER, MICHAEL D	WAGONER, DIONA L	1999 SW LAKE PL	GRESHAM	OR	97080-9798
WAINRIGHT, TYRONE G		3139 SW LILLYBEN AVE	GRESHAM	OR	97080
WALCZAK, RANDAL J	WALCZAK, DONNA L	3642 SE DURANGO PL	GRESHAM	OR	97080
WALCZAK, ROBERT J TR	WALCZAK, MARIE E TR	692 SE 38TH DR	GRESHAM	OR	97080
WALKER L HUGHES	CAROL S HUGHES REV TR	PO BOX 1306	GRESHAM	OR	97030
WALKER, CLINTON J		137 NW BATTAGLIA AVE	GRESHAM	OR	97030
WALKER, GARY A		4361 SE 22ND DR	GRESHAM	OR	97080-9114
WALKER, JACOB M	WALKER, ANNE M	576 NE LA MESA CT	GRESHAM	OR	97030
WALKER, JANET		441 SW 4TH ST	GRESHAM	OR	97080-9367
WALKER, PATRICK	WALKER, MOLLY	834 SE 25TH ST	GRESHAM	OR	97080-9301
WALKER, ROBERT	WALKER, JENNIFER	3015 NE 7TH ST	GRESHAM	OR	97030
WALKER, SUSAN M		1510 NE HOGAN DR	GRESHAM	OR	97030
WALLACE, WILLIAM	GILDOW, DOROTHY	1170 SW 10TH DR	GRESHAM	OR	97080
WALLS FAMILY LLC		1221 SW 10TH AVE #410	PORTLAND	OR	97205
WALLS, ERIC M	WALLS, KRISTI L	3341 SW MILLER DR	GRESHAM	OR	97080-5324
WALROD, JOHN		13603 GORGONA ISLE DR	WINDERMERE	FL	34786
WALSH, LAWRENCE J	WALSH, GALE G	1776 SE 26TH CT	GRESHAM	OR	97080
WALSH, ROBERT E		PO BOX 748	PENNGROVE	CA	94951
WALTER, CARLA		640 SW WALTERS DR	GRESHAM	OR	97080
WAND, MATTHEW A	WAND, ANNE A	2818 SE ELLIOTT DR	GRESHAM	OR	97080
WANG, PU-FAR	WANG, SHIANG Y	3859 SE ST ANDREWS PL	GRESHAM	OR	97080
WANGCHUK, TSETAN	CHOTSO, UGYAN	21917 NE COUCH ST	GRESHAM	OR	97030
WARD, CRAIG	WARD, JILL	2832 SE MORLAN PL	GRESHAM	OR	97080-5224
WARD, DAVID S		2929 NE 13TH ST	GRESHAM	OR	97030
WARD, JEREMIAH		1310 NE HOGAN DR	GRESHAM	OR	97030
WARD, MICHAEL A	WARD, KATHRYN R	2495 SE ELLIOTT DR	GRESHAM	OR	97080-8270
WARD, THOMAS G	WARD, DIANE R	3600 SW 22ND CT	GRESHAM	OR	97080-8325
WARDELL, RICHARD	WARDELL, HANNA	3301 NE 5TH ST	GRESHAM	OR	97030
WARNER, SHARON		PO BOX 98	HAINES	OR	97833
WARNER, DOUGLAS K		8308 SE 170TH AVE	GRESHAM	OR	97080
WARREN, CHARLES F JR TR	WARREN, SHERI L TR	2878 SE ROSEFINCH PL	GRESHAM	OR	97080-8097
WARREN, KEITH S	WARREN, LORI A	1317 SE LINDEN CT	GRESHAM	OR	97080-9300
WARREN, MICHAEL C	WARREN, KELSAY A	1254 NE HOGAN DR	GRESHAM	OR	97030

WARREN, TEDDY R JR	WARREN, PAMELA E	PO BOX 1645	GRESHAM	OR	97030
WARREN-BUXTON, KIMBERLY S		2734 NE 6TH ST	GRESHAM	OR	97030-5937
WASHINGTON, DEBBY L	WASHINGTON, ARCHIE	1412 SE LINDEN CT	GRESHAM	OR	97080
WATERMAN, ANDREW II		155 SW 14TH ST	GRESHAM	OR	97080-9681
WATKINS, KENNETH L	WATKINS, NANCY M	1976 SE REGNER RD	GRESHAM	OR	97080-7244
WATSON, ROBERT S	WATSON, GENEVA A	2925 SE CLEVELAND DR	GRESHAM	OR	97080-6275
WATSON, STEFANIE	TITUS, TANA	2282 SE MEADOW CT	GRESHAM	OR	97080
WATZIG, JOSEPH D		4866 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
WDOWIAK, DANIEL	WDOWIAK, KRISTIE J	3614 SE ATHON AVENUE	GRESHAM	OR	97080
WEAVER, MARCIA N		3053 NE 7TH ST	GRESHAM	OR	97030-5904
WEAVER, RUTH A TR	WEAVER, FRANK A TR	2050 SE ANDERSON AVE	GRESHAM	OR	97080-9109
WEBB, JOSEPH H	WEBB, RACHEL L	2347 SE JASMINE WAY	GRESHAM	OR	97080
WEBER, ANDREA C		541 SE PARK DR	GRESHAM	OR	97080-7823
WEBER, CLAYTON H ET AL		3015 SW WALLULA AVE	GRESHAM	OR	97080
WEBSTER, LEONARD L TR	WEBSTER, PHYLLIS M TR	PO BOX 390	GRESHAM	OR	97030-0074
WECKER, LARRY A	WECKER, SHERYL K	668 SE 38TH DR	GRESHAM	OR	97080-8460
WEED, BRETT	GUO, YAN	PO BOX 1466	CLACKAMAS	OR	97015-1466
WEICHE, GREGORY	WEICHE, LISA	4202 SW 12TH CT	GRESHAM	OR	97080-8334
WEIGANT, KASPER J		1930 SW WILLOW PKWY	GRESHAM	OR	97080
WEINER, JON H	CARY, CARLA J	2314 SW 43RD ST	GRESHAM	OR	97080
WEISZ, TERRIE L		3075 NE 6TH ST	GRESHAM	OR	97030
WELBURN, KEITH D	WELBURN, ANNETTE A	2812 S ISLAND DR	NAMPA	ID	83686-4912
WELCH, JEFFREY B	AFANASIEV, ELENA T	3638 SE DEER CREEK WAY	GRESHAM	OR	97080
WELL, KYLE C	WELL, KELLY M	1346 SE CONDOR PL	GRESHAM	OR	97080
WELLS LIV TR		625 SE 14TH CT	GRESHAM	OR	97080
WELLS, DEAN W	WELLS, SUZAN J	2861 SW LILLYBEN PL	GRESHAM	OR	97080-9507
WELLS, DON J	WELLS, RENEE D	3083 SW 14TH DR	GRESHAM	OR	97080-9741
WELLS, JERRY D	STEWART-WELLS, KAY	1971 SW 19TH TER	GRESHAM	OR	97080
WELTER, ROGER M TR	WELTER, SALLY A TR	223 SE 29TH ST	GRESHAM	OR	97080
WEN, NAN	XIE, YING PING	4842 SE ANTELOPE HILLS DR	GRESHAM	OR	97080
WEST, BRIAN K	WEST, KIMBERLY R	1317 SW ROYAL CT	GRESHAM	OR	97080-8302
WEST, GARY R	WEST, KATHLEEN R	2809 SE MYRTLEWOOD WAY	GRESHAM	OR	97080
WEST, MARK A	WEST, CHERYL A	2288 SW 19TH ST	GRESHAM	OR	97080-9717
WEST, TED E	WEST, KAREN M	PO BOX 448	GRESHAM	OR	97030
WESTERN B NORTHWEST OR LLC		PO BOX 460169	HOUSTON	TX	77056

WESTERN PROPERTY INVESTMENTS LLC	440 COLUMBIA BLVD	ST HELENS	OR	97051-1910
WETHERBEE LIV TR	4200 SE AUGUSTA LOOP	GRESHAM	OR	97080-8425
WETHERILL,CODY	1946 SW LAKE PL	GRESHAM	OR	97080
WEX,ANDREW M	836 SE 27TH ST	GRESHAM	OR	97080
WHIPPLE,JENNIFER L	3250 SE HILLYARD RD	GRESHAM	OR	97080-7224
WHIPPLE,KODY	4483 SW BRITTANY DR	GRESHAM	OR	97080
WHISTLER,ROBERT A	823 SW OVERLOOK CT	GRESHAM	OR	97080-5309
WHITE FAMILY TRUST	5403 SE WELCH RD	GRESHAM	OR	97080
WHITE,ANN K	3731 SE DEER CREEK WAY	GRESHAM	OR	97080-8498
WHITE,GUY L	718 SE WENDY LN	GRESHAM	OR	97080
WHITE,JAMES M	60 SW PLEASANT VIEW AVE	GRESHAM	OR	97030-6300
WHITE,JUDITH A	957 SW MAWRCREST PL	GRESHAM	OR	97080-6564
WHITE,KAREN L	PO BOX 1516	FAIRVIEW	OR	97024-1516
WHITE,ROBERT	3041 SW 14TH DR	GRESHAM	OR	97080
WHITE,ROBERT M	3024 SW WALLULA AVE	GRESHAM	OR	97080
WHITEHEAD,TRAVIS H	1211 NE PALMBLAD DR	GRESHAM	OR	97030
WHITLOW,BRENDA J	1400 NW IRVING ST #714	PORTLAND	OR	97209-2260
WHITMORE,JACK	4584 SE BETHESDA DR	GRESHAM	OR	97080
WHITTAKER,JUSTIN P	1000 SW BROADWAY #1710	PORTLAND	OR	97205
WHITTAKER,STEPHEN M	2836 NE LIBERTY AVE	GRESHAM	OR	97030-3050
WILKERSON,CINDY S	4487 SE ANTELOPE HILLS PL	GRESHAM	OR	97080
WILLETT, AARON P	1805 NW 13TH ST	GRESHAM	OR	97030
WILLIAM A WENZEL TR	956 SE WENDY AVE	GRESHAM	OR	97080-9157
WILLIAM A WENZEL TRUST	956 SE WENDY AVE	GRESHAM	OR	97080
WILLIAMS,ANDREW	1984 SW 20TH CT	GRESHAM	OR	97080
WILLIAMS,CLYDE E	4163 NE 11TH WAY	GRESHAM	OR	97030-4663
WILLIAMS,DANA	2210 SE REGNER RD	GRESHAM	OR	97080-9312
WILLIAMS,DANIEL E	7840 SE 252ND AVE	GRESHAM	OR	97080-9217
WILLIAMS,GEOFF	2370 SW BORDER WAY	GRESHAM	OR	97080-6365
WILLIAMS,HILDA	576 SE 23RD TER	GRESHAM	OR	97080
WILLIAMS,J ERIC	2331 SW 27TH DR	GRESHAM	OR	97080
WILLIAMS,JEFFREY A	2065 NW BELLA VISTA DR	GRESHAM	OR	97030
WILLIAMS,JEFFREY B	13050 SE 162ND AVE #124	CLACKAMAS	OR	97015-3651
WILLIAMS,KENNETH H	2510 SW MEYERS DR	GRESHAM	OR	97080
WILLIAMS,LON A	25346 SE MCNUTT RD	GRESHAM	OR	97080-9222

WILLIAMS, LOREN J	WILLIAMS, JOANN I	735 SW BLAINE PL	GRESHAM	OR	97030
WILLIAMS, ROSS A	WILLIAMS, KATIE J	1386 SE CONDOR PL	GRESHAM	OR	97080-6126
WILLIAMS, SCOTT C	WILLIAMS, TRACIE L	5484 SE 16TH DR	GRESHAM	OR	97080
WILLIAMS, TYRONE J	WILLIAMS, MICHELLE A	2760 NE 17TH ST	GRESHAM	OR	97030
WILLIAMS, WILL	WILLIAMS, TAYLOR	290 SW 14TH ST	GRESHAM	OR	97080
WILLIAMSON, CARL R	WILLIAMSON, VICKI J	235 SE AVONDALE WAY	GRESHAM	OR	97080
WILLIAMSON, WILLIAM A	VAN DEENE, ANNEMARIEKE	749 SW EASTMAN AVE	GRESHAM	OR	97080
WILLIAMSON, WILLIAM A ET AL		803 SE PARK DR	GRESHAM	OR	97080-7829
WILLIS, ELIZABETH E		6841 SE HOGAN RD	GRESHAM	OR	97080-5201
WILLMAN, THOMAS W		PO BOX 1638	GRESHAM	OR	97030-0521
WILMES, DEBRA A		1250 NE HOGAN DR	GRESHAM	OR	97030
WILNER, CRAIG E ET AL		18033 SE MCKINLEY RD	GRESHAM	OR	97080-3233
WILNER, CRAIG E TR	WILNER, IMOGENE I TR	18033 SE MCKINLEY RD	GRESHAM	OR	97080
WILSON, CODY	PROM, KAITLYN	4315 SE 10TH DR	GRESHAM	OR	97080
WILSON, CRAIG A	WILSON, JENNIFER P	2884 SE ELLIOTT DR	GRESHAM	OR	97080
WILSON, DAVID L	ROTH, CLAIRE	1512 NE HOGAN DR	GRESHAM	OR	97030
WILSON, GARY L	WILSON, SANDRA G	660 SE 40TH TER	GRESHAM	OR	97080
WILSON, JOHN	WILSON, MARSHA	207 SW 37TH TER	GRESHAM	OR	97080
WILSON, KENNETH H		1970 SW THOMAS PL	GRESHAM	OR	97080
WILSON, LEE E		2927 NE 13TH ST	GRESHAM	OR	97030
WILSON, RANDY S	WILSON, KATHLYN J	1637 NW WONDERVIEW AVE	GRESHAM	OR	97030-4882
WILSON-MC BRIDE, DENISE	MC BRIDE, CASEY	PO BOX 976	GRESHAM	OR	97030-0212
WINDERS, TRAVIS G	WINDERS, SHEENA J	4273 SW 28TH CT	GRESHAM	OR	97080
WINDSOR PROPERTIES LTD		PO BOX 647	HILLSBORO	OR	97123-0647
WINDSOR SUNPOINTE INC		PO BOX 5668	PORTLAND	OR	97228
WINGATE, BILLY R	WINGATE, LORI D	2211 SW BATTAGLIA PL	GRESHAM	OR	97080
WINGATE, DEBORAH	ECKERT, PAMELA	1490 NE GREENWAY DR	GRESHAM	OR	97030
WINNINGHAM, BRANNON	WINNINGHAM, BRIANNA	1602 SW WALLULA DR	GRESHAM	OR	97080
WINTERS LIV TR		27050 SE JEANETTE ST	GRESHAM	OR	97080-8246
WINTERSPRING, ZACHARIAH J	WINTERSPRING, ANTOINETTE	2509 SW 14TH DR	GRESHAM	OR	97080
WIRCH, THOMAS C	WIRCH, ANALOU	3017 SW 16TH CIR	GRESHAM	OR	97080
WIRTH, NICOLE M		1916 SW 20TH CT	GRESHAM	OR	97080
WITTER FAMILY TRUST		PO BOX 553	BROOKINGS	OR	97415
WITTKOP, STEVEN D	WITTKOP, LORI K	4286 SE 1ST TER	GRESHAM	OR	97080
WITTMAN, KATHRYN	WITTMAN, RICHARD	2729 SE MYRTLEWOOD WAY	GRESHAM	OR	97080

WOLBAUM,KARI			PO BOX 322		TROUTDALE	OR	97060-0322
WOLDEYOHANNES,KINFE	KASSAHUN,EDEN		1551 NW 19TH ST		GRESHAM	OR	97030
WOLF,JON L	WOLF,LISA M		139 SW SANDLEWOOD LOOP		GRESHAM	OR	97030
WOLF,KEVIN	WOLF,DEVONNE E		3800 SW RODLUN RD		GRESHAM	OR	97080
WOLFE,GLENN S	WOLFE,PATSY R		1668 NW 14TH DR		GRESHAM	OR	97030-4802
WOLFGANG, SARAH E			117 NW BATTAGLIA AVE		GRESHAM	OR	97030
WOLSBORN,DONALD M	WOLSBORN,VICTORIA L		2153 NE DIVISION ST		GRESHAM	OR	97030
WOMACK,STEPHEN J			2034 SW THOMAS PL		GRESHAM	OR	97080-6423
WONG,HUMBERT P			1787 NE 19TH ST		GRESHAM	OR	97030
WONG,JOHNNY S	WONG,CLARISSA L		2881 SW LILLYBEN PL		GRESHAM	OR	97080
WOOD,RANDY L	WOOD,CINDY J		1241 SW LINNEMAN AVE		GRESHAM	OR	97080-8358
WOOD,ROBERT L	WOOD,MARYLIN J		PO BOX 902		GRESHAM	OR	97030
WOOD,TIMOTHY E	WOOD,KRISTY L		650 SE DOWSETT LN		GRESHAM	OR	97080-7814
WOODLAND,DENNIS W	WOODLAND,BETTY L		2426 SE JASMINE WAY		GRESHAM	OR	97080
WOODWARD,GEORGE R TR	WOODWARD,MARIANA K TR		47 SE 46TH DR		GRESHAM	OR	97080
WOODWARD,JA TR	WOODWARD,BYERLY R TR		165 SE 16TH CT		GRESHAM	OR	97080
WOODY,ROBERT A	WOODY,CAROL S		2371 SE MEADOW CT		GRESHAM	OR	97080-9398
WOOLCOCK,CHRIS W	WOOLCOCK,PAMELA J		1601 SW 10TH CT		GRESHAM	OR	97080-9593
WOOLHISER INVESTMENT CO LLC			3891 NE 3RD ST		GRESHAM	OR	97030
WOOTEN,STEVEN L			1731 NW WONDERVIEW AVE		GRESHAM	OR	97030
WORLAND,JOSEPH	WORLAND,KATHERINE		637 NE 188TH AVE		PORTLAND	OR	97230
WRIGHT,BERTINA	KATZBERG,MICHAEL		PO BOX 48		GRESHAM	OR	97030
WRIGHT,CHRISTOPHER S	WRIGHT,KAYLEIGH M		2287 SE REGNER RD		GRESHAM	OR	97080
WRIGHT,GORDON D	WRIGHT,DENISE J		1428 SE BEECH PL		GRESHAM	OR	97080
WRIGHT,JANET G			1657 NW 13TH ST		GRESHAM	OR	97030-4929
WRIGHT,LAWRENCE	MONTGOMERY,TYMOETHI		231 SW GABBERT RD		GRESHAM	OR	97080
WRIGHT,LAWRENCE J TR	WRIGHT,SHIRLEY C TR		7971 SEAWALL CIR		HUNTINGTON BEACH	CA	92648-5466
WRIGHT,LORAN D			8105 SE 282ND AVE		GRESHAM	OR	97080
WRIGHT,MICHAEL D	WRIGHT,JANE A		743 SW FLORENCE AVE		GRESHAM	OR	97080-9381
WRIGHT,TIFFANY			1756 SE 26TH CT		GRESHAM	OR	97080
WRIGHT,TODD R			1347 SE 9TH ST		GRESHAM	OR	97080
WU,CHING H TR	WU,TIHN I TR		2631 SE MORLAN WAY		GRESHAM	OR	97080
WU,GUO HUA			28 SE 46TH DR		GRESHAM	OR	97080
WU,JUNE			123 SW GABBERT RD		GRESHAM	OR	97080-5220
WU,JUNE K TR			123 SW GABBERT RD		GRESHAM	OR	97080-5220

WU, RONG XIANG	WU, WAN CHANG	2789 SE VISTA WAY	GRESHAM	OR	97080
WUETHRICH, CHRIS	WUETHRICH, RICHELLE	2297 SE MEADOW CT	GRESHAM	OR	97080
WUSZ, ROBERT C	DAVIS, JULIE A	1626 SE 35TH TER	GRESHAM	OR	97080
WYMORE, BRANDON	WYMORE, BRITTNEY	2155 SE NIGHT HERON PL	GRESHAM	OR	97080-3914
YADON, PATRICK E		15264 SE FRANCESCA LN	HAPPY VALLEY	OR	97086
YANG, PAM D		711 SW MILLER CT	GRESHAM	OR	97080-9396
YANKE, B EDWARD	YANKE, B LYNN	350 SW 37TH TER	GRESHAM	OR	97080
YASIN, ELIZABETH S		2590 SE CLEVELAND AVE	GRESHAM	OR	97080
YASIN, YOUSIF M		860 SE ROBERTS AVE	GRESHAM	OR	97080
YATES, GARRETT S		1945 NW 13TH ST	GRESHAM	OR	97030-4935
YATH, KHAM	THOON, MONICA	3533 SW WONDERVIEW AVE	GRESHAM	OR	97080
YEAGER, DARLA J	ADAMS, SHELLIE L	4060 NE 16TH CT	GRESHAM	OR	97030
YINGLING, ROBERT G JR TR	YINGLING, LINDA K TR	1712 NW 14TH DR	GRESHAM	OR	97030
YODER, KENNETH	YODER, ASHLEY	343 NE SCOTT DR	GRESHAM	OR	97030
YOON, KWAN B	YOON, YOUNG HEE	3819 SW 14TH DR	GRESHAM	OR	97080
YORK, ANNETTE		430 NE PAROPA WAY	GRESHAM	OR	97030
YOST, STEVEN TR	YOST, DEBORAH TR	2148 SW SPENCE CT	TROUTDALE	OR	97060-3118
YOUNG, EARL M		3320 SW TOWLE AVE	GRESHAM	OR	97080
YOUNG, JERRY	YOUNG, CYNTHIA	4494 SW BRITTANY DR	GRESHAM	OR	97080-6385
YOUNG, TRACY E	YOUNG, YVONNE L	2300 SW WILLOW PKWY	GRESHAM	OR	97080
YOUNTS, JOANN TR		43 SE 46TH DR	GRESHAM	OR	97080-6401
YU, WAN YI		1111 SW LINNEMAN AVE	GRESHAM	OR	97080-8356
YUN, NANCY		1701 SW LILLYBEN AVE	GRESHAM	OR	97080
ZABOLOTNYUK, VITALIY	ZABOLOTNYUK, ESTERA A	2145 SE SCOTT AVE	GRESHAM	OR	97080
ZABRODCHENKO, TIMOFEY	ZABRODCHENKO, YELENA	4483 SE ANTELOPE HILLS PL	GRESHAM	OR	97080-6404
ZAGARYUK, VITALIY	ZAGARYUK, LARISA	3428 NW 1ST ST	GRESHAM	OR	97030
ZAHN, STEVEN M	RANDALL-ZAHN, DEEANN L	2794 NE 15TH ST	GRESHAM	OR	97030-4402
ZAKS, HERMAN	ZAKS, IRINA	1143 CARVER PL	MOUNTAIN VIEW CA	CA	94040
ZAMUDIO, JESSE	ZAMUDIO, LISA	16969 SE 232ND DR	DAMASCUS	OR	97089-8186
ZDANEVYCH, OLEKSANDR	ZDANEVYCH, ENESSA	2466 SE JASMINE WAY	GRESHAM	OR	97080
ZEGGERT, MARTIN J	ZEGGERT, ROBYN L	2611 SE MORLAN WAY	GRESHAM	OR	97080-5222
ZELINKA, ZACHARY	ZELINKA, SAVANNA	3424 SW MILLER DR	GRESHAM	OR	97080
ZELLER, JOSEPH D	ZELLER, CRYSTAL L	1325 SW 26TH CT	GRESHAM	OR	97080
ZERBACH, ARTHUR C	ZERBACH, BETTY E	1300 NE HOGAN DR	GRESHAM	OR	97030-4134
ZHAO, YOU SHUAN	FAN, MING ZHEN	1659 NW WONDERVIEW AVE	GRESHAM	OR	97030

ZHEN,JUNWEI	CHEN,QIAOYAN	1885 SW BINFORD AVE	GRESHAM	OR	97080-9760
ZHOU,ZIQIANG	LU,JIANWEI J	2988 SE LIBERTY PL	GRESHAM	OR	97080
ZHYRYADA,VASYL	ZHYRYADA,ALONA	2878 SE ELLIOTT DR	GRESHAM	OR	97080-6475
ZIALCITA,MARIA		1266 SW BINFORD LAKE PKWY	GRESHAM	OR	97080
ZIELINSKI,CRAIG	ZIELINSKI,TRICIA	4256 SE 1ST TER	GRESHAM	OR	97080
ZILINSKIY,VASILY	ZILINSKIY,MARINA	18222 SE CHELDELIN RD	DAMASCUS	OR	97089
ZIMMERMAN,KRISTIN M	ZIMMERMAN,KYLE J	2398 SW 43RD ST	GRESHAM	OR	97080
ZOOK,CURTIS G	ZOOK,KATHERINE S	1390 SW WALTERS DR	GRESHAM	OR	97080-9353
ZOOK,KENT H	ZOOK,NATALIE J	1816 SE IRONWOOD WAY	GRESHAM	OR	97080
ZUNDEL,JEFFREY P	ZUNDEL,DANA M	180 NE WILLIAMS RD	GRESHAM	OR	97030
ZUNDEL,WILLIAM L	ZUNDEL,PATRICIA D	3565 SE 1ST ST	GRESHAM	OR	97080-1505
ZVEREFF,ADRIAN	ZVEREFF,VALENTINA	431 SW OVERLOOK CT	GRESHAM	OR	97080-5305



**Goal 5 and UGMFP Titles 3 and 13
Compliance Report and
Economic, Social, Environmental, and Energy
(ESEE) Analysis**

for the
City of Gresham

Proposed Draft Natural Resources Overlay (NRO)

Prepared by Angelo Planning Group

November 26, 2020

I. Introduction

Purpose

Statewide Planning Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces (OAR 660-015-0000(5)) directs local governments in Oregon:

...to adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon's livability.

Within the Metro region, local governments are also subject to the natural resource requirements in the Urban Growth Management Functional Plan (UGMFP), in particular Title 3 (Water Quality and Flood Management) and Title 13 (Nature in Neighborhoods). These are discussed in more detail below. Currently, to comply with the natural resource elements of Goal 5 as well as Metro Title 3 and Title 13, Gresham relies in large part on standards in the Habitat Conservation Area (HCA) Overlay District, Pleasant Valley Environmentally Sensitive/Restoration Area (ESRA-PV) and Springwater Environmentally Sensitive Resource Area District (ESRA-SW). The proposed amendments would result in the ESRA-PV, ESRA-SW and HCA being replaced by Natural Resources Overlay (NRO).

As demonstrated in the analysis below, the proposed Natural Resources Overlay (NRO) is compliant with regulatory framework established by UGMFP Titles 3 and Title 13 and Statewide Planning Goal 5 for the regulation of natural resource categories ---riparian areas, wildlife habitat and wetlands. .

Organization

This report includes the following sections:

- I. Introduction..... 1
 - Purpose 1
 - Organization 1
- II. UGMFP Title 3 (Water Quality and Flood Management)..... 1
- III. UGMFP Title 13 (Nature in Neighborhoods) 2
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II. UGMFP Title 3 (Water Quality and Flood Management).

Metro’s Title 3, which implements Statewide Planning Goals 6 and 7, is intended to protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities and protecting life and property from dangers associated with flooding. Table 3.07-3 identifies Title 3 “Protected Water Features” as follows:

- Primary protected water features (rivers, perennial streams, and streams draining greater than 100 acres, Title 3 wetlands, natural lakes and springs) - width of required vegetated corridor ranges from 50 to 200 feet.
- Secondary Protected Water Features (intermittent streams draining 50-100 acres) – width of required vegetated corridor ranges from 15 - 50 feet.

Section 3.07.340(b)(1) establishes water quality performance standards to protect the functions and values of the Water Quality Resource Area which include, but are not limited to:

- (A) Providing a vegetated corridor to separate Protected Water Features from development;
- (B) Maintaining or reducing stream temperatures;
- (C) Maintaining natural stream corridors;
- (D) Minimizing erosion, nutrient and pollutant loading into water;
- (E) Filtering, infiltration and natural water purification; and
- (F) Stabilizing slopes to prevent landslides contributing to sedimentation of water features.

Title 3 also requires local governments take specific actions to protect of Title 3 wetlands when the city or county receives significant evidence that a wetland meets the criteria.

Section 3.07.330(a) provides local governments with three option for complying with Title 3:

- adopting Metro’s Title 3 Model Code
- Demonstrating that comprehensive plans and implementing ordinances substantially comply with the performance standards in Section 3.07.340 and the intent of Title 3

As noted previously, Gresham relies in large part on standards in the Habitat Conservation Area (HCA) Overlay District, Pleasant Valley Environmentally Sensitive/Restoration Area (ESRA-PV) and Springwater Environmentally Sensitive Resource Area District (ESRA-SW) to comply with Metro Title 3. The proposed amendments would result in the ESRA-PV, ESRA-SW and HCA being replaced by Natural Resources Overlay (NRO), which protects resources in compliance with Goal 5 and Title 13 as well as Title 3. Title 3 wetlands, which are required to be protected pursuant to Section 3.07.340(d)(6), are identified as High Value Resource Areas on the NRO map. The NRO includes the criteria for amending the NRO map to add Title 3 wetlands in accordance with the criteria in Section 3.07.340(e)(3). In addition, Potential Resource Areas (PRAs) are intended to facilitate the identification of wetlands as required by Title 3.

III. UGMFP Title 13 (Nature in Neighborhoods)

Oregon Administrative Rules (OAR) 660, Division 23 (the “Goal 5 rule”) establishes the rules for implementing Statewide Planning Goal 5. For Metro designated “regional resources,” OAR 660-023-0080 directs local governments within Metro’s jurisdiction to apply the requirements of the Metro functional plan for regional resources rather than the requirements of this division. This means that for Riparian Corridors (OAR 660-023-0090) and Wildlife Habitat (OAR 660-023-0110) the City of Gresham must comply with the Metro functional plan.

In 2005, the Metro Council voted to approve a regional Nature in Neighborhoods program (including Title 13 of the Urban Growth Management Functional Plan) to meet the requirements of Goal 5, an Oregon statewide planning goal for Riparian Corridors and Wildlife Habitat.

Metro conducted a habitat inventory and map of landscape and vegetative features that identified 80,000 acres of significant natural areas – both riparian and upland – within Metro’s jurisdictional boundary, which contains about 280,000 acres. Habitat areas were ranked based on their health and importance to fish and wildlife. Approximately one-third of the region’s riparian habitats and one-quarter of its upland habitats are classified as highest quality. Besides habitat quality and regional social and economic values, two other factors influence whether land is protected or developed:

- how land is used or zoned
- how land is currently developed (if at all).

Metro adopted a Regionally Significant Fish and Wildlife Habitat Inventory Map and the underlying GIS data that the map represents. The map identifies the areas that have been determined to contain regionally significant fish and wildlife habitat. The map divides habitat into two general categories, riparian and upland wildlife. As a part of the adoption process Metro Council considered the results of the economic, social, environmental, and energy (ESEE) consequences of protecting or not protecting the habitat, public input, and technical review, and the Metro Council’s subsequent decision to balance conflicting uses in habitat areas.¹

Title 13 (3.07.1330(b)) includes several implementation alternatives for cities and counties to demonstrate substantial compliance with Title 13. To be substantially compliant with Title 13, in 2008 Gresham amended Volume 3, Development Code, of the Gresham Community Development Plan to eliminate the Natural Resource and Water Quality Resource Area Overlay Districts and replace it with a new Habitat Conservation Area (HCA) Overlay District, amend the Pleasant Valley and Springwater ESRA subdistricts for processing correction of the ESRA map and verifying location of ESRA boundary; and to adopt a Habitat Conservation Area Habitat Classification Map and a Habitat Conservation Area Habitat Values Map. Gresham’s existing ESRA-PV and ESRA-SW zones, which predate Title 13, were otherwise already in compliance with Title 13.

The inventory represented by the NRO map is an update of previously adopted resource lists completed by the cities of Gresham and Portland and by Metro, which were completed in compliance with the Goal 5 rule (i.e., inventory, determination of significance, ESEE analysis). In each instance, previous work combined baseline inventory assessments completed by aerial photo interpretation and GIS analysis, with results vetted by limited field work. The purpose of the updated inventory and determination of significance is to reflect the best available data with regard to the location of significant water features and to establish a more consistent and effective means of defining the riparian corridor. Changes to the data model include:

- Incorporation of Best Available Data:
 - LiDAR-derived stream networks: Availability of LiDAR data as of 2009 has allowed for improved digital analysis of stream alignments, replacing 1999-2001 stream inventories which were based on aerial photo analysis and USQS 7.5 minute quadrangle topographic mapping. Three generations of LiDAR based stream inventories have been conducted since the transition from historic quadrangle topographic mapping to LiDAR mapping: 2008, 2009, and 2018. These digital stream layer generations have been field verified and refined with each successive iteration, refining digital results with the findings of professional natural resource consultants who compared the digitized stream alignments against field

¹ Title 13 ESEE Analyses, Metro Ordinance 05-1077C, Attachments 3 (Phase I ESEE) & 4 (Phase II ESEE) to Exhibit F.

indicators for jurisdictional stream characteristics. Digital stream modeling from LiDAR was also calibrated with an extensive set of 2010 stream cross-sections. These field measurements were collected throughout the current city and new plan areas to support updated floodplain mapping, and provided an extra field check of LiDAR accuracy under riparian canopy, as field survey data points were checked against LiDAR data in the office.

- Significance of newly identified streams. The methodology described above results in a stream layer that includes streams that might more commonly be referred to as perennial and intermittent streams. Ephemeral streams do not typically present jurisdictional stream features in the field and so generally have not been included. This results in a stream layer that continues to protect all of the streams previously identified in Title 3 mapping efforts as Primary and Secondary Water Features, as well as adding 3.09 miles/feet of additional stream meeting those same criteria. These additional stream miles were mapped due to the additional sinuosity of streams that digital stream modeling captures, and which historic quadrangle topographic mapping could not capture. Some additional tributaries were identified through the digital mapping efforts as well. As all of these stream reaches are tributaries to TMDL-listed streams, all are considered water quality limited under Oregon Department of Water Quality's Water Quality Implementation Plans developed to address exceedances in allowable pollutant levels. Protection of these features and their associated buffers is needed to realize improvements in bacteria, temperature, and toxics, per Oregon Department of Environmental Quality and ongoing water quality monitoring by the City.
- Basis for the proposed riparian buffer widths – relationship to tree height, shade, etc., importance of ensuring that the buffer is in the correct position relative the actual location of the resource. To maintain consistency with existing levels of protection applied across three planning areas, during 3 previous Goal 5 processes where stakeholder input and field inventory findings were reflected in 3 previous ESEE analyses (by Metro for the Habitat Conservation Areas, by Portland and Gresham for Environmentally Sensitive Restoration Areas in Pleasant Valley, and by Gresham for Environmentally Sensitive Resource Areas in Springwater), the NRO resource buffering effort was structured to stay consistent with prior local and regional decisions on resource significance. Existing riparian buffer widths were analyzed to assess average buffer widths along each stream reach. Stream reach average buffer widths were generalized and applied to stream reaches according to:
 - Plan area (Pleasant Valley, Springwater, and the remaining portion of the city where HCAs were adopted in 2009)
 - Strahler stream order. Generally, the smallest streams (referred to in the Strahler stream order methodology as "1st order streams" had similar pre-existing buffer widths. Second order streams (slightly larger streams resulting from two first order streams combining) also had similar pre-existing buffer widths, and so forth, up to the city's largest stream, Johnson Creek, which was classified as a 5th order stream. Corresponding average width buffers were applied according to stream order, resulting in the following buffer widths. (See following page for Table 5.0713-1 from the proposed Draft NRO.)

Table 5.0713-1: Resource Area Width (Buffer only*)

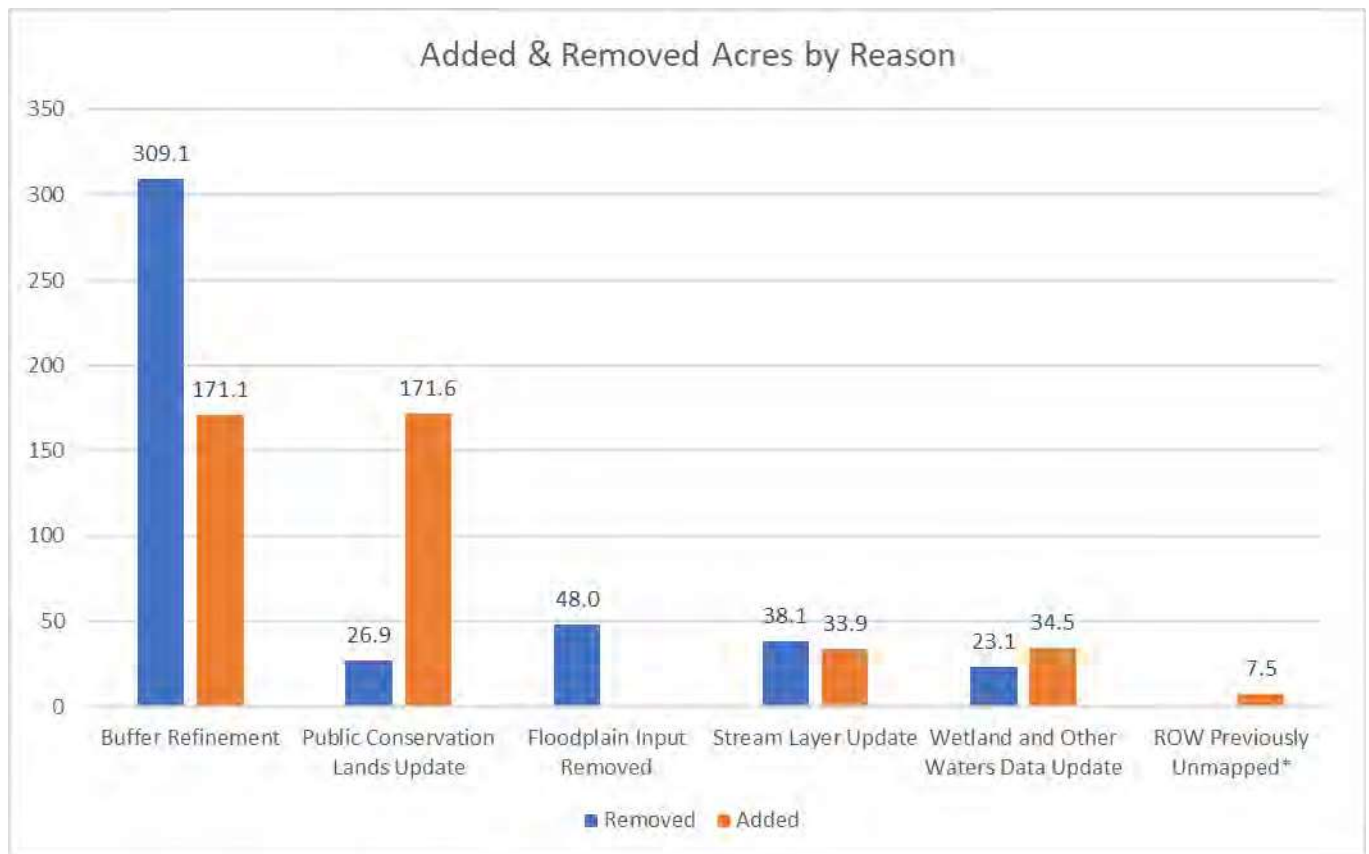
Regulated Water Feature		Resource Areas Type	Pleasant Valley Plan District, Springwater Plan District, Kelley Creek Headwaters	All other locations within the City of Gresham	
Streams Stream Orders 1 - 5 (Measured from centerline of stream)	1	RA	50 feet	50 feet	
		HVRA	35 feet	35 feet	
	2	RA	200 feet	100 feet	
		HVRA	50 feet	50 feet	
	3	RA	200 feet	100 feet	
		HVRA	50 feet	50 feet	
	4	RA	200 feet	100 feet	
		HVRA	50 feet	50 feet	
	5	RA	200 feet	125 feet	
		HVRA	50 feet	50 feet	
	Wetlands (Measured from delineated edge)		RA	50 feet	50 feet
			HVRA	35 feet	35 feet
Other Waters (Measured from bankfull stage)		RA	50 feet	50 feet	
		HVRA	35 feet	35 feet	

The areas closest to the streams, which the City had previously protected as Water Quality Resource Areas and High Value HCA were deemed still to be the areas most sensitive to disturbances. The City was protecting these areas also as Temperature TMDL stream shade buffer areas, where additional protection and restoration of riparian vegetation was needed in order to cool summer stream temperatures. The distances were also averaged together to create the “High Value Resource Area” protection widths, ranging from 35-50 feet in width.

The outer buffer extents (from the outer edge of the High Value Resource Area to the outer edge of the Resource Area), as shown in the above table, were derived by assessing the existing buffer extents every 5 feet along the resource, then averaging those findings and applying it to a stream reach. This resulted in a “smoothed” buffer boundary with fewer “edge influences” and therefore a reduction in buffer discontinuities. (Existing impacts within that buffer, or continuation of activities that were lawfully initiated previously are mapped within the buffer but exempted from code requirements.) The resulting smoothed “average buffers” were assessed as a group, with strong correlations found according to Strahler stream order. The resultant average buffer widths ranged from 50 to 200 feet (with the HVRA buffers of 35-50 feet within the overall RA buffer width). Buffer widths in the new community areas were nearly twice that of the HCA buffers within the current city, and the newer “average buffer width” methodology retained that greater level of protection in the new community areas, preserving improved opportunity to conduct meaningful stream restoration projects where fewer existing and future constraints will limit stream improvement design options.

Figure 1, below, characterizes the effect of model changes on protected lands in the NRO relative to the current HCA, WQRA and ESRAs. The dominant changes related to refinements of the resource buffers and addition of newly conserved public lands. While 48 acres was taken out of the inventory due to the floodplain input being removed as a model input for the NRO, that land is protected by the City’s Floodplain Overlay District (Section 5.0100). Per those regulations, any development proposing alteration of floodplain elevations or floodplain boundaries must be reviewed by FEMA through a Letter of Map Change process, and that process requires City approval of habitat assessment documentation provided by applicants that demonstrates no resulting loss of ecological functions vital to salmonid habitat, including preservation or mitigation of riparian cover, water quality, and stream flow characteristics.

Figure 1 – NRO Changes Relative to Existing Protections Due to Model Update

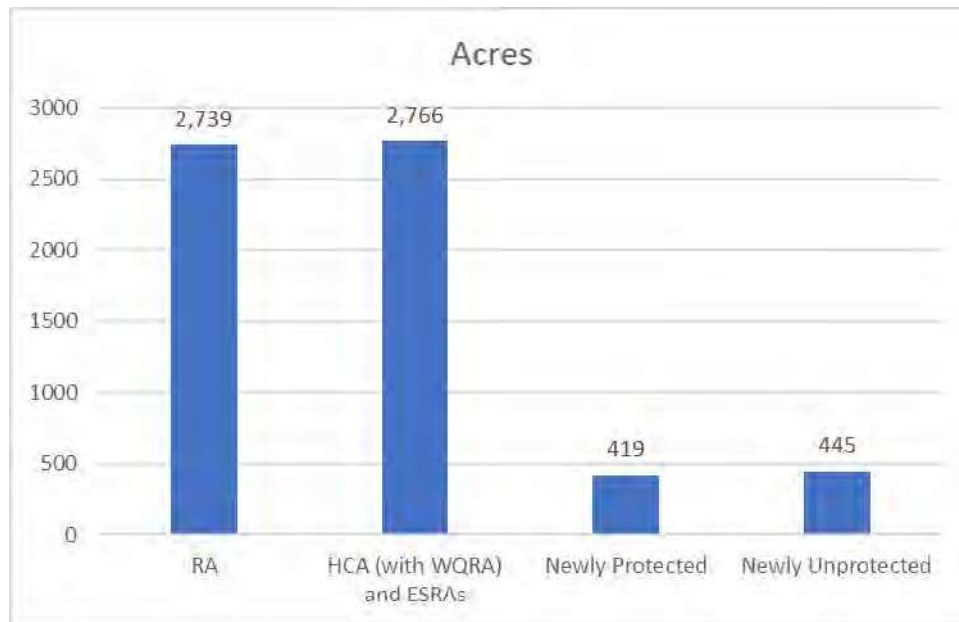


* - ESRA-PV did not include ROW lands.

NOTE: As noted previously, the NRO protects resources in compliance with Title 3 as well as Goal 5 and Title 13. Title 3 wetlands are identified as Resource Areas on the NRO map (and in the figure above) but are not Goal 5 resources. Potential Resource Areas (PRAs) are not Goal 5 resources but are intended to facilitate the identification of wetlands as required by Title 3. PRA acreage is not included in the areas reported in the above figure.

Approximately 83 percent of the land currently protected by ESRA-PV, ESRA-SW and HCA designations will continue to be protected under the proposed NRO. In total (including proposed additions and deletions), there will be a net change of less than 27 acres overall (see Figure 2).

Figure 2 Overall Net Impact of the Proposed Updated NRO Model



Similar to the Title 13 Model Code, the regulations in the proposed NRO balance the objectives of protecting and enhancing fish and wildlife habitat, building a livable community, supporting a strong economy, controlling and preventing water pollution for the protection of the public health and safety, and complying with federal laws including the Clean Water Act and the Endangered Species Act. The NRO map and the regulations in the proposed draft NRO are substantially compliant with the regulations of Title 13.

For amendments to natural resource standards and maps that either impose greater limits on development than those already found to be in substantial compliance or that include other additional resource areas, Title 13 (3.07.1330(a)) requires that the jurisdiction follow the standard Goal 5 rule and seek acknowledgement of such provisions from LCDC or treat such provisions as post-acknowledgement plan amendments under ORS chapter 197.

Section IV of this report demonstrates compliance with the Goal 5 rule for those additional Resource Areas as required by UGMFP 3.07.1330(a)

IV. Goal 5 (OAR 660-023)

Oregon Administrative Rules (OAR) 660, Division 23 (the “Goal 5 rule”) establishes the rules for implementing Statewide Planning Goal 5. Goal 5 requires that cities and counties protect the state’s natural resources and conserve scenic and historic areas and open spaces. It established steps for establishing protections:

- Inventory local occurrences of resources listed in Goal 5 and decide which are important.
- Identify potential land uses on or near each resource site and any conflicts that might result.
- Analyze economic, social, environmental and energy (ESEE) consequences of such conflicts.
- Decide whether the resource should be fully or partially protected, and justify the decision.

- Adopt measures such as zoning to put that policy into effect.

The City completed the Goal 5 steps above for the natural resources within the ESRA-SW and ESRA-PV zones with the adoption of those regulations.² As noted previously, Metro completed these steps for regional Goal 5 resources with the adoption of Title 13. The inventories, determinations of significance, identification of conflicting uses, ESEE analyses, and protection decisions completed for those preceding planning efforts provide the foundation for this analysis.

The significant resources are indicated on the NRO map which will be adopted as a land use regulation.

Conflicting Uses and Impact Area

A key step in the economic, social, environmental, and energy (ESEE) analysis is to identify conflicting uses that “exist or could occur” within significant resource areas and identified in the impact area. Under the Goal 5 rule, a conflicting use is a “land use, or other activity reasonably and customarily subject to land use regulations, that could adversely affect a significant Goal 5 resource” [OAR 660-023-0010(1)]. Identifying conflicting uses is important in order to focus on ESEE consequences analysis on various land uses and related disturbance activities that may negatively impact fish and wildlife.

The impact area is to be drawn to include only the area in which allowed uses could adversely affect the identified resource. In this case, the impact area is the lands designated as Resource Area on the draft NRO map. This defines the geographic limits within which to conduct an ESEE analysis for the identified significant resource site.

Common Disturbance Activities (Conflicting Uses)

Disturbance activities occur in all existing zones. However, the degree to which these disturbances occur and their impacts to a Goal 5 resources depends in large part on the intensity of land use (e.g. single family residential vs. mixed use center), and the form and layout of development (cluster development vs. evenly distributed development). According to the Goal 5 rule, a local government, following the standard ESEE process, complies with the rule if it identifies: “*at least the following activities as conflicting uses in riparian corridors:*

- (a) *The permanent alteration of the riparian corridor by placement of structures or impervious surfaces, except for:*
 - (A) *Water-dependent or water-related uses; and*
 - (B) *Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area; and*
- (b) *Removal of vegetation in the riparian area, except:*
 - (A) *As necessary for restoration activities, such as replacement of vegetation with native riparian species;*
 - (B) *As necessary for the development of water-related or water-dependent uses; and*
 - (C) *On lands designated for agricultural or forest use outside UGBs.” [660-23-090(7)]*

The Goal 5 rule (OAR 660-23-040(5)) allows a jurisdiction to “address each of the identified conflicting uses, or it may address a group of similar conflicting uses.” Table 1 identifies five general “conflicting use groups” and describes some commonly associated disturbance activities. Table 2 shows how the City’s zones correlate to generalize zones.

² Springwater ESEE Analysis Decision Report, City of Gresham CPA 04-8178, Appendix 45 (Natural Resources Report) of Volume 1. Pleasant Valley Natural Resources Protection Plan, City of Gresham CPA 04-1480.

Table 1 Conflicting Use Groups and Commonly Associated Disturbance Activities

Conflicting Use Groups	Commonly Associated Disturbance Activities
<p>Residential development</p>	<ul style="list-style-type: none"> ● Vegetative clearing and removing native soil ● Grading, filling, soil compaction, excavation and hauling ● Placement of impervious surfaces by constructing buildings, sidewalks, driveways, parking areas ● Stream modification such as channelizing, piping, and increasing capacity for flood control, and stabilization ● Landscaping with exotic or non-native vegetation (e.g. establishment of lawns, addition on nonnative landscape features – trees, shrubs, groundcover, etc.) ● Pesticides, herbicides, and fertilizer use ● Water usage ● Pet ownership ● Human disturbance (light, noise, etc.)
<p>Non-Residential and Mixed Use Development</p>	<ul style="list-style-type: none"> ● Same as residential development except: <ul style="list-style-type: none"> ○ potentially larger development area sizes increase clearing, placement of fill and stream modification ○ potentially lower levels of pet ownership ● Toxins, heavy metals and other pollutants
<p>Parks, open space and trails</p>	<ul style="list-style-type: none"> ● Vegetative clearing for trails ● Human disturbance (noise, etc.) ● For sports fields and similar active recreation areas: <ul style="list-style-type: none"> ○ Landscaping with exotic or non-native vegetation (e.g. establishment of lawns, addition on nonnative landscape features – trees, shrubs, groundcover, etc.) ○ Pesticides, herbicides, and fertilizer use (active recreation areas only) ○ Water usage (active recreation areas only) ○ Impacts from parking areas and other impervious areas
<p>Transportation facilities</p>	<ul style="list-style-type: none"> ● Vegetative clearing and removing native soil ● Grading, filling, soil compaction, excavation and hauling ● Placement of impervious surfaces from road construction, ● Stream crossings (e.g. bridges), installing culverts ● Toxins, heavy metals and other pollutants
<p>Public and private utilities</p>	<ul style="list-style-type: none"> ● Installation and maintenance of utilities such as sewers and stormwater pipes ● Building sewer pump stations and water towers ● Stormwater piping control structures

Table 2 Generalized Zones and Zoning Designations

Generalized Zones	Zoning Districts	Description
Open Space (OS)	ESRA-PV	Environmentally Sensitive/Restoration Area - Pleasant Valley
	ESRA-SW	Environmentally Sensitive/Restoration Area - Springwater
Single Family Residential (SFR)	LDR-PV	Low Density Residential - Pleasant Valley
	LDR/GB	Low Density Residential - Gresham Butte
	LDR-5	Low Density Residential - 5
	LDR-7	Low Density Residential - 7
	TLDR	Transit Low Density Residential
	TR	Transition Residential
	LDR-SW	Low Density Residential - Springwater
	VLDR-SW	Very Low Density Residential - Springwater
Multi-Family Residential (MFR)	HDR-C	High Density Residential - Civic
	MDR-C	Moderate Density Residential - Civic
	CMF	Corridor Multi-Family
	CMU	Corridor Mixed Use
	DRL-1	Downtown Residential Low-Rise-1
	DRL-2	Downtown Residential Low-Rise-2
	HDR-PV	High Density Residential - Pleasant Valley
	MDR-PV	Moderate Density Residential - Pleasant Valley
	MDR-12	Moderate Density Residential - 12
	MDR-24	Moderate Density Residential - 24
	OFR	Office Residential
	THR-SW	Townhouse Residential - Springwater
Commercial (COM)	NC	Neighborhood Commercial
	CC	Community Commercial
	MC	Moderate Commercial
	SC	Station Center
	SC-RJ	Station Center Ruby Junction Overlay
	DCC	Downtown Commercial Core
	DCL	Downtown Commercial Low-Rise
	DEM	Downtown Employment Mid-Rise
	DMU	Downtown Mixed Use
	DTM	Downtown Transit Mid-Rise
	EC-PV	Employment Center - Pleasant Valley
	MUE-PV	Mixed Use Employment - Pleasant Valley
	NC-PV	Neighborhood Commercial - Pleasant Valley
	TC-PV	Town Center - Pleasant Valley
	VC-SW	Village Center
Commercial / Residential (Mixed Use) (MUC)	TDH-C	Transit Development District: High Density - Civic
	TDM-C	Transit Development District: Medium Density - Civic
	RTC	Rockwood Town Center

Generalized Zones	Zoning Districts	Description
Industrial (IND)	HI	Heavy Industrial
	IND-SW	Industrial - Springwater
	RTI-SW	Research/Technology Industrial - Springwater
	GI	General Industrial

Figure 3 shows the total and resource area acreage by generalized zoning category as well as the amount of Resource Area within each generalized that would be gained or lost as a result of the proposed NRO. Table 3 estimates the overall prevalence (in terms of land area) of the conflicting use groups within the generalized zones. While parks, open space and trails, transportation facilities, and public and private utilities occur across all zone categories, they tend not to represent a high degree of land use within any category.

Figure 3 Total and Resource Area Acreage by Generalized Zoning Category

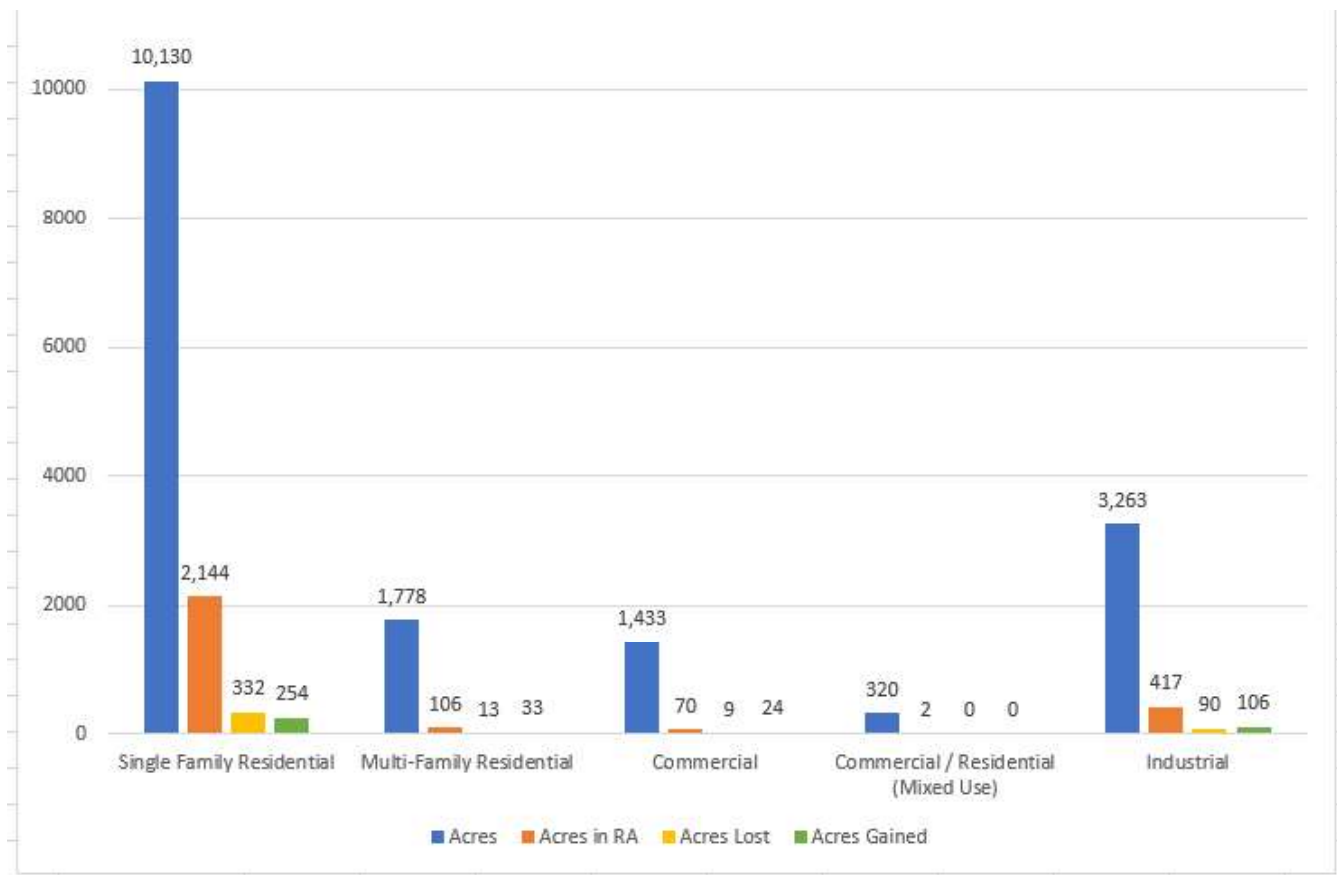


Table 3 Prevalence of Conflicting Use Categories within Generalized Zones

	Residential development	Non-Res. or Mixed Use Development	Parks, open space and trails	Transportation facilities	Public and private utilities
OS	L	L	H	L	L
SFR	H	L	L-M	L-M	L
MFR	H	L	L	L-M	L
COM	M-L	H	L	L-M	L
MUC	M	H	L	L-M	L
IND	L	H	L-M	L-M	L
Key: L = Low; M = Moderate; H = High					

ESEE Analysis

Based on the economic, social, environmental, and energy (ESEE) analysis, local governments must determine whether to allow, limit or prohibit identified conflicting uses for significant resource sites. A decision to prohibit or limit conflicting uses protects a resource site. A decision to allow some or all conflicting uses for a particular site may also be consistent with Goal 5 provided it is supported by the ESEE analysis. One of the following determinations must be reached with regard to conflicting uses for a significant resource site:

- The significant resource is of such importance compared to the conflicting uses and the ESEE consequences of allowing the conflicting uses are so detrimental to the resource, that the conflicting uses should be prohibited.
- Both the resource site and the conflicting uses are important compared to each other and, based on the ESE analysis, the conflicting uses should be allowed in a limited way that protects the resource site to a desired extent.
- The conflicting use should be allowed fully, notwithstanding the possible impacts on the resource site. The ESEE analysis must demonstrate that the conflicting use is of sufficient importance relative to the resource site and must indicate why measures to protect the resource to some extent should not be provided per OAR 660-23-040(5)(b).

In this section, the ESEE consequences that could result from decisions to allow, limit, or prohibit a conflicting use are analyzed for each category of conflicting uses. Within the NRO, there are 419 acres of Resource Area that is not currently designated as HCA, ESRA-PV or ESRA-SW. Of this area 171.6 acres are upland habitat that has been added to the NRO inventory by virtue of its public ownership and use, as required by Title 13. The remaining 247.4 acres have been added as a result of refinements to the buffer, stream layer update, and similar updates to the model. It is within these 247.4 acres (referred to hereafter as “additional RA”) that the consideration of allowing, limiting or prohibiting conflicting uses takes place.

As described above, potential conflicting uses can generally be grouped into one of five categories. In the tables that follow each of the five conflicting use categories is considered under each scenario (i.e., Allow, Limit, Prohibit) and the expected net effect of either allowing, limiting or prohibiting the conflicting use is identified as either positive (+1), neutral (0) or negative (-1). In some situations, a mix of both positive and negative outcomes is possible. The net effect is intended to reflect the cumulative end result (either positive, neutral or negative) of all potential consequences.

Scenario A - Allowing conflicting uses within the resource and impact areas. In evaluating the consequences of **allowing** conflicting uses, the assumption is that all significant natural resources would be subject to development allowed by base zone regulations.

Scenario B - Limiting conflicting uses within the resource and impact areas. In evaluating the consequences of **limiting** conflicting uses, the assumption is that rules (such as the current HCA, ESRA-PV and ESRA-SW or the proposed NRO) would be established to limit the impacts of allowable development in areas containing significant natural resources. Areas containing significant natural resources could still be subject to development, but additional development restrictions would exist in addition to base zone regulations.

Scenario C - Prohibiting conflicting uses within the resource and impact areas. In evaluating the consequences of **prohibiting** conflicting uses the assumption is that rules and/or other mechanisms would be established that preclude all allowable development in significant natural resource areas.

Scenario A - Allowing conflicting uses within the additional Resource Area (RA)

Under this scenario there would be no land use regulations restricting conflicting uses within the additional RA. Tables A-1 through A-4 identify the likely positive and negative consequences to both the resource and the conflicting use of *allowing* the conflicting use (i.e., both the economic goods and services provided by the conflicting uses and the ecosystem services³ provided by the significant Resource Area). The expected net effect of allowing the conflicting use is identified in column 4. The result can be either positive (+1), neutral (0), or negative (-1).

- If the positive consequences generally outweigh the negative consequences, the result is a “+1.”
- If the positive consequences are generally balanced by the negative consequences, the result is a “0.”
- If the negative consequences generally outweigh the positive consequences, the result is a “-1.”

³ Ecosystem Services are commonly defined as benefits people obtain from ecosystems. The [Millennium Ecosystem Assessment](#) – a four-year United Nations assessment of the condition and trends of the world’s ecosystems - categorizes ecosystem services as:

- Provisioning Services or the provision of food, fresh water, fuel, fiber, and other goods;
- Regulating Services such as climate, water, and disease regulation as well as pollination;
- Supporting Services such as soil formation and nutrient cycling; and
- Cultural Services such as educational, aesthetic, and cultural heritage values as well as recreation and tourism.

Source: United States Department of Agriculture, Forest Service https://www.fs.fed.us/ecosystemservices/About_ES/

Wetlands can provide ecosystem services, which in turn provide economic and social value. Ecosystem services include, but are not limited to, water storage, retention and conveyance, flood control, pollution control and detoxification, groundwater recharge/discharge, erosion protection and habitat for resident or transient species, and nutrient cycling. Ecosystem services can also include opportunities for tourism and recreational activities, aesthetic appreciation of natural scenery, opportunities for formal and informal education and training. For a detailed review see: Ramsar Technical Report No. 3, CBD Technical Series No. 27, “Valuing wetlands: Guidance for valuing the benefits derived from wetland ecosystem services” by Rudolf de Groot, Mishka Stuij, Max Finlayson, and Nick Davidson, Ramsar Convention Secretariat Gland, Switzerland November 2006.

Source: http://www.ramsar.org/sites/default/files/documents/pdf/lib/lib_rtr03.pdf

Table A-1 Economic Consequences of Allowing Conflicting Uses

Use Category	Positive Economic Consequences	Negative Economic Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> • Property owners realize short term benefit of full development potential of parcels; clustering of residential development is not required. • Residential improvements increase property tax base. • No mitigation is required, which reduces the cost to develop. • Economic development is facilitated by providing additional residential land for relocating/new employees. 	<ul style="list-style-type: none"> • Loss of ecosystem services results in significantly higher costs in the long term, either to replace services or repair impacts (e.g., construct storm water storage facilities or repair flood damage). • Amenity/development premium for parcels adjacent to resource areas is eliminated. • Increased community income disparity: streamside property owners gain land value, while lower income groups see no property value gains but incur higher rates and fees as environmental impacts such as impaired water quality, decreased stream stability, and stream-adjacent slope failures need to be addressed by the City. 	-1
Non-Residential and Mixed Use	<ul style="list-style-type: none"> • Development potential of parcels fully realized enhancing potential for local economic development and jobs. • Commercial and industrial improvements increase property tax base. • Depending on development type, potential increase in property values for adjacent landowners. 	<ul style="list-style-type: none"> • Same as residential, but with greater potential for increased costs resulting from lost ecosystem services due to larger development area size associated with industrial and commercial development. 	0
Parks, open space and trails	<ul style="list-style-type: none"> • May create a development premium and amenity for adjacent undeveloped parcels or developed parcels, respectively. • Recreation facilities that are a community attraction may enhance potential for local economic development. • Some ecosystem services could still be provided. 	<ul style="list-style-type: none"> • Loss of some ecosystem services depending on the nature of the facility, • May decrease property values for adjacent landowners if higher pedestrian traffic (including unpermitted camping and dumping) or active recreation (e.g., ball fields) create a nuisance. • Higher municipal service costs relating to maintenance, law enforcement, etc. 	0

Use Category	Positive Economic Consequences	Negative Economic Consequences	Net Effect
Transportation facilities	<ul style="list-style-type: none"> Potential for improved connectivity and movement of people and goods especially for collector and arterial streets. No mitigation is required, which reduces the cost to develop streets and roads. 	<ul style="list-style-type: none"> Loss of ecosystem services (e.g., higher potential costs due to erosive stream flows or flood damage risk); extent of loss depends on whether impact is limited to a stream crossing or is more extensive. Environmental impact costs could be passed on to City, thus increasing rates and fees. 	0
Public and private utilities	<ul style="list-style-type: none"> Placement and maintenance of utilities systems can be maximized for cost effectiveness and efficiency. No mitigation is required, which reduces the cost to develop utilities. 	<ul style="list-style-type: none"> Loss of ecosystem services (e.g., higher potential costs due to erosive stream flows or flood damage risk), although impacts may be temporary for underground facilities. Stream bank instability leads to destabilization of stream-adjacent utilities (especially the gravity fed portion of the wastewater infrastructure) Depending on use (e.g., substation), property value for adjacent landowners could be negatively impacted. 	0

Table A-2 Social Consequences of Allowing Conflicting Uses

Use Category	Positive Social Consequences	Negative Social Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> Affordable housing and mix of housing types would not be impacted by the cost of complying with Goal 5 requirements. This could be a greater benefit when considering multifamily residential. 	<ul style="list-style-type: none"> Potential impact to historic and cultural values. Potential loss of passive recreational and educational opportunities. Potential loss of scenic and environmental health benefits associated with more extensive greenway networks (e.g. air quality). 	-1
Non-Residential and Mixed Use	<ul style="list-style-type: none"> Development of civic and commercial spaces provide community gathering places. Industrial development provides jobs. 	<ul style="list-style-type: none"> Same as residential, but with greater potential for impacts to resource areas due to development size. 	-1

Parks, open space and trails	<ul style="list-style-type: none"> • Parks and open space provide community gathering places. • Opportunities for active recreation provide community health benefits. 	<ul style="list-style-type: none"> • Consequences similar to, but less than, residential, depending on amount of active recreation area and non-native landscaping provided. 	0
Transportation facilities	<ul style="list-style-type: none"> • Small blocks and good connectivity encourage the use of active transportation modes, which can improve public health. 	<ul style="list-style-type: none"> • Same as residential, but with greater potential for impacts to Resource Areas depending extent of loss depends on whether impact is limited to a stream crossing or is more extensive. • Increased road noise in some locations. 	0
Public and private utilities	<ul style="list-style-type: none"> • Placement and maintenance of utilities systems can be maximized for safety. 	<ul style="list-style-type: none"> • Consequences similar to residential, could be less or temporary depending on type of utility facility (e.g., underground transmission lines). 	0

Table A-3 Environmental Consequences of Allowing Conflicting Uses

Use Category	Positive Environmental Consequences	Negative Environmental Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> • Opportunities for voluntary good stewardship practices by property owners. 	<ul style="list-style-type: none"> • Loss of ecosystem services including water storage, retention and conveyance, flood control, pollution control and detoxification, groundwater recharge/ discharge, erosion protection and habitat for resident or transient species, and nutrient cycling. More stress on remaining resources impairs climate change resiliency of forest and water resources. Closer proximity of encroachments to protected resources increases wildfire risk by bringing combustion sources (fire pits, cast off cigarettes, fireworks) to the wildland urban interface. 	-1
Non-Residential and Mixed Use	<ul style="list-style-type: none"> • Same as residential development. 	<ul style="list-style-type: none"> • Similar to residential, but with potentially greater impacts from the size of the development and amount of impervious area and fewer impacts from domestic animals. 	-1

Use Category	Positive Environmental Consequences	Negative Environmental Consequences	Net Effect
Parks, open space and trails	<ul style="list-style-type: none"> Public ownership may help ensure that Resource Areas are maintained in the future. 	<ul style="list-style-type: none"> Developed parks and open space may displace native riparian and wildlife habitat. Maintenance practices may introduce pesticides and fertilizers. 	-1
Transportation facilities	<ul style="list-style-type: none"> Small blocks and good connectivity encourage the use of active transportation modes and lessen travel times and vehicle miles traveled which can reduce greenhouse gas emissions. 	<ul style="list-style-type: none"> Similar to residential, with potentially greater impact due to light and noise from automobile traffic, introduction of polluted runoff from the transportation facility, and vulnerability that accidents that may introduce high levels of pollutants 	-1
Public and private utilities	<ul style="list-style-type: none"> Placement and maintenance of utilities systems is maximized for efficiency which may reduce project budgets. . 	<ul style="list-style-type: none"> Similar to residential, but potentially fewer permanent impacts if installation is underground and site is restored. Installation may introduce impacts (some are temporary) by removing native vegetation and disturbing stable slopes and soil. Impacts of gravity fed systems (wastewater) can permanently impact stream banks and stream beds. 	0

Table A-4 Energy Consequences of Allowing Conflicting Uses

Use Category	Positive Energy Consequences	Negative Energy Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> Opportunities to provide compact development patterns with grid pattern streets and reduce out-of-direction travel are increased. 	<ul style="list-style-type: none"> Additional energy is required to build and maintain water quality and stormwater facilities, and manage impacts from flooding. Possible increased energy consumption due to loss of vegetation and microclimate effects. 	0
Non-Residential and Mixed Use	<ul style="list-style-type: none"> Efficient siting of shopping and jobs may reduce energy cost due to transportation. 	<ul style="list-style-type: none"> Same as residential development. 	0
Parks, open space and trails	<ul style="list-style-type: none"> Similar to Non-Residential and Mixed Use. Allowing trails encourages non-motorized modes of transportation. 	<ul style="list-style-type: none"> Similar to residential, although impacts could be less depending on the amount of impervious area. 	0

Use Category	Positive Energy Consequences	Negative Energy Consequences	Net Effect
Transportation facilities	<ul style="list-style-type: none"> Small blocks and good connectivity (especially for collectors and arterials) may encourage the use of active transportation modes and lessen travel times and vehicle miles traveled. 	<ul style="list-style-type: none"> Same as residential development. 	+1
Public and private utilities	<ul style="list-style-type: none"> Potential for energy savings as a result of maximizing efficiency of system design without regard to the location of Resource Areas. 	<ul style="list-style-type: none"> Similar to residential development, although impacts may be fewer or temporary depending on the type of utility facility. 	+1

Table A-5 summarizes the net effect of allowing the conflicting uses. The cumulative net effect column shows the “strength” of the positive or negative consequences of allowing the conflicting use. The maximum positive score is +4 and the maximum negative score is -4. A strong positive score suggests that, on the whole, allowing the conflicting use would provide a net benefit to the City, whereas a negative score would suggest that the use should not be allowed outright. Results of this table are carried forward to the Program Recommendation section of this analysis.

As shown in Table A-5, the net effect of allowing conflicting uses is negative for residential development, non-residential and mixed use, parks, open space and trails. This is primarily due to the negative environmental and energy consequences and the fact that the positive economic benefits to property owners are off-set by the costs to the community associated with the loss of ecosystem services. In the case of transportation facilities, the environmental consequences of allowing the conflicting use are balanced with the environmental benefits of creating a compact urban grid in order to reduce vehicle miles traveled and encourage active transportation. However, this benefit is primarily associated with stream crossings for arterials and collectors. Similarly, for utilities, allowing the conflicting use within the resource and impact area can result in a more efficient system which could avoid the need for pump stations, or other engineered solutions and where environmental impacts can be reduced by undergrounding utilities.

Table A-5 Summary of Consequences of Allowing Conflicting Uses

Use Category	Economic	Social	Environmental	Energy	Cumulative Effect
Residential development	-1	-1	-1	0	-3
Non-Residential and Mixed Use	0	-1	-1	0	-2
Parks, open space and trails	0	0	-1	0	-1
Transportation facilities	0	0	-1	+1	0
Public and private utilities	0	0	0	+1	+1

Scenario B - Limiting conflicting uses within the resource and impact areas

Under this scenario conflicting uses would be limited (by regulations) within the Resource Area. The Natural Resources Overlay regulations implemented by the City, and the wetland regulations of the Corps of Engineers and the Division of State Lands are assumed to be in effect. Tables B-1 through B-5 identify the likely positive and negative consequences of limiting the conflicting use. The expected net effect of limiting the conflicting use, either positive (+1), neutral (0), or negative (-1), is identified in column 4.

Table B-1 Economic Consequences of Limiting Conflicting Uses

Use Category	Positive Economic Consequences	Negative Economic Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> • Density transfer allows property owners to retain most of their development potential. • Economic development is still facilitated by allowing development of residential land for relocating/new employees. • Most ecosystem services are retained reducing costs to replace services or repair impacts (e.g., construct storm water storage facilities or repair flood damage). • Most (but not all) of the amenity value for parcels adjacent to a resource is preserved and may be enhanced by mitigation. 	<ul style="list-style-type: none"> • Loss of some degree of ecosystem services (and their attendant economic values) still possible including water storage, retention and conveyance, flood control, pollution control and detoxification, groundwater recharge/ discharge, erosion protection and habitat for resident or transient species, and nutrient cycling. • Mitigation is required, which increases the cost to develop, but which retains economic values of the retained ecosystem functions 	+1
Non-Residential and Mixed Use	<ul style="list-style-type: none"> • Most of the development potential of parcels is realized, but may be difficult to allow larger uses without impacting the resource to some degree. • Enhances potential for local economic development by providing some opportunities for commercial development. • Depending on development type, potential increase in property values for adjacent landowners. 	<ul style="list-style-type: none"> • Similar to residential, but with greater potential for increased costs resulting from lost ecosystem services and greater need for mitigation as a result of larger scale facilities. 	+1
Parks, open space and trails	<ul style="list-style-type: none"> • To the extent that a limited amount of parks, open space and trail development is allowed within the resource or impact area, these facilities may create a development premium and amenity for adjacent parcels and a community attraction may enhance 	<ul style="list-style-type: none"> • Similar to residential, but to the extent active recreation facilities are allowed, they may decrease property values for adjacent landowners if higher pedestrian traffic (including unpermitted camping) or active 	0

Use Category	Positive Economic Consequences	Negative Economic Consequences	Net Effect
	<p>potential for local economic development.</p> <ul style="list-style-type: none"> • Most ecosystem services are provided. 	<p>recreation (e.g., ball fields) create a nuisance.</p> <ul style="list-style-type: none"> • Higher municipal service costs relating to maintenance, law enforcement, etc. 	
Transportation facilities	<ul style="list-style-type: none"> • To the extent that some facilities and crossing are allowed within Resource Areas, connectivity can be achieved. • Potential for local economic development is enhanced by providing access for goods and people. 	<ul style="list-style-type: none"> • Loss of some ecosystem services still possible. • Mitigation is required, which increases the cost to develop. • Mitigation costs could be passed on to City, thus increasing project costs and related rates and fees borne by the community. 	0
Public and private utilities	<ul style="list-style-type: none"> • Similar to transportation facilities except that system efficiency rather than connectivity is maintained. 	<ul style="list-style-type: none"> • Similar to transportation facilities except that mitigation costs are passed on to rate payers rather than to taxpayers. 	0

Table B-2 Social Consequences of Limiting Conflicting Uses

Use Category	Positive Economic Consequences	Negative Economic Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> • Affordable housing and mix of housing types could still be achieved through clustering. • Community scenic, historic and cultural values are preserved for the most part and may be enhanced by mitigation. • Mitigation sites can become an amenity. 	<ul style="list-style-type: none"> • Some potential loss of scenic, historic and cultural values could still occur which cannot be offset by mitigation. 	+1
Non-Residential and Mixed Use	<ul style="list-style-type: none"> • To the extent that these uses are permitted within resources and impact areas, they provide community gathering places. 	<ul style="list-style-type: none"> • Similar to residential, but impacts may be more significant due to the larger size of the developments. 	+1
Parks, open space and trails	<ul style="list-style-type: none"> • Same as Non-Residential and Mixed Use. • Opportunities for active recreation provide community health benefits. 	<ul style="list-style-type: none"> • Similar to residential, but with potentially less impact depending on amount of active recreation area and non-native landscaping provided. 	+1

Use Category	Positive Economic Consequences	Negative Economic Consequences	Net Effect
Transportation facilities	<ul style="list-style-type: none"> To the extent that connectivity can be achieved, small blocks can be developed which encourage the use of active transportation modes, which can improve public health. 	<ul style="list-style-type: none"> Similar to residential, but with greater potential for impacts to Resource Areas due to development size, potential for noise, light and glare. 	+1
Public and private utilities	<ul style="list-style-type: none"> The placement and maintenance of utilities systems can still be maximized for safety, provided impacts to resources can be mitigated. 	<ul style="list-style-type: none"> Similar to residential, but consequences could be less depending on type of utility facility (e.g., transmission lines). 	+1

Table B-3 Environmental Consequences of Limiting Conflicting Uses

Use Category	Positive Environmental Consequences	Negative Environmental Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> Most ecosystem services including water storage, retention and conveyance, flood control, pollution control and detoxification, groundwater recharge/ discharge, erosion protection and habitat for resident or transient species, and nutrient cycling are retained. Opportunities for mitigation and restoration of degraded resources. 	<ul style="list-style-type: none"> Some loss of ecosystem services could still occur which cannot be offset by mitigation. 	0
Non-Residential and Mixed Use	<ul style="list-style-type: none"> Same as residential development. 	<ul style="list-style-type: none"> Similar to residential, but with potentially greater impacts from light and glare and fewer impacts from domestic animals. 	0
Parks, open space and trails	<ul style="list-style-type: none"> Same as residential development. Public ownership may help ensure that resource units are maintained in the future. 	<ul style="list-style-type: none"> Similar to residential, but with potentially fewer impacts if limits require native vegetation and limit the use of pesticides and fertilizers. 	+1
Transportation facilities	<ul style="list-style-type: none"> To the extent that connectivity can be achieved, small blocks can be developed which encourage the use of active transportation modes and lessen travel times and vehicle miles traveled which can reduce greenhouse gas emissions. 	<ul style="list-style-type: none"> Similar to residential, with potentially higher impact due to light and noise from automobile traffic, introduction of polluted runoff from the transportation facility, and vulnerability that accidents that may introduce high levels of pollutants. 	+1

Use Category	Positive Environmental Consequences	Negative Environmental Consequences	Net Effect
Public and private utilities	<ul style="list-style-type: none"> Placement and maintenance of utilities systems can still be maximized for efficiency which reduces waste provided impacts can be mitigated. Mitigation and restoration could improve resource quality where resources are degraded. 	<ul style="list-style-type: none"> Similar to residential, but potentially with potentially fewer permanent impacts. Installation may introduce impacts (some are temporary) by removing native vegetation and disturbing stable slopes and soil. 	+1

Table B-4 Energy Consequences of Limiting Uses

Use Category	Positive Energy Consequences	Negative Energy Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> Most ecosystem services are retained reducing the energy needed to build and maintain water quality and stormwater facilities, and manage impacts from flooding. Opportunities to provide compact development patterns with grid pattern streets and reduce out-of-direction travel are possible with mitigation. 	<ul style="list-style-type: none"> Some loss of ecosystem services could still occur which cannot be offset by mitigation resulting in possible increased energy consumption due to flood impacts and the loss of vegetation and microclimate effects. Additional energy is required to construct mitigation. 	+1
Non-Residential and Mixed Use	<ul style="list-style-type: none"> Efficient siting is possible if impacts can be mitigated. Less energy would then be needed to access and operate the facilities. 	<ul style="list-style-type: none"> Same as residential development. 	+1
Parks, open space and trails	<ul style="list-style-type: none"> Similar to residential. In addition, allowing trails encourages non-motorized modes of transportation. 	<ul style="list-style-type: none"> Similar to residential, although impacts could be less depending on the amount of impervious area. 	+1
Transportation facilities	<ul style="list-style-type: none"> Small blocks and good connectivity are possible if impacts can be mitigated, thus encouraging the use of active transportation modes and lessen travel times and vehicle miles traveled. 	<ul style="list-style-type: none"> Similar to residential. In addition, increased energy costs may be associated with facilities that are required to avoid resource areas if mitigation is not possible. 	+1
Public and private utilities	<ul style="list-style-type: none"> Siting facilities within resources may be possible if impacts can be mitigated, thus producing energy savings by maximizing efficiency of system design 	<ul style="list-style-type: none"> Same as transportation facilities. 	+1

Table B-5 summarizes the net effect of limiting the conflicting uses. The cumulative net effect column shows the “strength” of the positive or negative consequences of prohibiting the conflicting use. The maximum positive score is +4 and the maximum negative score is -4. A strong positive score suggests that on the whole limiting the conflicting use

would provide a net benefit to the City, whereas a negative score would suggest that the use should not be limited. Results of this table are carried forward to the program recommendation section of this analysis.

As shown in Table B-5, the net effect of limiting conflicting uses is positive for all categories. This is primarily due to the positive social and energy consequences. Cases where the economic and environmental consequences are neutral reflect the issue that mitigation may be costly and may not replace all of the ecosystem services that are lost.

Table B-5 Summary of Consequences of Limiting Conflicting Uses

Use Category	Economic	Social	Environmental	Energy	Cumulative Effect
Residential development	+1	+1	0	+1	+3
Non-Residential and Mixed Use	+1	+1	0	+1	+3
Parks, open space and trails	0	+1	+1	+1	+3
Transportation facilities	0	+1	+1	+1	+3
Public and private utilities	0	+1	+1	+1	+3

Scenario C - Prohibiting conflicting uses within the resource and impact areas

Under this scenario conflicting uses would be completely prohibited within the Goal 5 Resource Area. Existing water quality regulations implemented by the Corps of Engineers and the Division of State Lands would remain in effect but would be superseded by the City’s stricter regulations. Tables C-1 through C-4 identify the likely positive and negative consequences of prohibiting the conflicting use. The expected net effect of prohibiting the conflicting use, either positive (+1), neutral (0), or negative (-1), is identified in column 4.

Table C-1 Economic Consequences of Prohibiting Conflicting Uses

Use Category	Positive Economic Consequences	Negative Economic Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> Existing ecosystem services are preserved eliminating need to replace services or repair impacts (e.g., construct storm water storage facilities or repair flood damage). Amenity/development premium for adjacent parcels is preserved Environmental impact costs are avoided. 	<ul style="list-style-type: none"> Property owners may not realize full development potential of parcels. Property tax base is not increased. Economic development is impacted by loss of land for housing relocating/new employees. A prohibition that would result in a taking is not allowed. 	0
Non-Residential and Mixed Use	<ul style="list-style-type: none"> Same as residential development. 	<ul style="list-style-type: none"> Development potential of parcels not realized. Reduced potential for local economic development, varies based on extent that sites are impacted by Resource Areas. 	-1

Use Category	Positive Economic Consequences	Negative Economic Consequences	Net Effect
Parks, open space and trails	<ul style="list-style-type: none"> Similar to residential. In addition, may increase property values for adjacent landowners if higher pedestrian traffic or active recreation (e.g., ball fields) would have created a nuisance element. Lower municipal service costs relating to maintenance, law enforcement, etc. 	<ul style="list-style-type: none"> Recreation facilities, which are a community attraction that may enhance potential for local economic development, are not provided. 	0
Transportation facilities	<ul style="list-style-type: none"> Existing ecosystem services are preserved. Environmental impact costs are avoided. 	<ul style="list-style-type: none"> Connectivity and movement of people and goods could be restricted, impacting potential for local economic development. Cost of building transportation facility is increased. 	-1
Public and private utilities	<ul style="list-style-type: none"> Same as transportation facilities. 	<ul style="list-style-type: none"> The construction and operating costs of utilities are increased as a result of facilities being designed to avoid Resources Areas. 	-1

Table C-2 Social Consequences of Prohibiting Conflicting Uses

Use Category	Positive Social Consequences	Negative Social Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> Scenic, historic and cultural values of existing resources are preserved. Passive recreational and educational opportunities of existing resources are preserved. 	<ul style="list-style-type: none"> Affordable housing and mix of housing types could be impacted by the cost of complying with Goal 5 requirements. 	0
Non-Residential and Mixed Use	<ul style="list-style-type: none"> Same as residential development. 	<ul style="list-style-type: none"> Civic and commercial developments could be impacted, thus reducing community gathering places. Potential impact on industrial lands could reduce job opportunities on sites which are primarily Resource Area. 	0
Parks, open space and trails	<ul style="list-style-type: none"> Same as residential development. 	<ul style="list-style-type: none"> Parks and open space, which provide community gathering places, are impacted. Opportunities for active recreation and outdoor education, which provide community benefits, could be precluded. 	-1

Use Category	Positive Social Consequences	Negative Social Consequences	Net Effect
Transportation facilities	<ul style="list-style-type: none"> Same as residential development. 	<ul style="list-style-type: none"> Small blocks and good connectivity, which encourage the use of active transportation modes and can improve public health, may not be possible. 	-1
Public and private utilities	<ul style="list-style-type: none"> Same as residential development 	<ul style="list-style-type: none"> Placement and maintenance of utilities systems may not be able to be maximized for safety. 	-1

Table C-3 Environmental Consequences of Prohibiting Conflicting Uses

Use Category	Positive Environmental Consequences	Negative Environmental Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> Ecosystem services including water storage, retention and conveyance, flood control, pollution control and detoxification, groundwater recharge/ discharge, erosion protection and habitat for resident or transient species, and nutrient cycling that are provided by the existing resources are preserved. 	<ul style="list-style-type: none"> No mitigation would be required; thus, opportunities for enhancement of degraded Resources Areas may be fewer. 	+1
Non-Residential and Mixed Use	<ul style="list-style-type: none"> Same as residential development. 	<ul style="list-style-type: none"> Same as residential development. 	+1
Parks, open space and trails	<ul style="list-style-type: none"> Developed parks and open space don't displace native riparian and wildlife habitat. Maintenance practices don't occur which could introduce pesticides and fertilizers. 	<ul style="list-style-type: none"> Same as residential development. 	0
Transportation facilities	<ul style="list-style-type: none"> Same as residential development. Impact due to light and noise from automobile traffic, introduction of polluted runoff from the transportation facility, and vulnerability that accidents that may introduce high levels of pollutants are avoided. 	<ul style="list-style-type: none"> Out-of-direction travel is increased if no crossings are permitted. Good connectivity, which encourage the use of active transportation modes and lessen travel times and vehicle miles traveled, thus reducing greenhouse gas emissions, may be precluded. 	+1

Use Category	Positive Environmental Consequences	Negative Environmental Consequences	Net Effect
Public and private utilities	<ul style="list-style-type: none"> • Same as residential development. • Impacts from installation, which may introduce impacts (some are temporary) by removing native vegetation and disturbing stable slopes and soil, are avoided. 	<ul style="list-style-type: none"> • Placement and maintenance of utilities systems cannot be maximized for efficiency thus increasing the need for additional power lines, pump stations, and other facilities to work around resources and impact areas. 	0

Table C-4 Energy Consequences of Prohibiting Conflicting Uses

Use Category	Positive Energy Consequences	Negative Energy Consequences	Net Effect
Residential development	<ul style="list-style-type: none"> • Additional energy is not required to build and maintain water quality and stormwater facilities, and manage impacts from flooding • No increased energy consumption due to loss of vegetation and microclimate effects. 	<ul style="list-style-type: none"> • Reduces opportunities to provide compact development patterns with grid pattern streets and reduce out-of-direction travel. 	0
Non-Residential and Mixed Use	<ul style="list-style-type: none"> • Same as residential development. 	<ul style="list-style-type: none"> • Efficient siting may reduce energy cost due to transportation, solar access, and the provision of infrastructure services. Less energy would then be needed to access and operate the facilities. 	0
Parks, open space and trails	<ul style="list-style-type: none"> • Similar to residential, although benefits could be less depending on the amount of impervious area. 	<ul style="list-style-type: none"> • Similar to Non-Residential and Mixed Use. • Allowing trails encourages non-motorized modes of transportation. 	0
Transportation facilities	<ul style="list-style-type: none"> • Same as residential development. 	<ul style="list-style-type: none"> • Small blocks and good connectivity encourage the use of active transportation modes and lessen travel times and vehicle miles traveled. 	-1
Public and private utilities	<ul style="list-style-type: none"> • Same as residential development. 	<ul style="list-style-type: none"> • Placement and maintenance of utilities systems cannot be maximized for efficiency thus increasing the need for additional power lines, pump stations, and other facilities to work around resources and impact areas. 	-1

Table C-5 summarizes the net effect of prohibiting the conflicting uses. The cumulative net effect column shows the “strength” of the positive or negative consequences of allowing the conflicting use. The maximum positive score is +4 and the maximum negative score is -4. A strong positive score suggests that, on the whole, prohibiting the conflicting use would provide a net benefit to the City, whereas a negative score would suggest that the use should not be prohibited. Results of this table are carried forward to the program recommendation section of this analysis.

As shown in Table A-5, the net effect of prohibiting conflicting uses is positive for residential development; however, a prohibition that would result in a taking is not allowed. The net effect of prohibiting conflicting uses is neutral for non-residential and mixed use development. This is primarily due to the positive environmental consequences being off-set by the economic impacts to property owners. The consequences to parks, trails and open space are somewhat negative as trails and other passive recreation opportunities within the resource and impact area would be precluded. In the case of transportation facilities, the environmental benefits of prohibiting the conflicting use are balanced with the economic consequences of increased out-direction-travel and vehicle miles traveled especially in the case of crossings for arterials and collectors. Similarly, for utilities, prohibiting the conflicting use within the resource and impact area could preclude development of an efficient system thus creating the need for additional pump stations, or other engineered solutions.

Table C-5 Summary of Consequences of Prohibiting Conflicting Uses

Use Category	Economic	Social	Environmental	Energy	Cumulative Effect
Residential development	0	0	+1	0	+1
Non-residential and mixed use	-1	0	+1	0	0
Parks, open space and trails	0	-1	0	0	-1
Transportation facilities	-1	-1	+1	-1	-2
Public and private utilities	-1	-1	0	-1	-3

Program Recommendations

This section includes draft recommendations as to whether to allow, limit, or prohibit identified conflicting uses within significant natural resources areas based on the ESEE analysis above. A decision to prohibit or limit conflicting uses protects the natural resources. A decision to allow some or all conflicting uses for a particular site may also be consistent with Goal 5, provided it is supported by the ESEE analysis. One of the following determinations shall be reached with regard to conflicting uses for a resource site:

- (a) The City may decide that a significant natural resource is of such importance compared to the conflicting uses and the ESEE consequences of allowing the conflicting uses are so detrimental to the resource that the conflicting uses should be prohibited.
- (b) The City may decide that both the significant natural resource and the conflicting uses are important compared to each other and, based on the ESEE analysis, the conflicting uses should be allowed in a limited way that protects the resource to a desired extent or requires mitigation of loss natural resources and associated values and functions.
- (c) The City may decide that the conflicting use should be allowed fully, notwithstanding the possible impacts on the significant natural resources. The ESEE analysis must demonstrate that the conflicting use is of sufficient importance relative to the resource and must indicate why measures to protect the resource to some extent should not be provided, as per subsection (b) of this section.

Summary of General Recommendation. Table 4, below, identifies the “net effect” from Tables A-4, B-4, and C-4 and provides a general recommendation for each use category. The possible numeric values range from -4 to +4. A value of -4 suggests that the scenario (allow, limit, prohibit) would likely result in negative economic, social, environmental and energy consequences; whereas, a value of +4 suggests that the scenario would likely result in positive consequences. The recommendation is based on encouraging the strongest positive outcome.

The analysis and weighing of the ESEE factors from the three scenarios suggests that overall the limit scenario offers the greatest net benefit in all use categories; thus a general recommendation of “**limit**” is appropriate. However, the Private and Public Utilities and Facilities use category also received a positive result under the Allow scenario; indicating that a greater degree of flexibility to accommodate these uses under a future protection program may be appropriate. The Residential use category received a positive score under prohibit, which suggests that future residential development should be strictly limited, although perhaps somewhat less so for multifamily developments which have the potential of offering more affordable housing to a greater number of people.

Table 4: Summary of Net Effect of Allowing, Limiting or Prohibiting Conflicting Uses within Resource Areas

Use Category	Allow (Cumulative Effect from Table A-1)	Limit (Cumulative Effect from Table B-1)	Prohibit (Cumulative Effect from Table B-1)
Residential development	-3	+3	+1
Non-Residential and Mixed Use	-2	+3	0
Parks, open space and trails	-1	+3	-1
Transportation facilities	0	+3	-2
Public and private utilities	+1	+3	-3
Totals	-5	+15	-5

Program recommendations to implement limit scenario. As noted above, the limit scenario offers the greatest net benefit in all use categories; thus, a program that limits conflicting uses is appropriate. More specifically, the program should accomplish the following objectives in order to achieve the net benefit to the City anticipated by this approach:

- Avoid impacts to forest, wetland, and stream resources where possible. Where impacts cannot be avoided require mitigation for resource impacts to ensure no net loss of lost ecosystem services over time within Gresham’s watersheds.
- Provide the greatest degree of protection to protected water features and the area immediately adjacent in order to retain the highest value ecosystem services and to prevent, where possible, constraints to floodplain function and to natural fluctuations and movements of wetlands and waterways.
- Where impacts cannot be avoided, site impacts in such a way that trees with the highest ecosystem services value are protected by observing additional tree protections for native trees over 24 inches diameter breast height.
- Support climate resiliency of forest resources by requiring biodiversity and pest resilience factors are considered in land management and mitigation decisions.
- Protect public health by providing access to restorative ecosystem services in public greenspaces, while limiting impacts to sensitive slopes, water resources, and habitat areas by strategically locating public trails and related recreational infrastructure.
- Provide for flexibility in mitigation opportunities to allow for variations in site conditions, habitat features, and existing conditions at impact and mitigation sites.

- Support the clustering of residential development away from resources so that the economic and social benefits of providing housing are accomplished in conjunction with environmental benefits of protecting resources.
- Support affordable housing development and social equity by providing clear and objective pathways for needed housing.
- Recognize that Private and Public Utilities and Facilities may require a greater degree of flexibility to allow for the crossing of resources and the temporary impacts associated with underground utilities. Similarly, the Transportation use category may require stream crossings but potentially this should be limited (e.g., to arterial and collector streets where the crossing have been identified in the City's Transportation System Plan).

Exhibit F

Working Draft of Gresham Environmental Technical Guidance Manual

A draft was attached to this staff report and is available upon request. It is now superseded by the final draft as a separate item before Council.

To: Planning Commission
From: Ken Koblitz, Development Engineering Manager
Date: November 20, 2020
Re: Environmental Overlay Project Resource Area Zoning Impact Analysis on Public Facilities

The purpose of this memorandum is to evaluate and document the potential magnitude of impacts to the capacity of planned public infrastructure systems of changing Environmentally Sensitive Resource/Restoration Areas (ESRAs) in Pleasant Valley and Springwater plan areas from land use districts (zones) to Resource Area (RA) overlays with underlying residential, commercial and/or industrial zoning.

Background

In Pleasant Valley and Springwater plan areas, ESRAs are distinct zones rather than overlays. A weakness of this paradigm is that as a natural resource, such as a stream, shifts in physical location over time, or is found to be mis-mapped, corrections of the corresponding ESRA lead to gaps in zoning where the stream moved away and duplicative zones in the direction the stream moved toward. Through the work of the Environmental Overlay Project (EOP) the ESRA zones are proposed to be changed to overlays and the underlying land will be given conventional zoning as residential, commercial, or industrial.

While similar in function to protect natural resources, an overlay with underlying residential, commercial, or industrial zoning is slightly less prohibitive of development than singular environmental zones.

This memo is intended to document the impact that change may have on the capacity of planned infrastructure.

Potential Degree of Impact

The following table reflects the maximum additional development potential in Pleasant Valley and Springwater, of converting ESRA zoning to RA overlays with residential, commercial, and industrial underlying zones.

	Pleasant Valley	Springwater
Residential	71 dwelling units	48 dwelling units
Commercial	3 acres	2 acres
Industrial	0 acres	30 acres

Pleasant Valley

The table below shows the expected demand of the Transportation, Water, Wastewater, and Stormwater systems as they are currently master planned, and the comparative maximum potential increase due to the zone changes described above. Transportation impacts are equated to trips. Water and Wastewater impacts are equated to Equivalent Dwelling Units (EDU), and Stormwater impacts are equated to Drainage Residential Units (DRU).

	Master Planned	Maximum Additional Increase Due to Zone Change	Maximum Percentage Increase
Transportation	11,662	234	2.01%
Water	2,732	78	2.84%
Wastewater	2,732	78	2.84%
Stormwater	5,684	97	1.71%

Springwater

The table below shows the expected demand of the Transportation, Water, Wastewater, and Stormwater systems as they are currently master planned, and the maximum potential comparative increase due to the zone changes described above. Transportation impacts are equated to trips. Water and Wastewater impacts are equated to Equivalent Dwelling Units (EDU), and Stormwater Impacts are equated to Drainage Residential Units (DRU).

	Master Planned	Maximum Additional Increase Due to Zone Change	Maximum Percentage Increase
Transportation	15,281	484	3.16%
Water	5,761	118	2.04%
Wastewater	5,761	118	2.04%
Stormwater	7,227	327	4.52%

Summary

In both Pleasant Valley and Springwater, the proposed zone changes will have minimal effect, adding a maximum of between 1.71% and 4.52% to the expected use of the master planned public facilities. Given the inherent safety factors built into the methodologies, the proposed zone changes will not result in any need to increase the public facilities master plan capacity to accommodate the potential additional use of those systems.