

THE DEVELOPMENT CODE AND PROCESS UPDATES PROJECT – PHASE ONE

The Development Code and Process Updates (DCPU) Project is a multi-year program to 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 today’s evolving development climate. Phase One of the DCPU project is currently underway, and focuses on Code updates that are time sensitive, high priority, and/or policy neutral. The following summarizes the Development Code updates proposed as part of Phase One:

- **General Updates for Clarity and Ease of Use:** Simple updates throughout the Development Code are proposed as “clean-up” edits in order to improve usability. These edits primarily include policy neutral changes to clarify code language, update formatting, consolidate redundancies, and correct typos.
- **Codification of Existing Policies and Procedures:** The Urban Design and Planning Department utilizes a series of Policy and Procedure documents, signed by the Director, as a means of clarifying standards until the development code can be updated. Several such existing policies will be codified as part of Phase One.
- **Section 5.0300 Historic Resources:** Revisions to Section 5.0300 are proposed to make the section easier to use and to comply with recent updates to State law.
- **Table 7.0003 Design Review Categories:** Table 7.0003 is proposed to be reformatted to simplify its use and referencing. Policy language updates are proposed to clarify requirements, fix errors and omissions, remove redundancies, and simplify design review classifications per existing review procedures.
- **Corridor Design District Guidelines and Standards:** The two sets of design guidelines and standards applicable to projects in the Corridor Design Districts (Sections 7.0103 Multi-Family Design Guidelines and Standards and 7.0603 Corridor Design District Commercial Design Guidelines and Standards) are proposed to be consolidated into one section to provide simpler code language that reduces repetition and focuses on quality urban design.
- **Section 9.1000 Tree Regulation Update:** A policy-neutral reorganization of the Tree Code is proposed to simplify navigation and increase its ease of use. A code provision allowing for design modifications for tree protection was inadvertently left out in the last tree code update and is proposed to be restored.
- **Section 10.0120 Standards:** A policy-neutral reorganization of the Accessory Dwelling Unit (ADU) standards is proposed to increase their ease of use. The parking requirement for ADUs will be removed to comply with recent updates to State law (from House Bill 2001).
- **Section 11.0800 Neighborhood Meeting:** Minor changes to the neighborhood meeting procedures based on work sessions with the Planning Commission and the Coalition of Gresham Neighborhood Associations are included in the Phase One updates.

Phase One Next Steps

- Feb.19, 2020: Design Commission draft code
- Mar. 4, 2020: Public Open House
- Mar. 16, 2020: Planning Commission draft code
- April 27, 2020: Planning Commission public hearing
- June 2, 2020: City Council public hearing
- July 7, 2020: City Council enactment
- Aug. 6, 2020: Code Effective