

GRESHAM CITY COUNCIL
AGENDA ITEM TYPE: DECISION



Plan Map Amendment (PMA)
Type III Public Hearing

Meeting Date: March 4, 2014
Service Area: Urban Design & Planning

Agenda Item Number: D-1
Service Area Manager: Erik Kvarsten

REQUESTED COUNCIL ACTION

Move to approve City Application No. PMA 13-26000276 based on the findings, conclusions and recommendations in the Planning Commission Recommendation Order and Staff Report; and approve the first reading of Council Bill 01-14.

PUBLIC PURPOSE AND COMMUNITY OUTCOME

This is a City Council-initiated Plan Map Amendment (PMA) that will change the land use district designation for three parcels totaling 6.17 acres at the northeast corner of Southeast Orient Drive and Southeast Welch Road from Moderate Density Residential – 24 (MDR-24) to Transition Residential (TR).

The benefits of this change include the greater compatibility of the TR district with the abutting Low Density Residential - 5 (LDR-5) properties to the east, and providing a transition between these LDR-5 parcels and Southeast Orient Drive (a standard arterial street) and commercial properties to the west. The TR district also allows for single-family residential building types that are more appropriate in this area that lacks frequent transit and nearby commercial services.

BACKGROUND

The subject property is comprised of three MDR-24 designated parcels totaling 6.17 acres that are described as follows:

- Parcel 1: 2780 SE Orient Drive (2.44 acres) Owner: George Hale
- Parcel 2: 2840 SE Orient Drive (2.99 acres) Owner: George Hale
- Parcel 3: 4717 SE Welch Road (0.74 acres) Owner: Stanley Herman

The MDR-24 district allows apartments, condominiums, townhouses and duplexes at a density of 12.1 to 24.2 dwelling units per acre. Single-family detached homes are not allowed. The TR district allows for single-family detached homes on minimum 4,000-square-foot lots, townhouses and duplexes at a density of 6.22 to 14.52 dwelling units per acre.¹ Apartments and condominiums are not permitted.

On Sept. 11, 2013, the Kelly Creek Neighborhood Association (KCNA) voted to ask the City Council to initiate a PMA to change the designation of these parcels from

¹ A maximum density of 18.15 dwelling units per acre is permitted for parcels of up to 1.5 acres.

MDR-24 to TR. A letter requesting this initiation was presented to City Council at its Sept. 17, 2013, meeting. City Council initiated this PMA on Nov. 5, 2013. The City of Gresham is the applicant for this PMA.

Applicants for PMAs are required to respond to criteria found in the following Development Code sections:

- Section 12.0001.A.3.a; and
- Section 12.0001.A.3.b; and
- Section 12.0001.A.3.c.i or c.ii; and
- Section 12.0001.A.3.d.

The applicant has chosen to respond to Section 12.0001.A.3.c.ii: The findings and conclusions are detailed in the staff report and are summarized below:

Section 12.000.A.3. The applicant must demonstrate compliance with the following criteria:

- a. The proposed designation is consistent with the applicable goals, policies, and implementation strategies of the Community Development Plan. The applicant must demonstrate that the proposed designation complies with the appropriate land use district or sub-district characteristics identified in the Community Development Code.***

Findings for Criterion 3.a.:

- The proposal promotes the City's Land Use Policy because the change retains the parcels' residential character and does not affect the supply of commercial, office, institutional, industrial or open space lands.
- The PMA conforms to the City's Transportation System Policy because the City has adopted rules to protect the transportation system and the land use district change would not adversely affect traffic.
- The proposed change would be consistent with the Public Facilities Policy because the City will evaluate the need for any additional public facilities related to development when a development proposal is submitted.
- The proposal promotes the City's Housing Opportunities Goal, Livability Goal, and applicable Livability Policies because:
 - The TR district will allow for smaller lot single-family detached homes that provide for an alternative housing type.
 - The less dense TR district will be more complementary to the abutting existing LDR-5 development and will be a more appropriate land-use designation in an area with limited commercial development and transit services. The TR district, which offers the flexibility of lower density, also provides a more appropriate transition considering that a 100-foot utility easement along Orient will focus development on the east side of the site nearer existing single-family homes.
- The TR district is designed to provide for land use types such as townhomes and single-family homes on smaller lots in areas where it can

provide a transition between more intense land uses and less intense land uses. In this location, the TR would be located in between single-family detached homes on 5,000-square-foot lots and more intense uses, including an arterial street and commercial property.

Conclusion for Criterion 3.a.: Criterion 3.a is met. The proposal is consistent with all applicable goals and policies found in Gresham's Comprehensive Plan. It also complies with the characteristics outlined in the description of the TR district.

b. The proposed designation will not negatively impact existing or planned public facilities and services.

Findings for Criterion 3.b.: The proposed TR designation will allow a similar number of dwelling units when compared with the current MDR-24 district. When the site develops, it will be subject to the review of applicable design criteria and the Public Works Standards.

Conclusion for Criterion 3.b.: Criterion 3.b. is met. The proposed change will not have a negative impact on existing or planned public facilities.

c. The applicant shall demonstrate compliance with one of the following criteria²:

- ii. The site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed land use designation and its potential uses vary. The factors to be used in determining suitability are parcel size and location.***

Findings for Criterion 3.c.ii.:

The vicinity of the site is bordered by the city limits to the east and south, Southeast Barnes Road to the west and Southeast Salquist to the north. Aside from a 1.44-acre site directly north of Parcel 1, there are no other TR properties in this vicinity. The area lacks commercial uses and frequent bus service that would serve to support the development of the property under the MDR-24 designation. This property has remained undeveloped/underdeveloped under the MDR-24 designation for more than 20 years.

Conclusion for Criterion 3.c.ii.: Criterion 3.c.ii. is met. The applicant has defined the vicinity appropriately and has demonstrated a lack of alternative sites within that vicinity. Also, the site is more suitable for the TR designation because of a lack of frequent transit and commercial services.

d. The proposed designation is consistent with the Metro Urban Growth Management Functional Plan.

² The applicant is required to respond either to Criterion 3.c.i or 3.c.ii. and has responded to Criterion 3.c.ii.

Findings for Criterion 3.d.: The PMA was reviewed for compliance with Titles 1 and 8 of the Metro Urban Growth Management Functional Plan (UGMFP):

Title 1 requires that a city may reduce its minimum zoned housing capacity through the PMA process if it increases its minimum zoned housing capacity by an equal or greater amount in other places where the increase is expected to be realized within the 20-year planning period of Metro's last capacity analysis. In the case of this PMA, the maximum allowed density in TR exceeds the minimum density in MDR-24, so there may not be any reduction in the number of actual units developed. The change in potential units also is insignificant. Metro has been notified of this PMA and has not objected to the change in land-use district.

Title 8 requires that notice of this PMA be sent to Metro no later than 45 days before the first evidentiary hearing. Notice was sent on Dec. 13, 2013, which was 45 days prior to the Jan. 27, 2014, hearing before the Planning Commission.

Conclusion for Criterion 3.d.: Criterion 3.d has been met. The applicant has demonstrated compliance with Titles 1 and 8 of the UGMFP.

Conclusion for Section 12.000.A.3: The proposed PMA is consistent with the applicable criteria found in Section 12.000.A.3 of the Development Code.

The Planning Commission held a public hearing on this proposal on Jan. 27, 2014, and unanimously voted to recommend approval of the proposal to City Council. The Planning Commission recommendation was based upon the Staff Report findings and recommendations that concluded that the proposal met all the criteria for PMAs as outlined in Section 12.0001.A.3 of the Development Code.

RECOMMENDATION AND ALTERNATIVES:

Recommendation:

Staff recommends that City Council approve City Application No. PMA-13-26000276 based on the findings, conclusions and recommendations in the Planning Commission Recommendation Order and Staff Report and approve the first reading of Council Bill 01-14.

Alternatives:

The alternatives to the recommendation are:

1. Adopt the Planning Commission and staff recommendation with deletions, additions or modifications to the findings and conclusions.
2. Refer some, or all, of the proposal back to the Planning Commission for consideration. This would delay enactment of the PMA.
3. Reverse the Planning Commission and staff recommendations and reject the PMA. The existing MDR-24 designation would remain in effect.

BUDGET / FINANCIAL IMPACT

Costs associated with this PMA are included in the FY 2013-2014 budget.

PUBLIC INVOLVEMENT

Public involvement included:

- Written notification sent to the property owners of Parcels 1, 2 and 3 on Oct. 24, 2013, that informed them that City Council was to act upon a request by the Kelly Creek Neighborhood Association to initiate the PMA at its Nov. 5, 2013, City Council.
 - Written notice of the required Early Neighborhood Meeting was sent to property owners within 300 feet of the site on Nov. 8, 2013.
 - The Early Neighborhood Meeting was held on Nov. 26, 2013.
 - A Measure 56 Notice was sent to the property owners of Parcels 1, 2 and 3 on Jan. 6, 2014.
 - Mailed notification to property owners and residents within 300 feet of the site was sent for both the Planning Commission and City Council hearings.
 - Notice was published in the *Outlook* for both hearings.
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NEXT STEPS

The second reading of this Council Bill is tentatively scheduled for April 1, 2014, with an effective date of May 1, 2014.

ATTACHMENTS

- A. Council Bill No. 01-14
 - B. Planning Commission Recommendation Order
 - C. Staff Report with Exhibits and Hearing Exhibits
 - D. Jan. 27, 2014, Draft Planning Commission Minutes
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FROM:

Brian Martin, Senior Comprehensive Planner, Urban Design & Planning
Ann M. Pytynia, Principal Urban Planner, Urban Design & Planning

REVIEWED THROUGH:

Steve Fancher, Director, Department of Environmental Services
Marnie Allen, Senior Assistant City Attorney
Office of Governance and Management

FOR MORE INFORMATION

Staff Contact: Ann Pytynia
Telephone: 503-618-2859
Staff email: Ann.Pytynia@GreshamOregon.gov
Website: www.greshamoregon.gov/udp

ORDINANCE NO.

AN ORDINANCE AMENDING THE GRESHAM COMMUNITY DEVELOPMENT PLAN MAP FOR PROPERTY LOCATED ON ORIENT DRIVE AND WELCH ROAD FROM MODERATE DENSITY RESIDENTIAL – 24 (MDR-24) TO TRANSITION RESIDENTIAL (TR) (PMA 13-26000276 – ORIENT-WELCH)

THE CITY OF GRESHAM ORDAINS AS FOLLOWS:

Section 1. The Gresham Community Development Plan Map is amended as follows:

Approximately 6.17 acres of property consisting of three parcels located at 2780 and 2840 SE Orient Drive, and 4717 SE Welch Road, Section 1S3E13CD, Tax Lots 4500, 4600 and 4700, in the City of Gresham, Multnomah County, Oregon is changed from Moderate Density Residential -24 (MDR-24) to Transition Residential (TR).

Section 2. The amended Gresham Community Development Plan Map is attached as Exhibit A.

First reading: _____

Second reading and passed: _____

Yes: _____

No: _____

Absent: _____

Abstain: _____

Erik Kvarsten
City Manager

Shane T. Bemis
Mayor

Approved as to Form;

Marnie Allen
Senior Assistant City Attorney

EXHIBIT A



File Number: PMA 13-26000276
Project: City of Gresham

CITY OF GRESHAM
URBAN DESIGN & PLANNING
November 7, 2013



**BEFORE THE PLANNING COMMISSION OF THE
CITY OF GRESHAM**

TYPE III RECOMMENDATION ORDER

PMA 13-26000276

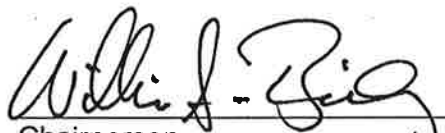
A public hearing was held on January 27, 2014, to consider a proposed City-initiated Plan Map amendment from **Moderate Density Residential-24 (MDR-24) to Transition Residential (TR)** on a site located at 2780 and 2840 SE Orient Drive and 4717 SE Welch Road. The site is also described as State ID# 1S3E13CD #4500, 4600 & 4700, Willamette Meridian, Gresham, Oregon.

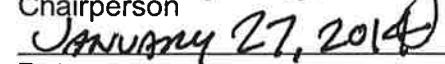
The Planning Commission closed the public hearing and made a final recommendation at the January 27, 2014 meeting.

William Bailey, Chairperson, presided at the hearing.

A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of this Type III Plan Map Amendment Recommendation Order.

The Planning Commission recommends **Approval** of the proposed City-initiated Plan Map amendment to the City Council based on the findings, conclusions and recommendations contained in the attached Staff Report.



Chairperson


Date



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

STAFF REPORT – TYPE III
Proposed Gresham Orient-Welch Plan Map Amendment

FINDINGS AND RECOMMENDATION

HEARING DATE: January 27, 2014

REPORT DATE: January 16, 2014

TO: Gresham Planning Commission

FROM: Ann M. Pytynia, AICP, Principal Urban Planner

FILE NUMBER: PMA 13-26000276

PROPOSAL: The proposal is for a Plan Map Amendment from Moderate Density Residential - 24 (MDR-24) to Transition Residential (TR) on Tax Lots 4500, 4600 and 4700 in Section 1S3E 13CD

APPLICANT: City of Gresham

REPRESENTATIVE: Brian Martin, Senior Comprehensive Planner, Urban Design & Planning
Ann M. Pytynia, Principal Urban Planner, Urban Design & Planning

LOCATION: 2780 and 2840 SE Orient Drive; 4717 SE Welch Road

EXHIBITS:

- A. Vicinity Map
- B. Applicant's Narrative
 - 1. Location Map
 - 2. Aerial with Land Use Districts
 - 3. Gresham City Council Agenda Item Type III Plan Map Amendment initiation; Nov. 5, 2013
 - a. September 17, 2013 letter to Mayor Shane Bemis and the Gresham City Council from Kelly Creek Neighborhood Association
 - 4. City of Gresham letter to George Hale
 - 5. City of Gresham letter to Stanley Herman

RECOMMENDATION: Staff recommends that the Planning Commission recommend adoption of this Plan Map Amendment to the City Council.

I. BACKGROUND INFORMATION

A. Description of Proposal and History

Description: The proposal would change the 6.17 acres area comprised of three parcels from Moderate Density Residential – 24 (MDR-24) to Transition Residential (TR). The MDR-24 District primarily allows apartments, condominiums, townhouses and duplexes at a residential density of 12.1 to 24.2 dwelling units per acre while TR primarily allows single family detached dwellings on minimum 4000 square foot lots, duplexes on corner lots and townhouses at a density of 6.22 – 14.52 dwelling units per acre¹.

The parcels are located at the northeast corner of SE Orient Drive and SE Welch Road and are described as follows:

- Parcel 1: 2780 SE Orient Drive (2.44 acres)
- Parcel 2: 2840 SE Orient Drive (2.99 acres)
- Parcel 3: 4717 SE Welch Road (0.74 acres)

Parcels 1 and 2 are undeveloped and owned by George Hale. Parcel 3 is developed with a single family dwelling and is owned by Stanley Herman.

History: On September 11, 2013, the Kelly Creek Neighborhood Association voted to ask the Gresham City Council to initiate a Plan Map Amendment (PMA) to change the designation of these parcels to TR and subsequently sent a letter to Mayor Shane Bemis and the City Council requesting this initiation on September 17, 2013.

On October 24, 2013, the City sent letters to the property owners informing them that City Council was scheduled to act upon this initiation request at its November 5, 2013 meeting. City Council reviewed this request and voted to initiate this PMA at that November 5, 2013 meeting.

On November 8, the City sent out a notice of the required Early Neighborhood meeting and posted the site with information about the time, date and location of that meeting. The meeting was held on November 26, 2013.

B. Executive Summary

The proposed TR designation meets all of the City's criteria for Plan Map Amendments. This proposed change is consistent with applicable goals, policies and action measures² of the Community Development Plan and the properties comply with the required characteristics of the TR District.

¹ For sites less than 1.5 acres, the maximum density is 18.15 units per acre

² Action measures were formerly called Implementation Strategies

The TR designation in this location would create a transition between SE Orient Drive, an arterial street³, and the properties designated Low Density Residential – 5 (LDR-5) to the east. There is a 100' wide transmission easement that impacts the property. This easement is located on Parcel I and runs parallel to SE Orient Drive. Since no development can take place within the easement, its effect would be to concentrate any adjoining development against those LDR-5 properties. The TR district allows both single family detached homes on 4000 square foot lots and townhouses. These uses would provide more of a gradual transition between the LDR-5 properties that are or can be developed with single family homes on minimum 5000 square foot lots and SE Orient Drive.

There would be no negative impact on public facilities. The existing MDR-24 designation has the potential of allowing for more dwelling units than TR, hence the effect on public facilities is, at most, neutral.

The vicinity used for evaluating this proposal was the City limits to the east and south, SE Barnes Road to the west and SE Salquist Road to the north. Aside from a 1.44 acre parcel north of Parcel I that is also under the same ownership as that of Parcel I, there are no other TR properties in this vicinity. Changing Parcels I, 2 and 3 to TR increases the likelihood of all of these parcels developing under the same or coordinated development proposal.

There is very limited bus service in this area and very little commercial land; most of which has already been developed. These vicinity characteristics also point to the need for these properties to be developed at a slightly less density than that allowed by MDR-24.

Staff has evaluated the proposal and has found it does comply with the Metro Urban Growth Management Functional Plan.

Based on these and other findings contained in this report, staff has recommended adoption of the proposed TR designation.

II. APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES

Section 11.0200	Initiation and Classification of Applications
Section 11.0500	Type III Quasi-Judicial Procedures
Section 11.0800	Neighborhood Meeting
Section 11.0900	Application Submittal and Completeness Review
Section 11.1000	Public Hearings
Section 12.0000	Plan Map Amendments and Amendments to Map Boundary

³ The classification will change to standard arterial on February 6, 2014.

III. APPLICABLE COMMUNITY DEVELOPMENT PLAN POLICIES

Section 10.310	Land Use
Section 10.320	Transportation System
Section 10.330	Public Facilities
Section 10.600	Housing

IV. APPLICABLE METRO URBAN GROWTH FUNCTIONAL PLAN TITLES

Title 1:	Housing Capacity
Title 8:	Compliance Procedures

V. FINDINGS

The proposed plan map amendment is consistent with all applicable criteria and policies of the Community Development Plan, as indicated in the following findings:

COMMUNITY DEVELOPMENT CODE PROCEDURES:

- A. Section 11.0200 – Initiation and Classification of Application. Pursuant to Section 11.0201.A.2, City Council initiated this Type III application on November 5, 2013.
- B. Section 11.0500 - Type III Quasi-Judicial Procedures. This proposal will be considered by both the Planning Commission and the City Council at public hearings in accordance with provisions of this section.
- C. Section 11.0800 – Neighborhood Meeting. A Neighborhood Meeting was held on November 26, 2013. The requirements of this section have been met.
- D. Section 11.0900 – Application Submittal and Completeness Review. This application was determined to include information needed to fully address the PMA criteria.
- E. Section 11.100 – Public Hearings. This application is being processed under Type III procedures with hearings before the Planning Commission and City Council. All public notice requirements and rules of procedure have been followed.
- F. Section 12.0000 - Plan Map Amendments and Amendments to Map Boundaries. This proposal will be evaluated according to the Type III procedures and approval criteria contained in this section. Pursuant to Section 12.0001.A.3, an applicant must demonstrate that:

- a. *The proposed designation is consistent with the applicable policies and implementation strategies of the City's Community Development Plan. The applicant must demonstrate that the proposed designation complies with the appropriate land use district or sub-district characteristics identified in the Community Development Code.*
- b. *The proposed designation will not negatively impact existing or planned public facilities and services.*
- c. *The applicant shall demonstrate compliance with one of the following criteria:*
 - i. *A mistake was made in the current designation. The applicant must identify a specific error made during the adoption process of the Community Development Code that, if it had been brought to the attention of the council, would have influenced the council's decision of the appropriate designation; or*
 - ii. *The site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed land use designation and its potential use vary. The factors in determining suitability are parcel size and location.*
- d. *The proposed designation is consistent with the Metro Urban Growth Management Functional Plan*

Criteria a, b, c.ii and d have been addressed by the applicant starting on page 5 of the applicant's narrative.

COMMUNITY DEVELOPMENT PLAN POLICIES AND COMPLIANCE WITH DISTRICT CHARACTERISTICS

I. This section represents a review of the applicant's response to Section 12.0001.A.3(a) of the Community Development Code and focuses on the proposal's promotion of adopted City Goals and Implementation Strategies (also known as Action Measures). The following are Community Development Plan policies, which relate directly to this proposal. The staff has reviewed the narrative provided by the applicant and has made an evaluation of the proposal in light of applicable Comprehensive Plan Policies as follows:

Section 10.310 Land Use Policies:

Policy: It is the City's policy to ensure that an adequate supply of land exists for residential, commercial, office, institutional, industrial and open space needs.

Findings: The current land use designation of this 6.17 acre site is MDR-24. MDR-24 is a residential district characterized by townhouses, apartments, condominiums and duplexes at a density of 12.1 to 24.2 units per acre. The TR is also residential in character and allows for single family detached homes on minimum 4000 square foot lots, duplexes on corner lots and townhouses at a density of 6.22 to 14.52 units per acre.

Although the allowed number of units on a site is calculated by using net density, a calculation of gross site density generally depicts the change that would occur as a result of this PMA. If developed as an MDR-24 site, this property would yield 74-149 dwelling units. Under the TR designation, this site would be developed with 38-90 dwelling units. There is clearly an overlap in the number of residential units that could be accommodated by this property with the change from MDR-24 to TR. The residential character of this site is preserved.

Summary: Based upon these findings, the proposal is in conformance with the Land Use Policy of the City of Gresham Comprehensive Plan. The property is remaining residential in character. This change will not have any effect on the supply of commercial, office, institutional, industrial or open space lands.

Section 10.320 Transportation System

Policy: The city shall protect existing and planned transportation corridors from conflicts with adjacent land uses by the adoption of:

- *Future street plans*
- *Design standards and classifications that reflect adjacent land use designations*
- *Access management standards*
- *Appropriate land use designations, and*
- *Development requirements including setbacks, buffering and landscaping standards, building orientation, density transfer provisions, easements and right of way dedication.*⁴

Findings: The City has already adopted plans and rules that are addressed in this policy. The site, at 6.17 acres, is small. Although it is not possible to precisely calculate overall net density at this time, it is clear that the effect on the transportation system would either be neutral, or there may be a slight decrease in traffic impacts under the TR District. This finding has been verified with Urban Design & Planning (Transportation Planning).

Summary: Based upon these findings, the proposal is in conformance with the Transportation System Policy of the City of Gresham Comprehensive Plan because the change in designation would enhance the protection of transportation corridors

⁴ This Policy is changed to an Action Measure upon the effective date of the Transportation System Plan Update on February 6, 2014.

from potential conflicts with adjacent uses and would have a neutral effect upon the transportation system.

Section 10.330 Public Facilities

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.

Implementation Strategies:

3. The Community Development Standards document will require that adequate facilities and services exist or can be provided as part of a proposal prior to issuing development permits.

Findings: City staff comprised of Transportation Planning, Development Engineering and Fire have had input into the evaluation of this proposal. All have determined that the change in designation will not impact the provision of adequate public facilities. As there will be no expected increase in the potential trip generation or impact upon other public facilities as a result of the proposed District designation change, the proposed designation will not negatively impact the provision of adequate public facilities and services.

The need for the construction of specific public facilities related to site development will be evaluated with the submission of a development proposal.

Summary: Based upon these findings, the proposal is in conformance with the Public Facilities Policy of the City of Gresham Comprehensive Plan because the change in Plan Map designation is not expected to have a negative effect on public facilities. Staff will review the need for public facilities improvements at the time of development permit review.

Section 10.600 Housing

Goal: Housing Opportunities Goal: Gresham will have a full range of quality housing for its current and future residents.

Findings: The TR district permits single family homes on 4000 square foot lots, townhouses and duplexes. The allowed uses in this district who may still wish to live in detached homes, but either do not want or need a larger lot size such as small families, those entering the home ownership market, singles and couples. Row homes allow for the option of home ownership, but present good choice for those not interested in, or able to maintain a detached single family home. The TR district presents a good complement to and transition to the adjacent LDR-5 property to the east.

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

Policy: Livability Policy 2: Permit appropriate housing types in locations that most benefit the viability of the overall City and its centers.

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

Findings: The TR designation allows for both townhouses and single family detached homes. These uses provide a good transition between the lower density LDR-5 property to the east and SE Orient Drive.

Regardless of the site's designation, the net density allowed when the site develops will be constrained by the 100' transmission easement on Parcel I that runs parallel to SE Orient Drive. The land area devoted to this easement will not be subtracted from the overall land area of the parcels when the overall allowed net density of the site is calculated. However, this easement will prohibit the construction of any buildings in this area and cause that part of the development on the site to be concentrated closer to the existing LDR-5 properties.

The TR designation will allow for potential developments that are more complementary to the existing area. It will also promote livability in the general area because it will provide for the option for somewhat less density in an area that does not have frequent transit service or an expansive network of supporting commercial properties.

Summary: Based upon these findings, the proposal is in conformance with the Housing Goals and Policies of the City of Gresham Comprehensive Plan because it is more appropriate than the MDR-24 district in this location due to the lack of services needed by more dense development. It also is more similar to the adjacent LDR-5 properties to the east; thereby enhancing the neighborhood character.

2. This section also represents a review of the applicant's response to Section 12.0001.A.3(a) of the Community Development Code and focuses on the proposal's compliance with the characteristics of the land use district.

The following description of the TR district is found in the Development Code:

Transition Residential (TR)

The Transition Residential District designation is intended for a mix of single-family detached, single-family attached and duplex housing. It is applied primarily to locations between more intense land use districts (such as those that allow multi-family residential and commercial uses) and less intense land use districts such as LDR-5 and LDR-7. TR provides a transition between these intensities while

providing for a variety of housing types. The residential net density is 6.22 to 14.52 or 18.15 units per acre, depending on site size.

Findings: These properties are currently located in between LDR-5 properties to the east and SE Orient Drive and properties designated Neighborhood Commercial (NC) to the west.

The classification of SE Orient Drive is an arterial. The Community Development Code, in Appendix A5.501.B describes arterials as:

Moderate speed, high volume streets with four travel lanes and a raised median. Traffic volumes are generally between 20,000 and 40,000 vehicles per day.

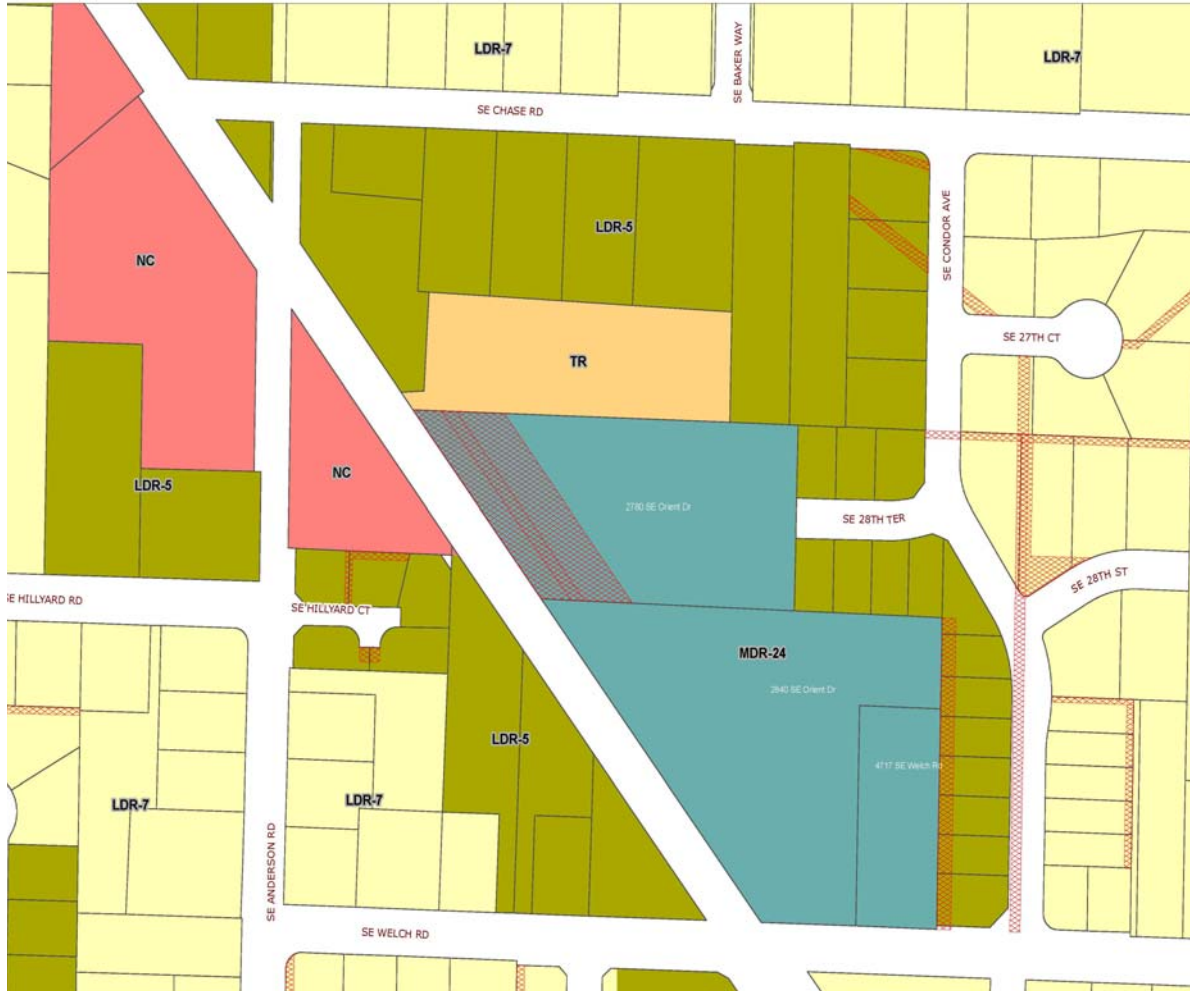
Gresham's Transportation System Plan Update will become effective on February 6, 2014. At that time, the classification of Orient Drive will change to a standard arterial, described as:

The standard arterial is designed to accommodate high traffic volumes at community level scale.

Standard arterials are expected to handle between 15,000 and 40,000 vehicle trips per day at speeds of 35-45 MPH. The TR in this location would allow for a more gradual transition between the existing LDR-5 properties and a higher capacity street (SE Orient Drive), since the TR allows for single family detached homes on minimum 4000 square foot lots and townhouses at a density that is less than the MDR-24 District.

Also, there is a small amount of NC property across SE Orient Drive to the northwest of the property. NC allows for small to medium sized commercial uses and is considered to be a more intense land use than residential. The change to TR will serve as a good transition between this NC property and the abutting less intense LDR-5 designation.

The following map depicts existing easements on the site and general vicinity. As shown below, there is an existing 100' transmission easement on Parcel I running parallel to SE Orient Drive.



This easement will cause any development to be adjusted eastward because no homes will be allowed to be constructed within that easement even though the land area occupied by the easement will be included in the total land area when the allowed density is calculated. This is because the Development Code definition of Net Density reads, in part:

Density, Net. The net density for any lot is computed by dividing the number of dwelling units by the quotient of the net square footage of the parcel divided by 43,560. The equation for units per acre is:

$$\text{Net Density} = \text{Units} \div (\text{Net square footage} \div 43,560)$$

To calculate net square footage, the following are subtracted for areas in LDR-5, LDR-7, TLDR and TR:

When calculating minimum density: Habitat Conservation Area; slopes 25 percent and greater; square footage dedicated to public streets, private streets, the flag pole portion of a flag lot and the portion of non-standard lots encumbered by an access easement. Non-standard lots are defined in Section 4.0138(B).

When calculating maximum density: Square footage dedicated to public streets, private streets, the flag pole portion of a flag lot and the portion of non-standard lots encumbered by an access easement. Non-standard lots are defined in Section 4.0138(B).

Although any potential right of way dedication will be subtracted from the calculation of net density, the definition does not allow for the area occupied by transmission easements to be removed from that calculation. This will cause any development on the site to be situated so that it is closer to the lower density LDR-5 properties to the east. The TR District represents more of a gradual increase in density between those LDR-5 properties and the abutting arterial street as well as the NC property to the northwest.

Summary: Based upon these findings, the site is in conformance with characteristics of the TR District because it will serve as a transition between the LDR-5 properties to the east and SE Orient Drive as well as the NC properties across SE Orient Drive to the northwest.

Criteria 1 Conclusion: Based on all the above findings, the proposed TR designation has been shown to satisfy Criteria 1 for Plan Map amendments.

3. This section represents a review of the applicant's response to Section 12.0001.A.3.b of the Community Development Code and focuses on impacts to existing and planned public facilities and services.

Findings: Based on input from the City's Department of Environmental Services (Development Engineering), Urban Design & Planning (Transportation Planning) and the Fire Department, the proposed TR designation is not expected to negatively impact public facilities because the overall number of dwelling units that may be developed on this site will be similar to that which could have been developed under the MDR-24 Designation. Development of the site will be subject to review of applicable design criteria and the public works standards when a development application is submitted.

Criteria 2 Conclusion: Based on these findings, the proposed TR designation is not expected to have negative impacts on public facilities, and therefore is consistent with Criteria 2 for Plan Map amendments.

4. This section represents a review of the applicant's response to Section 12.0001.A.3.c.ii of the Community Development Code and focuses the suitability of the site for the proposed designation.

The applicant has addressed Criterion 3c.ii. beginning on page 9 of the narrative.

Findings: The applicant appropriately described the vicinity as the area bordered by the City limits to the east and south, SE Barnes Road to the west and SE Salquist Road to the north.

Aside from a 1.44 acre site directly north of Parcel I, there are no other TR designated sites in the area. There is only rush hour bus service along Orient Drive from Monday through Friday and the minimal commercial that does exist in the vicinity is largely devoted to a single use, a child care center. The somewhat lower density that is allowed by TR is more appropriate in this area that currently does not have many support services.

The additional restriction of the 100' undevelopable transmission easement on Parcel I poses challenges to the site. This site has been designated MDR-24 for at least 20 years, yet remains essentially undeveloped.

Criteria 3.c.ii. Conclusion: Staff concurs with applicant's definition of "vicinity". Based on these findings, the applicant has demonstrated a need for the proposed designation, and that the site is suitable for the TR designation.

CONSISTENCY WITH METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

The applicant has demonstrated that the proposed designation is consistent with Title I of the Metro Urban Growth Management Functional Plan (UGMFP) in regard to Housing Capacity. Discussions on pages 10 and 11 of Exhibit B point out that, although the TR District has lower minimum and maximum density range than the MDR-24, the overall ranges overlap, with the maximum density allowed by TR exceeding the minimum density in MDR-24. At 6.17 acres, the parcel size is relatively small, so any decrease in the overall number of dwellings that might occur as a result of this change would also be extremely small in the overall context of the number of dwelling units in the city as a whole. As an example, the applicant stated that if 90 dwellings were to be achieved on this site, this would represent 0.2% of the number of dwelling units in Gresham. Additionally, this site has remained undeveloped/underdeveloped for over 20 years and is currently not contributing to the housing stock in Gresham. The property owners and their representatives have expressed an interest in developing the site with the TR designation.

The city mailed notification of this proposed amendment to Metro on December 13, 2013; which was 45 days before the first evidentiary hearing on the PMA, in compliance with Section 3.07.820 of the UGMFP.

Conclusion: Based on these considerations, consistency with the UGMFP is maintained and Criterion d. of Section 12.0001.A.3 of the Gresham Community Development Code has been met due to its overall neutral effect on UGMFP compliance. The notice provisions of the UGMFP have been followed.

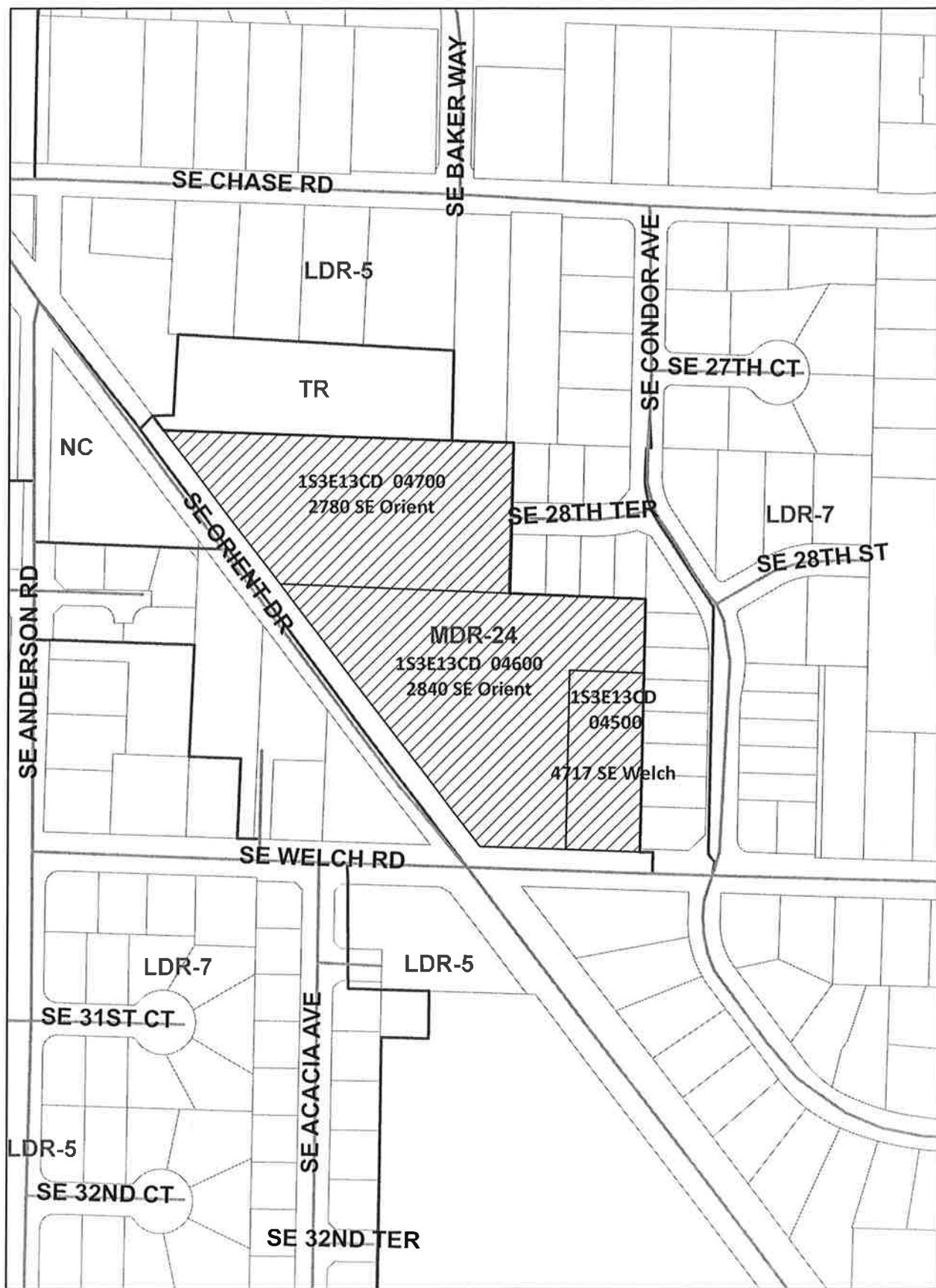
VI. CONCLUSION

The proposed Plan Map amendment is consistent with applicable criteria and policies of the Community Development Plan, as indicated by findings contained in Section V of this report.

VII. RECOMMENDATION

Staff recommends that the Planning Commission recommend adoption of the proposed Plan Map Amendment from Moderate Density Residential – 24 (MDR-24) to Transition Residential (TR) to the City Council.

Vicinity Map Exhibit A



File Number: PMA 13-26000276
Project: City of Gresham

CITY OF GRESHAM
URBAN DESIGN & PLANNING
November 7, 2013



Plan Map Amendment

PMA-13-26000276

Background: At its meeting on September 11, 2013, the Kelly Creek Neighborhood Association (KCNA) voted to request that the Gresham City Council initiate a Plan Map Amendment (PMA) changing the land use district for three parcels of land from Moderate Density Residential – 24 (MDR-24) to Transition Residential (TR). These parcels are:

- Parcel 1: 2780 SE Orient Drive (2.44 acres)
- Parcel 2: 2840 SE Orient Drive (2.99 acres)
- Parcel 3: 4717 SE Welch Road (0.74 acres)

The KCNA wrote a letter to Mayor Shane Bemis and City Council on September 17, 2013 requesting the initiation of this change. This letter is included as Attachment 3.a of this document. This letter was presented to City Council at its September 17, 2013 meeting.

The September 17, 2013 letter notes that the property owner of Parcels 1 and 2, George Hale, was in attendance at the September 11, 2013 KCNA meeting and submitted a letter in support of the change (found in Attachment 3.a of this document). Carol Rulla, KCNA Land Use Director notes in the letter that the owner of Parcel 3, Stan Herman, was unable to attend the meeting. However, Ms. Rulla notes that Mr. Herman's business partner, Dick Kellams, had informed Ms. Rulla that Mr. Herman had no objection to the proposed change.

The September 17, 2013 letter also includes a possible subdivision plan including all three parcels as well as an additional parcel to the north of Parcels 1, 2 and 3 that is owned by Mr. Hale and already carries the TR designation. This subdivision plan is not part of the PMA initiation request.

Council action on the proposed City initiated PMA was scheduled for November 5, 2013. On October 24, 2013, staff sent letters to Mr. Herman and Mr. Hale informing them of the pending Council action. At that November 5, 2013 meeting, City Council initiated the PMA. This PMA will be processed under the Type III Land Use procedures.

On November 8, 2013, City staff sent out a notice of an Early Neighborhood Meeting with the intention of informing nearby property owners of the proposed change and the time, date and location of the Early Neighborhood Meeting. Also on November 8, 2013, City staff posted the

property with signs providing information on the proposed PMA and facts about the Early Neighborhood meeting.

The Early Neighborhood Meeting date was scheduled for and held on November 26, 2013. Seven members of the public were in attendance.

Proposal: Plan Map Amendment from MDR-24 to TR for three parcels

Legal Description: Parcel 1: 2780 SE Orient Dr. IS3E13CD 4700 (R339740)
Parcel 2: 2840 SE Orient Dr. IS3E13CD 4600 (R339897)
Parcel 3: 4714 SE Welch Rd. IS3E13CD 4500 (R339748)

Site Location: The northeast corner of Orient Drive and Welch Road

Site Size: Parcel 1: 2.44 acres
Parcel 2: 2.99 acres
Parcel 3: 0.74 acres
Total: 6.17 acres

Vicinity Description: North: Parcels designated TR and Low Density Residential – 5 (LDR-5). Single family homes and vacant land
South: Parcels designated Low Density Residential – 7 (LDR-7). Single family homes
East: LDR-5. Single family homes
West: LDR-5. Single family homes and Neighborhood Commercial (NC) Vacant

Applicant: City of Gresham

Property Owners: Parcels 1 and 2: George Hale
Parcel 3: Stanley Herman

Attachments: 1. Location Map
2. Aerial with Land Use Districts
3. Gresham City Council Agenda item Type III Plan Map Amendment initiation; November 5, 2013
a. September 17, 2013 letter to Mayor Shane Bemis and the Gresham City Council from KCNA
4. Letter to George Hale
5. Letter to Stanley Herman

Narrative

1. Property Characteristics:

The overall site totals 6.17 acres and slopes from roughly 465 feet in elevation at the north portion of the property to 485 feet at the southern portion where it borders Welch Road. The property is largely undeveloped and includes grassy areas and trees. A residence and out buildings are located on Parcel 3.

There is a 100' transmission line that impacts the development of the property. This easement runs parallel to SE Orient Drive and affects Parcel 1. The area impacted by this easement cannot be developed residentially, but this land area cannot be deducted from density calculations. No known wetlands or habitat areas are identified in the City's GreshamView mapping system.

2. Vicinity Characteristics:

The parcels in question have been designated MDR-24 for more than 20 years. They currently are situated in an "island" generally characterized by LDR-5 and LDR-7 properties. There is, however, a 1.44 acre parcel designated TR to the direct north of Parcel 1 that is also under the ownership of the property owner of Parcels 1 and 2.

There is little supporting commercial property in the general area. There are some parcels designated Neighborhood Commercial (NC) across Orient Drive and northwest of the site, but most of that property has already been developed by a child care center. Additionally, there is a small cluster of properties in the yet to be annexed Springwater area designated Neighborhood Commercial – Springwater (NC-SW). This area, comprised of approximately six acres, is underdeveloped with residential properties at this time. The timeframe for annexation and re-development of these properties is unknown.

Orient Drive was classified as an arterial at the time this application was initiated by City Council. The classification changes to standard arterial on February 6, 2014, the effective date of the Transportation System Plan update (CPA-13-194). Transit service in the area is limited. Bus 84 – Powell Valley/Orient Drive, provides rush hour service between the Gresham Central Transit Center and SE 282nd and Orient Drive. Buses travel along Hood, Powell, Powell Valley, 282nd, Orient and 257th/Kane in a clockwise loop in the morning and a counter clockwise loop in the afternoon Monday through Friday. There is no bus service on the weekends. The nearest bus stops are at the intersection of SE Orient Drive and SE Chase Road.

3. District Descriptions:

The Gresham Development Code describes the MDR-24 and TR Districts as noted below:

Moderate Density Residential-24 (MDR-24)

The Moderate Density Residential District-24 is primarily intended for attached housing at a maximum net density of 24.2 units per acre and a minimum net density of 12.1 units per acre. Some non-residential uses may also be permitted within this district.

Transition Residential (TR)

The Transition Residential District designation is intended for a mix of single-family detached, single-family attached and duplex housing. It is applied primarily to locations between more intense land use districts (such as those that allow multi-family residential and commercial uses) and less intense land use districts such as LDR-5 and LDR-7. TR provides a transition between these intensities while providing for a variety of housing types. The residential net density is 6.22 to 14.52 or 18.15 units per acre, depending on site size.

The TR designation would allow for the development of single family detached homes with a minimum lot size of 4000 square feet, duplexes on corner lots and townhouses. The MDR-24 district does not allow for single family detached homes. The primary permitted uses in MDR-24 are apartments, condominiums, townhouses and duplexes. A matrix outlining the key characteristics of both districts is found below:

Standard	Moderate Density Residential – 24 (MDR-24)	Transition Residential (TR)
Primary Permitted Uses	Apartments, condominiums, townhouses, duplexes	Single family detached dwellings, townhouses, duplexes (corner lots only)
Units per acre allowed	12.1 – 24.2	6.22 – 14.52 ¹
Minimum lot sizes	<ul style="list-style-type: none"> • Apartment or condominium site size: 11,000 square feet • Single family detached: Not an allowed use • Townhouses: no minimum • Duplexes: 3600 square feet 	<ul style="list-style-type: none"> • Single family detached: 4000 square feet • Townhouses: 2400 square feet • Duplexes: 7000 square feet

¹ For sites less than 1.5 acres, the maximum density is 18.15 units per acre

Maximum building height	<ul style="list-style-type: none"> • Apartments, condominiums or duplexes: 3 stories or 40 feet • Townhouses: 35 feet 	<ul style="list-style-type: none"> • All dwellings: 35 feet
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4. Plan Map Amendment Criteria

Section 12.0001.A.3 of the Gresham Community Development Code outlines the criteria by which applications for Plan Map Amendments must be evaluated. These are listed below along with responses to the criteria.

a. The proposed designation is consistent with the applicable goals, policies, and implementation strategies² of the Community Development Plan. The applicant must demonstrate that the proposed designation complies with the appropriate land use district or sub-district characteristics identified in the Community Development Code.

- I. The proposed designation is consistent with the applicable goals, policies and implementation strategies of the Community Development Plan as described below:

10.310 Land Use

Policy: It is the City’s policy to ensure that an adequate supply of land exists for residential, commercial, office, institutional, industrial and open space needs.

Findings: The proposed change would affect 6.17 acres of land and is designed to change the designation from a residential district characterized by apartments, condominiums and townhouses to a residential district characterized by single family detached homes and townhouses. The overall gross density allowed would shift from between 74 – 149 dwelling units to between 38 – 90 dwelling units.

This change would continue to allow the development of residential dwellings with some overlap in the overall gross density allowed. The capacity for the land to be used for residential development will be maintained with the change to TR.

10.320 Transportation System

Policy: The City shall protect existing and planned transportation corridors from conflicts with adjacent land uses by the adoption of:

² Implementation Strategies are also known as Action Measures.

- *Future street plans*
- *Design standards and classifications that reflect adjacent land use designations*
- *Access management standards*
- *Appropriate land use designations, and*
- *Development requirements including setbacks, buffering and landscaping standards, building orientation, density transfer provisions, easements and right of way dedication*

Findings: The proposed change will have a neutral effect on the transportation system because it is not anticipated that the change will result in an increase in vehicular trips. The proposed land use classification of TR is appropriate in this location.

10.330 Public Facilities

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.

Implementation Strategies:

3. The Community Development Standards document will require that adequate facilities and services exist or can be provided as part of a proposal prior to issuing development permits.

Findings: The applicant coordinated with the staff of the Department of Environmental Services (Development Engineering), Urban Design and Planning (Transportation Planning) and the Fire Department. These agencies indicated that the proposed PMA would not have any negative effects on any public facilities.

This site has been designated MDR-24 for more than twenty years and if it had been developed under the MDR-24 regulations, the impact on public facilities would have been greater due to a potentially denser development that would have generated more traffic and more intense use of other public facilities.

10.600 Housing

Housing Opportunities Goal: Gresham will have a full range of quality housing for its current and future residents.

Findings: The TR designation allows for single family detached homes on 4000 square foot lots, townhouses on 2400 square foot lots and duplexes on 7000 square foot corner lots. The TR district presents a good option for people who want smaller lots than those found in the adjacent LDR-5 and LDR-7 designated lands. This demographic could include singles, first time home buyers, smaller families and retirees.

Unlike the existing MDR-24 district, the TR requires a minimum lot size for townhouses and requires that duplexes be located only on corner lots and have a minimum lot size of 7000 square feet. This presents an option for those who may prefer townhouse and duplex development, but at less density than that allowed by the existing designation.

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

Livability Policy 2: Permit appropriate housing types in locations that most benefit the viability of the overall City and its centers.

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

Findings: The TR designation is more compatible with the existing developments to the north and east and across SE Orient Drive to the west that are designated LDR-5. The LDR-5 district is characterized by single family detached homes on minimum 5000 square foot lots. The LDR-5 properties in the vicinity of this site are either developed in that manner or have the potential to be redeveloped in this way.

The development of single family detached homes on 4000 square foot lots is more complementary to the surrounding area than the somewhat more dense development allowed in the MDR-24 District. There is an overlap in the allowed densities in these two districts, with the maximum allowed density in TR exceeding the minimum density in MDR-24, yet a development designed under the TR regulations would be more likely to create a neighborhood that is compatible with, and more similar to the abutting LDR-5 properties.

2. The proposed designation complies with the appropriate land use district or sub-district characteristics identified in the Community Development Code as noted below:

Findings: On December 16, 2008 City Council held a public hearing on the Residential Districts Review Project (CPA-08-293) which was intended to ensure that:

1. Residential lands are developed in a way that meets the community's vision and the City's goals.
2. More intense residential development (such as apartments and condominiums) is located in areas with adjacent facilities and services.
3. Gresham's Development Plan better integrates more intense development into the community and provides appropriate transitions between different uses and intensities.
4. Sustainable development principles are incorporated where feasible.

The Residential Districts Review Project amendments became effective on February 9, 2009 and the TR District was created as part of this project. Section 4.0113 of the Development Code defines TR as:

Transition Residential (TR)

The Transition Residential District designation is intended for a mix of single-family detached, single-family attached and duplex housing. It is applied primarily to locations between more intense land use districts (such as those that allow multi-family residential and commercial uses) and less intense land use districts such as LDR-5 and LDR-7. TR provides a transition between these intensities while providing for a variety of housing types. The residential net density is 6.22 to 14.52 or 18.15 units per acre, depending on site size.

We have seen through the evaluation of City goals, policies and implementation strategies that the assignment of TR on this property is consistent with the purpose of the Residential Districts Review project (Finding I above) and the community vision that is realized by those goals, policies and implementation strategies.

Parcels 1, 2 and 3 meet the intent of the purpose of the Residential Districts Review and the characteristics of the TR district because TR in this location would provide a transition by allowing single family detached homes and townhouses between the LDR-5 properties to the east and SE Orient Drive. SE Orient Drive was classified as an Arterial Street at the time of the initiation of this PMA. Arterials are considered a higher intensity use than the properties developed according to the LDR-5 designation. Appendix A5.501 B of the Development Code describes Arterials as:

Moderate speed, high volume streets with four travel lanes and a raised median.

Traffic volumes are generally between 20,000 and 40,000 vehicles per day.

On February 6, 2014, the Transportation System Plan Update will become effective and the classification of Orient Drive will change to a standard arterial which is described as:

The standard arterial is designed to accommodate high traffic volumes at a community level scale.

Standard arterials are designed to handle 15,000 to 40,000 vehicle trips per day at speeds of 35 – 45 MPH. TR in this location would allow for a “step up” in the density of the area but still provide the opportunity for smaller lot single family detached homes against other single family detached homes. The current MDR-24 designation

does not serve well as a transition between SE Orient Drive and the single family detached homes to the east. The assignment of TR would be a more gradual increase in intensity between the LDR-5 and SE Orient Drive and would serve as the “transition” noted in the description of the TR District.

Additionally, a complication inherent to this site is the 100’ wide transmission easement located on Parcel I that runs parallel to SE Orient Drive. This easement prohibits the construction of buildings, but its land area is not subtracted from the calculation of the number of units allowed on the site (the site density). Because of this, any development of the site will be concentrated on less land area and will abut the LDR-5 properties to the east.

Summary: The proposal is in compliance with Section 12.000.A.3.a. of the Community Development Code.

b. The proposed designation will not negatively impact existing or planned public facilities and services.

Findings: Development Engineering has determined that, since the proposed change will result in a potential decrease in residential density, there will be no adverse impacts as a result of the change to TR. Similarly, Development Transportation Planning has reviewed the proposal and has no issues with the proposed Plan Map Amendment. The change in the District designation from MDR-24 to TR will not result in an increase in trip generation from the site. The Gresham Fire Department has noted that there are no concerns with the change although there are general challenges with water service in the area.

Summary: Since there will be no increase in the potential trip generation from the site or impact to any other public facilities, the proposed PMA therefore complies with Section 12.0001((A)(3)(b).

c. The applicant shall demonstrate compliance with one of the following criteria:

i. A mistake was made in the current designation. The applicant must identify a specific error made during the adoption process of the Community Development Code that, if it had been brought to the attention of the council, would have influenced the council's decision of the appropriate designation; or

This criterion does not apply to this application.

ii. The site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed land use designation and its potential uses vary. The factors to be used in determining suitability are parcel size and location.

Findings: The vicinity of this site is found to be the existing City limits to the east and south, SE Barnes Road to the west and SE Salquist Road to the north. Both SE Barnes and SE Salquist are classified as Community Streets.

The site is suitable for this designation for a number of reasons:

- Aside from the 1.44 acre parcel of TR abutting Parcel 1 that is also under the possession of the owner of Parcel 1, there are no other TR designated parcels in this entire vicinity.
- If Parcels 1, 2, and 3 are re-designated to TR, the possibility of developing all four parcels with a cohesive development is enhanced.
- The TR designation provides for a good transition between Orient Drive, an arterial, and the LDR-5 properties to the east because it provides a step up in density.
- There is currently only Monday through Friday rush hour bus service along Orient Drive. There is no bus service on the weekends. This lack of transit service is not conducive to the site's development as MDR-24.
- There is a very small amount of commercial property in the vicinity, and most of it has already been developed with a child care facility.
- There is currently a 100' transmission line over Parcel 1 that runs parallel to SE Orient Drive. Although this land area will be included in density calculations, it cannot be built upon. The effect would be to concentrate all the density against the LDR-5 properties. The development of this site with TR would be much more complimentary to the entire vicinity.

Summary: The proposal complies with Section 12.000.A.3.c. ii. of the Community Development Code.

d. The proposed designation is consistent with the Metro Urban Growth Management Functional Plan.

The regional policies which are adopted by the Urban Growth Management Functional Plan recommend and require changes to city and county comprehensive plans and implementing ordinances.

Title I: Housing Capacity

Section 3.07.120.C. states:

A city or county may reduce its minimum zoned capacity by one of the following actions if it increases minimum zoned capacity by an equal or greater amount in other places where the increase is reasonably likely to be realized within the 20-year planning period of Metro's last capacity analysis under ORS 197.299:

1. *Reduce the minimum dwelling unit density, described in subsection B, for one or more zones;*
2. *Revise the development criteria or standards for one or more zones; or*
3. *Change its zoning map such that the city's or county's minimum zoned capacity would be reduced.*

Findings: The following findings address the applicable Section 3.07.120.c. 3:

Although the proposed change would alter the overall density from a range of 12.1 – 24.2 units per acre for MDR-24 to 6.22 – 14.52 units per acre for TR, there is an overlap in the density allowed by these two districts, with the maximum density allowed by TR actually exceeding the minimum density allowed by the MDR-24 district. Because the maximum allowed density in TR is higher than the minimum density in MDR-24, one potential result of this proposed change could be an increase in the number of units developed on these parcels if a development proposal at or near the maximum TR density were to be proposed.

Currently, the overall gross³ density of the site would yield 74-149 units while, as a point of comparison, 38 – 90 units would be achieved by the TR designation. If 90 dwellings were to be built on the site, this would represent only .02% of the total number of dwelling units in Gresham⁴; a truly negligible amount.

As this site has remained undeveloped/underdeveloped MDR-24 for over twenty years, it is not adding to the housing capacity of the City. The property owners or their representatives have expressed support for the TR designation. There is more likelihood of the site being developed under the TR designation than the MDR-24.

Summary: The proposal complies with Section 3.07.120.C of the Urban Growth Management Functional Plan.

Conclusion: The proposed PMA from MDR-24 to TR meets all applicable criteria found in Section 12.0001.A.3 of the Gresham Community Development Code.

³ Density is calculated on net density.

⁴ Based upon 41,362 dwelling units; American Community Survey 2012 1-Year Estimates

Vicinity Map

Exhibit B.1



File Number: PMA 13-26000276
Project: City of Gresham

CITY OF GRESHAM
URBAN DESIGN & PLANNING
November 7, 2013





**GRESHAM CITY COUNCIL
AGENDA ITEM TYPE: DECISION**

Type III Plan Map Amendment

Meeting Date: November 5, 2013
Service Area: Urban Design & Planning

Agenda Item Number: C-1
Service Area Manager: Jonathan Harker

REQUESTED COUNCIL ACTION

Move to initiate a Plan Map Amendment under the Type III procedures for 2780 SE Orient Dr. (1S3E13CD 4700); 2840 SE Orient Dr. (1S3E13CD 4600) and 4717 SE Welch Rd. (1S3E13CD 4500) to amend the subject parcels' zoning designation from Moderate Density Residential-24 (MDR-24) to a Transition Residential (TR).

PUBLIC PURPOSE AND COMMUNITY OUTCOME

The purpose of this action is to respond to the Kelly Creek Neighborhood Association's request asking the Council to initiate a Plan Map Amendment (PMA) to change the zoning of the noted parcels from MDR-24 to TR.

The outcome will be a review of the proposed change under the Type III procedures. A Type III PMA requires a noticed neighborhood meeting; Planning Commission and Council hearings; and notice of the hearings to the parcels' owners of record, to property owners within 300 feet of the subject parcels and to the Kelly Creek Neighborhood Association. Notice of the hearings will also be posted at the site and published in the *Gresham Outlook*.

BACKGROUND

At the September 17, 2013 Council meeting, the Council considered a request by the Kelly Creek Neighborhood Association (KCNA) made in a letter dated September 17, 2013, addressed to Mayor Shane Bemis and signed by Carol Rulla as the KCNA Land Use Director. The request was for Council to initiate a PMA for the noted properties to change their zoning from MDR-24 to TR. At that meeting the Council directed staff to bring this item back for initiation.

The request involves three parcels: 2780 SE Orient Dr. (2.44 acres); 2840 SE Orient Dr. (2.99 acres) and 4717 SE Welch Rd. (0.74 acres). The two Orient parcels are in the same ownership. The Welch parcel is in a different ownership.

The MDR-24 District is primarily intended for apartment or condominium style housing attached at a maximum density of 24.2 units per acre and a minimum density of 12.1 units per acre. The MDR-24 District is generally found on streets that have little or no transit service.

The TR District is intended for a mix of single-family detached, single-family attached and duplex housing at a maximum density of 14.52 (or 18.15 for a site less than 1.5 acres in size) units per acre and a minimum density of 6.22 units per acre. The TR district is generally found in locations between more intense land use zoning and less intense single-family land use zoning.

Section 12.0001.A.1 of the Community Development Code (Code) provides that the City may initiate a PMA for a small group of parcels under the Type III procedures. A Type III PMA procedure includes Planning Commission hearing and recommendation to Council and a Council hearing and final decision by Council.

At the hearings the Planning Commission and Council will determine if the proposal is in compliance with the listed PMA criteria summarized as follows:

- Consistency with applicable goals and policies of the Comprehensive Plan and the appropriate characteristics of the proposed zoning,
- Will not negatively impact existing or planned public facilities and services,
- That a mistake was made in the current zoning by a specific error made during a PMA adoption process that if brought to the attention of the Council would have influenced the Council's decision or the site is suitable for the proposed zoning and there is a lack of appropriately zoned alternative sites within the vicinity, and
- Consistency with the Metro Urban Growth Management Functional Plan.

RECOMMENDATION AND ALTERNATIVES

Recommendation:

Staff recommends that City Council initiate the Type III PMA.

Alternatives:

The alternatives to the staff recommendation are to:

1. Ask staff to provide additional information.
2. Not initiate the Type III PMA.

BUDGET / FINANCIAL IMPACT

Costs associated with this project are included in the FY 2013-2014 budget.

PUBLIC INVOLVEMENT

Public involvement efforts will include:

- Noticed Neighborhood meeting
- Planning Commission and Council hearings
- Mailed notice of hearings to property owners within 300 feet of the site and the Kelly Creek Neighborhood Association
- Posted notice of hearings and published notice of hearings

NEXT STEPS

Scheduling and noticing of Neighborhood meeting and of Planning Commission and Council hearings. Tentative schedule is Neighborhood meeting late November/early December, 2013 and hearings January – March, 2014.

ATTACHMENTS

A. Kelly Creek Neighborhood Association Letter dated September 17, 2013

FROM:

Jonathan Harker, Urban Design & Planning Director
Ann Pytynia, Principal Urban Planner

REVIEWED THROUGH:

City Attorney's Office
Office of Governance and Management

FOR MORE INFORMATION

Staff contact: Ann Pytynia, Principal Urban Planner
Telephone: 503-618-2859
Staff email: Ann.Pytynia@GreshamOregon.gov
Website: www.GreshamOregon.gov/UDP



Kelly Creek Neighborhood Association

September 17, 2013

Mayor Shane Bemis
Gresham City Council
1333 NW Eastman Parkway
Gresham, OR 97030

RE: Request for a City Council Initiated Zone Change
from MDR-24 zoning to TR zoning for three properties:
2780 & 2840 SE Orient Dr. and 4717 SE Welch Rd.

Mayor Bemis and Councilors:

With 30 members in attendance at a special meeting of the Kelly Creek Neighborhood Association on September 11th, we voted to ask the City Council to initiate a Plan Map Amendment to change the zoning on the three above-referenced MDR-24 properties to TR (Transitional Residential) zoning. Also in attendance were George Hale, property owner and developer of the two Orient MDR-24 properties (as well as one already-zoned TR property at 2700 SE Orient Dr.), and Mark Dane, his representative. (Attached is a letter from Mr. Hale stating his support for a zone change to TR zoning for his MDR-24 properties.) The owner of the Welch MDR-24 property, Stan Herman, was unable to attend our meeting, but his partner, Dick Kellams, called me earlier in the day to state that Mr. Herman had no objection to a zone change to TR zoning for his property.

TR zoning would allow Mr. Hale to build single-family detached homes with minimum lot sizes of 4,000 sq.ft., which are a much better fit than the higher density attached housing which is required by the current MDR-24 zoning. Although Mr. Hale could request the zone change on his own for his property, it would be preferable to change the zoning on all three MDR-24 properties at the same time so that one small MDR-24 property is not left among the surrounding detached homes. Furthermore, if the zoning is changed on all three properties, Mr. Hale and Mr. Herman might develop their properties at the same time, and Mr. Dane has prepared the attached tentative site plan for 38 single-family detached home lots under TR zoning on both of their properties. For reference, lots 1-10 are on Mr. Hale's already-zoned TR property; lots 11-32 are on Mr. Hale's currently-zoned MDR-24 property; lots 33-38 (also labeled Phase 2) are on Mr. Herman's currently-zoned MDR-24 property.

President
Dick Schneider
503-961-4104

Vice President
Mel Roemmich
503-706-1929

Secretary-Treasurer
Kathi Schneider
503-860-7959

Land Use Director
Carol Rulla
503-663-1466

KCNA has long believed that the MDR-24 zoning on these properties was a mistake. The area lacks (and is unlikely to get) the amenities necessary to support high density residential development. While there is a small amount of Neighborhood Commercial zoning across Orient Dr., nearly two-thirds of it has been developed with a Head Start school and the remaining two properties are small (0.86 acres & 0.41 acres), difficult-to-develop triangular parcels and separated by the larger Head Start property. The nearest shopping is approximately two miles away, and there won't ever be much shopping closer than that because everything closer will be residential or Springwater industrial. Furthermore, bus service in the area is limited to a few morning and late afternoon/early evening runs, and it's unlikely that development of the Springwater industrial area to the south will bring transit services that will allow residents to decrease the number of cars they own. MDR-24 zoning just doesn't make sense in this area.

In addition, these particular properties have constraints which make MDR-24 zoning even more of a mistake. First, the Orient Dr. properties have a huge utility easement along the Orient frontage which restricts the amount of property that may be used for housing (see the attached site plan). Unfortunately, Gresham's definition for net density doesn't allow this unbuildable easement to be removed from the land area used to calculate the required minimum number of lots. Consequently, the density must be increased even more next to the abutting homes. Therefore, these properties need a lower density zoning to reduce the magnified impact that their development will have. Second, there are significant stormwater problems in the area with frequent flooding for downstream properties and Burlingame Creek to the north. Since higher density development brings more impervious surfaces, these properties should be a lower density to reduce the stormwater run-off that will be generated by their development. Third, the limited street frontage on Welch Rd. requires that the new street providing access to Welch will be too close to the intersection of Orient and Welch. This is made worse by the fact that Orient is a 40-mph arterial street and its intersection with Welch is sharply angled and has poor visibility until you are right upon the intersection. Given these conditions, it would be better if fewer dwellings were built on this corner and hence fewer vehicles needed to use this street access.

We therefore respectfully request that the City Council help us rectify this past mistake and initiate a zone change to TR zoning for the three MDR-24 properties at the northeast corner of Orient and Welch.

Thank you for your consideration.

Sincerely,



Carol Rulla
KCNA Land Use Director

cc: Jonathan Harker, Urban Design & Planning Director
George Hale
Mark Dane
Stan Herman

Mark Dane Planning Inc.

13630 SW Butner Road
Beaverton OR 97005
503.332.7167 phone
markdaneplanning@gmail.com

Date: 9-1-13
To: KCNA President KCNA Land Use
 Dick Schneider Carol Rulla
 3943 SE 30th 5162 SE 28th Dr.
 Gresham, OR 97080 Gresham, OR 97080

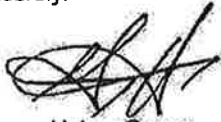
Re: Proposed Zone Change for Tax Lots 4600 & 4700 1S3E13CD

Dear Ms Rulia:

As owner of the properties located at 2780, 2700, and 2840 Se Orient Drive also described as Tax Lots 4700, 1700, and 4600, tax Map 1S3E13CD, I am full support of the zone changed being proposed by the Kelly Creek Neighborhood Association. Our northern most parcel is already zoned Transitional Residential (TR). However the southerly two lots along with an adjacent parcel to the west under separate ownership is zoned MDR-24.

We agree it is more in keeping with the surrounding neighborhood to be able to develop the property with single family detached homes which is not permitted in the MDR 24 zone. Thus we are in agreement with the Associations desire to change the existing zoning of these parcels from MDR24 to TR. We greatly appreciate the KCNAs leadership in representing the best interests of it neighborhood, and would like to offer our full support

Sincerely:



George Hale – Owner

Cc: Mark Dane Planning

October 24, 2013

George Hale
9700 S.W. Capitol Hwy #100
Portland OR 97219

RE: Initiation of Plan Map Amendment for 2780 and 2840 S.E. Orient Drive

Dear Mr. Hale,

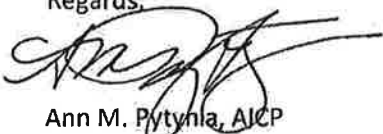
As you may be aware, the Kelly Creek Neighborhood Association (KCNA) has requested that City Council initiate a Plan Map Amendment (PMA) for your properties at the noted addresses along with the property located at 4717 S.E. Welch Rd. This PMA, if approved by City Council, would change these properties from Moderate Density Residential – 24 (MDR-24) to Transitional Residential (TR). The MDR-24 district allows for attached housing at a density of between 12.1 and 24.2 units per acre, while the TR District allows for a mix of single-family detached, single-family attached and duplex housing at a density of 6.22 to 14.52 units per acre.

As part of its September 17, 2013 letter to Gresham Mayor Shane Bemis, the KCNA included a letter signed by you that stated that you are in agreement with this proposal. City Council is scheduled to initiate this PMA at its November 5, 2013 6 p.m. meeting in Council Chambers. The item is scheduled as part of the Consent Agenda.

If the Council does initiate the PMA, City staff would hold a neighborhood meeting with the KCNA to share information about the proposed changes, there would be public notice posted on the site and published in the newspaper, and an individual notice would be sent to you with the hearing dates and a description of the changes to the permitted uses. Finally, a hearing would be held before the Gresham Planning Commission that would be followed by a hearing and decision made by the City Council. It is expected that the neighborhood meeting would take place in late November or early December and the hearings would be scheduled for January to March of 2014.

Please contact me if you have any questions about this information or the pending City Council action. I can be reached at 503-618-2859 or at Ann.Pytynia@GreshamOregon.gov.

Regards,



Ann M. Pytynia, AICP
Principal Urban Planner
Urban Design & Planning
503-618-2859 | Ann.Pytynia@GreshamOregon.gov
1333 N.W. Eastman Parkway
Gresham OR 97030-1813

cc: Jonathan Harker, Director, Urban Design & Planning

October 24, 2013

Stanley Herman
2335 N. Clark Ave.
Portland OR 97227

RE: Initiation of Plan Map Amendment for 4717 S.E. Welch Rd.

Dear Mr. Herman,

As you may be aware, the Kelly Creek Neighborhood Association (KCNA) has requested that City Council initiate a Plan Map Amendment (PMA) for your property at the noted address along with the properties located at 2780 and 2840 S.E. Orient Dr. This PMA, if approved by City Council, would change these properties from Moderate Density Residential – 24 (MDR-24) to Transitional Residential (TR). The MDR-24 district allows for attached housing at a density of between 12.1 and 24.2 units per acre, while the TR District allows for a mix of single-family detached, single-family attached and duplex housing at a density of 6.22 to 14.52 units per acre.

In its September 17, 2013 letter to Gresham Mayor Shane Bemis, the KCNA noted that your business partner, Dick Kellams, stated that you had no objection to this change. City Council is scheduled to initiate this PMA at its November 5, 2013 6 p.m. meeting in Council Chambers. The item is scheduled as part of the Consent Agenda.

If the Council does initiate the PMA, City staff would hold a neighborhood meeting with the KCNA to share information about the proposed changes in late November or early December, there would be public notice posted on the site and published in the newspaper, and an individual notice would be sent to you with the hearing dates and a description of the changes to the permitted uses. A hearing would be held before the Gresham Planning Commission in January or February of 2014 that would be followed by a hearing and decision made by the City Council in February or March of 2014.

Please contact me if you have any questions about this information or the pending City Council action. I can be reached at 503-618-2859 or at Ann.Pytynia@GreshamOregon.gov.

Regards,



Ann M. Pytynia, AICP
Principal Urban Planner
Urban Design & Planning
503-618-2859 | Ann.Pytynia@GreshamOregon.gov
1333 N.W. Eastman Parkway
Gresham OR 97030-1813

cc: Jonathan Harker, Director, Urban Design & Planning

Richardson, Tammy

Subject:

FW: PMA

CITY OF GRESHAM LAND USE EXHIBIT FILE # <u>PMA 13-276</u> EXHIBIT <u>#1</u>
--

From: Richard Kellams [mailto:rich2fish@yahoo.com]

Sent: Monday, January 27, 2014 2:10 PM

To: Pytynia, Ann; Carol Rulla; rich2fish@yahoo.com

Subject:

I am writing in reference to the proposed Plan Map Amendment from MDR-24 to TR on Tax Lots 4500, 4600, and 4700 in Section 1S3E 13CD, FILE NUMBER PMA-13-26000276. Stan Herman And I are the owners of 1S3E 13CD 4500 aka 4717 SE Welch and we are in full support of the proposed zone change. We would appreciate updates from the engineer during the process.

Dick Kellams
Axford Lane LLC
503-998-5174

I. Opening/Introduction

A regular session of the Gresham Planning Commission was called to order by Chair Bill Bailey on the 27th of January, 2014 at 6:34 p.m. in the Council Chambers at Gresham City Hall & Civic Center, located at 1333 NW Eastman Parkway, Gresham Oregon. The meeting was recorded and transcribed by Tammy Richardson.

COMMISSIONERS PRESENT: Richard Anderson
Bill Bailey, Chair
Hermann Colas, Jr.
Paul Drechsler
Clint Holly

COMMISSIONERS ABSENT: Randy Emery
Darren Hippenstiel, Vice-Chair

STAFF PRESENT: Marnie Allen, City Attorney's Office
Brian Martin, Urban Design & Planning
Stacy Humphrey, Urban Design & Planning
Katherine Kelly, DES Transportation
Ann Pytynia, Urban Design & Planning
Tammy Richardson, Urban Design & Planning

COUNCIL LIAISONS PRESENT: None

II. Citizen Comment Period (Issues other than Public Hearing)

There were no citizen comments at this time.

III. Public Hearings

Type III Plan Map Amendment Hearing

City of Gresham – PMA 13-26000276 / Orient/Welch

Location: 2780 & 2840 SE Orient Drive and 4717 SE Welch Road

Chair Bailey read through the hearing procedures and opened the public hearing. None of the Commissioners wished to make any disclosures or abstain from the proceedings. No one wished to object to the participation of any Commissioners.

Commissioners Anderson and Holly indicated that they had visited the site.

Ann Pytynia, Principal Urban Planner, summarized the proposal and provided a PowerPoint. The application is for a land use designation change from Moderate Density Residential-24 (MDR-24) to Transition Residential (TR). The Kelly Creek Neighborhood Association requested the City Council to consider initiating the Plan Map amendment. On November 5, 2013, the Council initiated the proposal and therefore the City of Gresham is the applicant for this proposal.

The site is comprised of three parcels under two separate ownerships. Ms. Pytynia provided district characteristics. The current district (MDR-24) is characterized by moderate density multi-family development allowing 12.1 to 24.2 dwelling units per acre. Single-family detached homes are not permitted in MDR-24. The proposed TR district is characterized by single-family detached homes on minimum of 4,000 square foot lots. It also allows townhouses and duplexes, but apartments and condominiums are not permitted. Ms. Pytynia went through the criteria for Plan Map amendments and summarized staff's findings as identified in the staff report.

In conclusion, Ms. Pytynia said that the proposed Plan Map amendment meets all the applicable requirements and the TR designation is better suited for an area where there is very little commercial support and transit service. The TR also serves as a transition between the Low Density Residential-5 (LDR-5) properties to the east and SE Orient Drive, an arterial street, and Neighborhood Commercial (NC) lands across SE Orient Drive. She noted that as of this time there have been no objections or opposition voiced for the proposed land use designation change. Ms. Pytynia said that staff recommends the Planning Commission recommend approval of the proposal to the City Council.

Commissioner Anderson asked why there is an easement across Parcel 1 but not on Parcel 2.

Ms. Pytynia said staff had presumed for a very long time that there was an easement on Parcel 1 and Parcel 2 because there were maps that indicated the easement ran along both parcels. When staff was preparing for the analysis of the Plan Map amendment, some mapping was done internal to the City and the easement only showed up on Parcel 1. Ms. Pytynia contacted PGE and found that it does, in fact, only runs on the one parcel. She said she does not know why it does not extend along Parcel 2.

Commissioner Anderson asked what the criteria is for a City-initiated Plan Map amendment versus a developer application.

Ms. Pytynia said the criteria is the same and the process is also basically 90% the same. In this case, the Kelly Creek Neighborhood Association asked the Council to consider changing the land use designation on the site and the Council felt it was appropriate. The steps in the process are essentially the same. The

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only difference if a developer had come in on their own is that they would have had to attend a pre-application conference before submitting their application. The application processing steps would all be identical.

Commissioner Bailey asked how long the property has been designated MDR-24 and any history of why it has that designation.

Ms. Pytynia responded that it has been MDR-24 at least twenty or twenty-five years. She is not sure what the reasoning was that far back, but it has essentially been vacant this entire time.

Public Testimony

Carol Rulla, 5162 SE 28th Drive, Gresham OR 97080

Ms. Rulla said she is pleased to speak officially on behalf of the Kelly Creek Neighborhood Association. She noted that members of the association walked around to more than 300 property owners in vicinity. They informed everyone that they were talking with the developer about asking for the zone change. At a neighborhood meeting, there was a unanimous vote to proceed with asking the city to initiate the zone change. Ms. Rulla said she thinks that back when the site was designated MDR-24 the City thought it would be good to have some pockets of high density. She said it hasn't turned out very well in their neighborhood. She said there is not much bus service or commercial services in the area. There just isn't any support for higher density residential and that's why the zone change is important to do. Ms. Rulla said there is also not much access on Welch Road so fewer people living there would be better and less density just makes a lot more sense for that site.

Ms. Rulla said that the Kelly Creek Neighborhood Association is very supportive of this designation change and thanks the City of Gresham for initiating the amendment and everything the City has done on this project is appreciated.

Dick Schneider, 3943 SE 30th, Gresham OR 97080

Mr. Schneider stated that he is the President of the Kelly Creek Neighborhood Association and has lived there for 22 years. He said the neighborhood is in support of the staff's recommendation and they appreciate the work the City and the Planning Commission has done on their behalf.

Mark Dane, 13630 SW Butner Road, Beaverton OR 97005

Mr. Dane said he works for George Hale Development, one of the property owners. However, he is speaking for himself. He related what he thought might be some history in the zoning and that in order to comply with Metro zoning requirements various jurisdictions were required to come up with certain densities. Mr. Dane said that this is a big opportunity for the Planning Commission and City Council. The goal of the City is to enact the will of the people. He noted that there is strong leadership and a committed core of people in the Kelly Creek Neighborhood that has come to the City with this request. There is cooperation between the property owners and the neighborhood as well as total support for the zone change. Mr. Dane said he strongly recommends the designation change, and he is here committing that the developer will submit an application for single-family detached lots.

There was no opposing testimony.

Ms. Pytynia gave staff's recommendation that the Planning Commission recommend Approval of City Application PMA 13-26000276 to the City Council based on the findings, conclusions and recommendations of the Staff Report.

It was the unanimous consensus of the Commission to close the hearing.

Commissioner Anderson commended the Kelly Creek Neighborhood for attending the hearing and supporting the project. He said he hopes they will continue to stay engaged in their neighborhood growth and he will be supporting the recommendation.

Commissioner Bailey stated that all the other elements that staff has been helping the Commission work through on various serviceable neighborhoods really equate to having those services for density such as grocery and transit. As this site is lacking those kinds of pedestrian services, he sees this site as supported by the change to TR.

Commissioner Anderson moved to recommend approval of City Application PMA 13-26000276 to the City Council based on the findings, conclusions and recommendations of the Staff Report. Motion was seconded by Commissioner Colas. The motion passed 5:0 as follows:

Commissioner Anderson:	Yes	Commissioner Emery:	Absent
Commissioner Bailey:	Yes	Commissioner Hippenstiel:	Absent
Commissioner Colas, Jr.:	Yes	Commissioner Holly:	Yes
Commissioner Drechsler:	Yes		

IV. Other Business/Adjournment

Metro Update on Climate Smart Communities

The meeting adjourned at 8:22 p.m.

Chair

Date

Recording Secretary

Date

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