



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 12/05/2014
Jurisdiction: City of Gresham
Local file no.: PMA 14-168
DLCD file no.: 002-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 12/02/2014. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 55 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **20-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

DATE STAMP	<input type="checkbox"/> In person <input type="checkbox"/> electronic <input type="checkbox"/> mailed
	DEPT OF
	DEC 02 2014
	LAND CONSERVATION AND DEVELOPMENT
For Office Use Only	

Jurisdiction: **City of Gresham**

Local file number: **PMA 14-26000168**

Date of Adoption: **11/18/2014**

Date Mailed: **12/1/2014**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: **7/21/2014**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Land use designation change from Moderate Commercial (MC) to General Industrial (GI).

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **MC**

to: **GI**

Zone Map Changed from:

to:

Location: **NE 181st Ave. north of I-84 (1N3E30A 900 & 1500)**

Acres Involved: **2.12**

Specify Density: Previous: **12-40 units/acre**

New: **NA**

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Metro

Local Contact: Jim Wheeler	Phone: (503) 618-2881	Extension:
Address: 1333 NW Eastman Parkway	Fax Number: - -	
City: Gresham	Zip: 97030-	E-mail Address:
Jim.Wheeler@GreshamOregon.gov		

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 20 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

ORDINANCE NO. 1745

AN ORDINANCE AMENDING THE GRESHAM COMMUNITY DEVELOPMENT PLAN MAP FOR PROPERTY LOCATED ON NE 181ST AVENUE FROM MODERATE COMMERCIAL (MC) TO GENERAL INDUSTRIAL (GI) (PMA 14-26000168 – GATEWAY CORPORATE CENTER)

THE CITY OF GRESHAM ORDAINS AS FOLLOWS:

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

A 2.12 acre area comprised of two parcels of property located at the northeast corner of NE 181st Avenue and the I-84 Interchange, Section 1NE3E30A, Tax Lots 00900 and 01500, in the City of Gresham, Multnomah County, Oregon is changed from Moderate Commercial (MC) to General Industrial (GI).

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

First reading: October 21, 2014

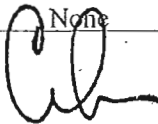
Second reading and passed: November 18, 2014

Yes: Stegmann, Hinton, Echols, Palmero

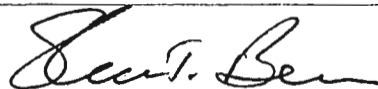
No: None

Absent: Bemis, French, McCormick

Abstain: None

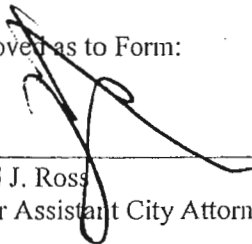


Erik Kvarsten
City Manager



Shane T. Bemis
Mayor

Approved as to Form:



David J. Ross
Senior Assistant City Attorney

VICINITY MAP



FILE NUMBER: PMA 14-26000168
PROJECT: GATEWAY CORP CENTER



CITY OF GRESHAM
URBAN DESIGN & PLANNING
Date: TUESDAY, JUNE 10, 2014

BEFORE THE CITY COUNCIL OF THE
CITY OF GRESHAM

IN THE MATTER OF THE AMENDMENT OF THE)	Order No. 652
GRESHAM COMMUNITY DEVELOPMENT PLAN)	
MAP FOR PROPERTY LOCATED ON NE 181ST)	PMA 14-26000168
AVENUE FROM MODERATE COMMERCIAL)	
(MC) TO GENERAL INDUSTRIAL (GI))	
(GATEWAY CORPORATE CENTER))	

On October 21, 2014, the City Council held a public hearing to take testimony on an amendment to the Gresham Community Development Plan Map to change the land use designation on a 2.12 acre area comprised of two parcels of property located at the northeast corner of NE 181st Avenue and the I-84 Interchange, Section 1NE3E30A, Tax Lots 00900 and 01500, in the City of Gresham, Multnomah County, Oregon from Moderate Commercial (MC) to General Industrial (GI).


The hearing was conducted under Type III procedures. Mayor Shane T. Bemis presided at the hearing.

The Council closed the public hearing at the October 21, 2014 meeting, and a final decision was made at the November 18, 2014 meeting.

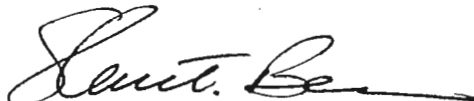
A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of the Order.

The Council orders that this amendment is approved and adopts the findings, conclusions, and recommendations as stated in the attached Planning Commission Recommendation Order and staff report.

Dated: November 18, 2014



Erik Kvarsten
City Manager



Shane T. Bemis
Mayor

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

TYPE III RECOMMENDATION ORDER

PMA 14-26000168

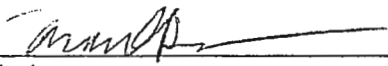
A public hearing was held on September 8, 2014, to consider a proposed Plan Map amendment from **Moderate Commercial (MC) to General Industrial (GI)** on a site located at the east side of NE 181st Avenue immediately north of the I-85 interchange. The site is also described as State ID# 1N3E 30A #900 and 1500, Willamette Meridian, Gresham, Oregon.

The Planning Commission closed the public hearing and made a final recommendation at the September 8, 2014 meeting.

Richard Anderson, 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 Plan Map amendment to the City Council based on the findings, conclusions and recommendations contained in the attached Staff Report.



Chairperson

9-8-2014

Date



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

STAFF REPORT – TYPE III
Proposed Gateway Corporate Center Plan Map Amendment

FINDINGS AND RECOMMENDATION

HEARING DATE: September 8, 2014

REPORT DATE: August 29, 2014

TO: Gresham Planning Commission

FROM: Jim Wheeler, Senior Development Planner

FILE NUMBER: PMA 14-26000168

PROPOSAL: The proposal is for a Plan Map Amendment from Moderate Commercial (MC) to General Industrial (GI) on Tax Lots 00900 and 01500 in Section 1N3E 30A

APPLICANT: Chris Winn and Monte Haynes, Kidder Mathews

REPRESENTATIVE: Mark Person, Mackenzie

LOCATION: East side of NE 181st Avenue, immediately north of the I-84 interchange

EXHIBITS: A. Vicinity Map
B. Applicant's Narrative

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 2.12 acre area comprised of two parcels from Moderate Commercial (MC) to General Industrial (GI). The MC District is primarily commercial uses, with multi-family permitted as a secondary use.

The parcels are located at the northeast corner of NE 181st Avenue and the I-84 interchange:

- Parcel 1: 1N3E30A 00900 (northern parcel – 1.04 acres)
- Parcel 2: 1N3E30A 01500 (southern parcel – 1.08 acres)

Parcels 1 and 2 are undeveloped and owned by New York Life Investment Management LLC through MIREF Gateway LLC.

Background: In 1999, the property owner requested and received approval for a change in the land use designation of the property from Light Industrial to Business Park (PMA 99-10906). In 2009, the land use designation of the two subject parcels were changed from Business Park (BP) to Moderate Commercial (MC) as part of the City initiated Industrial Land Assessment Project (CPA 08-26000250).

B. Executive Summary

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

The GI designation in this location will match the existing GI designation for the properties to the north and east (with I-84 located to the south and NE 181st Avenue to the west). The GI district allows most industrial uses as defined in Section 3.0200 and allows commercial uses limited in size to 3,000 square feet for individual uses and 5,000 square feet for cumulative commercial uses.

There would be no negative impact on public facilities. The existing MC designation has the potential of allowing higher trip generation than the GI designation; hence the effect on public facilities is, at worst, neutral.

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 GI designation.

II. APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES

Section 11.0500	Type III Quasi-Judicial Procedures
Section 11.0700	Pre-Application Meeting
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

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 11.0500 - 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.
- B. Section 11.0700 – Pre-Application Meeting. A Pre-Application Meeting was held on April 30, 2014. The requirements of this section have been met.

- C. Section 11.0800 – Neighborhood Meeting. A Neighborhood Meeting was held on May 20, 2014. 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 (July 3, 2014).
- E. Section 11.1000 – Public Hearings. This application is being processed under Type III procedures with hearings before the Planning Commission (September 8, 2014) and City Council (tentatively scheduled for October 21, 2014). All public notice requirements and rules of procedure have been followed.
- G. 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 9 of the applicant's narrative.

a. **Community Development Plan Policies and Compliance with District Characteristics**

1. 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 applicant has addressed the Comprehensive Plan Goals and Policies starting on page 14 of the applicant's narrative. 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 2.12 acre site is MC. MC is a commercial district characterized by commercial uses with smaller building footprints intended to function primarily as locally-oriented centers.

There is approximately 20 acres of vacant land that is designated MC, within the vicinity area, not including the 2.12 acres proposed for the change in the land use designation. Without the site area's 2.12 acres, there still appears to be adequate supply of undeveloped MC designated properties in the vicinity.

Summary: Based upon these findings, the proposal is in conformance with the Land Use Policy of the City of Gresham Comprehensive Plan. The property will change to industrial, the same as the surrounding properties on the east side of NE 181st Avenue, while there will be a sufficient supply of undeveloped Moderate Commercial land remaining in the vicinity. This change will not have any effect on the supply of institutional 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.*

Findings: The City has already adopted plans and rules that are addressed in this policy. The site, at 2.12 acres, is small. Although it is not possible to precisely calculate the trip impact of development of the site as Moderate Commercial versus General Industrial, it is clear that the effect on the transportation system will likely result in a decrease in the potential impact on the public transportation system. 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 will result in a lower potential trip impact on the public transportation system with the change in the land use designation from Moderate Commercial to General Industrial.

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.

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 applicant has addressed Criterion (3)(a) beginning on page 9 of the applicant's narrative. The following description of the GI district is found in the Development Code:

General Industrial (GI)

The General Industrial District (GI) is primarily intended to provide space for a wide range of industrial uses, related enterprises serving primarily industrial clients, and employment oriented uses in office-type buildings. Primary uses shall include manufacturing and associated industrial uses, knowledge-based industries (graphic communications, creative services, and information technology, research and development facilities, professional services primarily serving industrial and business clients and other industry focused uses and limited retail and commercial professional services that cater to the general public.

Findings: These properties are currently located abutting property that is designated General Industrial, including a couple of parcels that are already developed in accordance with the General Industrial District permitted uses. Compliance with the requirements of the General Industrial District standards will be reviewed and applied at time of application for development of the properties.

Summary: Based upon these findings, the site is in conformance with characteristics of the GI District because it will be developed as industrial property, similar to the properties developed to the north and east.

Criteria (3)(a) Conclusion: Based on all the above findings, the proposed GI designation has been shown to satisfy Criteria (3)(a) for Plan Map amendments.

- b. **Existing or Planned Public Facilities Impacts.** 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. The applicant has addressed Criterion (3)(b) beginning on page 10 of the applicant's narrative.

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 GI designation is not expected to negatively impact public facilities because the overall impacts on the public facilities with industrial development will be similar to, or less than that which would have been expected with commercial development under the MC 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 (3)(b) Conclusion: Based on these findings, the proposed GI designation is not expected to have negative impacts on public facilities, and therefore is consistent with Criteria (3)(b) for Plan Map amendments.

- c. **Either a Current Designation Mistake (i) or the Site is Suitable for the Proposed Designation and there is Lack of Alternative Sites in the Vicinity (ii).** 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 on the suitability of the site for the proposed designation.

Findings: The applicant has addressed Criterion (3)(c)(ii) beginning on page 10 of the applicant's narrative. The applicant describes the need for smaller industrially-zoned sites in the North Gresham area (vicinity).

Providing industrial sites of varying sizes will allow for greater flexibility in attracting industrial development to Gresham. While there are other vacant industrially-designated sites in the vicinity, it is a reasonable argument that what is available is not sufficient to meet the market demands for industrial properties, as presented by the applicant.

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 GI designation.

d. Consistency with Metro Urban Growth Management Functional Plan.

This section represents a review of the applicant's response to Section 12.0001(A)(3)(d) of the Community Development Code and focuses on consistency with the Metro Urban Growth Management Plan.

Findings: The applicant has addressed Criterion (3)(d) beginning on page 11 of the applicant's narrative. The applicant has demonstrated that the proposed designation is consistent with Title 4 of the Metro Urban Growth Management Functional Plan in regard to Regionally Significant Industrial Areas.

The city mailed notification of this proposed amendment to Metro on July 15, 2014; which was more than 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. CITY AGENCY COMMENTS

DEVELOPMENT ENGINEERING COMMENTS:

A5.000 GENERAL

The applicant proposes a change of land use from Moderate Commercial (MC) to General Industrial (GI).

This change of land use does not affect existing or future Public Facilities. Development Engineering approves the application as submitted.

TRANSPORTATION PLANNING COMMENTS:

Development Transportation Planning has reviewed the proposed project and has no issues with the proposed Plan Map Amendment. The City accepts the applicant's Transportation Planning Rule findings. Additionally, the change in the District designation from MC to GI will not result in a potential increase in trip generation from the site. As there will be no increase in the potential trip generation from the site as a result of the proposed District designation change, the proposed designation will not negatively impact existing or planned public facilities and services; and therefore complies with Section 12.0001((A)(3)(b).

ADDRESSING COMMENTS:

No addressing comments or issues for this PMA at this time.

Future addresses will be assigned as new developments are reviewed, buildings are constructed, and tenant spaces are created.

VII. 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.

VIII. RECOMMENDATION

Staff recommends that the Planning Commission recommend adoption of the proposed Plan Map Amendment from Moderate Commercial (MC) to General Industrial (GI) to the City Council.



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CITY OF
GRESHAM

Urban Design & Planning
1333 NW Eastman Parkway
Gresham, Oregon 97030-3813
www.greshamoregon.gov

DLCD
Attn: Plan Amendment Spec.
635 Capitol Street NE #150
Salem OR 97301-2540

DEPT OF

DEC 02 2014

LAND CONSERVATION
AND DEVELOPMENT