



Oregon  
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development  
635 Capitol Street, Suite 150  
Salem, OR 97301-2540  
(503) 373-0050  
Fax (503) 378-5518  
www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

04/21/2014

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Gresham Plan Amendment  
DLCDC File Number 009-13

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCDC ACKNOWLEDGMENT or DEADLINE TO APPEAL: Monday, May 05, 2014

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the 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). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Ann Pytynia, City of Gresham  
Gordon Howard, DLCD Urban Planning Specialist  
Jennifer Donnelly, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

# Notice of Adoption

In person  electronic  mailed

009-13 (20136)

RECEIVED

APR 14 2014

Received 04/13/2014

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

For Office Use Only

Jurisdiction: **City of Gresham**

Local file number: **PMA 13-26000276**

Date of Adoption: **4/1/2014**

Date Mailed: **4/11/2014**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 12/13/2013

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".

Does the Adoption differ from proposal? Please select one

Plan Map Changed from: **MDR-24**

to: **TR**

Zone Map Changed from:

to:

Location: **2780 & 2840 SE Orient Dr & 4717 SE Welch Rd**

Acres Involved: **6.17.**

Specify Density: Previous: **12.1-24.2**

New: **6.22-14.52**

Applicable statewide planning goals:

- |                          |                          |                          |                          |                          |                          |                          |                          |                          |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                 | <b>2</b>                 | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                 | <b>10</b>                           | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <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 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"/> |

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

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Local Contact: <b>Ann Pytynia</b>	Phone: <b>(503) 618-2859</b>	Extension:
Address: <b>1333 NW Eastman Parkway</b>	Fax Number: - -	
City: <b>Gresham</b>	Zip: <b>97030-</b>	E-mail Address:
<b>Ann.Pytynia@GreshamOregon.gov</b>		

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## 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](mailto:plan.amendments@state.or.us).



**Urban Design & Planning**  
1333 NW Eastman Pkwy  
Gresham, OR 97030

**I, Tammy J. Richardson hereby certify  
on April 11, 2014, I mailed the  
attached Notice of Decision to the  
parties noted below:**

FILE NO: PMA 13-276  
City-Initiated PMA (Orient-Welch)

**DLCD**  
Plan Amendment Specialist  
635 Capitol St. NE, Ste. #150  
Salem, OR 97301-2540

METRO  
Growth Mgmt. Services  
600 NE Grand Avenue  
Portland OR 97232-2736

George Hale  
9700 SW Capitol Hwy #100  
Portland OR 97219

Stanley Herman/Dick Kellams  
2335 N Clark Ave.  
Portland, OR 97227

Carol Rulla  
5162 SE 28<sup>th</sup> Dr.  
Gresham OR 97080

Dick Schneider  
3943 SE 30<sup>th</sup>  
Gresham OR 97080

Mark Dave  
13630 SW Butner Rd.  
Beaverton OR 97005

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Signed

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Dated

BEFORE THE CITY COUNCIL OF THE  
CITY OF GRESHAM

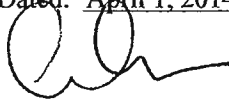
IN THE MATTER OF THE AMENDMENT OF THE ) Order No. 649  
GRESHAM COMMUNITY DEVELOPMENT PLAN )  
MAP FOR PROPERTY LOCATED ON ORIENT DRIVE ) PMA 13-26000276  
AND WELCH ROAD FROM MODERATE DENSITY )  
RESIDENTIAL – 24 (MDR-24) TO TRANSITION )  
RESIDENTIAL (TR) )

On March 4, 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 an 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).

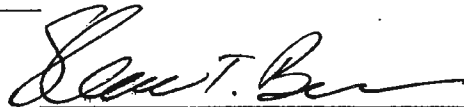
The hearing was conducted under Type III procedures. Mayor Shane T. Bemis presided at the hearing.

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

Dated: April 1, 2014



Erik Kvarsten  
City Manager



Shane T. Bemis  
Mayor

ORDINANCE NO. 1737

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: March 4, 2014

Second reading and passed: April 1, 2014

Yes: Bemis, Stegmann, Hinton, French, Echols, McCormick

No: None

Absent: Palmero

Abstain: None

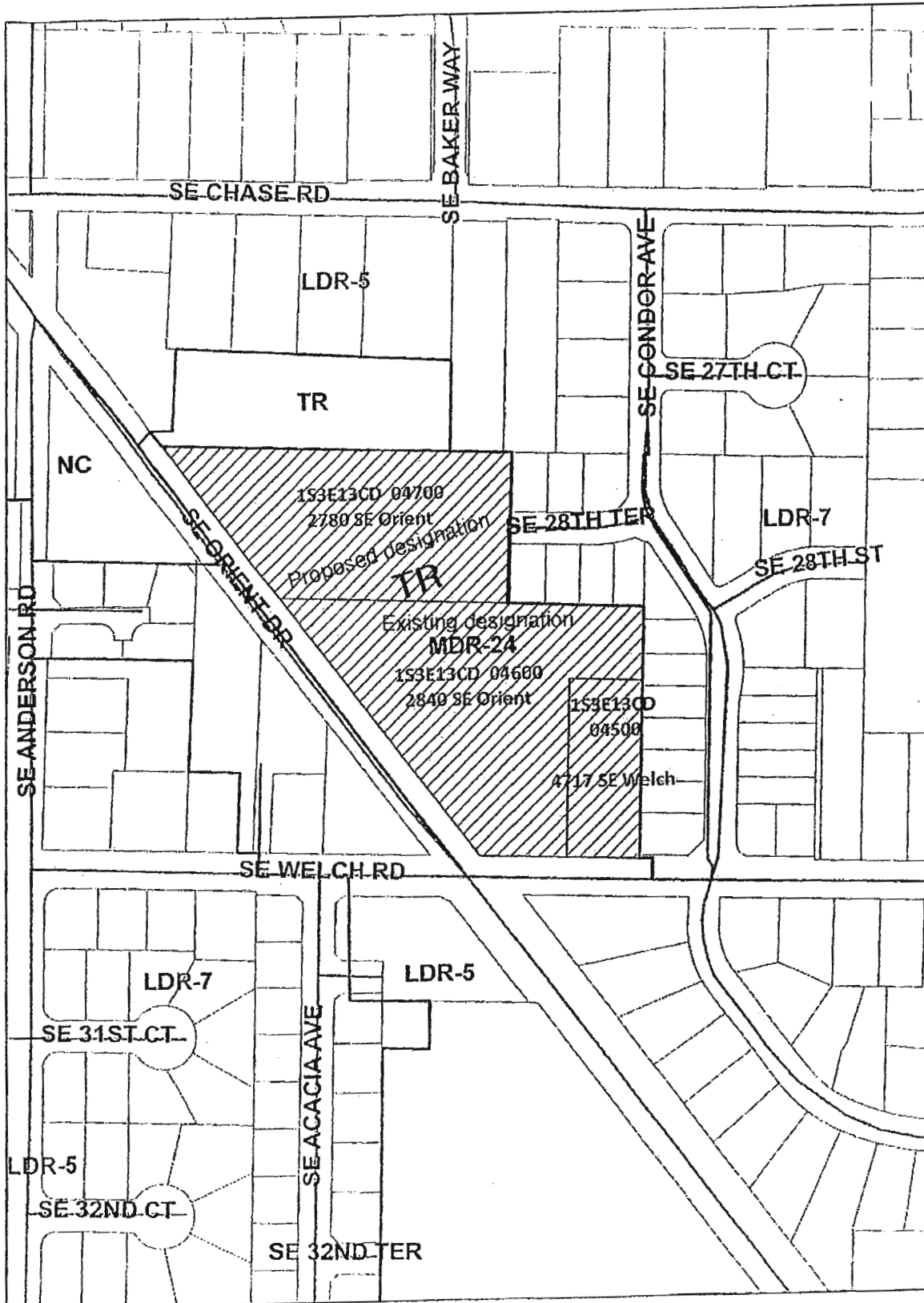
Erik Kvarsten
City Manager

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





U.S. POSTAGE >> PITNEY BOWES



ZIP 97030 \$ 001.19<sup>0</sup>  
02 1W  
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CITY OF  
GRESHAM

Urban Design & Planning  
1333 NW Eastman Parkway  
Gresham, Oregon 97030-3813  
[www.greshamoregon.gov](http://www.greshamoregon.gov)

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