

**NOTICE OF APPLICATION FOR A LAND USE DEVELOPMENT PERMIT  
THIS IS YOUR OPPORTUNITY TO COMMENT ON THE PROPOSED DEVELOPMENT****Date: November 24, 2021****File No.: LD 21-00395**

The City of Gresham has received a development proposal that requires a land use permit and notification to property owners within 300 feet of the boundary of the site. You are invited to review the approval criteria and submit written comments on the proposal.

**SUMMARY OF PROPOSAL:** Divide the subject property into two leftover parcels. Parcel 1 to include all school improvements. Parcel 2 to be developed with a future residential subdivision.

**Site Location:** 2789 SW Butler Rd., Gresham OR 97080  
**State ID#:** 1S3E20A -00100  
**Land Use District:** Low Density Residential - 7 (LDR-7)

Attached is a Vicinity Map and listing of applicable Standards and Criteria for decision on this proposal. A copy of the application, documents and evidence relied upon by the applicant and applicable approval criteria are available for review at the Urban Design & Planning Office at no cost and copies may be obtained at a reasonable cost.

**If you submit written comments within the 14-day comment period, you will receive a notice of final decision and have the right to appeal. If you do not comment, you will receive no further notice and you will be unable to file an appeal. Issues shall be raised with sufficient specificity to allow the manager to respond to the issue.**

WRITTEN COMMENTS MUST BE **RECEIVED** BY THE URBAN DESIGN & PLANNING OFFICE AT 1333 NW EASTMAN PARKWAY, GRESHAM, OR 97030, WITHIN 14 CALENDAR DAYS OF THE DATE OF THIS NOTICE (**by 5:00 PM on WEDNESDAY, December 8, 2021**) IN ORDER FOR CITY STAFF TO INCORPORATE THEM INTO THE REVIEW OF THIS PROPOSAL.

**Due to the COVID-19 pandemic, the closure of City Hall to the public, and City employees working remotely, all comments shall be received as follows:**

- **Email: Any comment emailed must be received by 5:00 pm December 8, 2021 by the Planner on Duty at [POD@GreshamOregon.gov](mailto:POD@GreshamOregon.gov).**
- **Mail: Any mailed comment must be received by December 8, 2021. Mail not received by December 8, 2021 shall not be considered timely.**
- **If neither of the above options are available for a person to timely submit their comments, please contact the Planner on Duty at 503-618-2780 for further instruction.**

Type II development actions are decided by the manager based on all information presented including the comments received during the 14-day comment period. Conditions may be imposed to fulfill the requirements of the Community Development Plan. Appeals on a Type II administrative decision shall be conducted pursuant to the Type III quasi-judicial hearing procedures. The decision of the appeal authority with regard to any appeal of a Type II administrative decision is the final decision of the City. Any further appeal shall be to the Land Use Board of Appeals (LUBA). Issues that may provide the basis for an appeal to LUBA must be raised in writing prior to the expiration of the comment period.

You may use the comment form with this notice if you wish or submit a letter to the Gresham Urban Design & Planning office at the address noted above. Please refer to the File Number in any correspondence. **If there are any questions relating to this proposed land use permit, please contact Tabitha Boschetti, Planner 2, at 503-618-2243 or [Tabitha.Boschetti@GreshamOregon.gov](mailto:Tabitha.Boschetti@GreshamOregon.gov).**

**Notice to mortgagee, lienholder, vendor or seller: The Gresham Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.**

Procedures, Standards and Criteria for  
For proposed Minor Partition

Applicant: Leeper Development

File No.: LD-21-00395

**APPLICABLE PROCEDURES, STANDARDS & CRITERIA OF VOLUME 3 - GRESHAM DEVELOPMENT CODE**

**PROCEDURES**

Development Permit Requirements	11.0100 - 11.0107
Review Authorities	11.0204
Type II Administrative Procedures	11.0400 - 11.0402
Neighborhood Meeting	11.0800
Application Submittal and Completeness Review	11.0900 - 11.0904

**STANDARDS/CRITERIA**

General Terms

Definitions	3.0100
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Land Use District

Purpose	4.0101
Low Density Residential - 7 (LDR-7)	4.0111
Permitted Uses	4.0120

Natural Resource Overlay

Purpose	5.0701
Coordination with Other Regulations	5.0702
Applicability	5.0703
Application Requirements	5.0707
Standards for Specific Development Types within a Resource Area	5.0710

Land Divisions

Purpose and Authority	6.0001
Lot Arrangement	6.0010
Residential District Lot and Parcel Configuration	6.0011
Lots in Environmental Overlay Districts	6.0012
Lot of Record	6.0013
Land Division with Leftover Parcels	6.0014
Tentative Partition or Subdivision Plan	6.0201
Criteria for Approval of Tentative Plan	6.0210
Expiration of Partitions and Subdivisions	6.0214
Partitions and Subdivisions	6.0201, 6.0210, 6.0214

Common Development Requirements

Easements	9.0300
Grading and Drainage and Stormwater Quality Control Requirements	9.0500
Neighborhood Circulation and Future Street Plans	9.0700
Tree Regulations	9.1000

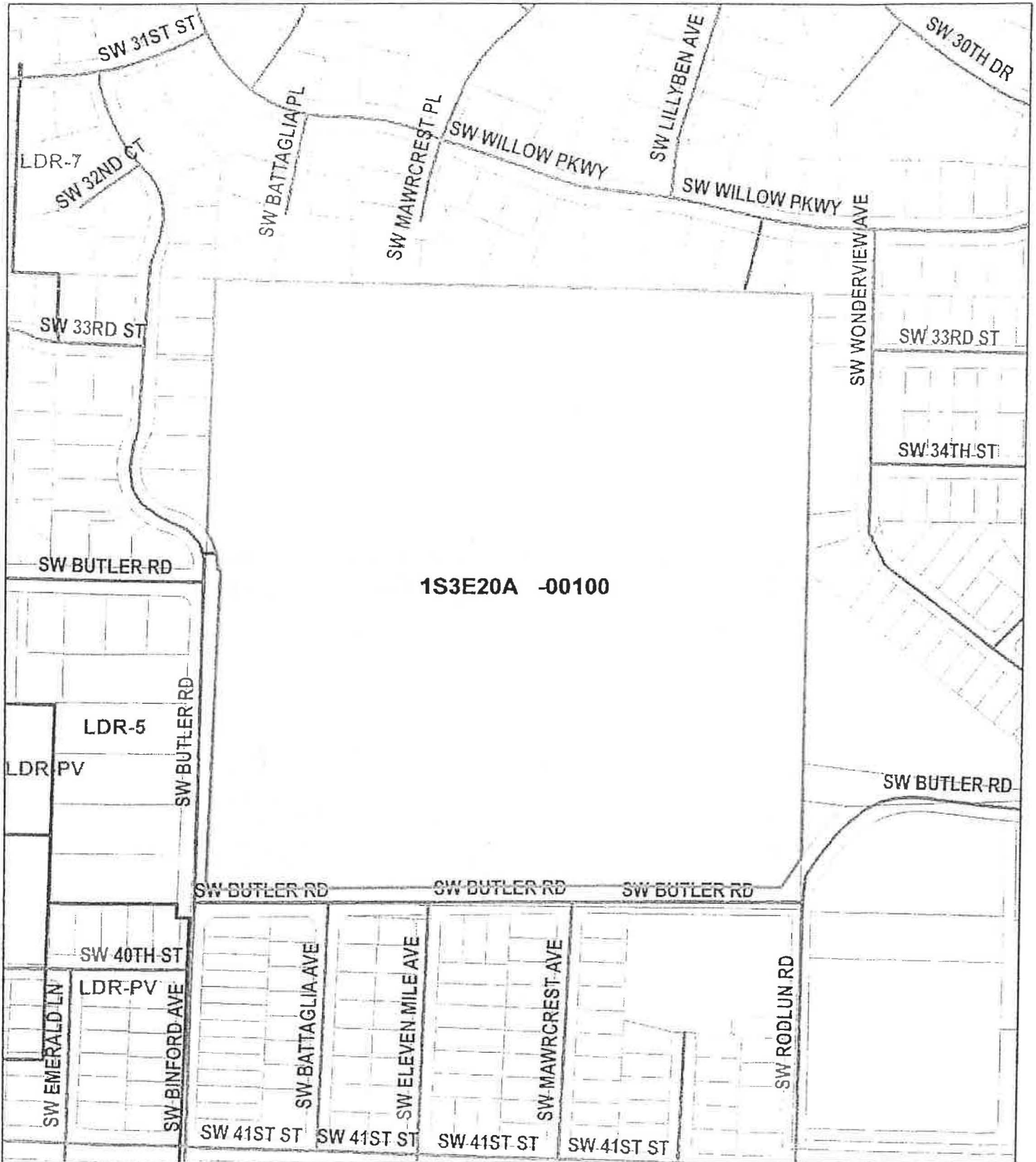
Public Facilities

General Provisions	A5.000, as applicable
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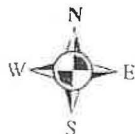
**YOUR COMMENTS SHOULD ADDRESS DEVELOPMENT CODE ISSUES. COPIES OF CODE CRITERIA AND STANDARDS ARE AVAILABLE AT THE CITY OF GRESHAM URBAN DESIGN & PLANNING OFFICE. YOU MAY ACCESS A COPY OF THE CURRENT DEVELOPMENT CODE ON THE CITY'S WEBSITE AT [www.GreshamOregon.gov/Development-Code](http://www.GreshamOregon.gov/Development-Code)**

***Application review is subject to the code standards and criteria in effect at the time of application submittal.***

# VICINITY MAP



FILE NUMBER: LD 21-00395  
PROJECT: Butler Partition



CITY OF GRESHAM  
URBAN DESIGN & PLANNING  
Date: Thursday, November 18, 2021

