

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

TYPE IV RECOMMENDATION ORDER

CWP-25-00068

A public hearing was opened on April 14, 2025, to consider the proposal to adopt the 2025/26-2029/30 Capital Improvement Program (CIP) for the City of Gresham. Projects were proposed from the following programs:

- Wastewater Collection & Treatment Plant
- Water
- Transportation
- Footpaths & Bikeways
- Parks, Trails, and Open Space
- General Development
- Stormwater
- Urban Renewal

The Planning Commission closed the public hearing and made a final recommendation to City Council at the April 14, 2025, meeting.

Tim Kamp, Planning Commission Chair, presided at the hearing.

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

The Planning Commission recommends to City Council the approval of CWP-25-00068 adopting the City of Gresham Capital Improvement Program projects for fiscal years 2025/26-2029/30 based on the findings, conclusions, and recommendations in the April 2, 2025, Staff Report.

Tim Kamp Digitally signed by Tim
Kamp
Date: 2025.04.22
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Chairperson

4/22/25

Date

STAFF REPORT

CITY OF GRESHAM, OREGON 2025/26 – 2029/30 CAPITAL IMPROVEMENT PROGRAM

Type IV Public Hearing

To: Gresham Planning Commission

From: Elizabeth McCann, Budget & Finance Director
Budget and Finance Department

Date: April 2, 2025

File Number: CWP-25-00068

Applicant: City of Gresham

Exhibit: A – Proposed Capital Improvement Program Projects by Program

Recommendation: Staff recommends that the Planning Commission recommend approval of CWP-25-00068 adopting City of Gresham Capital Improvement Program projects for Fiscal Years 2025/26 – 2029/30 to the City Council.

SECTION ONE

Background Information

Executive Summary

The purpose of this proposal is to adopt the 2025/26 – 2029/30 Capital Improvement Program (CIP) for the City of Gresham, Oregon. Projects are being proposed for the following programs.

Wastewater Collection & Treatment Plant
Water
Transportation
Footpaths & Bikeways
Parks, Trails & Open Space
General Development
Stormwater
Urban Renewal

The City of Gresham follows an established process to develop its CIP. Highlights of the CIP process include:

| <u>CIP Review Process</u> | <u>Date</u> |
|--------------------------------------|-------------------------------|
| Project Development | August – October 2024 |
| Department & Finance Coordination | November 2024 – February 2025 |
| Manager Review | February 2025 |
| Planning Commission Workshop | February 24, 2025 |
| Planning Commission Hearing | April 14, 2025 |
| Budget Committee Approval | April 2025 |
| City Council 1 st Reading | May 20, 2025 |
| City Council Enactment | June 17, 2025 |

The CIP has been revised to include comments and suggestions made throughout the process. The following changes have been made to the CIP document since the Planning Commission work session on February 24, 2025:

- A Capital Improvement Program overview section was added
- An introduction section for each of the program areas was added
- Project numbers have been assigned to all new projects (please see the Project Recap section located on page 15 of the CIP)

- Maps previously pending have been updated
- Wastewater project #320400 had a name change and change in description
- Wastewater project #'s 320500, CIPWW00007 and CIPWW00035 had a change in description
- Footpaths project #CIPFP00003 had a change in cost estimate
- Parks project #CIPPK00009 was added
- Stormwater project #CIPSW00023 had a change in description and cost estimate
- Urban Renewal project #CIPUR00006 had a change in cost estimate

Exhibit Format

Exhibit A is the proposed list of projects for Fiscal Years 2025/26 – 2029/30. Each Capital Improvement Program (CIP) program is introduced by a general summary narrative, a five-year summary of the proposed CIP projects, and individual sheets describing each CIP project.

SECTION TWO

Applicable Community Development Code Procedures

- | | | | |
|----|-----------------|---|---|
| A. | Section 11.0200 | - | Initiation and Classification of Applications |
| B. | Section 11.0600 | - | Type IV Legislative Procedures |
| C. | Section 11.1000 | - | Public Hearings |

SECTION THREE

Applicable Community Development Plan Policies

- | | | | |
|----|----------------------|---|--|
| A. | Section 10.012 | - | General Plan Requirements and Features |
| B. | Section 10.330(5)(b) | - | Capital Improvement Plan design |
| C. | Section 10.330(6)(b) | - | Capital Improvement Plan elements |
| D. | Section 10.320.0-4 | - | Transportation Systems |
| E. | Section 10.330-.333 | - | Public Facilities and Services – Water, Wastewater, and Stormwater |
| F. | Section 10.412 | - | Parks, Recreation, Open Spaces and Trails |

SECTION FOUR

Findings of Fact

The proposed Capital Improvement Program, attached as Exhibit A, is consistent with all applicable procedures and policies of the plan, as indicated in the following findings:

A. Community Development Code Procedures

1. **Sections 11.0201 - Initiation.** This section provides that only the City Council may initiate a Type IV legislative application to amend the text of the Map or Code of the Gresham Community Development Plan. Consistent with Council direction, the Capital Improvement Program is updated on an annual basis.
2. **Section 11.0203 – Classification of Applications.** This section provides that Type IV procedures are legislative and typically involve the adoption, implementation or amendment of policy by ordinance and that it generally applies to a relatively large geographic area containing many property owners.
3. **Sections 11.0600 – Type IV Legislative Procedures.** For a Type IV Comprehensive Plan Amendment this section requires a submittal to the Department of Land Conservation and Development prior to the Planning Commission hearing. This submittal was made on March 6, 2025, which was sufficiently prior to the Planning Commission hearing date of April 14, 2025.

This section also requires that hearings be scheduled, a notice published in a newspaper of general circulation in the City and a copy of the decision be mailed to those required to receive such notice. Required notice of public hearing for this action has been published in the Gresham Outlook as required by this section.

4. **Section 11.1000 - Public Hearings.** The section provides for a hearing process consistent with Section 11.1000. Both the Planning Commission and the City Council, at public hearings in conformance with provisions of this section, will consider this proposal.

B. Community Development Plan Policy

1. **Section 10.012 - General Plan Requirements and Features.** It is the City's policy to establish and maintain a comprehensive planning process consistent with state and regional requirements to serve the best interests of Gresham. The Capital Improvement Program (CIP), attached as Exhibit A, has provided for a high level of public input and deliberation as well as an organized, identified prioritization ranking mechanism with established criteria for project selection.
2. **Section 10.330(5)(b) - Capital Improvement Program Adoption.** This section requires that the CIP "further the policies and implementation strategies of the Comprehensive Plan." The prioritization criteria established for CIP review incorporates elements of the Comprehensive Plan, as well as the Council Workplan and the development, health and safety needs in the community.
3. **Section 10.330(6)(b) - Volume 2, Policies.** This section requires that the CIP be adopted by City Council resolution, which will occur later in the process.
4. **Section 10.320.0-4 - Transportation Systems.** The CIP proposal includes projects for maintenance and improvements to Gresham streets, bikeways and related transportation programs.
5. **Section 10.330-.333 - Public Facilities and Services.** The entire CIP provides funding for various public facilities and services in the City of Gresham, including public facilities necessary for the provision of continuing services to the Gresham community.

6. **Section 10.412 - Parks, Recreation, Open Spaces and Trails.** The CIP provides for a number of Parks, Trails & Open Spaces improvements and maintenance to serve the community at large.

C. Public Facility Plan

Oregon Statewide Planning Goal 11, Public Facilities and Services, requires comprehensive plans to include a public facilities plan (PFP). The PFP describes the water, sewer, and transportation facilities that are needed to support the land uses designated by the plan map for the next 20 years. Required elements of a PFP include a list and description of the necessary future projects, a rough cost estimate of each project, and either a map or written description indicating the general location of projects.

Goal 11 allows a jurisdiction's comprehensive plan to include a reference to other facility plans and programs, such as a capital improvement program. This reference identifies where the required information may be found while avoiding unnecessary duplication of information. Accordingly, the public facilities policies of Gresham's comprehensive plan refer to the City's CIP as the document which contains the PFP-related information regarding future project needs, costs, and locations. Approval of the City's CIP will therefore also approve these elements of the PFP.

SECTION FIVE

Conclusions

The proposed Capital Improvement Program, as recommended for approval by staff, is consistent with the applicable procedures and policies of the Gresham Community Development Plan, as indicated by the findings contained in Section Four of this report.

SECTION SIX

Recommendation

Staff recommends that the Planning Commission recommend approval of CWP-25-00068, adopting the Capital Improvement Program for Fiscal Years 2025/26 – 2029/30, attached as Exhibit A, to the City Council.