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Attachment 1 – to the 2020 PC Work Program

List of ‘on-deck’ potential future Planning Commission Work Program Projects Updated November 13, 2019

Below is a list of ‘on-deck’ projects that are not included in the current work program. Staff maintains this list as a way to keep track of projects for inclusion in future work programs along with other sources such as legislative bills related to land use and the 2016 Comprehensive Plan. Though ‘on-deck’ projects are not included in the current work program, projects may be brought to the Planning Commission an issue becomes more pressing and/or the opportunity arises to elevate the project. ‘On deck’ projects (or specific aspects of these projects) may be bundled with related projects for efficiency.

Table B: ‘On-Deck’ Projects

- Unlikely to be advanced in 2020 given existing resources. Can be considered for advancement to a future Work Program during future annual work program discussions

	Project Name & Year Either Added to Work Program or Identified	Brief Summary	Status
Significant Environmental Concern Permit / Goal 5 Resources			
B1	ESEE Implementation ; 2017 (PC-2017-7228)	Updates to SEC habitat, SEC stream and SEC water resource extent based off Comprehensive Plan ESEE analyses.	Work session held April 3, 2017.
B2	Update SEC Maps, overlay extent and stream centerlines (PC-2017-9602); 2017	Implements Comprehensive Plan Policy 5.18 - 5.26: Update SEC maps and stream centerlines.	Some mapping has occurred. May integrate with ESEE project above.
B3	Consider adopting LiDAR visibility maps to exempt more	Multnomah County produced aerial LiDAR based maps identifying lands topographically visible at different altitudes above the ground from local Identified Viewing Areas. Project	Not yet begun.

	development requests from SEC-v review; 2016	<p>goal is to legislatively adopt LiDAR based maps within the boundaries of the SEC-v zoning district so staff has authority to exempt projects from SEC-v review, which will not be visible. Staff currently must make this determination through a land use review.</p> <ul style="list-style-type: none"> • Adopt Lidar maps of west hills for 0' feet to update SEC-v layer, and/or; • Adopt Lidar maps of west hills for 0,5,10,15,20,25,30,35,40 feet and refer to these maps in exemption. Goal is to justify more exemptions for projects which will not be visible at top height of structure. • Create exemption for projects under 400 or 500sf if certain specified or referenced materials and colors are used. 	
B4	SEC-h building footprint; 2018	Implements Comprehensive Plan Policy 5.36: Limit size and footprint of houses in SEC-h overlay in order to minimize harm to wildlife.	Not yet begun.
B5	Tree Removal and Tree Planting in SEC-h; 2018	Implements Comprehensive Plan Policy 5.40: Update development requirements related to tree removal and tree plantings.	Not yet begun.
B6	Add prohibited uses list to PAM code from the West Hills Reconciliation Report; 2019	Amend PAM code to specifically list prohibited uses that are in the West Hills Reconciliation report. Consider adding the allowed and conditional uses from the Reconciliation Report as well.	Not yet begun.
<i>Public Facilities and Utilities</i>			
B7	Public Facilities; 2017	Implements Comprehensive Plan Strategy 11.10-1: Public Facilities. Requires alternatives analysis prior to approving electrical substation or water system storage tank or reservoir intending to solely serve uses within the UGB.	Not yet begun.
B8	Under-grounding Communication Lines; 2019 (PC-2019-11702)	Implements Comprehensive Plan Strategy 11.14-2: Undergrounding Communication Lines. Require undergrounding of personal power and communication lines serving new or replaced development.	Not yet begun. Possible candidate for housekeeping bill.

Procedures, Review Process, Use Assessment, Covenants, Tax Deferral, Lot of Record

B9	Lot of Record Maps; 2017	Adopt historic tax assessment property configuration maps and establish associated standards to help streamline Lot of Record (legal parcel) determinations. Consider process improvements including creating a Type 1 lot of record review.	Not yet begun.
B10	Procedural Provisions Update (PC-2012-2296); 2012	Update procedural provisions.	Planning Commission work sessions held 10.1.12, 2.4.13 and 6.3.13. Project was put on hold until after conclusion of Code Consolidation. Staff will need to explore with Attorney's office.
B11	Lot of Record Deed Restriction; 2017	Implements Comprehensive Plan Policy 3.3: Lot of Record Deed Restriction.	Not yet begun.
B12	Review Processes; 2018	Consider most appropriate review path for various uses.	Not yet begun.
B13	Conditional Uses; 2018	Re-evaluate Conditional Use / Community Service provisions to determine if currently listed Conditional Uses are still appropriate within each zoning district.	Not yet begun.
B14	Right to Farm and Forestry Measures in RC & MUA-20; 2018	Implements Comprehensive Plan Policy 2.32 & Strategy 3.15-1 & 3.15-2: Implement right to farm measures for new or expanding uses in RC zone when adjacent to EFU or CFU zones. Implement right to farm measures for new, replacement, or expanded uses on MUA-20 zone when adjacent to EFU or CFU. Includes deed restriction for new and replacement dwellings and additions protecting surrounding forestry practices.	Not yet begun.
B15	Extending Wildlife Habitat Tax Deferral Program (PC-2015-4106); 2016	Implements Comp Plan Policy 5.3 (Formerly Policy 3.2 of the 2015 Sauvie Island / Multnomah Channel Rural Area Plan). Extends the county's wildlife habitat tax deferral program to additional zoning districts.	A briefing was held with the Planning Commission. ODFW must take action before county code amendments can be adopted. Project advancement dependent on ODFW resource availability.
B16	Creating distinct tiers for Type 1 permits; 2019	Explore to create a distinction between Type 1 reviews that require an application that is assigned and processed by a planner and those that are processed over the counter. A possible example:	Not yet begun.

		Type 1-a: Building Permits, Type A Home Occupations, Floating Home Permit, etc. Type 1-b: GEC, FD, etc. The idea is that Type 1-a would be subject to different/simpler process than Type 1-b.	
B17	Add standards to CS and CU in the National Scenic Area code (NSA); 2019	Consider adding Conditional Use criteria to CS uses in Chapter 38 (NSA). Request to tie CU/CS to site review criteria.	Not yet begun.
B18	Lot of Record – Measure 49 Remainder Lots; 2019	Add a standard in MCC 39.3005 (Lot of Record Generally) that explicitly allows the County recognize remainder lots or parcels.	Not yet begun.
Other Projects			
B19	Code changes related to Measure 49 approved dwellings and properties; 2016	Consider code amendments to reference unique allowances and restrictions related to 2007 property rights Ballot Measure 49 approved dwellings and properties. Topics to research include but are not limited to farm and forest zoning aggregation requirements, PLA restrictions and references for setbacks to different types of forest dwellings in CFU zones.	Not yet begun. May combine with item B.19 above.
B20	Short Term Rental; 2017	Add short-term rental definition and potentially amend Home Occupation regulations to clarify how much of home can be dedicated to short-term rental and consider requiring owner occupancy.	Not yet begun.
B21	Surveys Required; 2016 (PC-2019-11569)	Assess when a survey should be required to confirm new development is accurately sited, particularly with respect to property setbacks. Objective is to address issue of structures not being constructed in the approved locations.	Not yet begun.
B22	Non-Conforming Uses; 2018	Update non-conforming use standards. Consider other models including City of Portland, and consider breaking standards into sub-categories such as use, structure, and setback.	Not yet begun.
B23	Signs; 2018	Re-evaluate sign code provisions for possible updates.	Not yet begun.
B24	Property Line Adjustments (PC-2014-3619); 2013	Consider making PLAs a Type I permit. Consider code amendments addressing whether lots with road frontage should maintain that frontage after a PLA. Also, assess standards related to septic drainage systems. Consider adding flexibility to EFU equal area	Not yet begun.

		requirements for PLAs to include adverse possession claims and to fix encroachment issues.	
B25	Raising Fowl (PC-2013-3094); 2014	Define thresholds for raising of fowl (such as chickens) for personal and commercial use.	Multiple work sessions have been held.
B26	Emergency Projects; 2018	<p>Create expedited permit review process for reconstruction in the event of widespread community emergency. Establish requirement that bond be submitted for all emergency repair/response projects.</p> <p>Review APA model disaster ordinance to see if there are some things we should do now (procedurally) to make sure we can function after a disaster if we can't get a PC quorum together, or to speed up permit review somehow. Proactively adopt alternative procedures or even rules for rebuilding in the event the governor declares an emergency that lasts longer than X days?</p>	Not yet begun.
B27	Oxbow Park District; 2018	Implements Comprehensive Plan Policy 8.11-1: Work with Metro to develop a park zoning district for Oxbow Park.	Not yet begun.
B28	Historic Preservation; 2017	Implements Comprehensive Plan Strategy 6.1-4: Historic Preservation	Not yet begun.
B29	Rural Center Commercial and Industrial Uses; 2017	Implements Comprehensive Plan Policy 2.16: Rural Center Commercial and Industrial Uses. Removes limitation that industrial uses must serve the rural community and surrounding area.	Initial scoping begun.
B30	Private Property Burials; 2016	Assess whether land use code should be amended to address requests for private property burials. Preliminary goal is to have ability to authorize, where allowable, in a short timeframe.	Not yet begun.
B31	Accessory Structure Provisions; 2019	1) Clarify how one story is measured for Allowed Use review. Intent is to prevent easy unpermitted conversion of storage loft to living space. 2) Consider limiting size of tree houses to discourage unpermitted occupation as living quarters.	Not yet begun.
B32	Tualatin Basin Water Quality; 2019	Assess the exemption in the Geologic Hazard provisions which refer to Tualatin Basin water provisions (OAR 340-041-0345(4)) to see if exemption language can be relaxed further and whether doing so would require amendments to Erosion and Sediment Control, Minimal Impact Project and Stormwater Control	Issue scoped as part of PC-2016-5384 where it was determined a discrete project was warranted. Further research needed, including discussion with DEQ.

		<p>provisions for compliance with DEQ rules. The driving issue is that minor projects in the Tualatin Basin are occasionally being required to go through GH review rather than ESC or MIP review.</p> <p>Amendment should indicate that erosion and sediment control practices are still required for ground disturbing activities.</p>	
B33	Flood Hazard Rewrite; 2019	Rewrite Flood Hazard code to improve readability.	Not yet begun.
B34	Willamette River Greenway Updates; 2016	Implements Comprehensive Plan Policy 5.15; Update to WRG regulations.	Not yet begun.
B35	Temporary Use of Live-aboard Boats; 2018	Implements Comprehensive Plan Policy 10.15: Consider standards to allow temporary use of live-aboard boats.	Not yet begun.
B36	Third Party Experts; 2019	<p>Should the Administrative Procedures be amended to specify that the Planning Director has the authority to require a third party expert(s), when the Planning Director believes that an outside expert should provide additional information and/or that a second opinion is warranted in order to provide more clarity/certainty in a land use matter?</p> <p>Should applicant be required to pay third party expert?</p>	Not yet begun.