



**Department of Business and Community Services**  
**MULTNOMAH COUNTY OREGON**

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**Land Use and Transportation Program**  
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January 24, 2013

To: Multnomah County Planning Commission

From: Chuck Beasley, Senior Planner

Subject: Planning Commission Work Program for 2013

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Attached is the proposed 2013 Work Program for discussion and possible approval at your February 4, 2013 meeting. This follows our review of the proposed plan at the November 5, 2012 meeting. At that meeting, staff indicated interest in hearing from the Commission about what projects should be added to the list, if there are any that should not be on the list, and any questions about the scope of any of the projects. For staff, projects that can be completed in a reasonable amount of time, whether an amendment is a mandate, and projects that have the potential to reduce the amount of time needed to implement the code should be priorities.

At the November Planning Commission meeting, topics of discussion about the work program draft centered on adding storm water regulations to the list of tasks. This topic is added to the work program as not scheduled for work in 2013. This reflects limited resources to undertake the project at this time and that we can continue to implement the stormwater management program as it currently operates. Staff also heard a suggestion that it might make sense to combine MCC Chapter 29 related amendments in to one project. Staff will take this advice, particularly when it results in consideration of related amendments together.

The 2012 Work Program Results table shows that we have additional work to do to complete all of the tasks listed on the work program. To the extent we can, we will prioritize completing those projects before moving forward on new projects in 2013. We did conduct nine meetings in calendar year 2012, the same as in 2011 and 2010, and fewer than the twelve conducted in 2009. At this time, we anticipate that resources available for long-range planning will remain stable for next year. However, more time is being allocated to one planning project, the Savoy Island Scoping Report, particularly during the first half of 2013. The result is that we are not planning for an 11 month meeting schedule and will need to make adjustments as the year progresses.

**Notes on 2012 Work Projects in Process**

This section includes staff comments on two projects added to the 2012 work plan but not yet completed. The GIS zoning map project is ready for hearing pending review by Gorge Commission staff. There are a number of areas where zoning boundaries need to be reconciled, and we are working with their staff to arrive on a timeline for that to process to conclude.

We have also not yet decided on the best approach to follow regarding Agri-tourism and events at wineries (SB 960 and HB 3280). We understand that legislation regarding wineries may be proposed for the 2013 legislative session, and it might be most efficient to delay moving forward until we see the scope of regulations the legislature takes up in 2013.

**Discussion of Proposed Work Program Tasks:**

Planning staff has identified a list of “new housekeeping” tasks for 2013 listed under number 2 in the table, and a list of other new projects in numbers 7 – 11. Of these five new projects, the scope of two, the legislative update and cumulative effects in the NSA are uncertain. Work on these is less likely to occur during the first half of 2013.

• **SEC-h Wildlife Conservation Plans - #8.**

This project is a concept that staff identified through work on the 2012 SEC-h streamlining project. This is context for considering the effect of the SEC-h program and whether mitigation for habitat loss appears to be effective. This project is proposed anticipating using only existing staff resources and is less of a priority than the other projects in the “new” section since the existing code is functioning.

• **SEC-s East of Sandy River RAP #9**

The SEC-s project stems from difficulties implementing the stream protection elements in East of Sandy River Policy 21, which read much like zoning code rather than policy. In addition, there are now three “categories” of significant streams in the plan area: 1) those protected through the SEC-s standards, 2) those protected under Nature in Neighborhoods base standards, and 3) those that are significant but unprotected in the zoning code.

• **Sauvie Island Scoping Report #10**

This project focuses on the Sauvie Island plan area and will be undertaken during the first half of 2013 using consulting services, much like the prior 1995 scoping project for the area. The purpose of the work will be to identify issues that can be addressed through a planning process. Staff anticipates that this will be the first step in a Land Use and Transportation System Plan update for this RAP. However, the timing and funding for that larger effort are uncertain at this time.

• **Cumulative Effects in the National Scenic Area \*11**

Including this work on the list for 2013 anticipates that we will receive direction to update gorge regulations to comply with Management Plan changes that have been the subject of legal proceedings. This may be a relatively small code update, and we may also not need to move forward on it in the first half of this year.

**Projects Not Scheduled for Work In 2013**

This section of the work plan includes projects that have been on the work plan for a period of time, and one new project, storm water related, that the Commission asked to be included on the plan at the November meeting. The projects that have been on the list the longest tend to be projects that represent a higher level of difficulty or cost, or don't address immediate needs.

Staff and the Commission have assessed and removed tasks or completed projects on the list as resources have allowed over the past few years, resulting in a list that is relatively more current.

- **Update Sauvie Island/Multnomah Channel Zoning Code to implement Rural Area Plan policies – #12**

The focus of this project is to implement various policies in Chapter 34 so that the zoning code realizes the rural area plan. Policy 12 directs Planning to update the definitions of “houseboat,” “boathouse,” and “combination” so that they are consistent with the definitions used by the tax assessor. Implementation would involve consideration of boat “live-aboards” and their relationship to houseboats or floating homes. Policy 3 seeks to protect farm uses in the Multiple Use Agriculture – 20 zone by requiring a deed restriction as part of approving a dwelling in the zone. This project may become active later in the year depending on the results of the scoping process and identification of funding.

- **Adopt “Dark Skies” Lighting in all zones in all Plan Areas – Proposed #13**

Currently in the West of Sandy River PH-RC, OR, OCI zones, “New and replacement exterior lighting fixtures shall be of the “cut off” or fully shielded type so that no light is emitted above the horizon”. In the Significant Environmental Concern (SEC) overlay for Streams and Scenic Views (West Hills), SEC-Wildlife Habitat, Water Resources and Scenic Waterways (West of Sandy River) require shielded lighting. Areas outside of these areas can have lighting that adds to light pollution in the rural areas and impacts to amphibians, birds and other species.

- **Adopt Water Quality Regulations for West Hills Streams - #14**

This task relates to maintaining water quality in Burlington Bottoms by ensuring that water quality in streams draining into it is also maintained. The task was placed on the work program in 2004. West Hills RAP Policy 19 calls for protection of water quality in areas adjacent to Multnomah Channel, and includes a strategy indicating that this should be addressed through revisions to the ESEE analysis for Burlington Bottoms as part of the Sauvie Island/ Multnomah Channel RAP. This approach may have been recommended because the watershed is separated by the by the two RAP plan boundaries. Staff is unable to find a revised ESEE analysis undertaken in that RAP, therefore part of this task will be assessing the project scope.

- **Storm Water Cost Reduction - #15**

This project arose out of the 2012 work program task intended to make a technical fix to clarify that addition of 500 square feet of impervious surface to a property requires storm water review regardless of whether grading is also proposed. Public testimony and input by Commissioners indicates that a broader review is desired. Of particular concern is whether storm water management costs can be reduced. Staff expects that this project will require more resources than are available at this time and that adding it to the list this year as a “not scheduled for work” project will serve as a place holder for the work.

attachments:

Proposed 2013 Work Program