

<b>2013 WORK PROGRAM</b>					
<b>LONG RANGE LAND USE PLANNING PROJECTS</b>					
		<b>Proposed 2/4/13</b>			
<b>Multnomah County Land Use and Transportation Planning Program</b>					
<b>Projects</b>					
	<b>Project Name &amp; Date Added to Work Program</b>	<b>Description</b>	<b>Project Status</b>	<b>Type</b>	<b>Location</b>
<b>1</b>	<b>Housekeeping Amendments 2012</b>	Suggestions from staff are gathered until there are sufficient number to fill one or more ordinances. Priority projects that will be brought to the PC as workload allows are listed.	On-going	C&S	County - wide
		GIS zoning maps PC 2011-1401 Replace the Sectional Zoning Maps pursuant to MCC 33.0015 with GIS maps. Accomplishing this task will require an archiving system that could be developed along with the adoption action.	PC Work session January, 2012. Coordination with Gorge Commission in process.	C&S	County - wide
		Dwelling Definition, aka "Guest houses" PC 2011-1478 Clarify improvements such as bathrooms, separate entrances, cooking facilities that can be allowed in accessory structures consistent with limitation of one dwelling per parcel.	Research begun, not ready for work session.	C&S	County - wide
	<b>New Housekeeping Proposed for 2013</b>				
<b>2</b>		Wildlife Habitat Conservation Plans. Revise MCC 34.2620(S) to cite current controlling statute in ORS 308A.403 - .430 that provides authority for the tax deferred plans on EFU.		C&S	County - wide
		Conditional Uses In NSA. Reconcile provisions in 38.0050 Conditional Uses with those in Part 7 Special Uses to remove duplication and clarify existing approval standards.	Work session staff report in process.	C&S	Gorge NSA
		Violations of On-Site Sanitation. The existing scope of state regulations that are also a violation pursuant to MCC 37.0560 as defined in MCC 37.0915 do not clearly include violations of DEQ permits and rules. State building, electrical and plumbing codes are incorporated by reference into MCC Chapter 29, making violations of those regulations subject to enforcement. Consider whether code amendments are appropriate and needed to address noncompliant on-site sanitation.		C&S	County - wide
		Modification of T3 Decisions. Clarify authority in the code to modify T3 approvals through a T2 procedure. Current code in MCC 37.0660(E) requires that the same process is used, and this can be understood to require a public hearing for even minor changes to an approved use. In the past, staff has processed some modifications as changes to the Design Review plan, however this level of review may not be adequate for changes that could increase the level of activity, thus the need for clarity.		C&S	County - wide

2012 Work Program Projects					
3	EFU and CFU Amendments Authorized by 2011 Legislature <b>2012</b>	Consider amendments to the EFU/CFU zoning code related to the changes to state law resulting from the 2011 legislative session: - HB 3290 Revised farm income dwelling test - SB 640 Land division for fire stations providing rural fire protection - HB 3408 Irrigation facilities for irrigation districts PC 2012-2294	PC Hearing approved Dec. 3, 2012. Tentative BCC hearing 2/14/13.	P/M	County - wide
		Amendments to the EFU/CFU zoning code related to the changes to state law resulting from the 2011 legislative session: - SB 960 Agri-tourism and other events - HB 3280 Activities at wineries	Research begun, not ready for work session.	P	County-wide
4	Outdoor Mass Gatherings in EFU <b>2011</b>	ORS 197.015(10)(d) and 433.735 provide for outdoor "gatherings" and associated standard for review. Improve zoning code administration related to this use by Incorporating implementing provisions into the EFU zones.	Research begun, not ready for work session.	C&S	County-wide
5	Rural Area Plan task: Farm stand code provisions in the EFU, MUA-20, RR, and RC zones in the East of Sandy River Zoning Code. <b>1997</b>	Plan Policies 16 and 17 of the East of Sandy River Rural Area Plan directs that farm stands be allowed in some zones that they are not listed in now and be allowed to sell some additional products. Some related changes were included in the 2003 EFU Code updates (only to the EFU district). PC 2012-2395	PC Hearing approved Dec. 3, 2012. Tentative BCC hearing 2/14/13.	P	East of Sandy River
6	Waterfront Community Building Codes <b>2012</b>	Conduct a work session and accept public testimony about whether county should adopt floating home building and plumbing codes to regulate floating homes within areas provided with building permit services by the City of Portland. Possible Chapter 29 amendments.	Briefing held in June 2012 w/public testimony accepted. Research continuing.	P	Multnomah Channel
<b>New Projects Proposed for 2013</b>					
7	Legislative Updates <b>2013</b>	Update code for changes to statutes from 2013 legislative session. Possible action in the second half of 2013.		M	County-wide
8	SEC-h Wildlife Conservation Plans <b>2012</b>	The Wildlife Conservation Plan requirements for projects where the applicant wants to vary from the development standards are unclear and do not specify a desired outcome to direct the mitigation measures. The creation of a Basic WCP would simplify the process for property owners if they choose. In addition, it could reduce the costs associated with hiring a consultant to complete a WCP for their project.		P	West Hills and West of Sandy River
9	SEC-s East of Sandy River RAP <b>1997</b>	East of Sandy River RAP SEC streams. Amend zoning map and code to apply SEC designation for certain streams. SEC overlay now being applied through Sandy River Plan Policy 21.		C&S	Eastside

10	Sauvie Island Scoping Report 2013	Conduct a scoping process to identify issues appropriate to address in a Sauvie Island Rural Area and Transportation System Plan Update. Take scoping results to BCC mid year for approval of an RAP/TSP update work plan.	Completed Scope of Work to retain consulting services.	P	Westside
11	Cumulative Effects in the National Scenic Area 2013	Amend Chapter 38 to incorporate provisions to address cumulative effects for consistency with anticipated 2013 Management Plan amendments.		M	Gorge NSA
<b>Projects Not Scheduled for Work in 2013</b>					
12	Rural Area Plan task: Update Chapter 34 Sauvie Island/Multnomah Channel to implement RAP policies. 2007	Include adding definitions of "houseboat," "boathouse" and "combination" to Zoning Code for consistency with tax assessor ( S.I> Policy 12). 1997 Planning Commission directed project to be completed with other unfinished	Definitions work went to Planning Commission in February, 2000. No further	P	Westside
13	"Dark Skies" Code Amendments of Policy 26 West of Sandy River Plan applied to other areas. 2004	This Policy was implemented by a code requirement that new and replacement exterior lighting fixtures shall be of the "fully shielded type so that no light is emitted above the horizontal. Now the standard only applies to the West of	Not begun.	C&S	Westside
14	Rural Area Plan task: Water quality related regulations added to certain West Hills streams. 2004	Certain stream water quality strategies are yet to be completed to address West Hills Rural Area Plan Policy 19. The streams are only those draining into Burlington Bottoms on the Multnomah Channel (across from Sauvie Island).	Not begun.	C&S	Westside
15	Storm Water Cost Reduction 2013	Consider strategies to reduce costs to implement storm water program such as exemption from site specific engineering review , standardized designs, identification of low risk sites, or changes to stormwater control policy.	Not begun.	C&S	County-wide
*C&S = consistency and streamlining. P = planning. M = mandated.					