

## **URBAN/RURAL GROWTH MANAGEMENT POLICIES**

This Section contains the following policies:

POLICY 6: URBAN LAND AREA

POLICY 7: RURAL CENTER LAND AREA

POLICY 8: RURAL RESIDENTIAL LAND AREA

POLICY 9: AGRICULTURAL LAND AREA

POLICY 10: MULTIPLE USE AGRICULTURAL AREA

POLICY 11: COMMERCIAL FOREST LAND AREA

POLICY 12: MULTIPLE USE FOREST AREA

### **GROWTH MANAGEMENT**

Urban-rural growth management is not intended to stop growth, but rather to direct it into appropriate locations. Growth management is based on an analysis of the natural environmental and resource base and economic base; for example, the cost of providing and maintaining services such as sewer and water systems and roads, projected energy limitations, and the need to provide a choice in the character of residential areas and communities.

The purposes of growth management, which are implemented through the Plan policies, strategies and implementation measures, are to set forth broad land area classifications which:

1. PRESERVE NON-RENEWABLE RESOURCES and encourage the CONSERVATION and use of RENEWABLE RESOURCES on a SUSTAINED YIELD BASIS;
2. MINIMIZE THE CONFLICTS between URBAN USES and NATURAL RESOURCE USES, such as agriculture and forestry, so that maximum benefits are realized in both categories;
3. CONTROL RURAL DEVELOPMENT within the constraints of the natural resource base and its limitations, as well as the limits of the public to provide services;
4. PROVIDE FOR ORDERLY GROWTH THAT IS STAGED over time and recognize the constraints of the natural resource base, as well as the need to focus development in an economically compatible manner with service requirements;
5. DIRECT GROWTH INTO RELATIVELY COMPACT, identifiable and desirable COMMUNITIES where people can, at reasonable cost, LIVE, WORK, SHOP, TRAVEL and enjoy an aesthetically PLEASANT ENVIRONMENT;
6. IDENTIFY PUBLIC NEED and interest through the balancing of social, economic and physical considerations; and
7. ALLOW LAND USE OPTIONS in the immediate future and for future generations RESULTING FROM NEW TECHNOLOGY or the PUBLIC'S DESIRE for variations in both community structure and size.

The Broad Land Area Classifications are defined as follows:

## **URBAN**

**Urban:** that portion of unincorporated Multnomah County where urban development has occurred and which includes adequate land to accommodate all projected land use needs to the year 2000.

## **RURAL**

**Rural Centers:** areas with concentrated rural residential development combined with limited rural commercial and industrial development and limited public services.

**Rural Residential:** areas not primarily suited to agriculture or forestry and where limited large-lot development is not detrimental to the resource base.

## **NATURAL RESOURCE**

**Agricultural:** lands with predominantly Class I-IV soils and identified by the Agricultural Capability Classification System of the U. S. Soil Conservation Service, and where existing uses, the parcelization pattern and service levels are supportive of full-time commercial agricultural activities.

**Multiple Use Farm:** lands with predominantly Class I, II or III soils as identified by the Agricultural Capability Classification System of the U. S. Soil Conservation Service, but where the existing uses, topography and parcelization pattern are not supportive of full-time commercial agriculture, but where small commercial and hobby farming can take place on parcels of 20 acres or less.

**Commercial Forest:** lands with predominantly Douglas Fir Cubic Foot Site Class I, II or III, as identified by the Woodlands Groupings of the U. S. Soil Conservation Service, and where the primary activity is the raising and harvesting of timber for commercial purposes.

**Multiple Use Forest:** lands with predominantly Douglas Fir Cubic Foot Site Class I, II or III, as identified by the Woodlands Groupings of the U.S. Soil Conservation Service, but where the development influences preclude the raising and harvesting of timber as the only permitted principal use, but where physical limitations exist for more intensive development.



## **POLICY 6: URBAN LAND AREA**

### **INTRODUCTION**

The purpose in defining the Urban Land Area Classification is to set forth the projected limits of urban development over the next 25-year time period. The appropriate policy statements in this plan are intended as standards for development. By defining the limits of urban development, the County can determine the service needs and develop a coordinated program for providing streets, sewer, water and other required facilities such as public transportation and parks.

While the purpose of the Urban Growth Boundary is to define the limits of urban growth, the intent is to provide communities by emphasizing the social and economic aspects of urban life. The urban environment should include identifiable communities with a range of housing, commercial, and employment choices, and public and private services. These must be located and designed to relate to the needs of the people within the various communities.

The urban area will include all uses generally located in any metropolitan area; however, the location of these uses will be guided by the policies of this plan and community plans which will be prepared as part of the County's continuing planning program.

---

### **POLICY 6**

The County's policy is to establish and maintain an Urban Growth Boundary in accord with the following:

- A. The powers of METRO under ORS 197.190 to establish and change the UGB.
- B. The procedures adopted by METRO for minor UGB amendments.
- C. The requirements of statewide Goal 14 on major UGB amendments and, in addition, the following criteria:
  1. When land is needed for a special and unique need not otherwise met in the existing UGB, such land may be added when documentation of need is sufficient. When amendments are approved for unique needs, the approvals must be tied to the particular use.
  2. Logical natural boundaries, such as rivers, water bodies, steep sloped canyons, etc., should be utilized when they exist, instead of property lines.
  3. The general need for more housing, unless it can be shown to be unique, cannot, of itself, be used to justify UGB amendments.

4. Islands of rural land inside the UGB are to be discouraged.
  5. It is further the County's policy to maintain an inventory of vacant land for residential, commercial and industrial use to ensure that sufficient land exists within the UGB to meet documented needs.
- 

## **STRATEGIES**

A. As a part of the continuing planning program, the County should:

1. Implement and conduct periodic reviews of the various community plans for Errol Heights, Cully, Parkrose, Hazelwood, Powellhurst, Wilkes, Rockwood, Centennial, and Hayden Island. These periodic reviews should be based upon:
  - a. An examination of the community plan and a determination of whether it is working properly or not, given the applicable LCDC Goals/Rules, the Framework Plan policies, and an assessment of local needs.
  - b. A determination of how the situation has changed since the plan adoption or last update to include such aspects as:
    - (1) Physical environmental factors related to population, housing, air, water and noise pollution, facilities and service levels, and economic factors.
    - (2) The coordinative framework requirements within which the jurisdiction is located, requiring different policy directions.
2. Periodically reexamine the Urban Growth Boundary based on the land use density and intensity levels established by the community plans and the resulting amount of land required to accommodate future needs.
3. Establish a process for monitoring:
  - a. The amount and type of land available for development;
  - b. The rate of consumption of various urban land types;
  - c. Changes in needs for particular land use types; and
  - d. Land value changes.
4. Follow the process for amending the growth boundary established by the Metropolitan Service District.

- B. The following strategies should be addressed as part of the Community Development Title:
1. **The Zoning Chapter** should include a broad range of residential, commercial, industrial zones, and community facilities provisions related to design, special planned areas, planned unit and planned developments, and site development standards.
  2. **The County Streets and Roads Standards Chapter** should include criteria related to street widths, and construction standards and required improvements. Emphasis should be placed on minimizing public and private costs by analyzing the standards in relationship to function.
  3. **The Capital Improvements Program** should provide for the preparation and maintenance of a capital improvements program.
  4. **The Land Division Chapter** should set standards and processes to divert and assist the dividing of land within Plan policies and in accord with ORS Chapter 92.
- C. Implementation measures undertaken by the County will give primary consideration to infilling existing developed urban areas.

The conversion of land to another broad land use classification should be in accord with the standards set forth by the LCDC Goals and in this Plan.





## **POLICY 6A: Urban and Rural reserves**

### **INTRODUCTION**

The purpose of Urban and Rural Reserves is to facilitate planning for urbanization of the Portland metro region over the 50 year plan period from 2010 to 2060. Urban reserves provide greater certainty to the agricultural and forest industries, urban industries, and service providers about the future location of urban growth boundary expansion. Rural reserves are intended to provide long-term protection of agricultural and forest land and landscape features that enhance the unique sense of place of the region.

The reserves plan that designates land for urban and rural use is an alternative approach to manage urban growth through a coordinated regional process provided for in Oregon Laws 2007, chapter 723 and implementing Oregon Administrative Rule 660 Division 27(2008). The reserves plan supplements Policy 6 Urban Land Area with a specific map and implementing policies that define limits to urban growth for a time period much longer than the 20 -25 year UGB plan period.

The reserves plan relies on designation of urban reserves land which can only be designated by Metro, and on rural reserve areas that can only be designated by the County. Because of this division of authority in the reserves plan, the County has amended its plan and zoning map to adopt rural reserves, and also shows urban reserve designations on the map.

---

## **POLICY 6-A Urban and Rural Reserves**

It is the County's policy to establish and maintain rural reserves in coordination with urban reserves adopted by Metro and in accord with the following additional policies:

1. Areas shown as Rural Reserve on the County plan and zone map shall be designated and maintained as Rural Reserves to protect agricultural land, forest land, and important landscape features.
2. Rural Reserves designated on the plan map shall not be included within any UGB in the county for 50 years from the date of the ordinance adopting the reserves designations.
3. Areas designated Rural Reserves in the county shall not be re-designated as Urban Reserves for 50 years from the date of the ordinance adopting the reserves designations.

4. The County will participate together with an appropriate city in development of a concept plan for an area of Urban Reserve that is under consideration for addition to the UGB.
  5. The County will review the designations of Urban and Rural Reserves, in coordination with Metro and Clackamas and Washington Counties, 20 years from the date of the ordinance adopting the reserves designations, or earlier upon agreement of Metro and the other two counties.
  6. The County will not amend the zoning to allow new uses or increased density in rural and urban reserve areas except in compliance with applicable state rules.
- 

## **STRATEGIES**

- A. The urban and rural reserve program for the Portland Metro region is predicated on coordination between Multnomah, Clackamas, and Washington Counties and Metro. As a part of continuing efforts to implement this long-term program, the County has agreed to:
  1. Amend the Multnomah County plan and zoning map to show areas designated by Metro as urban reserve and areas designated by Multnomah County as rural reserve.
  2. Participate with Clackamas and Washington counties and Metro to consider proposals for major or minor amendments to the reserves maps that may occur prior to the end of the 50 year reserves planning period.
  3. Consider the suitability of any lands not designated as urban or rural reserve for such designation during the reserves plan review that is intended to occur within 20 years of the initial reserves designations.
- B. A key element of the reserves program is that identification of land suitable for urban reserve provides the certainty needed for local governments and service providers to plan for future service needs in UGB expansion areas. The County will participate with Metro and an appropriate city in concept planning of urban reserve areas under consideration for inclusion within the UGB subject to the principles:
  1. Concept planning for specific, enumerated Urban Reserves on the Urban and Rural Reserves map may occur separately and at different times.
  2. A concept plan for any Urban Reserve area must be approved by the county, the city or cities who will govern the area, and by Metro.

3. Concept plans shall provide that any area added to the UGB shall be governed by an existing city, or by a new city, and shall include provision for the orderly efficient transition from urbanizable to urban land. The preferred approach is for existing county zoning and rural level of services to remain in effect until new urban areas are annexed into the designated city.
4. Concept planning for Urban Reserve areas that are suitable for industrial and other employment uses will recognize the opportunity to provide jobs in this part of the region.
5. Concept planning for Urban Reserve areas that are suitable for a mix of urban uses will recognize the opportunity to provide employment and mixed-use centers with housing at higher densities and employment at higher floor-to-area ratios, and will include designs for a walkable, transit-supportive development pattern.
6. Concept planning shall recognize environmental and topographic constraints and habitat areas and will reduce housing and employment capacity expectations accordingly.
7. Concept plans shall be designed to avoid or minimize adverse effects on farm and forest practices, and on important natural landscape features, on nearby rural land.

## **POLICY 7: RURAL CENTER LAND AREA**

### **INTRODUCTION**

The purpose of the Rural Center Land Area Classification is to provide for rural service centers located outside the Urban Growth Boundary which contain limited commercial, community service, industrial and residential uses. Public sewer service is not available, and other support services are usually limited. The intensities and types of uses located within these centers must be appropriate to the character of the rural area.

The intent of the Rural Center Classification is to provide rural services for the residents and businesses located in the rural areas of the County, and is not intended to encourage growth of centers as dense communities. The arrangement of the land use pattern will be guided by the policies contained in this Plan and by information about the individual centers in the adopted Rural Centers Study.

---

### **POLICY 7**

The County's policy is to establish and maintain Rural Centers which are intended primarily for commercial and community services needed by the residents of the rural areas of the County, and to provide some tourist services. Rural Centers are or may be established on the basis of existing center development, on local area needs, on an evaluation of probable impacts on adjacent natural resource areas, on the demand for land to serve the primary purposes in a compact pattern, and on the capacity and condition of existing support services.

Expansion of a Rural Center (RC) to adjacent land shall be based upon findings that:

- A. Land zoned EFU will not be included unless that is the only land physically available;
- B. Insufficient vacant available land exists within the center;
- C. The expansion will not significantly impact adjacent natural resource or rural residential areas, or that such impacts can be mitigated;
- D. The expansion will be adjacent to existing RC boundaries; and
- E. The expansion is not for the primary purpose of residential development.

The County shall encourage the location of suitable uses within a Rural Center by:

1. Measuring the need for a use based upon the primary intent of the center.
2. Determining that sufficient land exists within a center to accommodate the needed uses

and maintaining a measurement of absorption rate of vacant lands.

3. Establishing development standards commensurate with the rural nature of the area.
4. Ensuring that adjacent natural resource areas are minimally impacted.

---

## STRATEGIES

A. As a part of the **continuing planning program**, the County should:

1. Continue to update the Rural Centers Study on not less than a five-year schedule to include re-examination of center boundaries based upon past development activity;
2. Establish a process for monitoring:
  - a. The amount and type of land available for development;
  - b. The land absorbed by development.

B. The following strategies should be addressed in the preparation of the Community Development Ordinance:

1. **The Zoning Code** should include the following provisions:
  - a. Rural low-density residential and farm and forest uses as primary uses;
  - b. Limited commercial and industrial uses on appropriate lot sizes, mixed uses, home occupations, cottage industries, natural resource and extractive industries, and community facilities as conditional uses or uses under prescribed conditions;
  - c. Lots of record;
  - d. What standards should apply when altering existing conditional uses; and
  - e. Standards for parking, landscaping and setbacks which are rural in nature and which are consistent with the character of Rural Centers. These standards shall be different from urban area standards.
2. **Zoning Classifications** and lot sizes should be based on such factors as:
  - a. Topographic and natural features;
  - b. Geologic and soil limitations and soil types;

- c. Micro-climatic conditions;
  - d. Surface water sources, watershed areas and groundwater sources;
  - e. The existing land use and lotting pattern and character of the area;
  - f. Road capacity and condition;
  - g. Capacity and level of public services available;
  - h. Type of water supply;
  - i. Soil capabilities related to a subsurface sewerage disposal system; and
  - j. The need for varying types of classifications.
3. **The County Street and Road Code** should include criteria related to street widths, construction standards, and required improvements appropriate to the function of the road and a semi-rural environment.
  4. **The Capital Improvements Program** should not include a public sewer system service for Rural Centers.
- C. The conversion of land to another broad land use classification should be in accord with the standards set forth by the LCDC Goals, OAR's, and in this Plan.

## **POLICY 8: RURAL RESIDENTIAL LAND AREA**

### **INTRODUCTION**

The purpose of the Rural Residential Land Area classification is to provide for rural residential development in certain parts of the County where the use is already well established and where future development will not cause the loss of either rural character or natural resource lands. The intensity of the land use pattern is to be based on the capacity of the resource base to accept such uses, the existing level of services, and the goals of retaining rural character and natural resource uses.

The intent of this classification is to provide for rural residential development in areas which are not suitable for commercial farm or forest operations because of the existing land use pattern of development, small parcel sizes, non-aggregated ownership, and largely non-commercial resource uses. Small scale agriculture and forestry operations may occur and are, in fact, considered to be an integral part of the rural residential environment. Such uses as wholesale and retail sales for agricultural products grown on the premises, limited forest product processing, cottage industries, limited rural service commercial and tourist commercial may be developed as conditional uses in accord with established criteria.

---

### **POLICY 8**

It is the County's policy to designate certain limited areas for rural residential development. Such areas are established based upon the following:

- A. Significant parcelization when an average of five (5) acres or less has already occurred, the majority of which are separately owned and developed;
  - B. The area is not a cohesive commercial farm or forest resource area;
  - C. The designated area is compatible with any adjacent farm or forest uses and would not cause any substantial conflict with these natural resource uses;
  - D. The land resource is predominantly forest or forest-agricultural in nature (discounting the residences), rather than agricultural in character;
  - E. There are no physical development limitations which would cause the areas to be hazardous for development; and
  - F. Limited, but adequate, services must be available for these areas, including those provided on-site (water and subsurface sewage disposal), as well as off-site (school, fire, police).
-

**STRATEGIES**

- A. The following strategies should be addressed in the preparation of the Community Development Ordinance:
1. **The Zoning Code** should include a revised Rural Residential Zone with:
    - a. A minimum lot size appropriate to retaining the rural character of the areas;
    - b. The following examples of uses:
      - (1) Those permitted as primary uses; residences on prescribed lot sizes, and agriculture and forestry uses;
      - (2) Those permitted as conditional uses or under prescribed conditions; wholesale and retail sales of agricultural products on the premises, community facilities, cottage industries, extractive resource industries, wood processing operations, limited rural service uses, and tourist commercial uses;
    - c. Lots of record provisions;
    - d. Zoning classifications and lot sizes based on such factors as:
      - (1) Topographic and natural features;
      - (2) Soil limitations and capabilities;
      - (3) Geologic limitations;
      - (4) Climatic conditions;
      - (5) Surface water sources, watershed areas and groundwater sources;
      - (6) The existing land use and lotting pattern and character of the area;
      - (7) Road access and capacity and condition;
      - (8) Type of water supply;
      - (9) Capacity and level of public services available; and
      - (10) Soil capabilities related to a subsurface sewerage disposal system.
    - e. Siting standards for dwellings proposed to be located adjacent to commercial forest or agricultural use.



2. **The County Street and Road Standards Code** should include criteria related to street width, road construction standards, and required improvements appropriate to the function of the road and a rural living environment.
  3. **The Capital Improvements Program** should not program public sewers to these areas.
- B. The conversion of land to another broad land use classification should be in accord with the standards set forth by the LCDC Goals, OAR's, and in this Plan.



## **POLICY 9: AGRICULTURAL LAND AREA**

### **INTRODUCTION**

The purpose of the Agricultural Land Area Classification is to preserve the best agricultural lands from inappropriate and incompatible development and to preserve the essential environmental characteristics and economic value of these areas.

The intent of this classification is to establish these areas for exclusive farm use, with farm use and the growing and harvesting of timber as primary uses.

---

### **POLICY 9**

The County's policy is to designate and maintain as exclusive agricultural land, areas which are:

- A. Predominantly agricultural soil capability I, II, III, and IV, as defined by U.S. Soil Conservation Service;
- B. Of parcel sizes suitable for commercial agriculture;
- C. In predominantly commercial agriculture use; and
- D. Not impacted by urban service; or
- E. Other areas, predominantly surrounded by commercial agriculture lands, which are necessary to permit farm practices to be undertaken on these adjacent lands.

The County's policy is to restrict the use of these lands to exclusive agriculture and other uses, consistent with state law, recognizing that the intent is to preserve the best agricultural lands from inappropriate and incompatible development.

---

### **STRATEGIES**

- A. The following strategies should be addressed as a part of the Community Development Ordinance:
  - 1. **The Zoning Code** shall include an Exclusive Farm Use Zone consistent with ORS 215.283\* and with:
    - a. A base minimum lot size appropriate to commercial agriculture for the particular crops and geographic area of the County;

- b. Provisions for allowing farm uses as primary uses, not conditional uses;
  - c. Provision for non-farm uses as conditional uses prescribed by ORS 215.283\*;
  - d. Provisions for retail sales of farm products;
  - e. Provisions which allow for the reconstruction of structures destroyed by fire or other circumstances;
  - f. Provisions for the aggregation of contiguous substandard lots under single ownership;
  - g. Mortgage lot provisions;
  - h. Homestead lot provisions;
  - i. Approval criteria and siting standards for non-farm dwellings designed to assure conservation of the natural resource base and protection from hazards.
2. **The County Street and Road Standards Code** should include criteria related to street widths, construction standards and requirements appropriate to the function of the road in an exclusive agricultural area.
  3. **The Capital Improvements Program** should not program a public water system for exclusive agricultural areas or any service level not commensurate with agricultural uses.
- B. The conversion of land to another broad land use classification should be in accord with the standards set forth by the LCDC Goals, OAR's, and in this Plan.

\* [ORS reference above was to ORS 215.213 before 1983. At that time Ch 826 Or Laws 1983 (SB 237) moved provisions regarding "uses permitted in exclusive farm use zones" from ORS 215.213 to 215.283 for "nonmarginal lands counties" (which includes Multnomah County).]

## **POLICY 10: MULTIPLE USE AGRICULTURAL LAND AREA**

### **INTRODUCTION**

The purpose of the Multiple Use Agriculture Land Area Classification is to conserve those lands agricultural in character which have been heavily impacted by non-farm uses and are not predominantly Agricultural Land as defined in Statewide Planning Goal 3. This conservation is necessary to protect adjacent exclusive farm use areas and, in some cases, the fragile nature of the lands themselves. These lands are conserved for diversified agricultural uses and other uses, such as outdoor recreation, open space, residential development, and forestry, when these uses are shown to be compatible with the natural resource base, character of the area, and other applicable plan policies.

The intent of this classification is to recognize the diminished nature of these areas for commercial resource production, but to limit the adverse impacts of future development of them on nearby agricultural areas and on other lands of a more fragile nature (e.g., areas subject to flooding, but used for agricultural-related uses).

---

## **POLICY 10**

The County’s policy is to designate and maintain as multiple use agriculture land, areas which are:

- A. Generally agricultural in nature, with soils, slope and other physical factors indicative of past or present small scale farm use;
- B. Parcelized to a degree where the average lot size, separate ownerships, and non-farm uses are not conducive to commercial agricultural use;
- C. Provided with a higher level of services than a commercial agricultural area has; or
- D. In agricultural or micro-climates which reduce the growing season or affect plant growth in a detrimental manner (flooding, frost, etc.).

The County’s policy, in recognition of the necessity to protect adjacent exclusive farm use areas, is to restrict multiple use agricultural uses to those compatible with exclusive farm use areas.

---

### **STRATEGIES**

- A. The following strategies should be addressed as part of the Community Development Ordinance:

1. **The Zoning Code** should include a Multiple Use Farm Zone with:
  - a. A base minimum lot size consistent with the character of the areas and the adjacent exclusive farm uses;
  - b. The following examples of uses:
    - (1) Permitted as primary uses; agriculture and forestry practices and single family dwellings on legal lots;
    - (2) The sale of agricultural products on the premises, dwellings for farm help, and mobile homes should be allowed under prescribed conditions;
    - (3) On lands which are not predominantly Agricultural Capability Class I, II, or III, planned developments, cottage industries, limited rural service commercial, and tourist commercial may be allowed as conditional uses; and
    - (4) The following uses should be allowed as conditional uses anywhere in the zone upon the showing that the conditional use standards can be met: commercial processing of agriculture or forest products, commercial services, commercial dog kennels, and mineral extraction.
  - c. Lot size requirements for uses allowed as conditional uses should be based on such factors as:
    - (1) Topographic and natural features;
    - (2) Soil limitations and capabilities;
    - (3) Geologic limitation;
    - (4) Climatic conditions;
    - (5) Surface water sources, watershed areas and ground water sources;
    - (6) The existing land use and lotting pattern and character of the area;
    - (7) Road access and capacity and condition;
    - (8) Type of water supply;
    - (9) Capacity and level of public services available; and
    - (10) Soil capabilities related to a subsurface sewerage system.

- d. Lots of Record provisions;
  - e. Mortgage lot provisions;
  - f. Siting standards for dwellings proposed to be located adjacent to commercial agricultural or forestry use.
2. **The County Streets and Road Standards Code** should include criteria related to street width, road construction standards, and required improvements appropriate to the function of the road and rural living environment.
  3. **The Capital Improvements Program** should not program public sewers to this area and the County should not support the formation or expansion of existing service district areas for the provision of water service.
- B. It is intended that industrial development which has a minimum impact be allowed on the south tip of Sauvie Island upon meeting all the applicable standards of the plan and conditional use procedures.
- C. The conversion of land to another broad land use classification should be in accord with the standards set forth by the LCDC Goals, OAR's, and in this Plan.





## **POLICY 11: COMMERCIAL FOREST LAND AREA**

### **INTRODUCTION**

The purpose of the Commercial Forest Land Area Classification is to conserve forest lands by maintaining the forest land base and to protect the State's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land, consistent with sound management of soil, air, water, and fish and wildlife resources to provide for recreational opportunities and agriculture.

The intent of the Commercial Forest Land Area Classification is to allocate lands which are suitable for commercial forest management, including adjacent or nearby lands which are necessary to permit forest operations or practices and other forested lands that maintain soil, air, water, and fish and wildlife resources.

Forest operations, practices and auxiliary uses shall be allowed on forest lands subject only to such regulation of uses as are found in ORS 527.722. Uses which may be allowed subject to standards set forth in Statewide Planning Goal 4 and Oregon Administrative Rule 660, Division 6 are: (1) uses related to, and in support of, forest operations; (2) uses to conserve soil, water, and air quality, and to provide for fish and wildlife resources, agriculture and recreational opportunities appropriate in a forest environment; (3) locationally dependent uses; (4) large acreage dwellings authorized by OAR 660-06-027 (1) (c) (December, 1995); and (5) template dwellings authorized by OAR 660-06-027 (1) (d) (December, 1995). It is the policy of Multnomah County to allow only the two types of dwellings in (4) and (5) above from the listings of authorized types of dwellings in Oregon Revised Statutes and Oregon Administrative Rules. Further, the implementing Zoning Code criteria of approval of those two types of dwellings may be more restrictive than the permitted standards in Statute and Rule.

---

## **POLICY 11**

The County's policy is to designate and maintain as commercial forest land, areas which are:

- A. Predominantly in Forest Cubic Foot Site Class I, II, and III for Douglas Fir as classified by the U.S. Soil Conservation Service;
- B. Suitable for commercial forest use and small woodlot management;
- C. Potential reforestation areas, but not, at the present, used for commercial forestry;
- D. Not impacted by urban services; and
- E. Cohesive forest areas with large parcels; or

## F. Other areas which are:

1. Necessary for watershed protection or are subject to landslides, erosion or slumping; or
2. Wildlife and fishery habitat areas, potential recreation areas, or of scenic significance.

The County's policy is to allow forest management with related and compatible uses, but to restrict incompatible uses from the commercial forest land area, recognizing that the intent is to preserve the best forest lands from inappropriate and incompatible development.

---

## STRATEGIES

A. The following strategies shall be addressed as part of the implementing Codes, Ordinances and Programs, including the Zoning (MCC 11.15), Land Division (MCC 11.45) and Street Standards Codes. The strategies are designed to make land divisions and allowed uses compatible with forest operations and agriculture consistent with Statewide Planning Goal 4 and Oregon Administrative Rule (OAR) 660, Division 6:

1. **The Zoning Code** should include a Commercial Forest Zone with:
  - a. A base minimum lot size of no less than 80 acres appropriate to commercial forestry, with aggregation of lots in single ownership required in conformance with OAR standards;
  - b. Forest and farm uses as primary uses;
  - c. Large acreage dwellings authorized by OAR 660-06-027(1)(c) (December, 1995) and template dwellings authorized by OAR 660-06-027(1)(d) (December, 1995) as conditional uses with criteria of approval that may be more restrictive than allowed by Statute or Rule, (fewer dwellings may meet the criteria of approval). Such dwellings are to be allowed under approval criteria and siting standards designed to assure conservation of the natural resource base, protection from hazards, and protection of big game winter habitat;
  - d. Compatible community service uses allowed by OAR 660, Division 6, mineral and aggregate extraction, and support services for forestry activities as conditional uses;
  - e. Lots of Record provisions; and
  - f. Mortgage lot provisions.
2. **The County Street and Road Standards Code** should include criteria related to street width, road construction standards, and required improvements appropriate to the function of the road.

3. **The Capital Improvements Program** should not program public sewers to this area, and the County should not support the formation or expansion of existing service district areas for the provision of water service.
- B. The conversion of land to another broad land use classification should be in accord with the standards set forth by the LCDC Goals, OAR's, and in this Plan.



## **POLICY 12: MULTIPLE USE FOREST LAND AREA**

### **LIMITATION**

Pursuant to the requirements of the 1990 amended Oregon Administrative Rule 660, Division 6, Forest Lands, the Multiple Use Forest plan designation and zoning district shall apply only to the following two areas in Multnomah County:

1. All Multiple Use Forest lands within the Columbia River Gorge National Scenic Area until such time that the County enacts plan revisions and zone changes in compliance with the "Management Plan for the Columbia River Gorge National Scenic Area," adopted by the Columbia River Gorge Commission on October 15, 1991; and
2. All Multiple Use Forest designated lands within the Urban Growth Boundary until such time as plan revisions and/or zone changes take place in conformance with the applicable urban services policies (OAR 660-06-020 states that Goal 4 does not apply within urban growth boundaries).

### **INTRODUCTION**

The purpose of the Multiple Use Forest Area Classification is to conserve those lands suited to the production of wood fiber by virtue of their physical properties and the lack of intensive development; however, in areas where the lands are suitable and the use does no impact existing forestry or agricultural uses, other uses will be allowed.

The intent of this classification is to encourage small wood lot management, forestry, reforestation and agriculture. Other non-forest or non-farm uses such as limited service commercial, extractive industries and cottage industries may also be allowed.

---

## **POLICY 12**

The County's policy is to designate and maintain as multiple use forest land, areas which are:

- A. Predominantly in Forest Site Class I, II, III for Douglas Fir as classified by the U.S. Soil Conservation Service;
- B. Suitable for forest use and small woodlot management, but not in predominantly commercial ownerships; and
- C. Provided with rural services sufficient to support the allowed uses, and are not impacted by urban-level services; or
- D. Other areas which are:

1. Necessary for watershed protection or are subject to landslide, erosion or slumping;
2. Potential reforestation areas, but not, at the present, used for commercial forestry; or
3. Wildlife and fishery habitat areas, potential recreation areas, or of scenic significance.

The County's policy is to allow forest uses, along with non-forest uses such as agriculture service uses and cottage industries, provided that such uses are compatible with adjacent forest lands.

---

## STRATEGIES

- A. The following strategies should be addressed in the preparation of the Community Development Ordinance:
  1. **The Zoning Code** should include a Multiple Use Forest Zone with:
    - a. The minimum lot sizes for sub-areas of the district based on the adjacent aggregated acreage tract size existing in each general sub-area, the forest use, and the productivity of the land. Small parcels in single ownership shall be aggregated.
    - b. The following examples of uses:
      - (1) Forestry practices, farm uses, resource conservation, and limited wood processing. Resource-related dwellings under prescribed conditions and non-resource-related dwellings under conditional uses. Such dwellings are to be allowed under approval criteria and siting standards designed to assure conservation of the natural resource base, protection from hazards, and protection of big game winter habitat;
      - (2) The sale of agricultural products on the premises should be allowed under prescribed conditions;
      - (3) Commercial processing of agricultural or forestry products, cottage industries, limited rural service, commercial tourist facilities, recreational uses, and community facilities may be allowed as conditional uses;
      - (4) Mineral and aggregate extraction should be handled as a conditional use.
    - c. Lot size requirements for uses allowed as conditional uses should be based on such factors as:
      - (1) Topographic and natural features;

- (2) Soil limitations and capabilities;
  - (3) Geologic limitation;
  - (4) Climatic conditions;
  - (5) Surface water sources, watershed areas, and groundwater sources;
  - (6) The existing land use and lotting pattern;
  - (7) Road access and capacity and condition;
  - (8) Type of water supply;
  - (9) Capacity and level of public services available; and
  - (10) Soil capabilities related to a subsurface sewerage disposal system.
- d. Mortgage lot provisions;
  - e. Lots of Record provisions;
  - f. Homestead lot provisions.
2. **The County Street and Road Standard Code** should include criteria related to street widths, road construction standards, and required improvements appropriate to the function of the road and rural living environment.
  3. **The Capital Improvements Program** should not program public sewers to this area, and the County should not support the formation or expansion of existing service district areas for the provision of water service.
- B. The conversion of land to another land use classification should be in accord with the standards set forth by the LCDC Goals, OAR's, and in this Plan.

