



Adopted
December 12, 2002

MULTNOMAH COUNTY West of Sandy River Transportation and Land Use Plan



**MULTNOMAH
COUNTY**

Parametrix

West of Sandy River Plan Area

Images



Multnomah County
West of Sandy River Rural Area
Transportation and Land Use Plan

Prepared for

Multnomah County Oregon
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EXECUTIVE SUMMARY

The West of Sandy River Transportation and Land Use Plan is a rural area plan that is intended to guide development in the area over the next 20 years. In 1993, the Multnomah County Board of Commissioners initiated a Rural Area Planning Program for five areas of rural Multnomah County in order to recognize community needs and values as they relate to land use issues. This plan represents the fourth rural area plan, and contains policy direction intended to support realization of the community Vision.

The West of Sandy River plan area is located between the Sandy River and the east edge of the cities of Gresham and Troutdale. The landscape consists of gently sloping open land that becomes steeper along the Beaver Creek and Johnson Creek drainages near the cities. The land flattens out toward the east presenting scenic vistas of hills and farms against the backdrop of Mt. Hood, before dropping abruptly down into the forested Sandy River canyon. The area has historically been used for farming, and the high quality soils continue to support cultivation of berries and nursery stock. It is part of a larger nursery growing area that extends southward into Clackamas County, and is the center for nursery farming in Multnomah County.

The plan area is significant in that it has the Multnomah County portion of the Sandy Wild and Scenic River along the east edge, and contains the two rural unincorporated communities of Orient and Pleasant Home. Oxbow Regional Park and Camp Collins are popular attractions for people from all over the region who come to the river for recreation, camping, and nature study. The Orient and Pleasant Home communities, which were first settled in the 1850's, contain a number of old structures and continue to provide services to the rural area. Orient is the larger of the two communities. It is connected to the City of Gresham on the west, has two schools, a fire station, feed store, lumber yard, and several retail nursery businesses.

The West of Sandy River plan addresses a number of needs and mandates. The plan area is adjacent to the growing Gresham-Troutdale urban areas, and is experiencing some impacts from urbanization. Protection of farming in the area from urban influences emerged as an important issue during the planning process. The streams in the plan area do not have the fish and wildlife habitat protection measures found in other areas of the county. This is important because the streams contain or support habitat for salmon which have been designated as threatened under the federal Endangered Species Act. In addition, Title 3 of the Metro 2040 Functional Plan contains mandates to protect water quality which must be met for a large portion of the area. The county must also develop a plan for the Orient and Pleasant Home rural communities in order to continue to allow development there that is more intensive than is otherwise allowed in rural areas. And finally, the county is meeting its responsibility for transportation system planning with the plan.

The plan document is organized into the four subject areas of Environment and Natural Resources, Land Use, Rural Center, and Transportation System Plan. The policies that are within these sections have been consolidated into the following list. They are intended to both implement the community vision and to provide the framework for a zoning ordinance specific to the West of Sandy River area. The policies are organized into the subject areas of:

- Goal 5 - Wildlife habitat and riparian corridors in Policies 1 - 5;
- Water quality – Title 3 in Policies 6 – 8;

EXECUTIVE SUMMARY

- Policies for the various zones beginning with Exclusive Farm Use in Policies 11 – 15;
- Parks and open spaces in Policies 16 – 19;
- Flood hazard areas in Policy 20;
- The Orient and Pleasant Home rural communities in Policies 21 – 27;
- Transportation system in Policies 28 - 38.

West of Sandy River Vision

The citizen task force created a vision to help guide the planning process, as follows:

As residents and landowners in the area between the cities of Gresham and Troutdale and the Sandy River, our vision is that we will continue to enjoy our rural lifestyle. We value all of the features that make this a rural place including the quiet open spaces, vistas of productive farm and forest lands and of Mt. Hood, country roads, healthy air, soils and streams, and a night sky where we can clearly see the stars.

We envision that the Orient and Pleasant Home rural centers will continue to prosper within defined areas in order to provide for the needs of residents and visitors. We want our roads to continue to serve as the transportation network for the area, while remaining usable for people enjoying the country and accessing the Sandy River, with opportunities for exercise by walking, running, bicycling and horseback riding.

In order to maintain this vision, we recognize that the planned density of residential development must not increase, that the agricultural economy of the area must remain strong, and that development of new non-agricultural businesses should serve the needs of the local area. This plan is intended to help us in our stewardship of the environment, our lifestyle, and our community over the next 20 years.

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West of Sandy River Transportation and Land Use Plan

List of Policies and Strategies approved by the Board of County Commissioners,
December 12, 2002

THE POLICIES AND STRATEGIES INCORPORATED INTO THE WEST OF SANDY RIVER TRANSPORTATION AND LAND USE PLAN ARE ONLY APPLICABLE TO THE WEST OF SANDY RIVER PLANNING AREA. IN CASE OF LAND USE ACTIONS WHERE ANY CONFLICT OCCURS BETWEEN THE FRAMEWORK PLAN AND THE WEST OF SANDY RIVER PLAN POLICIES, THE WEST OF SANDY RIVER POLICIES WILL PREVAIL.

POLICIES AND STRATEGIES

Goal 5 Policies

Policy 1

Multnomah County recognizes the importance of identifying and protecting natural resources in order to promote a healthy environment and natural landscape that contribute to the livability of the West of Sandy River Rural Area.

Strategies:

- 1.1 Multnomah County shall prepare and maintain an inventory of the location, quality, and quantity of wildlife habitat areas and riparian corridors within the West of Sandy River Rural Area. This inventory should include the riparian corridors associated with the rural eastside streams of Beaver Creek, Johnson Creek and Kelly Creek that are listed in Framework Plan Policy 16G as either significant or potentially significant.
- 1.2 Multnomah County shall utilize the Statewide Wetlands Inventory to identify the general location of wetlands within the West of Sandy River Rural Area.

Policy 2

Multnomah County shall designate selected riparian corridors and wildlife habitat areas as significant natural resources pursuant to Statewide Planning Goal 5.

Strategies:

- 2.1 Those wildlife habitat areas that have been rated as "high" value for at least one of the following ecological functions shall be designated as "significant":
 - Wildlife Habitat,
 - Water Quality Protection,
 - Ecological Integrity,
 - Connectivity, and
 - Uniqueness.

- 2.2 Those riparian areas that have been rated as “high” value for at least one of the following ecological functions shall be designated as “significant”:
- Fish Habitat
 - Wildlife Habitat,
 - Water Quality Protection,
 - Ecological Integrity, and
 - Connectivity.

Policy 3

Multnomah County shall protect significant riparian corridors and associated impact areas and limit conflicting uses within these areas in the West of Sandy River Rural Area. In considering the protection of these resources, the County shall emphasize an ecosystem based, watershed approach.

Strategies:

- 3.1 Multnomah County shall implement this policy with amendments to the Multnomah County Zoning Code, Significant Environmental Concern Zoning Overlay District for riparian corridors and water resources within the West of Sandy River Rural Area. The protection measures that are incorporated into the SEC Overlay District ordinance will utilize the measures that protect water quality under Policy 6 as one tool to protect riparian corridors and associated impact areas.
- 3.2 This overlay district shall be applied to both the resource and its impact area and shall include areas within 200 feet of each significant stream as measured from top of bank. As stated in Section 6.4 of the *West of The Sandy River Rural Area Transportation and Land Use Plan Natural Resource Inventory and ESEE Report*, this distance is based in the science of the functions and values of riparian corridors. The weight of the science indicates that a significant measure of the functions of riparian corridor habitat exists within the distance that is defined by one potential tree height (PTH) from a stream. The US Fish and Wildlife Service suggests that 200 feet is the appropriate potential tree height (PTH) for Multnomah County based on soils and native trees (Metro, 1999). In addition, the County needs to adopt a Title 3 Water Quality and Floodplain ordinance that can include regulated areas up to 200 feet wide.
- 3.3 The limitation on conflicting uses in this district shall apply to those uses that are regulated by the County and shall allow for conflicting uses within the district if an alternatives analysis demonstrates that no reasonable alternative exists. The standards shall be most protective of the riparian corridor itself and may allow more flexibility for areas outside the corridor but within the impact area.
- 3.4 The County should investigate and consider whether the overlay district ordinance should have as a primary objective, maintaining the Properly Functioning Condition of the riparian corridors and impact areas of significant streams in order to support maintenance and recovery of fish in the area.

- 3.5 Streams in the study area have been significantly impacted by clearing and development. The County should investigate and consider development of a restoration program for study area streams in order to restore fish habitat.

Policy 4

Multnomah County shall protect significant wildlife areas and will limit conflicting uses within these significant natural resource areas and their associated impact areas in the West of Sandy River Rural Area. In considering the protection of these resources the County shall emphasize an ecosystem based, watershed approach.

Strategies:

- 4.1 Multnomah County shall implement this policy by establishing a specific Multnomah County Zoning Code Significant Environmental Concern Zoning Overlay District for wildlife resources within the West of Sandy River Rural Area.
- 4.2 This district shall be applied to areas designated as significant wildlife resources in *West of the Sandy River Rural Area Transportation and Land Use Plan Natural Resource Inventory and ESEE Report* and associated impact areas.

Policy 5

Multnomah County recognizes the need to protect the outstanding public values for which sections of the Sandy River have been designated a National Wild and Scenic River and a State Scenic Waterway.

Strategy:

- 5.1 Work with State Parks and other agencies to review development standards in the County Significant Environmental Concern provisions and in the Oregon Administrative Rules specific to the designated areas.

Water Quality Policies (Title 3, Goal 6)

Policy 6

Multnomah County recognizes the importance of protecting the water quality within the West of Sandy River Rural Area and shall adopt standards to protect the water quality resources from the impacts of development pursuant to the requirements of Title 3 of the *Metro Urban Growth Management Functional Plan (3.07.340)*.

Strategies:

- 6.1 Multnomah County shall implement this policy by establishing a specific Multnomah County Zoning Code Significant Environmental Concern Zoning Overlay District for riparian corridors and water resources which substantially complies with the water quality standards of *Title 3 of the Metro Urban Growth Management Function Plan*.
- 6.2 Standards adopted to protect water quality shall preserve the water quality related functions and values of primary and secondary protected water features:

- Primary protected water features shall include: Title 3 wetlands, rivers, streams, and watercourses downstream from the point at which an area of 100 acres or more is drained to that water feature (regardless of whether it carries year-round flow); streams that carry year-round flow; springs which feed streams and wetlands and have year-round flow; and natural lakes.
 - Secondary protected water features shall include intermittent streams, watercourses, and seeps downstream of the point at which 50 acres are drained and upstream of the point at which 100 acres are drained to that water feature.
- 6.3 Standards adopted to regulate the water quality impacts of “development” shall apply to the following:
- “Development” means any man-made change defined as buildings or other structures, mining, dredging, paving, filling, or grading in amounts greater than ten (10) cubic yards on any lot or excavation. In addition, any other activity that results in the removal of more than 10 percent of the vegetation in a protected water feature or its vegetated corridor on a lot is defined as development.
 - Development shall not include the following:
 - Stream enhancement or restoration projects approved by cities and counties;
 - Farming practices as defined in ORS 30.930 and farm use as defined in ORS 215.203, except that buildings associated with farm practices and farm uses are subject to the requirements of Title 3; and
 - Forest practices conducted under an Oregon Department of Forestry permit.

Policy 7

Multnomah County recognizes that it is important to protect vegetated corridors in order to maintain their water quality functions including the following:

- Separation of protected water features from development;
- Maintaining or reducing stream temperatures;
- Maintaining natural stream corridors;
- Minimizing erosion, nutrient and pollutant loading into water;
- Filtering, infiltration and natural water purification; and,
- Stabilizing slopes to prevent landslides contributing to sedimentation of water features.

Strategy:

- 7.1 Require that new development or redevelopment maintain vegetated corridors along primary and secondary water features whenever feasible. The width of the vegetated corridors shall be based on the type of water resource and the slope of the adjacent banks.
- The width of vegetated corridors adjacent to primary protected water features shall be 50 feet from the top of bank or ravine. The top of the ravine is the break in the greater than or equal to 25% slope. The starting point for measurements shall be the top of bank, which is the same as “bankful stage” defined in OAR 141-85-010(2).

- The width of vegetated corridors adjacent to secondary protected water features with slopes less than 25% shall be 15 feet and where slopes are greater than or equal to 25%, the vegetated corridor shall be 50 feet.
- In no case shall the width of the vegetated corridor be required to exceed 200 feet from top of bank.

Policy 8

Multnomah County shall take steps to limit visible and measurable erosion from development throughout the West of Sandy River planning area in accordance with the water quality standards of *Title 3 of the Metro Urban Growth Management Function Plan*.

Strategies:

Multnomah County shall implement this policy by establishing standards that:

- 8.1 Apply erosion and sediment control regulations to all development activities that may result in visible or measurable erosion. Visible or measurable erosion includes, but is not limited to:
 - Deposits of mud, dirt sediment or similar material exceeding one-half cubic foot in volume on public or private streets, adjacent property, or onto the storm and surface water system, either by direct deposit, dropping discharge, or as a result of the action of erosion.
 - Evidence of concentrated flows of water over bare soils; turbid or sediment-laden flows; or evidence of on-site erosion such as rivulets on bare soil slopes, where the flow of water is not filtered or captured on the site.
 - Earth slides, mudflows, earth sloughing, or other earth movement that leaves the property.
- 8.2 Help prevent erosion by requiring the use of prevention practices such as non-disturbance areas, construction schedules, erosion blankets and mulch covers. To the extent that erosion cannot be completely prevented, sediment control measures are to be designed to capture, and retain on site, soil particles that have become dislodged by erosion.
- 8.3 Adopt a limited construction season for development within primary and secondary water feature corridors to allow disturbance to occur during dry parts of the year and limit it during wet seasons.
- 8.4 Control stormwater from developed areas in a manner that does not increase runoff, and does not contribute to increased flow in area drainages and creeks. Investigate how runoff could be reduced from parking and maneuvering areas through use of pervious materials.
- 8.5 Require that stream crossings be avoided where possible, and when unavoidable, require maintaining watershed function in development of regulations for stream crossings, e.g. crossing does not disturb the bed or banks of the stream, is of the minimum width necessary to allow passage of peak winter flows, etc.

Other General Policies

Policy 9

Regulations to protect natural resources and water quality should allow changes to existing development when the overall resource value of the property is improved.

Strategy:

- 9.1 Include language in natural resource protection and water quality standards that allows changes to existing development which result in a net benefit to the protected resource.

Policy 10

Multnomah County shall continue to make information about other agency programs and educational materials available to the public at the planning counter and on the internet.

Strategy:

- 10.1 Multnomah County will work with the East Multnomah Soil and Water Conservation District, the Oregon Department of Agriculture, the County Assessor, the U.S. Natural Resources Conservation Service and others to provide landowners with information about various agency programs. Programs may include property tax deferral and exemption programs available for stream enhancement and agricultural plans to protect streams and their watersheds.

Policies and Strategies for EFU Lands

Policy 11

The County's policy of the West of Sandy River rural area is to help ensure a viable farm economy in the area by preserving agricultural lands for farm uses.

Strategies:

- 11.1 Multnomah County generally does not support zone changes that remove productive agricultural land from the protection afforded under Goal 3 of the Oregon Statewide Planning Program (Farm Lands).
- 11.2 Continue to require approval of dwellings and other development to be contingent upon compliance with Lot of Record standards as contained in the existing EFU zoning code.
- 11.3 Include provisions in the zoning code that limit new non-agricultural uses, and expansion of existing non-agricultural uses, in both type and scale to serve the needs of the local rural area. This will result in a farm protection program for the area that is more restrictive than what state statutes and rules require.

Policies and Strategies for CFU Lands

Policy 12

Maintain existing forestlands from further parcelization that detracts from forest operations and incidental protection of open space, wildlife habitat, and rural community values.

Strategy:

- 12.1 Multnomah County generally does not support zone changes that remove productive forest land from the protections of Goal 4 of the Oregon Statewide Planning Program (Forest Lands).

Policy 13

Allow new dwellings and other development on lands designated for commercial forest use consistent with state requirements, and will be permitted when upon demonstration that they will have no significant impact upon farm or forest management.

Strategies:

- 13.1 Continue to require that applications for new development comply with Lot of Record standards described in the existing CFU zoning code.
- 13.2 Continue to allow new template dwellings under the current standards of the CFU zone that are more restrictive than state requirements.

Policies and Strategies for MUA-20 Lands

Policy 14

Protect farm land from encroachment by residential and other non-farm uses in a manner that is consistent with the existing Framework Policy 10 Multiple Use Agricultural Land Area and the associated strategies.

Strategies:

- 14.1 Ensure that new, replacement, or expanding uses minimize impacts to farmland by requiring “right to farm” measures to be implemented. This shall be accomplished by requiring recordation of a covenant that recognizes the rights of adjacent farm managers to farm their land.
- 14.2 New non-agricultural businesses should be limited in scale and type to serve the needs of the local rural area through provisions in the zoning ordinance.

Policies and Strategies for RR Lands

Policy 15: Protect farmland from encroachment by residential and other non-farm uses that locate in the RR zone.

Strategies:

- 15.1 Ensure that new, replacement, or expanding uses minimize impacts to farm land by requiring “right to farm” measures to be implemented. This shall be accomplished by requiring recordation of a covenant that recognizes the rights of adjacent farm managers to farm their land.
- 15.2 New non-agricultural businesses should be limited in scale and type to serve the needs of the local rural area through provisions in the zoning ordinance.

Policies and Strategies for Parks and Open Spaces

Policy 16

Publicly owned parks are a significant resource for the region. The County’s policy is to support maintenance and upgrading of park facilities consistent with the character of the rural areas in which they are located.

Strategies:

- 16.1 Work with Metro to investigate development of an ordinance to implement a park zone for Oxbow Park.

Policy 17

Multnomah County recognizes and supports the Management Goals, Standards and Guidelines of the Sandy Wild and Scenic River and State Scenic Waterway Management Plan (1993). The County will continue to play the regulatory role described in the zoning and land use authority section of the plan, and as prescribed in state law. The Sandy River Management Plan recommendations are intended to protect and enhance the following outstandingly remarkable values: scenic, recreation, wildlife habitat, water quality and quantity, fisheries, geological, botanical/ecological and cultural.

Strategy:

- 17.1 Multnomah County will work with State Parks and Metro to develop a park zone to facilitate recreational development consistent with the County Comprehensive Framework Plan, zoning ordinance, rural area plan, and the Sandy Wild and Scenic River and State Scenic Waterway Management Plan.
- 17.2 Work with State Parks, BLM, Metro, Clackamas County and other agencies to review and update design strategies and development standards that protect scenic, wildlife, geological, water quality and quantity, fisheries, botanical/ecological and cultural resource values in designated sections of the river.

Policy 18

Open space in the area is maintained through parks and trails and through rural, farm and forest zoning that works to protect the rural character.

Strategy:

- 18.1 Ensure that any zone changes do not detract from the open spaces and rural character of the area.

Policy 19

State and regional parks that are primarily intended to protect and conserve important natural resources and provide primarily natural resource based recreation and education opportunities for the benefit of all residents of the County will most likely need to be located in areas possessing unique or desirable natural resource values.

Policies and Strategies for Flood Hazard Areas

Policy 20

Multnomah County will regulate flood management areas consistent with the requirements of Title 3 of the Metro Functional Plan in order to reduce the risk of flooding, prevent or reduce the risk to human life and property, and maintain functions and values of floodplains such as allowing for the storage and conveyance of stream flows through existing and natural flood conveyance systems.

Strategy:

20.1 Multnomah County shall implement this policy by establishing standards to reduce the risk of flooding and maintain the functions and values of floodplains pursuant to *Title 3 of the Metro Urban Growth Management Function Plan*, including:

- Establishing a definition of “flood management areas” which includes the area of inundation for the February 1996 flood, as well as all lands within the 100-year floodplain, flood areas and floodways as shown on the Federal Emergency Management Agency Flood Insurance Maps.
- Requiring development, excavation and fill within flood management areas be performed in a manner to maintain or increase flood storage and conveyance capacity and not increase design flood elevations.
- Requiring all fill placed at or below the design flood elevation in flood management areas be balanced with at least an equal amount of soil material removal. Excavation shall not be counted as compensating for fill if such areas will be filled with water in non-storm winter conditions.
- Requiring temporary fills permitted during construction be removed.
- Prohibiting areas of unconfined hazardous materials as defined by DEQ in the Flood Management Areas.

Orient and Pleasant Home Rural Communities

Policy 21

The County’s policy is to plan for the Orient and Pleasant Home Rural Communities to provide for community development that is consistent with and implements the Community Vision. Key elements of the vision are to maintain the rural character of the communities, to support the agricultural economy of the area, and to ensure that new non-agricultural businesses primarily support the needs of residents and tourism.

Strategies:

- 21.1 The County should adopt plan policies and ordinances that meet the state Unincorporated Community Rule codified as Oregon Administrative Rule OAR 660-022-0000 through 0070.
- Orient should be designated and planned as a Rural Community because it is composed primarily of residential uses.
 - Pleasant Home should be designated and planned as a Rural Service Center in order to allow the maximum flexibility in location of uses in the limited land area.
 - Revise the RC zoning ordinance to reflect the needs of the Pleasant Home community consistent with the Division 22 OAR for Unincorporated Communities.
- 21.2 Ensure that new or expanding uses minimize impacts to EFU zoned land that is adjacent to the RC zone by requiring “right to farm” measures to be implemented. These measures can be in the form of maintaining a larger setback between the new development and the zone boundary, and/or requiring recordation of a covenant that recognizes the rights of adjacent farm managers to farm their land.

Commercial and Industrial Development

Policy 22

New commercial and industrial uses within the Orient Rural Community will be small-scale and low impact in nature as defined by the State Unincorporated Communities Rule. These uses will not adversely impact agriculture or forestry uses and will reinforce the rural nature of the Orient Rural Community and the Pleasant Home Rural Service Center.

Strategies:

- 22.1 Multnomah County will update the Community Development Ordinance to implement the Unincorporated Communities Rule for small-scale, low impact commercial and industrial uses. Due to the proximity of the communities to the Urban Growth Boundary, the plan does not attempt to justify new uses that are larger than the small-scale, low impact limits in the Rule.
- Existing commercial uses may expand up to the small-scale, low impact limit of 4,000 square feet subject to approval criteria in the ordinance.
 - Expansion of existing industrial uses shall be subject to the small-scale, low impact limit of 10,000 square feet and to approval criteria in the ordinance.
- 22.2 Multnomah County will update its implementing regulations to ensure that new or expanded commercial and industrial uses will not result in public health hazards or adverse environmental impacts.
- 22.3 Multnomah County will update its implementing regulations to ensure that new or expanded commercial and industrial development will not exceed the carrying capacity of the soil or of the existing water supply and waste disposal services.

- 22.4 Ensure that new and expanded commercial or industrial uses are subject to Design Review in order to ensure compatibility with the community character.
- 22.5 Develop zoning ordinance standards for lot coverage of commercial and industrial development that allow adequate development area while ensuring the rural character of these areas is retained.

Residential Development

Policy 23

New residential development within the Orient Rural Community and the Pleasant Home Rural Service Center will not increase the number of dwellings that would be allowed in the community under the existing zoning ordinance, and will continue to reinforce the rural nature of the areas through the zoning code.

Strategies:

- 23.1 Multnomah County will update the zoning ordinance to implement the Unincorporated Communities Rule for residential development
- 23.2 Include provisions in the residential zone that allow for Type A home occupations outright, and Type B home occupations through an administrative review process and design review.
- 23.3 The zoning code will require that new residential parcels in the Rural Center will be at least one acre in size in order to not increase residential density and to ensure that the carrying capacity of public services and the environment is not exceeded.

Design

Policy 24

Accommodate the changing conditions within the Orient Rural Community and the Pleasant Home Rural Service Center while preserving their rural function and appearance.

Strategies:

- 24.1 Multnomah County should develop and adopt design standards regulating commercial and industrial development which reflect and enhance the rural character of the Orient Rural Community.
- 24.2 Multnomah County should allow flexibility of setback and parking requirements to accommodate irregular lots and existing development to help preserve the rural character of the area.

Protection of Views

Policy 25

Multnomah County shall help preserve critical viewsheds in the Orient Rural Community and Pleasant Home Rural Service Center and balance protection of scenic views with flexibility of use by property owners. The county shall rely on education – i.e. providing information regarding identified viewsheds to property owners – rather than regulations to implement this policy.

Policy 26

Enhance all modes of travel in a manner consistent with the rural character of the Orient Rural Community and Pleasant Home Rural Service Center.

Strategies:

- 26.1 Provide pedestrian and bicycle access to schools, transit and commercial activities within the Orient Rural Community and Pleasant Home Rural Service Center, consistent with the rural character of the area.
- 26.2 Review the existing parking standard for schools to ensure sufficient parking is provided to meet demand.

Preservation of the Night Sky

Policy 27

In keeping with the rural nature of the Orient Rural Community and Pleasant Home Rural Service Center, Multnomah County will require lighting in these areas to be low intensity and designed in a manner that minimizes the amount of light pollution.

Strategy:

- 27.1 Multnomah County will update the Community Development Ordinance to insure that new development meets lighting standards that minimize the amount of light pollution in the Orient Rural Community and Pleasant Home Rural Service Center.

Transportation System

Policy 28

Implement a balanced transportation system that is safe and efficient in meeting the needs of all modes of travel for area residents and those traveling through the area by improving roadways to provide safe conditions for motorized and non-motorized travel.

Strategies:

- 28.1 Monitor crash rates for all modes of travel, and focus safety improvement resources on the locations with high rates and/or severity of crashes.

- 28.2 Implement operational improvements within budgetary constraints.
- 28.3 Apply the County's access management and driveway spacing standards for proposed new access locations.
- 28.4 Implement feasible and cost-effective intersection consolidations to reduce potential conflict points.
- 28.5 Consolidate driveway access points in the rural center through the land development process and other appropriate methods.
- 28.6 Coordinate with Metro to identify potential improvements to the roadways providing direct access to Oxbow Regional Park.
- 28.7 Ensure that the County's Capital Improvement Plan evaluation criteria adequately considers the needs of the West of Sandy River Rural Area.
- 28.8 Update County ordinances to meet the requirements of the Transportation Planning Rule.

Policy 29

Actively support safe travel speeds on the transportation system.

Strategies:

- 29.1 Support speed limit enforcement.
- 29.2 Apply design standards that encourage appropriate motor vehicle and truck speeds.

Policy 30

Provide safe facilities for bicyclists and pedestrians.

Strategies:

- 30.1 Make intersection and minor realignment improvements focusing on safety, sight distance, and efficiency.
- 30.2 Widen and pave shoulders to safely accommodate vehicular, bicycle, and pedestrian needs.
- 30.3 Maintain safe conditions for pedestrians and bicyclists during roadway maintenance and improvement work.

Policy 31

Encourage mobility for the transportation disadvantaged.

Strategy:

- 31.1 Work with public transportation providers and other non-profit groups to monitor and encourage the provision of transportation service for the transportation disadvantaged.

Policy 32

Develop a transportation system that supports the surrounding rural character and land use designations of rural Multnomah County west of the Sandy River by discouraging through traffic on local rural roads.

Strategies:

- 32.1 Reduce conflicts between street classification and street use, by providing appropriate traffic control devices.
- 32.2 Periodically review and update functional classification of trafficways in rural Multnomah County.
- 32.3 Coordinate with ODOT, Metro and Clackamas County in efforts to implement "Green Corridor" policies along US 26.

Policy 33

Balance the need of roadway users with potential impacts to the environment, fish, wildlife and agricultural resources and users when applying roadway design standards.

Strategies:

- 33.1 Develop a program for retrofitting drainage facilities in conformance with requirements adopted by the National Marine Fisheries Service and the U.S. Fish and Wildlife Service.
- 33.2 Secure funding for identification, prioritization and remediation of all deficient stream crossings for fish and wildlife passage.
- 33.3 Develop and adopt drainage system design guidelines and standards to accommodate fish passage where appropriate.
- 33.4 Develop and implement standards for all transportation projects with regard to water quality treatment and detention of runoff from existing and new impervious surfaces to avoid further degradation of water quality as well as fish and wildlife habitats.
- 33.5 Develop and implement standards for all transportation projects with regard to protection of existing, and restoration of deficient, riparian buffers where waters of the state border current and future road and path segments.
- 33.6 Identify and protect critical fish and wildlife migration corridors to prevent the further fragmentation of existing habitats by future project alignments.

Policy 34

Encourage preservation of critical view sheds by placing new pipelines and transmission lines in existing rights-of-way whenever possible.

Strategy:

- 34.1 Enhance and preserve the rural character and scenic qualities of the area by placing utilities underground when possible.
- 34.2 Coordinate street improvements with utility improvements whenever possible to minimize cost, visual impact and disruption to traffic flow.

Policy 35

Coordinate transportation improvements with appropriate regulatory agencies to meet federal, state and regional air, noise and water standards.

Strategies:

- 35.1 Obtain permits as necessary for transportation improvement projects and maintenance activities.
- 35.2 Develop closer working relationships with regulatory agencies by providing opportunities for participation and input at the project development phase of projects.
- 35.3 Encourage transportation staff to attend programs regarding regulatory processes such as the Endangered Species Act, The Clean Water Act and Metro's Green Streets Program.

Policy 36

Provide ongoing coordination with state, regional, and local business interests to assure efficient movement of goods and services to support a healthy rural economy.

Strategies:

- 36.1 Support north/south arterial improvements between I-84 and US-26 in the East County urban area.
- 36.2 Coordinate with ODOT to ensure continued safe access onto and across US-26.
- 36.3 Review truck weight and size restrictions based on new roadway improvements and current state law.

Policy 37

Provide a transportation system that ensures economically viable transportation of goods from farm to market.

Strategies:

- 37.1 Evaluate and implement safety improvements for trucks on rural arterials.
- 37.2 Seek funding for improvements to rural arterials.

Policy 38

Maximize cost-effectiveness of transportation improvements using the Capital Improvement Plan process and maintenance program.

Strategies:

- 38.1 Coordinate intersection improvements as appropriate through the County's Capital Improvement Plan and the County's maintenance program.
- 38.2 Provide minor improvements during maintenance projects where possible.