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**Multnomah County Comprehensive Plan Update
Community Advisory Committee Meeting #11**

**December 2, 2015 6:00 – 8:30 p.m.
Room 126, Multnomah Building
501 SE Hawthorne Blvd. Portland, Oregon**

Agenda

(NOTE: Public comment will be allowed on each policy topic before the committee takes final action on that topic.)

- I. Welcome /Introductions/Announcements (5 minutes) – Eryn Kehe
- II. Status Report on Draft Comprehensive Plan and Process for CAC Review (10 minutes) – Staff
- III. Policy on Fill Sites (10 minutes) – Kevin Cook

Review and approve policy recommended by the Air, Land, Water, Wildlife and Hazards subcommittee.

- IV. Existing Policies Related to Air, Land, Water, Wildlife and Hazards (40 minutes) – Staff

Review and approve policies recommended by the Air, Land, Water, Wildlife and Hazards subcommittee.

- V. Existing Public Facilities Policies– (40 minutes) -- Rich Faith

Review and approve policies recommended by the Transportation and Public Facilities subcommittee.

- VI. Existing Transportation Policies (40 minutes) – Jessica Berry

Review and approve policies recommended by the Transportation and Public Facilities subcommittee.

- VII. Public Comment (5 minutes) -- Eryn
- VIII. Meeting Wrap Up
 - A. Recap of any follow-up items
 - B. Confirm Next Meeting Date and Time
- IX. Adjourn

COMMUNITY ADVISORY COMMITTEE MEETING
ROOM 126 MULTNOMAH BUILDING
501 SE HAWTHORNE BLVD. PORTLAND, OR
October 28, 2015 6:00 PM

MEETING SUMMARY

I. Greetings, Announcements and Introductions

In attendance:

CAC

Andrew Holtz
Catherine Dishion
George Sowder
Linden Burk
Martha Berndt
Paula Sauvageau
Stephanie Nystrom
Tim Larson
Will Rasmussen
John Ingle
Chris Foster

Project Team

Rich Faith
Kevin Cook
Rithy Khut
Matt Hastie
Eryn Deeming Kehe

Absent: Aaron Blake, Karen Nashiwa, Marcy Cottrell Houle, Jerry Grossnickle, Kathy Taggart, Sara Grigsby

Others in attendance: Carol Chesarek, Colleen Cahill, Sharon Nesbitt

Eryn Kehe gave a quick report on the final summary of the public meetings held in September. She explained that after the last CAC meeting on September 23rd when she provided a preliminary report on those meetings, many more comments came in from the online survey, which did not close until September 30th. A lot of those comments came from members of the bicycle community in response to a blog from a popular website of a bicycle advocacy group. The comments that came in after the last meeting did not appreciably change the ratio between supportive and non supportive survey results that she reported last time. A copy of the final summary has been included in tonight's meeting packet handout.

Matt Hastie announced that he is starting to draft background narrative for the comprehensive plan and he would like the CAC members to let him know what parts of the currently adopted rural area plans they think are important to carry over into the new plan. CAC members can do this individually or collectively with others on the committee

who represent a particular rural area. Comments can be emailed directly to him or by whatever means works best for each person. Matt will follow up in an email to everyone to remind them of this information request. Rich Faith added that this request is not really applicable to the Sauvie Island/Multnomah Channel (SIMC) plan because it is our intention to carry over everything from that recently adopted plan into the comprehensive plan since the SIMC plan is new and everything in it needs to be retained.

Rich announced that an additional Transportation and Public Facilities subcommittee meeting has been scheduled for November 9th. It will be held at the usual time of 6:30 p.m. to 8:30 p.m. here in this room (Room 126). He also wanted to bring to everyone's attention that a letter submitted today to the CAC from Jerry Grossnickle is included in tonight's meeting packet handout. Jerry is unable to attend tonight's meeting but wanted the CAC to have his comments on the various agenda items up for discussion this evening.

A CAC member pointed out one correction to the summary of the September 23, 2015 CAC meeting in today's packet. On page 7 of 12, the fourth paragraph, the second to last sentence does not make sense as written. It would make more sense to say "... we can't throw it outside the urban growth boundary." rather than "...we can't throw it back over the urban growth boundary." Everyone agreed to the change.

II. Policy on Utility Infrastructure Serving Urban Developments

Kevin Cook briefly summarized his memorandum on this topic. The CAC reviewed and discussed this policy at their last meeting and asked staff to come back with revisions to add language that requires an alternatives analysis for locating certain utility infrastructure outside the UGB if it will solely serve development inside the UGB. Everyone liked the revision and supported the policy.

Public Comment - There were no comments by members of the public.

Action Taken - Approved the policy as written.

III. Historical and Cultural Resources Preservation Policies

Rich provided background on the historic preservation policy and how the proposed policy language comes primarily from the current County Framework Plan. There are two major additions: a strategy about amending the zoning code to include a process for obtaining a historic landmark designation and a strategy about allowing adaptive uses on historic properties to contribute to the preservation and reuse of a designated historic landmark.

A member asked whether the zoning of a property would affect whether it can receive a historic landmark designation. The answer is no it wouldn't. There was concern expressed about allowing adaptive uses and the potential to adversely impact surrounding properties. It was pointed out that they would only be allowed by conditional use permit which will require notification to surrounding property owners, so there is a

process to identify impacts and deny the use if it will negatively affect others. Another member stated that the County's National Scenic Area zoning standards have a similar provision allowing adaptive uses for historic buildings and properties.

Public Comment – Colleen Cahill, owner of a historic building in the West of Sandy area, stated that it is very costly to maintain older properties. It would greatly help owners like her to have the opportunity to operate a business that can provide an income stream that can be invested in upkeep and maintenance of the historic building. She supports this policy and would like to see it happen.

Action Taken – Unanimously approved the historic preservation policy as written.

Rich next gave the background on the proposed cultural resource preservation policy. He pointed out that this policy language also comes primarily from the current County Framework Plan along with recently adopted policies from the Sauvie Island/Multnomah Channel rural area plan.

A member did not care for the word "Encourage" in strategy C and would like to see something stronger like "require". Rich replied that the county doesn't need to require notification because state law already requires a person to notify the state whenever an artifact is discovered. Use of the word "encourage" supports state law and is an appropriate word. Other CAC members agreed and no change was made to the strategy.

A member from Sauvie Island stated that policy 3.11 taken from the SIMC plan says to "encourage" evaluation of alternative sites, but folks from the Island would prefer the word "require" rather than "encourage". After further discussion, the committee agreed with this word change.

Action Taken – Unanimously approved the cultural resource preservation policy but replace the word "encourage" with "require".

IV. Riparian Corridor, Wetlands, and Wildlife Policies

Rithy Khut presented information about these policies pertaining to Statewide Goal 5 resources. The map in today's packet shows the streams that would be added as significant streams to our inventory if we use Metro's riparian corridor inventory that extends one mile beyond Metro's jurisdictional boundary. If we are required to do an ESEE analysis for these additional riparian corridors, we intend to use Metro's methodology. That is the gist of what strategies B and C of Policy 1 are saying.

A CAC member from the West Hills said that he will speak on behalf of Jerry Grossnickle who submitted lots of comments in writing. He proposes that the committee approve all of Jerry's requested changes. The following are some of the major questions and comments during discussion of this agenda item.

- Can other streams be added to the inventory in the future if they are brought to the County's attention?
- Jerry's written comments state that natural area values under Policy 1 do not need to be fragile to deserve protection, so the words "for their fragile character" should be deleted. The committee agreed with this change.
- Jerry argues for using Metro's inventory methodology beyond the one mile extended area to capture the entirety of the County. This would potentially add more streams that are not now designated as significant. A member asked how the County's methodology for identifying significant streams compares with Metro's? There is not an easy answer. There was considerable discussion about Jerry's proposed additional strategies. Generally, the committee did not want to include the strategies that would obligate the County to conduct a full blown ESEE analysis by adding streams to its inventory that are not already covered by an ESEE. They were OK with his proposed strategy E, but did not approve of proposed strategies D and F. His proposed strategy E will become strategy G under Policy 1 to read as follows: "Periodically review and consider any new data to update the inventory of significant riparian corridors."

Action Taken – Unanimously approved the Riparian Corridors and Wetlands policies with the two changes noted above.

- For the wildlife policies, for consistency Jerry has asked for the same deletion of the words "for their fragile character" in item B under Policy 1. The committee agreed with this change.
- Jerry's written comments pointed out that Strategy 1B should be clarified to say the update is of the inventory of habitat, not the habitat itself. The committee agreed with this clarification.
- Jerry's comments requested a change to Wildlife Policy 3 to include "other agencies and organizations authorized by the state" to administer the Wildlife Habitat tax deferral. The committee agreed with that change but a member pointed out that there is also a Riparian tax deferral so that should also be mentioned. With that change the Policy 3 would read:
 - "Work with and coordinate with the Oregon Department of Fish and Wildlife (ODFW), local Soil and Water Conservation Districts and other agencies and organizations authorized by the state to administer the Riparian and Wildlife Habitat tax deferral programs for lands that are eligible by administrative rule or statute."
- To be consistent with the change in Policy 3, Wildlife Policy 4 should also include the Riparian tax deferral. The change would be: "... extend the Riparian and Wildlife Habitat tax deferral ..."
- Code amendments to implement policy 5 about limiting the size and building footprint of houses in the SEC-h overlay should use a ratio of house size to land area rather than a set number.

Action Taken – Unanimously approved the Wildlife policies with the changes noted above.

V. Natural Hazards Policies

Matt Hastie presented the new policies pertaining to steep slope and landslide hazards, flood prone hazards, and wildfire hazards that are being recommended by the Air, Land, Water, Wildfire and Hazards subcommittee. A major issue that the subcommittee struggled with is what slope percentage to call out in the policies as constituting steep slopes that should be avoided and would trigger the need for a geotechnical report if development is proposed there. The current County Framework Plan says development on slopes exceeding 20% should be limited, but policies in the rural area plans, such as the West Hills Plan, set 25% as the degree of slope for avoidance. The zoning code requires a Hillside Development Permit for development on slopes of 25% or greater. Subcommittee members were evenly divided about going with 20% or 25%, so it's up to this committee to decide which number to use.

Another consideration is that the policy refers to other areas shown to be susceptible to landslides. More recent landslide vulnerability maps produced by the State Department of Geology and Mineral Industries (DOGAMI) using LIDAR mapping show slide prone lands regardless of slope. The maps are based on historical landslide activity. These are the maps that will be referred to under this policy when determining whether a geotechnical report is necessary. The new maps capture more slide prone areas than previously mapped, so going with a lower slope figure (20%) does seem unnecessary because of better data DOGAMI is now using. Although there does not seem to be any science behind the 25% slope number, it seems to be a commonly used percentage among other jurisdictions. However, staff was unable to find any real justification for using 20% and does not support using that figure and recommends sticking with 25%.

The following are some of the major questions and comments during discussion of this agenda item.

- Slope is only one of many factors that contribute to landslide vulnerability
- Why use a slope percentage at all if the DOGAMI maps show area susceptible to landslides and will be used to determine whether a Hillside Development Permit is required.
- The West side of the County has many active slide areas and we should be more diligent about where we allow development to occur there. Using 20% slopes as a trigger point for a geotechnical report is a good precautionary measure.
- Jerry Grossnickle's written comments ask that strategy 2b be revised to require geotechnical reports be filed with property deeds rather than investigate the advisability of requiring this as the strategy is now written. Requiring the recording is for the benefit of a prospective buyer to know what they are getting. How does the committee feel about that?

- Recording an entire geotechnical report, which might be a hundred pages, would add a significant recording fee. Also, there might be several reports done by different firms with different conclusions. Which one should be believed?
- What about just requiring recording of a declaratory statement as Jerry gave an example of from Marian County? The important thing is to provide notice to a prospective buyer.
- Real estate disclosure laws require landslide vulnerability to be disclosed at the time a property is being sold. That should provide notice to a prospective buyer of the potential hazard they may be getting.

Public Comment – A member of the public stated that climate change is expected to mean more rain resulting in a greater potential for landslides. This will become a major problem in the West Hills, which is why putting 20% slopes in the landslide policy for avoidance would be good. Also you can't insure against landslides. A committee member said that is isn't true. He has landslide insurance on his house. It is not standard coverage and is quite expensive, but it is possible to get coverage for landslides.

The reason for requiring recording of a declaratory statement about landslide hazard is to ensure that the purchaser of property understands the risk.

Action Taken – Specific to other proposed revisions to the Steep Slope and Landslides Hazards policy language in Jerry Grossnickle's written comments, the CAC took the following actions:

- Approved word changes in Policy 1 except that where the word "prevent" proposes to replace the word "mitigate" in two places, include both words instead. The final version would say "prevent or mitigate".
- Policy 1, Strategy a. Replaced the word "vulnerable" with "potentially susceptible".
- Policy 2. Changed the policy to read "... and lesser slopes shown to be potentially susceptible to landslides from inappropriate development or slope alteration. Consider possible adverse effects on nearby homes and public and private infrastructure."
- Policy 2, Strategy a. Add the word "potentially" in front of "susceptible". Add the following sentence at the end of the strategy: "Slope alteration and site disturbance shall be minimized, and measures taken to stabilize slopes, minimize soil erosion, and replant areas where vegetative cover will be removed."
- Rejected the proposal to delete Policy 1, Strategy b and replace it with new language.

At this point the committee was asked to vote on the steep slope and landslide policy as revised and using the 25% slope number in those places where a figure needed to be inserted. The vote was five green, three red and one yellow. Since consensus had yet been reached, discussion continued. After more debate another vote was taken. This

time there no red cards, but two yellow ones. However, the two yellow voters did not want to block the policy and were OK with it going forward with the 25% number.

The committee agreed to defer discussion of the Flood Hazard and Wildfire Hazard policies until the next meeting.

VI. New Policies on Key Transportation Topics

Joanna Valencia provided the background on these proposed policies that are being recommended by the Transportation and Public Facilities subcommittee. The CAC discussed the eleven transportation related policies in order. Major comments and action taken on each policy were:

Policy 1 – Approved unanimously with no changes.

Policy 2 -- Approved unanimously with no changes.

Policy 3 –

- Replace “wildlife crossings” with “wildlife habitat” in strategy g. Concern was expressed about what would actually be built even though the policy calls for context sensitive design. Is it a done deal what the width of road shoulders and bike lanes will be, or will they be variable widths depending on the context of the road? The policy should be strengthened by also supporting other modes of transportation. Add “while supporting all modes of travel” to the end of the policy statement.
- The vote on approval of the policy with the above changes was 8 green and 1 yellow; however the yellow voter did not object to the policy moving forward.

Policy 4 -- Approved unanimously with no changes.

Policy 5 –

- There was considerable discussion of Jerry’s request to change “for freight mobility” to say “to freight mobility” and the addition of strategy f. Among the comments:
 - Don’t limit strategy f to the West Hills. It’s applicable in other areas of the County as well.
 - How does the policy address through traffic cutting across the West Hills? This will be - reflected and captured by the narrative in the Plan preceding this policy.
 - Joanna stated she likes Jerry’s strategy f and is Ok with adding it.
 - A member stated that if strategy f is added, it should say “Review and implement ...” rather than “Consider...”
 - Most of the CAC did not support Jerry request to change “for” to “to” in Policy 5.

- -Strategy f would read as follows: “Review and implement weight and length limitations for County roads.”
- The vote approval of Policy 5 with the addition of strategy f as revised was 7 green and 2 yellow. The yellow votes were cast because of they agreed with Jerry’s change of the word “for” in the policy statement. However, they did not feel this was a big issue and did not object to the policy going forward.

Policy 6 -- Approved unanimously with no changes.

Policy 7 -- Approved unanimously with no changes.

Policy 8 -- Approved unanimously with no changes.

Policy 9 –

- Approved unanimously the changes to the policy statement and the addition of strategy c proposed in Jerry’s written comments.
- Delete the words “concentrations of” from the policy language. Add the following strategy:
 - c. Improve identified wildlife crossings through the development and adoption of a County-wide Transportation Capital Improvement Program (CIP) that includes projects that address deficient fish passage barriers and wildlife crossings.

Policy 10 –

- Joanna thought Jerry’s proposed strategy e(8) was more of an erosion control strategy rather than a transportation one. A member thought strategy e(4) could be expanded upon to include mowing best practices. Another member thought conferring with the soil and water conservation districts as mentioned in strategy e(5) would be a good way to determine best management practices for mowing. Perhaps 4 and 5 should be combined. Weave Jerry’s proposed strategy 8 into either strategy 4 or 5.
- To be consistent with the change just made in Policy 9, revise strategy e(3) as follows:
 - “County staff should work with ODFW and wildlife conservation organizations to identify and mitigate in areas where wildlife corridors cross county roads.”
- Policy 10 was approved unanimously with the above noted changes.

Policy 11 -- Approved unanimously with no changes.

VII. Public Comment

There was no additional public comment.

VIII. Meeting Wrap Up

Rich mentioned that the meeting schedule shows the last CAC meeting being held on December 2, but there will likely need to be a meeting in January. Staff would like to propose scheduling that meeting for January 6 so everyone can get it on their calendar. All agreed with scheduling a CAC meeting on January 6 at the same time and place. Rich said he will confirm use of this room for the meeting and will let everyone know.

IX. Adjourn

The meeting adjourned at 8:38 pm.

Memorandum

Comprehensive Plan Update

November 19, 2015

To: Community Advisory Committee
From: Kevin Cook, Multnomah County Planner
Re: Grading and Fills in Resource Zones

OVERVIEW

The issue of the importation of large volumes of fill to resource zoned¹ sites was addressed by the Air Land Water Wildlife and Hazards (ALWWH) Subcommittee at their October meeting. The Subcommittee reviewed and approved draft policy for consideration by the full CAC. The County attorney's office has reviewed the proposed policies and offered some suggestions for changes. The changes do not change the intent of the policies but does clarify and strengthen them. The changes are denoted by ~~strike-outs~~ for deleted text and double underline for new text. First some background.

The Issue:

Over the years there have been numerous instances of large volumes of fill dirt being imported to resource zoned lands. Oftentimes the source of the fill is an urban site being prepared for development and excavation businesses typically seek to minimize the cost for disposal of excavated material and will pay willing land owners to receive excess fill. Farmers will sometimes accept a certain amount of fill to make an area of the farm more conducive to growing crops by making the land better drained and more level, and/or by placing good topsoil on top of less productive soil.

The County Grading and Erosion Control (GEC) code includes exemptions from obtaining a GEC permit. One of the exemptions is for "Routine agricultural management practices." The problem arises when property owners receiving fill claim the exemption even though the volume and extent of the fill suggest this may not be the case. Meanwhile, County staff may struggle with the exact meaning of 'routine agricultural management practices' due to a lack of a clear definition and/or related standards.

Related Issues:

1. Large Fills:

County Code defines a large fill as, 'The addition of more than 5,000 cubic yards of material to a site' (MCC 33.0005). Large fills are only allowed in the Multiple Use Agriculture – 20 (MUA-20) and Rural Residential (RR) zones subject to approval of a

¹ Resource zones are Exclusive Farm Use (EFU) and Commercial Forest Use (CFU).

Conditional Use permit. Because a large fill is only permitted in MUA-20 and RR zones, all other zones can only import up to 5,000 cubic yards of material. Staff notes that it would be helpful to explicitly state the 5,000 cubic yard maximum for all zones other than MUA-20 and RR and clarify that the total is cumulative and does not permit multiple projects that individually account for less than the maximum volume but collectively would exceed it. Projects involving less than 5,000 cubic yards of fill are still subject to the Grading and Erosion Control or Hillside Development standards.

2. Issues related to grading and fill have also arisen from other exemptions in the GEC code – namely the exemption for ‘forest practices’ and the exemption for ‘residential gardening and landscape maintenance [located at least 100 ft. from a stream or wetland]’.

PROPOSED POLICIES – AS AMENDED BY STAFF:

TOPSOIL POLICY:

~~In order to verify importation of agricultural topsoil, amend the Zoning Code to include verification standards for legitimate agricultural need.~~ Establish standards for qualifying topsoil fill as a routine agricultural management practice exempt from County review requirements.

Strategies Strategy:

~~When amending the code consider the following.~~ 1. The following shall be considered for inclusion in code amendments pertaining to topsoil fill as an agricultural management practice:

4. a. Existing conditions and soil types.
2. b. Review thresholds.
3. c. Review the Grading and Erosion Control submittal requirements and the Large Fills submittal requirements when considering application submittal requirements for agricultural topsoil reviews. Additionally, applications should include the proposed location, extent, volume, depth, material and soil type, timing of the project from start to finish and a farm management plan demonstrating how the topsoil will be employed in conjunction with farm use (farm use as defined in ORS 215).
4. d. The Planning Director may require concurrence from experts from agencies such as, but not limited to, the Oregon Department of Agriculture and the local Soil and Water Conservation Service.
5. e. Grading and fill material used for re-contouring or leveling agricultural sites should not be reviewed as a topsoil project and should continue to be reviewed under applicable Grading and Erosion Control standards or Hillside Development standards.

FILL LIMITS POLICY:

~~Consider amending the Zoning Code to clarify that in all zones except for the MUA-20 and RR zones, a total cumulative limit of 5,000 cubic yards of fill per each Lot of Record is allowed. Large Fills exceeding 5,000 cubic yards are only permitted in the MUA-20 and RR zones subject to approval of a Conditional Use permit. Consider amending the Zoning Code to clarify that Large Fills must be in conjunction to an approved use. Establish limits for fill that does not qualify as an agricultural management practice and is subject to County review requirements.~~

Strategies:

1. Amend the Zoning Code to clarify that in all zones except for the MUA-20 and RR zones, a total cumulative limit of 5,000 cubic yards of fill per each Lot of Record is allowed. Large Fills exceeding 5,000 cubic yards are only permitted in the MUA-20 and RR zones subject to approval of a Conditional Use permit.

2. Amend the Zoning Code to clarify that Large Fills must be in conjunction to an approved use.

GRADING AND EROSION CONTROL EXEMPTIONS POLICY:

~~Consider Zoning Code amendments that define and clarify the exemptions to the Grading and Erosion Control permit requirements. Establish clearly defined exemptions to the Grading and Erosion Control permit requirements.~~

Strategies:

1. Consider adding thresholds, standards and definitions to the residential gardening and landscape maintenance exemption.
2. Consider verification thresholds and a concurrence requirement for grading and fill projects that are conducted as part of a Forest Practices project.

Memorandum

Comprehensive Plan Update

October 21, 2015

To: Community Advisory Committee
From: Matt Hastie, Angelo Planning Group
Rich Faith, Multnomah County Planning
Re: Natural Hazards Policy Recommendations

DRAFT NATURAL HAZARDS POLICY AMENDMENTS

This memo presents policy language pertaining to natural hazards that are being recommended by the Air, Land, Water, Wildlife and Hazards Subcommittee. The subcommittee discussed these policy topics at its Sept 2 and Sept 23 meetings.

For policies that call out the slope percentage that is the threshold for steep slopes requiring protection, the subcommittee was evenly divided on whether to use 20% or 25%; therefore, no specific recommendation is given and the CAC is left with a choice of which percentage number to include in the policy language.

STEEP SLOPE AND LANDSLIDE HAZARDS

Policy 1: Direct development and land form alterations away from areas with development limitations related to potential hazards associated with steep slopes (over [25% or 20%]) and other areas shown to be susceptible to landslides or their impacts based on available County and state data associated with these hazards. Allow for exceptions based upon a showing that design and construction techniques can mitigate any public harm or associated public cost and mitigate any adverse effects to surrounding persons or properties.

Strategy a: Update the County's regulatory slope hazard map, as needed, to more accurately reflect the location of steep slopes and areas vulnerable to landslide hazards.

Strategy b: Evaluate and revise the Hillside Development and Erosion Control Overlay zone, as needed, to implement up-to-date regulatory approaches for addressing landslide hazards.

Policy 2: Protect lands having slopes greater than [25% or 20%] and lesser slopes shown to be susceptible to landslides from inappropriate development.

Strategy a: Designate lands with slope greater than [25% or 20%] and lesser slopes determined to be susceptible to landslides as having development limitations and apply appropriate standards to any new development on these designated lands.

Strategy b: Investigate the advisability of requiring property owners to record landslide-related limitations as deed restrictions.

Policy 3: Direct development away from areas with hazards associated with potential liquefaction resulting from major earthquakes.

Strategy a: Determine the types of uses or improvements and the extent to which they should be restricted within areas subject to liquefaction.

FLOODPLAIN PROTECTION AND CHANNEL MIGRATION

Policy: Reduce potential hazards related to flooding and channel migration through the following approaches:

- Limit the types of land uses allowed in floodways, floodplains and channel migration areas to minimize any public harm or associated public cost due to flooding.
- Establish development standards for development in flood prone areas to mitigate potential adverse effects to surrounding properties and to maintain or increase flood storage and conveyance capacity; periodically update standards based on best practices for minimizing damage and risks from flooding.
- Meet minimum requirements to be eligible to participate in the National Flood Insurance program.
- Update mapping of floodways and floodplains based on established channel migration data from state or federal agencies or other sources, as needed or as initiated by the County.

WILDFIRE HAZARDS

Policy: Require development in areas prone to wildfire risks to meet fire safety and mitigation standards.

Strategy a: Use current mapping data related to wildfire risk in determining the location of fire prone areas, supplemented by on-site assessments, if needed.

Strategy b: To reduce wildfire risk and associated impacts while protecting wildlife habitat, expand and tailor requirements to areas identified as prone to wildfires but not currently subject to regulations.

Strategy c: Ensure that agencies responsible for fire protection are provided an opportunity to comment on development applications prior to approval of the application.

Strategy d: Investigate and consider updating County development code requirements to address areas with multiple hazards in an integrated manner.

October 28, 2015

Dear ALWWH subcommittee members,

At your last meeting, I mentioned a couple ideas for new policies that I thought deserved consideration, and I said that I'd document those ideas so you could discuss them.

Wildlife Advisory Committee

Multnomah County has found that the Bike and Pedestrian Citizen Advisory Committee is a valuable resource.

I suggest that the County establish a Wildlife Advisory Committee. The committee would be made up of wildlife experts (who could be recruited from ODFW, our SWCDs, Metro, PSU, etc.) and informed citizens who can advise about local issues and conditions and provide citizen input. It could be modeled on the Bike/Ped advisory committee and administered by the county. It would meet between 2 and 12 times a year, as needed.

The committee would advise the Board of County Commissioners, Transportation Division, and Planning Division on matters that affect wildlife within the County's jurisdiction, including but not limited to:

- Evaluate transportation project effects (positive and negative) on wildlife for Capital Improvement Project prioritization
- Advise development of Road Design and Construction options and Road Maintenance Program standards to protect and improve wildlife habitat and wildlife crossings
- Help identify fish passage barriers and deficient wildlife crossings, and define projects to address these problems
- Participate in updates to the County's Climate Action Plan
- Help develop Green Building Policies for the County
- Review and advise the county about proposed changes to development and transportation policies and code that can affect wildlife
- Review and recommend innovative policies that the County should consider implementing that would improve conditions for wildlife

Proposed policy language:

Policy 1: Establish a Wildlife Advisory Committee to advise the County about matters affecting wildlife that are within the County's jurisdiction.

Reducing bird strikes

According to Portland's bird-friendly building design and management practices checksheet, between about 500 million to 900 million birds die each year from window strikes in the US. Multnomah County could implement parts of Portland's April 2015 Green Building Policy that is intended to help reduce the number of birds killed by collisions with buildings and other man-made structures. See the bird-friendly design Checksheet below for more background.

A building's design determines the level of risk it presents to birds.

Portland's current Green Building Policy has several sections, including environmental performance requirements, ecoroofs, bird-friendly design, and space allocation standards. The policy is available here (see pages 17-21 for the bird-friendly design Checksheet, also included below for easy reference): <https://www.portlandoregon.gov/bps/article/529212>

The city's Green Building Policy complements the joint city/county Climate Action Plan.

Portland's Green Building policies apply only to city facilities, and explicitly exclude homes. But some policies appear to be applicable to residential and industrial development, and the others could be included in educational material such as a brochure that could be made available at the County planning office.

Of the policies in the Checksheet, "Reducing Light Attractants" (similar to proposed County "Dark Skies" policies) and "Additional Measures" sections, these seem the most applicable.

For residential and commercial/industrial buildings, these requirements seem reasonable:

- Minimize exterior lighting.
- No up-lighting or light beams.
- Install full cut off, shielded, or directional lighting to minimize light spillage, glare, or light trespass.
- Mirrored glass, exterior mirrors or mirroring materials are not allowed in building design.
- Wind generators must appear solid when in motion.
- Tower structures must not include guy wires.
- Install exterior screens on windows that open in residential projects.

The following policies seem applicable for commercial/industrial buildings:

- Install time switch control devices, occupancy sensors, or non-emergency interior light that can be programmed to turn off during non-work hours or otherwise designated hours.
- Minimize the number and co-locate rooftop antennas and other rooftop structures.
- Bird attractants (exterior/interior landscaped areas, vegetated roofs, water features) may not be placed where they could be reflected in, or be viewed through, exterior glass unless the glass incorporates bird-friendly treatments (see Section A in the Checklist).

Proposed policy language:

Policy 1: Develop and implement a bird-friendly building policy for residential and industrial buildings.

Strategy A: Review Portland's Green Building Guidelines and other sources for appropriate building requirements.

Policy 2: Encourage and promote bird-friendly building practices.

Strategy B: Develop or procure educational materials about bird-friendly building design, construction, and management, and make those materials available to development applicants.

If the County Comprehensive Plan can include policies that apply to design, construction, operation, and management of County facilities, include the following policy:

Policy 3: Develop Green Building Guidelines for design, construction, operation, and management of County facilities.

Thanks for your consideration,



Carol Chesarek

Portland's Bird-Friendly building design and management Checksheet

Note: I've included most of the Checksheet here for you, except the parts that are directions for using the Checksheet. You can see the full Checksheet (see pages 17-21) and the rest of Portland's Green Building Policies here: <https://www.portlandoregon.gov/bps/article/529212>

Background

Portland sits on the Pacific Flyway, a major north-south flight route extending from Alaska to South America. The City is home or a critical stopping point for more than 200 species of birds. Many of these bird species are in decline due to multiple risk factors. Structural hazards are a primary threat to both resident and migratory birds, ranked second as a mortality factor after habitat destruction. It is estimated that between about 500 million to 900 million birds die each year from window strikes in the United States alone. The Audubon Society of Portland has conducted studies documenting that bird collisions kill a diverse array of bird species in the city, including species in decline.

In 2003 the U.S. Fish and Wildlife Service selected the City of Portland as a pilot project city for the Urban Conservation Treaty for Migratory Birds Program, which included a focus on reducing hazards to migratory birds. Portland has since developed a Bird Agenda that recommends mitigation efforts, including bird-friendly building guidelines. In partnership with Audubon, the U.S. Fish and Wildlife Service and the American Bird Conservancy, the City has sponsored the development of Resource Guide for Bird-Friendly Building Design for Portland. The Resource Guide includes extensive recommendations to reduce the risk of bird mortality from collisions with buildings and fatal light attraction. It also notes that there are opportunities to increase energy efficiency and help meet LEED certification requirements by incorporating bird-friendly design approaches. And the Resource Guide provides information about other cities, including Chicago, San Francisco, Toronto and New York, which have adopted regulatory and/or voluntary bird-friendly building guidelines and Lights Out programs.

In October 2013 the City Council adopted Resolution 37034 directing City bureaus and offices to explore opportunities to integrate Bird-Friendly Building Design into the City policies, plans, and programs, including updates to Portland's Comprehensive Plan, Central City Plan, and the City's Green Building Policy.

Goals of the policy include:

- Reduce bird collisions with buildings and other structures, and avoid construction-related impacts on nesting birds.
- Carry out City Council direction to advance bird-friendly building design and building management practices through City plans and policies, including the Green Building Policy (Resolution 37034, October 2, 2013).
- Demonstrate leadership and join other progressive cities in adopting bird-friendly design guidelines.
- Apply the principles and tools of the Resource Guide for Bird-friendly Building Design, Portland Oregon, First Edition, July 2012, and Guidance: Avoiding Impacts on Nesting Birds during Construction and Revegetation Projects, Version 2 October 2010, to City sponsored projects.
- Build awareness of bird collision risks and options to reduce them, as well as ways to avoid liability under the Migratory Bird Treaty Act.
- Support market development for bird-friendly building and lighting materials.

The Bird-friendly Building Design Checksheet is intended to:

- Reflect accepted tools and practices to reduce risks of bird collision.
- Be clear and simple to implement.
- Be relevant and applicable to the project scale, design, location and feature-specific hazards.
- Provide opportunities to meet multiple project-related requirements and design/performance objectives (e.g., energy efficiency).
- Support other City goals.

A. Window Treatments (check at least one box as instructed below)

This section applies to projects with at least 10 percent exterior glass, sky-bridges or atriums with exterior glazing, or glass railings.

To reduce reflectivity and make exterior glass visible to birds, apply at least one of the following treatments to at least 90 percent of new windows or other exterior glass i) between the ground and 60 feet above the ground, and ii) for one story above a vegetated roof. This section is not required for single family residential homes. For non-single family residential projects with less than 50 percent exterior glass this section applies only to exterior glass on the ground floor and to the first story above a vegetated roof.

- Non reflective, opaque or translucent glass D Glass that reflects ultraviolet light (which birds can see), such as Ornilux.
- Glass that has photovoltaic cells embedded, such as IQ Glass or Voltalux.
- Application of patterns (e.g., dots, stripes, images, abstract patterns) to exterior (first outside facing) glass surfaces. Patterns may be etched, fritted or in films. Spaces between pattern elements must be no more than two inches horizontally and four inches vertically, or both, i.e. patterns must conform to the "two by four" rule.
- External screens, decorative grills, screens, netting, louvers, shutters or exterior shades placed as close to the outside glass surfaces as possible, with openings that meet the "two by four" rule.

B. Reducing Light Attractants (all measures apply unless not applicable - check each box or write NA on the box)

- Minimize exterior lighting.
- No up-lighting or light beams.
- Install full cut off, shielded, or directional lighting to minimize light spillage, glare, or light trespass.
- Install time switch control devices, occupancy sensors, or non-emergency interior light that can be programmed to turn off during non-work hours or otherwise designated hours.

C. Use best available science to select light intensity, color, and flash frequencies that reduce bird hazard if complying with federal aviation safety requirements.

If applicable, describe: ____

Additions or exterior alterations to existing development, may comply with section A. or B. above by retrofitting existing windows or light fixtures if to do so will more effectively reduce hazards to birds. If retrofit is selected, describe proposal and rationale here:

D. Additional measures (check the box on each line or write NA on the box)

- Mirrored glass, exterior mirrors or mirroring materials are not allowed in building or landscape design.
- Minimize the number and co-locate rooftop antennas and other rooftop structures.
- Wind generators must appear solid when in motion.
- Tower structures must not include guy wires.
- Bird attractants (exterior/interior landscaped areas, vegetated roofs, water features) may not be placed where they could be reflected in, or be viewed through, exterior glass unless the glass incorporates bird-friendly treatments (see Section A above).

E. Avoid adversely affecting nesting birds (required per federal Migratory Bird Treaty Act)

- Schedule timing construction-related activities (e.g., vegetation removal, site preparation, demolition) and other steps as suggested in the BES Terrestrial Ecology Enhancement Strategy Guidance.

Best Management Practices (optional and encouraged - check all that apply)

The following BMPs are intended to promote bird safety through construction practices and building operation/site and management.

- Extinguish nighttime non-security architectural illumination treatments during the spring (February 15 to May 31) and fall (August 15 to November 30) bird migration periods.
- Distribute educational materials on bird-friendly practices to building managers and occupants.
- Install interior blinds, shades or other window coverings in windows with clear glass on the ground floor, visible from the exterior, as part of the construction project contract, lease agreement or CC&Rs.
- Install exterior screens on windows that open in residential projects.
- Request employees to turn off task lighting at work stations and draw office window coverings at end of the day.
- Schedule maintenance activities to occur during the day, or conclude before 11 p.m. if possible, and avoid maintenance activities that could cause disturbance during nesting seasons.

Existing Policies Related to ENVIRONMENTAL QUALITY (Air, Land, Water, Wildlife)

BACKGROUND: *The current County Comprehensive Plan and Rural Area Plans contain many policies and strategies pertaining to environmental quality – air, land, water and wildlife -- that may still be applicable in whole or in part and worth consideration for retaining -- some without changes and some with text changes to update the language for better clarity or for countywide applicability. These current policies and strategies could be carried over into the new comprehensive plan so long as they do not conflict with any new policy that emerges from this comprehensive plan update process. Wherever a conflict with a new policy occurs, the existing policy language would either have to be eliminated or revised to be consistent with the new policy. Similarly, wherever a new policy duplicates or substantially addresses an issue covered in an existing policy, the existing policy should be eliminated in favor of the new one.*

Explanation of Different Types of Text in this Document

Standard text – means existing language from the County Comprehensive Plan or a Rural Area Plan.

~~Strikeouts~~ – means existing text that is being deleted.

Underlined – means new text that is being added.

Bold Underlined – means new policies or strategies.

ENVIRONMENTAL QUALITY POLICIES PROPOSED FOR RETENTION OR REVISION

Policies from the County Comprehensive Plan and Rural Area Plans

~~POLICY 13:~~ AIR, WATER AND NOISE QUALITY

INTRODUCTION

~~In recent years,~~ Citizens have come to recognize the value of clean air and water and a quiet environment. Natural resources are not limitless, and the quality of human life is dependent on the quality of the natural environment. Awareness and concern for the natural ecology has led to legislation and government involvement in balancing the human and natural environments.

Government, business and private citizens are all responsible for maintaining a livable environment and for improving air and water quality and noise levels where pollution and deterioration exist. Federal, state and local laws and agencies have worked in the public interest to halt environmental deterioration. Continued vigilance is necessary to ensure that natural systems and resources are not threatened or unduly burdened by urban and rural development, and to maintain and balance high quality human and natural environments.

It is desirable to blend the human environment and the natural setting together in a way that reduces adverse effects. ~~This section examines air and water and noise quality in unincorporated Multnomah County. Environmental quality standards have been established for each resource, with regulatory responsibilities assigned to a primary agency at the Federal and State levels. Multnomah County enforces environmental protection through zoning and development processes and police powers. However, pollution of the natural environment often exceeds local governmental boundaries and authority, requiring regional and cooperative efforts. Air and water quality enforcement is also provided by Federal and State agencies.~~

The federal government has previously taken the lead role in requiring regional solutions to environmental problems. Greater state and local initiative may be necessary in the future to mitigate air and water and noise pollution. Urban and rural areas of unincorporated Multnomah County and its six cities must work together within the regional context. Their mutual objective should be to minimize pollution and maintain established environmental quality standards, to resolve grievances whenever air, water and noise problems occur, and to ensure a healthful human environment in balance with a high-quality natural environment. These achievements can occur, to a great extent, through the conscientious efforts of local business and industry and private citizens, through incentive programs, and through government regulation, where necessary.

POLICY

A. Cooperate in the development and implementation of regional efforts to maintain and improve air and water quality and reduce noise impacts.

~~Multnomah County, recognizing that the health, safety, welfare, and quality of life of its citizens may be adversely affected by air, water and noise pollution, supports efforts to improve air and water quality and to reduce noise levels.~~

~~B. Therefore, if a land use proposal is a noise-sensitive use and is located in a noise-impacted area, or if the proposed use is a noise generator, the~~ **development must meet the following** ~~shall be incorporated into the site plan:~~

1. Building placement on the site **must be** in an area having minimal noise level disruptions **to reduce impacts from surrounding noise generators if the use is a noise-sensitive use, or to minimize impacts on surrounding uses if the use is a noise generator.**
2. **Building** ~~insulation~~ or other construction techniques **must be used** to lower interior noise levels in noise-impacted areas.

STRATEGIES

~~A. As part of the ongoing planning programs, the County should:~~

- ~~1. Maintain staff capability to advise the legislative body and its representatives on Federal and State air, water and noise quality standards and programs, and to report pollution impacts on these resources.~~
- ~~2. Cooperate in the development and implementation of regional efforts to maintain and improve air, water and noise quality.~~
- ~~3~~1. Inventory existing and potential air, water, **wildlife habitat** and noise impacts at the local level as part of the ~~community~~ planning process.
- ~~4. Facilitate the establishment of expanded sewer infrastructure and wastewater treatment in urban unincorporated East Multnomah County, with priority given to areas where existing in-ground systems are failing, and where industrial, commercial, and intensive residential development is constrained by lack of sewers.~~
- ~~5. Evaluate the effectiveness of the 1982 Sound Control Ordinance in resolving noise problems.~~

~~6. Work with local jurisdictions, affected communities, and Port of Portland staff to adopt a noise impact overlay zone. Such a zone should be applied to all areas within the 65 Land noise contour once the noise abatement plan has been implemented.~~

~~72. As part of the Erosion and Sediment Control Ordinance, include development standards relating to erosion protection and local drainage capacity.~~

~~83. Cluster, buffer or isolate land uses which cause negative impacts on air and water resources or wildlife habitat areas or are noise generators.~~

4. Limit noise impacts on wildlife habitat areas.

~~B. Air, water and noise quality enforcement should be provided by the appropriate Federal and State agencies.~~

POLICY 16: NATURAL RESOURCES

INTRODUCTION

The purpose of the Natural Resources policy is to implement statewide Planning Goal 5: "Open Spaces, Scenic and Historic Areas, and Natural Resources." These resources are necessary to ensure the health and well-being of the population. Natural resources include such diverse components as mineral and aggregate reserves, significant wetlands, historic sites, and scenic waterways. ~~The individual components, as set forth by state law (OAR 660-16), are addressed below as sub-policies 16-A through 16-L.~~ Natural resources within the Columbia River Gorge National Scenic Area are not subject to statewide Goal 5 and are addressed ~~through Policy 41~~ under the policy pertaining to the National Scenic Area.

~~An overlay classification, "Significant Environmental Concern," will be applied to certain areas identified as having one or more of these resource values.~~

POLICY

~~The County's policy is to p~~Protect natural resources, conserve open space, and ~~to protect~~ scenic, cultural and historic areas and sites. ~~These resources are addressed within sub-policies 16-A through 16-L.~~

STRATEGIES

A. ~~The County will m~~Maintain an inventory of the location, quality, and quantity of each of these resources in accordance with Statewide Planning Goal 5. ~~Sites with minimal information will be designated "1B", but when sufficient information is available, the County will conduct the necessary ESEE analysis.~~

~~B. Certain areas identified as having one or more significant resource value will be protected by the designation Significant Environmental Concern (SEC). This overlay zone will require special procedures for the review of certain types of development allowed in the base zones. This review process will ensure the minimum impact on the values identified within the various areas, and shall be designed to mitigate any lost values to the greatest extent possible.~~

B. Apply the "Significant Environmental Concern," overlay classification to areas having any of these natural resource values that are determined to be significant resources.

~~C. The following areas shall be designated as areas of Significant Environmental Concern based on "Economic, Social, Environmental, and Energy" (ESEE) evaluations and designations of: "2A," "3A," or "3C" under statewide Goal 5. Resource protection shall be provided by either the SEC or WRG overlay provisions in the Multnomah County Zoning Code (MCC 11.15) applied on:~~

~~1. Resource sites designated "2A," "3A," or "3C" in the Multnomah County Goal 5 Inventory and identified for SEC or WRG protection in sub-policies 16-A through 16-L;~~

~~2. Hayden Island west of the Burlington Northern Railroad tracks;~~

~~3. Blue Lake, Fairview Lake (Ord. 234), and Columbia River shore area and islands;~~

~~4. Johnson Creek;~~

~~5. Other areas as may be determined under established Goal 5 procedures to be suitable for this "area" designation.~~

~~a. The County shall complete ESEE evaluations by June 30, 1994, for Significant Water Resources & Wetlands potentially affected by the Angel Brothers and Howard Canyon Mineral and Aggregate Resource sites; and~~

~~—(Note: The ESEE evaluations are contained in the "West Hills Reconciliation Report, Revised—September 1995," and the "Howard Canyon Reconciliation Report, Revised—September 1995," which are both amendments to the "Multnomah County Comprehensive Framework Plan, Volume One: Findings");~~

~~b. The County will conduct ESEE evaluations and determine appropriate protections for Significant ("1C") sites as part of the Rural Area Planning Program, to include 1B designated sites subsequently determined to be Significant ("1C"); and~~

~~—(Note: The Rural Area Planning Program documents to date are: the "West Hills Rural Area Plan, October 1996," the "East of Sandy River Rural Area Plan, Final,~~

~~Adopted July 10, 1997,” and the “Sauvie Island / Multnomah Channel Rural Area Plan, Adopted October 30, 1997, Ordinance No. 887”). The Rural Area Plans are an amendment to this document, the “Multnomah County Comprehensive Framework Plan, Volume: Two”).~~

- ~~c. The County shall complete all outstanding ESEE evaluations by January, 1998, for Significant Water Resources & Wetlands.~~

~~D.C.~~ Those wetlands and water areas ~~listed in C above~~ that are located within the Willamette River Greenway (Policy 15) will be protected by development review procedures within the WRG overlay zone instead of the SEC zone.

POLICY 16-A: OPEN SPACE

NOTE: Goal 5 does not specifically define open space but states that it “includes parks, forests, wildlife preserves, nature reservations or sanctuaries, and public or private golf courses.” Because open spaces are addressed in other various policies, it is unnecessary to include policies under Open Space and Policy 16-A can be deleted in its entirety.

~~It is the County’s policy to conserve open space resources and protect open spaces from incompatible and conflicting land uses.~~

STRATEGIES

- ~~A. Designate agricultural and forest lands with large lot zones to conserve the open character of such areas.~~
- ~~B. Apply SEC, WRG, FW and FF overlays along rivers and other water features, as appropriate, to restrict and control the character of development in these areas to enhance open spaces.~~
- ~~C. Review uses conditionally allowed in farm or forest zones to insure that open space resources are conserved and enhanced.~~

POLICY 16-B: MINERAL AND AGGREGATE RESOURCES

NOTE: New policies pertaining to mineral and aggregate resources have already been approved by the CAC and will replace all existing policies on this topic.

POLICY 16-C: ENERGY SOURCES

~~It is the County's policy to p~~Protect sites identified and required for generation of energy.

STRATEGIES

- A. Maintain an inventory of energy ~~sources~~ production sites within the County.
- B. Coordinate with appropriate regulatory or licensing authorities in the protection of sites ~~required~~ identified and required for energy generation.
- C. ~~The Zoning Code should include provisions for energy generation facilities as a conditional use.~~

POLICY 16-D: FISH AND WILDLIFE HABITAT

~~It is the County's policy to p~~Protect significant native fish and wildlife habitat and wildlife corridors and ~~to specifically limit conflicting uses within natural ecosystems within the rural portions of the County~~ and sensitive big game winter habitat areas.

New Policy

Establish a Wildlife Advisory Committee to advise the County about matters under its jurisdiction and control that may affect wildlife.

New Policy

Develop and implement a bird-friendly building policy for new buildings.

Strategy

Review Portland's Green Building Design Guidelines and other sources for appropriate building requirements.

New Policy

Encourage and promote bird-friendly building practices.

New Strategy

Develop or procure educational materials about bird-friendly building design, construction, and management, and make those materials available to development applicants.

STRATEGIES

- A. Utilize local and regional scientific information ~~provided by the Oregon Department of Fish and Wildlife~~ to identify significant native fish and wildlife habitat areas and wildlife corridors ~~and to delineate sensitive big game winter habitat areas.~~ If necessary, supplement this information with additional ~~professional~~ science-based analysis to identify additional

significant habitat areas and corridors and natural ecosystems within rural portions of the County.

- B. Apply the SEC-habitat overlay zone to all significant habitat areas ~~not already zoned~~ Willamette River Greenway unless the area is adequately protected by the restrictions of the underlying zoning or by another overlay zone.
- C. ~~Include provisions within the Zoning Ordinance to review development proposals which may affect natural ecosystems within the rural portions of the County and sensitive big game winter habitat areas.~~

~~POLICY 16-E:~~ NATURAL AREAS

~~It is the County's policy to p~~Protect natural areas from incompatible development and ~~to~~ specifically limit those uses which would ~~irreparably~~ significantly damage the natural area values of the site.

STRATEGIES

- A. Utilize ~~information from~~ the Oregon Natural Heritage Program Resources Register to maintain a current inventory of ~~all~~ ecologically and scientifically significant natural areas.
- B. Apply the SEC overlay zone to ~~all~~ those natural areas designated for protection but not otherwise protected by Willamette River Greenway zoning ~~or outright ownership by a public or private agency with a policy to preserve natural area values of the site.~~

~~POLICY 16-F:~~ SCENIC VIEWS AND SITES

~~It is the County's policy to c~~Conserve scenic resources and protect their aesthetic appearance for the enjoyment of future generations.

STRATEGIES

- A. Apply the SEC overlay zone to the Sandy River State Scenic Waterway and any other designated significant scenic areas designated "2A," "3A," or "3C" under statewide Goal 5 to assure the scenic resources of these areas are not diminished as new development occurs.
- B. Coordinate reviews of development proposals within SEC areas with other affected agencies (i.e., National Forest Service, State Parks and Recreation ~~Division~~ Department's Rivers Program, etc.).
- C. Enforce large lot zoning regulations in resource areas to conserve scenic qualities associated with farm and forest lands.

- D. Apply the WRG overlay zone to lands within the Willamette River Greenway. Review new development within the greenway to assure scenic values are not diminished.
- E. Administer Design Review provisions to enhance visual qualities of the built environment.
- ~~F. Apply a scenic overlay to the West Hills significant ("3C") scenic area. Review new development that would be visible from Sauvie Island and other viewing areas identified in the Goal 5 analysis to assure that the overall appearance of a natural forested landscape is retained.~~

~~POLICY 16-G: WATER RESOURCES AND WETLANDS~~

(Virtually all of this policy speaks to strategies for identifying and designating significant wetland and water resource areas from past ESEE analyses. These strategies have been implemented through the various SEC overlay zones. For that reason policy 16-G can be deleted in its entirety and new policies and strategies will be proposed.)

~~It is the County's policy to protect and, where appropriate, designate as areas of Significant Environmental Concern those water areas, streams, wetlands, watersheds, and groundwater resources having special public value in terms of the following:~~

- ~~A. Economic value;~~
- ~~B. Recreation value;~~
- ~~C. Educational research value (ecologically and scientifically significant lands);~~
- ~~D. Public safety (municipal water supply watersheds, water quality, flood water storage areas, vegetation necessary to stabilize river banks and slopes);~~
- ~~E. Natural area value (areas valued for their fragile character as habitats for plant, animal or aquatic life, or having endangered plant or animal species).~~

~~STRATEGIES~~

- ~~A. Assess the economic values of Water Resource and Wetland Sites and designate as "significant" (1C) if:~~

- ~~1. Any use of the water resource can be shown to be feasible for use in significantly increasing a specified economic activity or function or substantially increasing the economic value of the land through which the waters flow.~~

~~B. Assess the recreation values of Water Resource and Wetland Sites and designate as "significant" (1C) if:~~

- ~~1. The water resource lies within the boundary of a public park, publicly accessible recreational facility, or private recreational facility available for public or group use, and is an integral part of the facilities' recreational activities; or,~~
- ~~2. The water resource contributes water to a water resource within the boundary of a public park, publicly accessible recreational facility, or private recreational facility available for public or group use, and the diversion or degradation of the contributing waters would significantly diminish the recreational value of the water resource.~~

~~C. Assess the educational research value of Water Resource and Wetland Sites and designate as "significant" (1C) if:~~

- ~~1. The resource has been identified by the Oregon Natural Heritage Program as being ecologically or scientifically significant; or~~
- ~~2. The water resource is used for public educational purposes.~~

~~D. Assess the public safety values of Water Resource and Wetland Sites and designate as "significant" (1C) if:~~

- ~~1. The water resource is within the Watershed Management Unit of an existing or proposed municipal water source as identified by the U.S. Forest Service, U.S. Geological Service, City of Portland, or other public agency; or~~
- ~~2. The water resource is part of a groundwater area which provides a municipal water supply; or~~
- ~~3. The water resource and surrounding lands are flood water storage areas whose removal or degradation would increase the frequency or height of floods to adjacent or downstream areas;~~
- ~~4. The riparian or watershed vegetation associated with a water resource shall be considered part of the water resource area if that vegetation substantially contributes to the protection of water quality by reducing sedimentation and erosion, removing nutrients, or lowering water temperature / increasing BOD.~~

~~E. Assess the natural area value of Water Resource and Wetland Sites and designate as "significant" (1C) if:~~

- ~~1. The Oregon Department of Forestry has classified the stream or watercourse as "Class 1 waters" as defined in the State Forest Practices Act; or~~
- ~~2. The water resource or associated vegetation area is the habitat of an endangered or threatened plant or animal species as identified by the Oregon Natural Heritage Program, U.S. Fish and Wildlife Service or other public agency; or~~
- ~~3. A "Wildlife Habitat Assessment" (WHA) rating form has been completed and the site scored 45 or more points of the possible 96 points. Sites with scores between 35-44 points on the WHA form may be determined "Significant" (1C) if they function as essential connections between or demonstrably enhance higher rated adjacent resource areas.~~

~~— The WHA is a standardized rating system for evaluating the wildlife habitat values of a site. The form was cooperatively developed by staff from the U.S. Environmental Protection Agency, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, The Oregon Department of Fish and Wildlife, the Audubon Society of Portland, The Wetlands Conservancy, and the City of Beaverton Planning Bureau.~~

~~F. Significant water resource and wetland areas identified as a "2A," "3A," or "3C" site using the Statewide Planning Goal 5 "Economic, Social, Environmental, and Energy Analysis" procedure as outlined in OAR 660-16-000 through 660-16-025 shall be designated as areas of "Significant Environmental Concern" and protected by either the SEC or WRG overlay zone.~~

~~G. Wetlands information gathered by and made available to the County shall be utilized as follows:~~

- ~~1. The U.S. Fish and Wildlife National Wetland Inventory (NWI) maps should be consulted at the beginning stages of any development proposal in order to alert the property owner/developer of the U.S. Corps of Engineers and Division of State Lands permit requirements.~~
- ~~2. Wetlands shown on the NWI maps which are determined to not be important by the County after field study should be indicated as such on 1"-200' aerial photographs made part of the State Goal 5 supporting documents.~~
- ~~3. Boundaries of "Significant" wetlands located within the SEC and WRG overlay zones should be depicted on 1"-200' aerial photographs.~~

- ~~4. Additional information on wetland sites should be added to the plan and supporting documents as part of a scheduled plan update or by the standard plan amendment process initiated at the discretion of the County.~~
- H. Although a wetland area may not meet the County criteria for the designation “Significant,” the resource may still be of sufficient importance to be protected by State and Federal agencies.
- ~~I. The zoning code should include provisions requiring a finding prior to approval of a legislative or quasi-judicial action that the long-range availability and use of domestic water supply watersheds will not be limited or impaired.~~

~~INVENTORY OF WATER RESOURCES~~

~~Table 1~~

~~PROTECTED WATER RESOURCE AND WETLAND SITES~~ ~~[Sites designated 2A, 3A, or 3C in the Goal 5 Inventory: January, 1994]~~

~~(Note: See the following documents for additional sites and amended ESEE Analysis Reports: “West Hills Reconciliation Report, Revised – September 1995”; “Howard Canyon Reconciliation Report, Revised – September 1995”; “West Hills Rural Area Plan, October 1996”; “East of Sandy River Rural Area Plan, Final, Adopted July 10, 1997”; and the “Sauvie Island / Multnomah Channel Rural Area Plan, Adopted October 30, 1997, Ordinance No. 887”).~~

~~Rural Westside Sites (listed alphabetically):~~

- ~~1 Agricultural Ditches and Sloughs on Sauvie Island~~
- ~~2 “Audubon House” tributary of Balch Creek (in sub-basin #5; 1993 BES report)~~
- ~~3 Balch Creek (Class I reach outside Portland; below confluence of Thompson and Cornell forks)~~
- ~~4 Burlington Bottoms Wetlands~~
- ~~5 Dairy Creek~~
- ~~6 Gilbert River & tributary drainageways/wetlands (in R1W sections 5, 8, 9, 16, 21, 22, 28, 29, 31, 32 & 33)~~
- ~~7 Howell Lake~~
- ~~8 McCarthy Creek (Class I reach in R1W sections 18, 19, 30 & 31)~~
- ~~9 Miller Creek (sections outside Portland)~~
- ~~10 Multnomah Channel (reach outside Portland)~~
- ~~11 “Newberry” (or “Ennis”) Creek (reach in R1W sections 28 & 33)~~
- ~~12 Sand Lake~~
- ~~13 “Sheltered Nook” tributary of McCarthy Creek (in R2W sections 19 & 24)~~
- ~~14 Small Unnamed Lake/Slough west of Wagon Wheel Hole Lake~~
- ~~15 Sturgeon Lake~~

- ~~16 Unnamed creek which flows into Rainbow Lake (reaches in R2W sections 12 & 13)~~
- ~~17 Unnamed creeks with confluence south of Logie Trail Rd. (Class I reaches in R2W sections 13 & 24 and R1W section 18)~~
- ~~18 Unnamed creek between Logie Trail and Cornelius Pass Roads (in R2W section 24 and R1W sections 18 & 19)~~
- ~~19 Virginia Lakes~~
- ~~20 Wagon Wheel Hole Lake~~

~~Rural Eastside Sites~~ (Does not include sites within the Columbia Gorge NSA):

- ~~1 Government Island wetlands~~
- ~~2 McGuire Island wetlands~~
- ~~3 Sandy River Gorge~~

~~Note: Sites listed above are protected by SEC or WRG zoning provisions, based on completed ESEE evaluations and designations: 2A, 3A, or 3C under statewide Goal 5.~~

~~Table II lists Significant Water Resources and Wetland sites designated 1C (Goal 5 ESEE processes pending).~~

Table 2

SIGNIFICANT WATER RESOURCE AND WETLAND SITES

[Sites designated 1C in the Goal 5 Inventory: January, 1994; ESEE evaluations pending]

(Note: See the following documents for additional sites and amended ESEE Analysis Reports: ~~“West Hills Reconciliation Report, Revised – September 1995”; “Howard Canyon Reconciliation Report, Revised – September 1995”; “West Hills Rural Area Plan, October 1996”; “East of Sandy River Rural Area Plan, Final, Adopted July 10, 1997”; and the “Sauvie Island / Multnomah Channel Rural Area Plan, Adopted October 30, 1997, Ordinance No. 887”.~~

~~Rural Westside Sites~~ (listed alphabetically):

- ~~1 Balch Creek Forks: Thompson, Cornell, and “South Audubon” (outside Portland)~~
- ~~2 “Germantown Road” tributaries of Rock Creek (Class I reaches in R1W sections 8, 9 & 16)~~
- ~~3 Jackson Creek (Class I reach in R2W section 10)~~
- ~~4 Jones Creek (Class I reach in R2W section 25)~~
- ~~5 Joy Creek (Class I reach in R2W section 25)~~
- ~~6 McKay Creek, East Fork (Class I reach in R2W section 10)~~
- ~~7 Rock Creek (Class I reaches in R2W sections 22, 23, 26 & 36; includes East Fork)~~
- ~~8 Three unnamed creeks with confluence on Wildwood Golf Course (Class I reaches in R2W sections 1, 2, 11 & 12)~~

~~Rural Eastside Sites~~ (listed alphabetically):

- ~~1 Beaver Creek (Class I reaches in R3E sections 1 & 12; and R4E sections 7, 8, 16 & 17)~~
- ~~2 Big Creek~~
- ~~3 Bridal Veil Creek (Class I reach outside Gorge NSA; R5E sections 24 & 25)~~

- ~~4—Buck Creek (Class I reaches)~~
- ~~5—Camp Creek (tributary to Bull Run River, in Mt. Hood National Forest)~~
- ~~6—Cat Creek (includes North Fork in sections 16 & 17)~~
- ~~7—Donahue Creek (Class I reach outside Gorge NSA; R5E sections 25 & 36)~~
- ~~8—Gordon Creek (includes South, Middle & North forks in Mt. Hood National Forest)~~
- ~~9—Howard Canyon Creek (Class I reaches in R4E sections 1 & 2; and R5E sections 5 & 6)~~
- ~~10—Johnson Creek (Class I reaches southeast of Gresham, including North Fork)~~
- ~~11—Kelly Creek (tributary of Johnson Creek)~~
- ~~12—Knieriem (or “Ross”) Creek (Class I reaches in R4E sections 2, 35 & 36 and R5E section 31)~~
- ~~13—Lattourelle Creek (reaches outside Gorge NSA; R5E sections 32 & 33; includes South Fork)~~
- ~~14—Mitchell Creek (tributary of Kelly Creek; in R3E section 19)~~
- ~~15—Pounder Creek (Class I reach outside Gorge NSA; in R4E sections 2 & 35)~~
- ~~16—Smith Creek (Class I reaches in R4E sections 3, 4, 5 & 36)~~
- ~~17—Thompson Creek (tributary of Gordon Creek)~~
- ~~18—Trout Creek (Class I reaches in R4E sections 13, 14 & 24 and R5E sections 17, 18 & 19)~~
- ~~19—Two unnamed creeks west of Springdale (Class I reaches in R4E sections 5, 6, 32 & 33)~~
- ~~20—Unnamed tributary of Bull Run River (Class I reach in R5E section 22)~~
- ~~21—Walker Creek (Class I reach in R5E section 22)~~
- ~~22—Young Creek (Class I reach in R5E section 35 & outside Gorge NSA)~~

Table 3

~~POTENTIALLY SIGNIFICANT WATER RESOURCE AND WETLAND SITES~~
~~[Sites designated 1B in the Goal 5 Inventory: January, 1994]~~

~~(Note: See the following documents for relevant ESEE Analysis Reports: “West Hills Reconciliation Report, Revised—September 1995”; “Howard Canyon Reconciliation Report, Revised—September 1995”; “West Hills Rural Area Plan, October 1996”; “East of Sandy River Rural Area Plan, Final, Adopted July 10, 1997”; and the “Sauvie Island / Multnomah Channel Rural Area Plan, Adopted October 30, 1997, Ordinance No. 887”).~~

~~**Rural Westside Sites** (listed alphabetically):~~

- ~~1—Balch Creek watershed (except 1C or 3C designated reaches & sections in Portland)~~
- ~~2—Burlington Bottoms watersheds~~
- ~~3—Jackson Creek tributaries and watersheds (except Class I reaches)~~
- ~~4—Jones Creek tributaries and watersheds (except Class I reaches)~~
- ~~5—Joy Creek tributaries and watersheds (except Class I reaches)~~
- ~~6—McCarthy Creek tributaries and watersheds (except Class I reaches & “Sheltered Nook” tributary in sections 19 & 24)~~
- ~~7—McKay Creek tributaries and watersheds (except Class I reaches)~~
- ~~8—Miller Creek tributaries and watersheds (except 3C designated reach & sections in Portland)~~
- ~~9—Newberry Creek tributaries and watersheds (except 3C designated reach)~~
- ~~10—Rock Creek tributaries and watersheds (except Class I reaches)~~

- ~~11 Tributaries and watersheds to three unnamed creeks on Wildwood Golf Course (upstream of Class I reaches in R2W sections 1, 2, 11 & 12)~~
- ~~12 Tributaries and watersheds to unnamed creek which flows into Rainbow Lake (except 3C designated reaches)~~
- ~~13 Tributaries and watersheds above three unnamed creeks south of Logie Trail Rd. (except 3C designated reaches)~~

Rural Eastside Sites (Does not include sites within the Columbia Gorge NSA):

- ~~1 Beaver Creek tributaries and watersheds (except Class I reaches)~~
- ~~2 Bridal Veil Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~
- ~~3 Buck Creek tributaries and watersheds (except Class I reaches)~~
- ~~4 Cat Creek tributaries and watersheds (except Class I reaches)~~
- ~~5 Donahue Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~
- ~~6 Gordon Creek tributaries and watersheds (except Class I reaches)~~
- ~~7 Howard Canyon Creek tributaries and watersheds (except Class I reaches)~~
- ~~8 Johnson Creek/Kelly Creek watersheds (except Class I reaches)~~
- ~~9 Knieriem (or "Ross") Creek tributaries and watersheds (except Class I reaches)~~
- ~~10 Lattourelle Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~
- ~~11 Pounder Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~
- ~~12 Smith Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~
- ~~13 Thompson Creek tributaries and watersheds (except Class I reach)~~
- ~~14 Trout Creek tributaries and watersheds (except Class I reaches)~~
- ~~15 Tributaries and watersheds to two unnamed creeks west of Springdale~~
- ~~16 Young Creek tributaries and watersheds (above Class I reach & outside Gorge NSA)~~

POLICY 16-H: WILDERNESS AREAS

It is the County's policy to ~~r~~Recognize the value of wilderness among the many resources derived from public lands.

STRATEGIES

- A. ~~As a federally designated wilderness area, The Columbia~~ Mark O. Hatfield Wilderness shall be designated as is a significant Goal 5 Resource Site.
- B. ~~The SEC overlay zone shall be applied to the Columbia Wilderness.~~ The Mark O. Hatfield wilderness area shall be protected through the County's most restrictive Commercial Forest Use zoning or through the appropriate SEC overlay zoning.
- C. ~~The County shall c~~Coordinate with federal land management agencies and Congressional staff in the formulation of proposals for any additional wilderness areas within Multnomah County.

~~D. All parcels of federal land which meet federal guidelines for wilderness and which fit the definition outlined in the Findings document shall be recommended for wilderness designation.~~

D. Support wilderness designation of federal lands which meet guidelines for wilderness designation.

POLICY ~~16-I~~: HISTORIC RESOURCES

[Note: New historic resources policies and strategies are being proposed and, if approved, will replace existing policies below.]

~~It is the County's policy to recognize significant historic resources and to apply appropriate historic preservation measures to all designated historic sites.~~

STRATEGIES

~~A. Maintain an inventory of significant historic resources which meet the historical site criteria outlined below.~~

~~B. Utilize the National Register of Historic Places and the recommendations of the State Advisory Committee on Historic Preservation in the designation of historic sites.~~

~~C. Develop and maintain a historical preservation process for Multnomah County which includes:~~

~~1. A review of the laws related to historic preservation.~~

~~2. A program for ongoing identification and registration of significant sites, working with area citizens groups, the Oregon Historical Society, the Oregon Natural History Museum and other historic and archeological associations.~~

~~3. Developing a handbook on historic preservation to assist County staff, area citizen groups, land owners and developers in understanding and using applicable federal and state programs.~~

~~4. Fostering, through ordinances or other means, the private restoration and maintenance of historic structures for compatible uses and development based on historic values.~~

~~5. Encouraging the installation of appropriate plaques or markers on identified sites and structures.~~

~~D. The Zoning Code should:~~

- ~~1. Include a Historic Preservation overlay district which will provide for the protection of significant historic areas and sites.~~
- ~~2. Include conditional use provisions to allow new sites to be established to preserve historic structures and sites.~~
- ~~3. Provide for a 120-day delay period for the issuance of a demolition permit or a building permit that substantially alters the historic nature of the site or building. During this period, a review of the permit application, including the impacts and possible means to offset the impacts, should be undertaken.~~
- ~~4. On-site density transfer in order to protect historic areas and protect unique features.~~

HISTORICAL SITE CRITERIA

- ~~A. Historical Significance—Property is associated with significant past events, personages, trends or values, and has the capacity to evoke one or more of the dominant themes of national or local history.~~
- ~~B. Architectural Significance (Rarity of Type and/or Style)—Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the County. Property is a prototype or significant work of an architect, builder or engineer noted in the history of architecture and construction in Multnomah County.~~
- ~~C. Environmental Considerations—Current land use surrounding the property contributes to an aura of the historic period, or property defines important space.~~
- ~~D. Physical Integrity—Property is essentially as constructed on original site. Sufficient original workmanship and material remain to serve as instruction in period fabrication.~~
- ~~E. Symbolic Value—Through public interest, sentiment, uniqueness or other factors, property has come to connote an ideal, institution, political entity or period.~~
- ~~F. Chronology—Property was developed early in the relative scale of local history or was an early expression of type/style.~~

POLICY ~~16-J~~: CULTURAL AREAS

[Note: New cultural resources policies and strategies are being proposed and, if approved, will replace the existing policy below.]

~~It is the County's policy to protect cultural areas and archeological resources and to prevent conflicting uses from disrupting the scientific value of known sites.~~

STRATEGIES

- ~~A. Maintain information on file regarding the location of known archeological sites. Although not made available to the general public, this information will be used to insure the sites are not degraded through incompatible land use actions.~~
- ~~B. Coordinate with the State Archaeologist in the State Historic Preservation Office regarding the identification and recognition of significant archeological resources.~~
- ~~C. Encourage landowners to notify state authorities upon discovering artifacts or other evidence of past cultures on their property.~~
- ~~D. Work with the LCDC Archeological Committee in devising equitable and effective methods of identifying and protecting archeological resources.~~

POLICY 16-K: RECREATION TRAILS

Note: This is a listed goal 5 resource that only pertains to Oregon Recreational Trails designated by the Oregon Parks and Recreation Commission. In Multnomah County, the 40 mile Loop Trail is the only trail that is state designated. The 40 mile Loop Trail is entirely within the Portland Area urban growth boundary.

~~It is the County's policy to recognize the following trails as potential State recreation trails:~~

~~Columbia Gorge Trail
Sandy River Trail
Portland to the Coast Trail
Northwest Oregon Loop Bicycle Route~~

STRATEGIES

- ~~A. Coordinate with ODOT and any other public or private agency to resolve any conflicts which may arise over the development of these trails.~~
- ~~B. Address these trails as Goal 5 resource sites whenever the trail route becomes specifically identified, built, proposed, or designated.~~

POLICY 16-L: WILD AND SCENIC WATERWAYS

~~It is the County's policy to p~~Protect ~~all state or federal designated scenic waterways from incompatible development and to prevent the establishment of conflicting uses within scenic waterways.~~

STRATEGIES

- A. Coordinate with the Oregon State Parks and Recreation ~~Division~~ Department in the review and regulation of all development proposals or land management activities ~~within~~ along the Sandy River State Scenic Waterway.
- B. Apply the SEC overlay zone to the Sandy River State Scenic Waterway corridor to ensure proper recognition of the waterway and to further mitigate the impacts on uses allowed within the underlying resource zones.
- C. Coordinate with the U.S. Forest Service in the review and regulation of all development proposals or land management activities within the federal wild and scenic river segment of the Sandy River.
- D. Work with state and federal agencies or other interested parties in developing proposals for scenic waterway protection of other stream segments in the County.

From West of Sandy River Rural Area Plan

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 Multnomah County's livability of the West of Sandy River Rural Area.~~

STRATEGIES:

~~I.1 Multnomah County shall prepare and maintain an inventory of the location, quality, and quantity of significant wildlife habitat areas and riparian corridors within the West of Sandy River Rural Area County in accordance with Statewide Planning Goal 5. 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 all available wetland inventory information to identify the general location of wetlands within the West of Sandy River Rural Area County.~~

[Note: A similar policy is being proposed for approval under new Air, Land, Water, Wildlife and Hazards Policies. If the proposed policy is approved it would supersede and replace this one.]

Policy 2

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

[Note: A similar policy is being proposed for approval under new Air, Land, Water, Wildlife and Hazards Policies. If the proposed policy is approved it would supersede and replace this one.]

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 p~~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.~~

[Note: A similar policy is being proposed for approval under new Air, Land, Water, Wildlife and Hazards Policies. If the proposed policy is approved it would supersede and replace this one.]

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 pProtect 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 e~~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 SEC overlay 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 ESEF Report~~ and their associated impact areas.

[Note: A similar policy is being proposed for approval under new Air, Land, Water, Wildlife and Hazards Policies. If the proposed policy is approved it would supersede and replace this one.]

Policy 5

~~Multnomah County recognizes the need to p~~Protect the outstanding public values for which ~~those~~ 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~~Apply the 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 p~~Protecting the County's water quality ~~within the West of Sandy River Rural Area and shall by~~ adopting 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~~ Apply Multnomah County Zoning Code Significant Environmental Concern Zoning Overlay Districts for riparian corridors and water resources which substantially complies with the water quality standards of *Title 3 of the Metro Urban Growth Management Functional 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.~~

~~6.4 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 p~~Protect vegetated riparian corridors in order to maintain their water quality functions including the following:

- ~~Separation of protected water features from development;~~
- Providing shade to M~~maintaining~~ or reducing stream temperatures to meet state water quality standards;
- ~~Maintaining natural stream corridors;~~
- Supporting wildlife in the stream corridors;
- Minimizing erosion, nutrient and pollutant loading into water;
- Filtering, infiltration and natural water purification; and,
- Maintaining natural hydrology; and
- Stabilizing slopes to prevent landslides that contribute to sedimentation of water features.

~~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 l~~Limit visible and measurable erosion from development throughout the West of Sandy River planning area in accordance in substantial compliance with the water quality standards of *Title 3 of the Metro Urban Growth Management Functional Plan*.

STRATEGIES:

8.1 ~~Multnomah County shall implement this policy by e~~Establishing standards that: 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.~~
- Increases water turbidity above the state water quality standard, where the turbidity measured downstream of development is more than 10% above an upstream control point.
- 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 volume from developed areas in a manner that ~~does not increase runoff, and does not contribute to increased flow streams in area drainages and creeks~~ and does not result in hydromodification impacts, such as channel straightening, widening, deepening, and clearing of in-stream habitat features. Investigate how runoff could be reduced from roofs, parking and maneuvering areas through use of pervious materials site-scale infiltration and other low impact development techniques.

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~~ stream crossings to follow Oregon Department of Fish and Wildlife fish passage regulations where native migratory fish are currently or have historically been present.

Other General Policies

Policy 9

~~Regulations to protect natural resources and water quality should a~~Allow changes to existing development when the overall natural resource value of the property is improved by those changes and water quality will be improved.

STRATEGY:

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

Policy 10

~~Multnomah County shall continue to m~~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~~ partner agencies 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.

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.~~

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

Policy 25

~~Multnomah County shall help p~~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.

STRATEGY:

~~The county shall rely on Use~~ education –i.e. providing information regarding identified viewsheds to property owners -rather than regulations to implement this policy.

Policy 27

~~In keeping with the rural nature of the Orient Rural Community and Pleasant Home Rural Service Center, Multnomah County will r~~Require outdoor 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 Amend~~ the Community Development Ordinance Zoning Code to ensure that new development meets outdoor lighting standards that minimize the amount of light pollution ~~in the Orient Rural Community and Pleasant Home Rural Service Center.~~

From East of Sandy River Rural Area Plan

~~21. Protect significant streams in the East of Sandy River Rural Area by prohibiting new residential development within 150 feet of a stream centerline and limiting new roads, stream crossings, additions to existing structures, and other grading activities within this 150 foot area. Additions to existing dwellings of up to 400 square feet shall be exempt from the setback requirements. All related ground disturbing activities within the 150 foot stream setback shall be confined to the period between May 1 and October 1 in any year.~~

~~STRATEGY: Multnomah County shall implement this policy with amendments to the Multnomah County Zoning Code Significant Environmental Concern Zoning Overlay District and applying the district to areas within 150 feet of the centerline of each significant stream.~~

21a. Require any stream crossing to utilize a bridge or arched culvert which does not disturb the bed or banks of the stream and are of the minimum width necessary to allow passage of peak winter flows.

~~STRATEGY: Multnomah County shall implement this policy through application of the Multnomah County Zoning Code Significant Environmental Concern Zoning Overlay District, which includes a requirement for stream crossings to consist of a bridge or arched culvert.~~

22. ~~Encourage~~ Promote creation of cooperative property owner organizations for the protection of individual streams and their watersheds.

Encourage these organizations to provide technical assistance and information regarding financial resources to people about best management practices necessary to protect streams.

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to promote cooperative property owner organizations.~~

23. ~~Work with the Oregon Department of Forestry to better protect significant streams from any negative impacts associated with timber harvesting.~~

~~STRATEGY: Multnomah County will forward this policy to the Oregon Department of Forestry for their consideration.~~

24. Provide incentives, ~~consistent with current zoning,~~ through the zoning code for new development ~~which is to be~~ compatible with, and to enhances, significant streams and adjoining riparian habitat.

~~STRATEGY: When considering amendments to its zoning ordinance, Multnomah County will consider whether such amendments can act as an incentive to new development being compatible with and enhancing significant streams and adjoining riparian habitat.~~

25. Work with the ~~East Multnomah County~~ local Soil and Water Conservation Districts to provide technical assistance on sound farming practices and information regarding financial resources available to property owners ~~about sound farming practices which also to~~ protect significant streams and adjoining riparian habitat.

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop an educational program which will let landowners become informed on how they can manage their properties to best protect streams and their watersheds while continuing to make productive agricultural use of their land.~~

26. ~~Use property tax deferral and exemption programs to e~~Encourage streamside property owners to use property tax deferral and exemptions programs to maintain and upgrade streams and adjoining riparian habitat.

STRATEGY: ~~Multnomah County will w~~Work cooperatively with the ~~East Multnomah local~~ Soil and Water Conservation Districts and the County Assessor to inform landowners about the property tax deferral and exemption programs available to them for stream enhancement.

27. Monitor educational and/or regulatory programs to protect streams on a regular basis in order to gauge and improve their effectiveness.

STRATEGY: ~~Multnomah County will c~~Conduct periodic reviews of stream regulatory and educational programs to gauge and improve their effectiveness.

28. ~~Multnomah County recognizes the need to p~~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: ~~Work with State Parks and other agencies to update and implement appropriate design strategies and development standards through County Significant Environmental Concern provisions and Oregon Administrative Rules specific to the designated areas.~~

Wildlife Habitat Policies

29. ~~Use large lot Commercial Forest Use zoning and educational programs in order to p~~Protect significant forested wildlife habitat areas through large-lot zoning and educational programs.

STRATEGY: ~~Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop an educational program which will let landowners become informed on how they can manage their properties to best protect wildlife habitat while continuing to make productive economic use of their land. By maintaining restrictive Commercial Forest Use zoning regulations regarding new dwellings, Multnomah County will also implement this policy.~~

30. Provide information through various existing programs to the community about how wildlife habitat can co-exist with other uses on private property.

STRATEGY: ~~Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop an educational program which will let landowners become informed on how they can manage~~

~~their properties to best protect wildlife habitat while continuing to make productive economic use of their land.~~

31. Work with the Oregon Department of Forestry to better protect wildlife habitat from the negative impacts associated with timber harvesting.

~~STRATEGY: Multnomah County will forward this policy to the Oregon Department of Forestry for their consideration and offer assistance and comment on changes to forestry rules.~~

~~32. Work with the local Soil and Conservation Districts to provide technical assistance and information about financial resources in order to encourage sound farming practices which also protect wildlife habitat.~~

STRATEGY: ~~Multnomah County will w~~Work cooperatively with the ~~East Multnomah local~~ Soil and Water Conservation Districts and the U.S. Natural Resources Conservation Service to develop a public education and assistance program which ~~will let~~ informs landowners ~~become informed~~ on how they can manage their properties to best protect wildlife habitat while continuing to make productive economic use of their land.

33. Provide incentives through the zoning code for new development ~~allowed by current zoning which is to be~~ compatible with and to enhance wildlife habitat.

~~STRATEGY: When considering amendments to its zoning ordinance, Multnomah County will consider whether such amendments can act as an incentive to new development being compatible with and enhancing significant streams and adjoining riparian habitat.~~

~~34. Propose state legislation which would encourage property owners to protect their lands as wildlife habitat through the use of tax deferral programs, and allow switching of tax deferral status from forest or farm to open space wildlife habitat without penalty.~~

~~STRATEGY: Multnomah County shall forward this policy as an informational item to the Oregon State Legislature and the Association of Oregon Counties.~~

Noise Policies

45. Review and revise the Multnomah County Noise Ordinance as needed to ~~regulate excessive noise~~ minimize impacts from major noise generating uses on nearby rural residences.

STRATEGY: ~~Multnomah County shall~~ Review and revise the County noise ordinance to address specific community noise concerns such as agri-tourism events and mass gatherings.

46. ~~Take a more active role in the operations of Portland International Airport as they affect noise in the East of Sandy River rural area.~~

STRATEGY: ~~Multnomah County shall request that the Port of Portland conduct a semi-annual review of noise impacts from Portland International Airport upon the East of Sandy River rural area.~~

Water Quality Policies

48. ~~In conjunction with~~ Support efforts by the ~~East Multnomah Soil and Water Conservation Districts,~~ develop to conduct a public information and assistance program for watershed property owners in management practices that enhance the water quality of streams.

STRATEGY: ~~Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop a public education and assistance program which will let landowners become informed on how they can manage their properties to best protect water quality while continuing to make productive economic use of their land.~~

49. ~~Develop a recognition program for people showing good stewardship of streams and streamside property.~~

STRATEGY: ~~Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop such a recognition program.~~

50. ~~Develop an on-going mechanism to monitor water quality for different streams east of the Sandy River.~~

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service to develop a water quality monitoring mechanism.~~

~~51. Promote the riparian tax exemption available to streamside property owners, and work for changes in state law to make such exemptions more financially rewarding.~~
Encourage streamside property owners to use property tax deferral and exemption programs to maintain water quality of waterways.

~~STRATEGY: Multnomah County will work cooperatively with the East Multnomah Soil and Water Conservation District and the U.S. Natural Resources Conservation Service inform landowners about the tax exemption available for riparian restoration and enhancement.~~

Work cooperatively with the Soil and Water Conservation Districts and the County Assessor to inform landowners about the property tax deferral and exemption programs available to them.

~~52. Work with the Oregon Department of Forestry to effectively enforce~~ Support and promote enforcement of existing stream protections standards in the Forest Practices Act, ~~and request changes in the act when necessary to better protect stream water quality.~~

~~STRATEGY: Multnomah County will forward this policy to the Oregon Department of Forestry for their consideration.~~

Seek changes to the Forest Practices Act when necessary to better protect stream water quality.

~~53. Where a watershed crosses County boundaries, p~~Promote cooperation with property owners throughout the entire watershed, regardless of jurisdictional lines.

~~STRATEGY: Multnomah County will w~~Work cooperatively with the East Multnomah and Clackamas local Soil and Water Conservation Districts and other interested parties in efforts to promote watershed health throughout the entire watershed~~for the Sandy River and any tributary creeks which cross the County line.~~

From West Hills Rural Area Plan

POLICY 18: Encourage Use of voluntary measures to decrease the negative impacts of ~~some~~ agricultural practices upon water quality in area streams.

~~STRATEGY: Do not institute zoning regulation of agricultural practices to protect streams at this time — instead pursue a voluntary educational program jointly with the U.S. Natural Resources Conservation Service and the West Multnomah Soil and Water Conservation District.~~
Support educational programs through the US Natural Resources Service and the Soil and Water Conservation Districts to inform farming operations of best management practices to reduce agricultural runoff and to protect water quality in area streams.

POLICY 19: ~~Protect water quality in areas adjacent to Multnomah Channel through control of runoff from West Hills Rural Area~~ of streams by controlling runoff that flows into them.

~~STRATEGY: Revise the ESEE analysis and protection program for Burlington Bottoms to include discussion of water quality impacts from West Hills drainages into this wetland, and adopt appropriate zoning ordinance amendments to protect water quality in Burlington Bottoms.~~

~~STRATEGY: During the Sauvie Island/Multnomah Channel Rural Area Plan preparation, review ESEE analysis and protection program for Multnomah Channel to include discussion of water quality impacts from West Hills drainages into the channel, and adopt appropriate zoning ordinance amendments to protect water quality in Multnomah Channel.~~

POLICY 20: ~~Develop and maintain consistent regulations for significant streams under the jurisdiction of both the City of Portland and Multnomah County.~~

POLICY 21: ~~STRATEGY: Use hillside development and erosion control standards to control the effects of nonpoint runoff into streams from sources such as roadways, parking areas, and farms~~ other impervious areas.

POLICY 24: Balance protection of scenic views with flexibility of use by property owners.

~~STRATEGY: Do not preclude or prevent building on any lot because of scenic considerations. Do not render property unbuildable solely because of scenic view considerations.~~

~~STRATEGY: Allow placement of residences so that a view from the property is possible as long as the proposed development is visually subordinate~~ from key viewing areas.

~~STRATEGY: Regulate the use of reflective glass, including solar panels, in scenic areas.~~

~~STRATEGY: Require industrial uses to meet the same siting standards as residential development in order to protect scenic views.~~

~~STRATEGY: Work with the Oregon Department of Forestry~~ Promote strong Forest Practices standards to better protect scenic views from the negative impacts associated with timber harvesting.

STRATEGY: Provide incentives ~~for~~ to encourage development to be compatible with significant scenic views.

POLICY 25: Balance protection of significant streams with flexibility of use by property owners.

STRATEGY: Minimize runoff from roads, particularly from County road ~~clearing~~ construction and maintenance processes.

STRATEGY: Along with Soil and Water Conservation Districts, ~~Encourage~~ "friends of" individual streams to educate people about best management practices necessary to protect streams.

STRATEGY: ~~Work with the Oregon Department of Forestry~~ Promote strong Forest Practices standards to better protect significant streams from the negative impacts associated with timber harvesting.

STRATEGY: ~~Work with~~ Support efforts by the local Soil and Conservation Districts to educate farmers about sound farming practices which also protect significant streams.

STRATEGY: Provide incentives ~~for~~ to encourage development to be compatible with significant streams.

STRATEGY: Consider additional streams for significance and protection if requested by a property owner or other interested party.

POLICY 26: Balance protection of wildlife habitat with flexibility of use by property owners.

STRATEGY: Enforce existing animal control restrictions on free-ranging domestic pets which can have a negative impact on wildlife.

STRATEGY: In significant wildlife habitat areas, ~~Encourage~~ fencing which allows wildlife to pass through.

STRATEGY: Encourage clustering of development to minimize conflicts with wildlife.

STRATEGY: ~~Develop~~ Support programs to educate people about how wildlife habitat can co-exist with other uses on private property.

STRATEGY: ~~Continue to collect data and information on the status of wildlife and wildlife habitat in the West Hills.~~

STRATEGY: ~~Work with the Oregon Department of Forestry~~ Promote strong Forest Practices standards to better protect wildlife habitat from the negative impacts associated with timber harvesting.

STRATEGY: ~~Work with~~ Support efforts by the local Soil and Conservation Districts to educate farmers about sound farming practices which also protect wildlife habitat.

STRATEGY: Provide incentives ~~for~~ to encourage development to be compatible with wildlife habitat.

Existing Policies Related to NATURAL HAZARDS

NATURAL HAZARDS POLICIES PROPOSED FOR RETENTION OR REVISION

Policies from the County Comprehensive Plan and Rural Area Plans

POLICY 14: DEVELOPMENT LIMITATIONS

NOTE: The Air, Land, Water, Wildlife and Hazards Subcommittee determined that the new policies pertaining to hazards should supersede this one, and thus, Policy 14 can be eliminated in its entirety.

INTRODUCTION

~~Many natural features impose limitations on development and, if not recognized in the development process, they can create public health and safety hazards. For example, flood plains perform important water storage functions and, if filled, force the water into other lands formerly not affected. These newly affected areas may have buildings which will be flooded. Erosive soils create stream siltation and can affect water quality and fish life habitat. A high water table can preclude septic tanks from functioning properly and create ground water pollution. These are important features which must be considered.~~

~~The purpose of this policy is to protect the public health and safety and to ensure that development does not create an "on-site" or "off-site" public harm. It is not intended to prohibit development, except where design and construction techniques cannot provide for a safe development.~~

POLICY

~~The County's policy is to 1. dDirect development and land form alterations away from areas with development limitations, except upon a showing that design and construction techniques can mitigate any public harm or associated public cost and mitigate any adverse effects to surrounding persons or properties. Development limitations areas are those which have any of the following characteristics:~~

- ~~—A. Slopes exceeding 20%;~~
- ~~—B. Severe soil erosion potential;~~
- ~~—C. Land within the 100-year flood plain;~~

- ~~— D. A high seasonal water table within 0-24 inches of the surface for three or more weeks of the year;~~
- ~~— E. A fragipan less than 30 inches from the surface;~~
- ~~F. Land subject to slumping, earth slides or movement.~~

STRATEGIES

- ~~A. As a part of the ongoing planning program, the County should continue to:~~
 - ~~1. Identify areas with development limitations; and~~
 - ~~2. Establish a process for reviewing development proposals in these areas.~~
- ~~B. The following should be addressed in the preparation of the Community Development Title:~~
 - ~~1. **The Zoning Code** should include:~~
 - ~~a. Standards for development within the 100 year flood plain, recognizing the standards and criteria established by the Federal Emergency Management Agency. The Flood Plain should be applied to all areas within the 100 year flood plain as designated by the U. S. Army Corps of Engineers, U. S. Soil Conservation Service, and any special studies prepared by the County;~~
 - ~~b. Approved criteria for conditional uses which address the need to avoid or mitigate hazardous conditions;~~
 - ~~c. Provisions which allow the density, which would have been permitted in hazardous areas if it were not for the restrictions, to be transferred on-site or to adjoining property if held in the same ownership and if developed as a planned development.~~
 - ~~2. County development standards should include provisions for:~~
 - ~~a. Geologic impact analysis utilizing the County's Geologic and Slope Hazard Study;~~
 - ~~b. Sediment and erosion control;~~
 - ~~c. Drainage; and~~
 - ~~d. Retention of vegetation and significant natural or habitat areas where these will mitigate natural hazards.~~

POLICY 15: WILLAMETTE RIVER GREENWAY

INTRODUCTION

The Willamette River Greenway is a cooperative management effort between the State and local jurisdictions for the development and maintenance of a natural, scenic, historical, and recreational “greenway” along the Willamette River. The General Plan has been formulated by the Oregon ~~Department of Transportation~~ Parks and Recreation Department pursuant to ORS 390.318. The Land Conservation and Development Commission has ~~determined that~~ created a statewide planning goal (Goal 15) ~~is necessary not only~~ to implement the legislative directive, ~~but and~~ to provide the parameters within which the ~~Department of Transportation~~ Greenway Plan may be carried out. Within those parameters local governments can implement Greenway portions of their Comprehensive Plans.

POLICY

~~The County’s policy is to p~~Protect, conserve, enhance, and maintain the natural, scenic, historical, agricultural, economic, and recreational qualities of lands along the Willamette River. Further, it is the County’s policy to protect identified Willamette River Greenway areas by requiring special procedures for the review of certain types of development allowed in the base zone that will ensure the minimum impact on the values identified within the various areas. The procedures shall be designed to mitigate any lost values to the greatest extent possible.

STRATEGIES

A. Apply the Willamette River Greenway (WRG) Overlay District to those lands designated WRG on the Multnomah County Zoning Map.

B. Update the Willamette River Greenway standards in the Multnomah County Zoning Code for consistency with implementing rules and statutes.

~~A. The Willamette River Greenway should be based on the boundaries as developed by the State Department of Transportation. For the County, those areas are generally depicted on the map entitled, “Willamette River Greenway.”~~

~~B. The following strategies should be addressed in the preparations of the Community Development Title:~~

~~1. The Zoning Code should include:~~

~~a. An overlay zone entitled, “Willamette River Greenway,” which will establish an administrative review procedure to implement the requirements of the State of Oregon, Greenway Goal. The overlay zone should contain provisions related to:~~
~~(1) Setback lines for non-water dependent uses;~~

~~(2) A design plan;~~

~~(3) The review procedures;~~

~~(4) Specific findings required.~~

~~b. Those wetlands and water areas listed on Policy 16, Natural Resources, that are located within the Willamette River Greenway should receive a development review procedure comparable to the review procedure established for the Significant Environmental Concern zone.~~

~~C. Other policies of this Framework Plan are applicable to the Greenway as follows:~~

~~1. Agricultural lands: Policies 9 Agriculture, and 10 Multiple Use Agriculture.~~

~~2. Recreation: Policy 39 Open Space and Recreation.~~

~~3. Access: Policy 40 Development Requirements.~~

~~4. Fish and Wildlife: Policy 16 Natural Resources.~~

~~5. Scenic Qualities and Views: Policy 15 Areas of Significant Environmental Concern.~~

~~6. Protection and Safety: Policy 31 Community Facilities and Uses Location.~~

~~7. Vegetation Fringe: Policy 15 Areas of Significant Environmental Concern.~~

~~8. Timber Harvest: Policy 12 Multiple Use Forest.~~

~~9. Aggregate Extraction: Policy 16 Natural Resources.~~

From West of Sandy River Rural Area Plan

Policy 20

~~Multnomah County will r~~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 the National Flood Insurance Program requirements and Title 3 of the Metro Urban Growth Management Functional 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.~~

From East of Sandy River Rural Area Plan

NONE

From West Hills Rural Area Plan

POLICY 22: Protect against seismic hazards to structures and ground areas susceptible to ~~upset~~ earthquake damage and landslides.

STRATEGY: ~~Work with the City of Portland to implement~~ Encourage and promote appropriate building code revisions for areas of greatest seismic hazard, when information on the location of such areas becomes available.

POLICY 23: Protect lands having slopes greater than 25% and lesser slopes shown to be vulnerable to landslides from inappropriate development.

STRATEGY: ~~Revise the Multnomah County Comprehensive Framework Plan to~~ Designate lands with ~~average~~ slope greater than 25% ~~and lesser slopes shown to be vulnerable to landslides~~ as having development limitations ~~and apply appropriate standards to any new development on these designated lands~~. This action will resolve an inconsistency between the Comprehensive Framework Plan and the Hillside Development Overlay provisions of the Multnomah County Zoning Ordinance.

Existing County Comprehensive Plan and Rural Area Plan Policies Related to PUBLIC FACILITIES

BACKGROUND: *The current County Comprehensive Plan and Rural Area Plans contain many policies and strategies pertaining to public facilities that may still be applicable in whole or in part and worth consideration for retaining -- some without changes and some with revisions to update the language to reflect current conditions, for better clarity or for countywide applicability. These current policies and strategies could be carried over into the new comprehensive plan so long as they do not conflict with or duplicate any new policy that emerges from this comprehensive plan update process. Wherever a conflict with a new policy occurs, the existing policy language would either have to be eliminated or revised to be consistent with the new policy. Any duplicative policies will also be eliminated.*

Explanation of Different Types of Text in this Document

Standard text – means existing language from the County Comprehensive Plan or a Rural Area Plan.

~~Strikeouts~~ – means existing text that is being deleted.

Underlined – means new text that is being added.

Policies from the County Comprehensive Plan

POLICY 32: Capital Improvements

INTRODUCTION

[Staff Note: Even as now revised, the County Attorney believes the following introduction from the current comprehensive plan is scattered and disorganized. He suggests it start with the paragraph that quotes goal 11 and then simply note that pursuant to intergovernmental agreements, the cities plan all land within the UGB for urban uses/densities and outside the UGB the County intentionally limits facilities to rural level. The introduction will be rewritten for the new Comprehensive Plan. It may include portions of the following text, or it could be entirely new text.]

The provision of public facilities and services is a key component in land development and implementation of the Comprehensive Land Use Plan. A timely and efficient arrangement of public facilities and services maximizes the use of available and projected resources while responding to demands for service by existing and future land users.

Basic public services needed to support land development in rural areas of the County are public schools, transportation, water supply, ~~and sewage~~ and solid waste disposal. Other essential support services include police and fire protection; ~~sanitary~~ and storm drainage facilities; planning, zoning, and subdivision control; health and recreational facilities and services; energy; communications; and community governmental services (~~Oregon Land Conservation and Development Commission, Statewide Land Use Goal 11~~). Public services and facilities in rural, unincorporated Multnomah County are provided by many different governmental and special district units. ~~Unincorporated Multnomah County's public services and facilities are provided by over 60 different governmental and special service district units. Failure among these agencies to develop a long-range unified public facilities plan has resulted in a fragmented and costly approach to service system delivery and construction. Consequences of this lack of coordinated planning and programming are apparent in the urban and urbanizable areas:~~

- ~~1. Established neighborhoods lack a full range of adequate services to support existing development.~~
- ~~2. Efforts to intensify land use patterns are thwarted.~~
- ~~3. Inventories of buildable residential, commercial, and industrial vacant land with services are low, forcing market prices up on developable sites.~~
- ~~4. Private sector investment is discouraged, as the financing of one infrastructure investment does not necessarily guarantee that the remaining services will be provided in a timely manner.~~

- ~~5. Capital investment and maintenance fund decisions are not based on any single set of financial, service system or land use priorities.~~
- ~~6. Investment decisions by one service provider may place new and sometimes conflicting demands for program expenditure on other public agencies.~~
- ~~7. Opportunities for joint investment and realization of project cost savings can be lost as other agencies are unable to secure funds for their portion of a project in a timely manner.~~
- ~~8. Questions of who will be responsible for long-term urban service provision remain unresolved.~~
- ~~9. Public facility and service provision issues are dealt with in a piecemeal fashion.~~
- ~~10. Established neighborhoods compete with urbanizable areas in their demands for service.~~
- ~~11. The attractiveness and marketability of sites in Multnomah County are lessened because no one knows when an area can be expected to have full services available.~~

~~Land use and transportation planning occurs within a 20-year time frame, while capital improvements programming typically governs resource utilization over a five- or six-year time period. With the completion of the four sewer basin master and financial plans for East County by June 1984, sanitary sewer system provision and service delivery will be within a 20-year time frame. Within the 20-year time frame, multiple investment strategies are possible. Through the use of a 20-year public facilities and services plan developed in concert by all agencies responsible for service system delivery and maintenance in Unincorporated Multnomah County, investment opportunities can be maximized and public and private costs minimized.~~

~~Multnomah County is only one of many direct providers of public services and facilities. While a number of agencies, including the County, continue to attempt to identify areas of responsibility for long-term service provision and coordinate capital expenditures for system maintenance and construction, there is no long-term unified plan for addressing the provision of public services and facilities in urban Unincorporated Multnomah County.~~

Demands for service and the County's direct role in service provision vary depending on whether an area is designated for urban or rural land development. In the urban areas, the County is a "steward," given the County's adopted policy that urban areas should be provided urban-level public services and facilities by municipalities. Water and sewer services for unincorporated lands within the Metro UGB are the responsibility of the municipalities that have entered into Urban Planning Area Agreements with the County. Municipal water and sewer service usually becomes available upon the annexation and development of these lands. In rural areas, public services and facilities provision is in keeping with the policy which states

that services should be provided only to the levels required by rural and natural resource area users, with no provision for sanitary sewer system development.

The ~~1977~~ Multnomah County Comprehensive Framework Plan sets forth land use, public service and facility, and capital improvements policies designed to carry out the mandate of Oregon Statewide Planning Goal 11:

To plan and develop a timely and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

~~Since that time, national, state and local resources for implementing the policies have either disappeared or been severely curtailed. In addition, no plan identifying and assigning long term public service delivery responsibility for the urban areas of Unincorporated Multnomah County has been adopted. The powers of counties to participate in service system delivery deliberations has been expanded in some cases by recent legislation, such as the Oregon Drinking Water Act of 1981. By this Act, counties may develop water service plans and may approve formation, consolidation and expansion of water systems not owned by cities. However, the County's operational ability to force the development of a unified long range public facilities plan is limited (Oregon State Health Division, Oregon Drinking Water Act of 1981, SB #296, Section 14, ORS 448.165, Memo, August 26, 1982). In Multnomah County, with its municipal public services for urban areas policy and the legal relationships between cities and counties, the effectiveness of unified service system delivery plans is dependent upon the willingness of the service districts, cities and County to agree to undertake such an activity and the availability of resources to formulate a plan. For those public facilities and services which are provided by Multnomah County, the following goals, policies, and strategies apply. For other service providers, the County can have a policy requiring coordinated investment consistent with Comprehensive Land Use and Community Plans, but the ability of the County to enforce the policy is realistically limited in scope.~~

INTENT POLICY

~~The County's intent is to require the establishment and maintenance of a public services and facilities plan and capital improvements program which will provide for the timely, orderly and efficient arrangement of public services and facilities, considering:~~

Taking the following factors into consideration, plan and develop a timely and efficient arrangement of public facilities and services to serve as a framework for appropriate levels of development of land within the County's jurisdiction.

1. The health, safety and general welfare of County residents;
2. The level of services required, based upon the needs and uses permitted in ~~urban~~, rural and natural resource areas;

~~3. The equitable distribution of costs, based upon benefits received from the public utility system or facility; and~~

~~43. The e~~Environmental, social, and economic impacts.

~~In developing policies and strategies, the County will seek to ensure that~~ Develop and implement public services and facilities plans and capital improvements programs that will result in the following:

1. Coordination of land use planning and provision of appropriate types and levels of public facilities.
2. Coordination of a full range of public facilities and services among all agencies responsible for providing them.
3. Provision of adequate facilities and services for existing uses.
- ~~4. Maintenance of an adequate inventory of buildable land.~~
- ~~54. Protection of natural resource and rural areas.~~
- ~~6. Timely development of public services and facilities in urbanizable areas within resource limitations.~~

POLICY

~~The County's policy is to:~~

~~A. Give first priority to capital maintenance, then upgrading and replacement of existing facilities~~ replacement and upgrading, excluding:

- ~~1. Sanitary sewer system management where first priority will be given to the elimination of expanded use of private disposal systems; and~~
- ~~2. Bicycle Corridor Plan implementation where first priority will be the provision of new bicycle facilities designated on the Bicycle Corridor Capital Improvements Plan map.~~
(Moved to Transportation section)

B. Reduce Multnomah County's long-term public works ~~liabilities~~ costs by eliminating marginal facilities and extending the life of others through timely maintenance and functional upgrading.

- ~~C. Encourage the creation of a unified long-range public facilities and services plan by all service providers in the County which coordinates long-term capital resource and expenditure analysis and capital improvements programming.~~
- D. Set and schedule capital improvements project expenditures based on an evaluation which includes the consideration of the following:
1. Public health, safety, and general welfare.
 2. County liabilities, assets, and resources.
 3. Existing service system maintenance and update costs.
 4. Minimization of costs due to coordination of scheduled public works projects.
 5. Private and public resource availability for financing and maintaining service system improvements.
 6. Conformance with the Comprehensive Plan ~~Land Use and Community Plans~~.
 7. Time required to provide service and reliability of service.
 8. Equity in meeting the needs of low-income and minority populations.
- E. Use capital improvements programming and budgeting to achieve levels of public facilities and services appropriate to ~~urban, urbanizable, and~~ rural areas.
- F. Coordinate plans for public services and facilities with plans for designation of urban boundaries, urbanizable land within the UGB, rural uses outside the UGB, and for the transition of rural to urban uses within UGB expansion areas.
- ~~G. Consider, as a major determinant of plans providing for public facilities and services, the carrying capacity of the air, land, and water resources of the planning area.~~
- H. Identify needs and priorities for public works capital improvements in conjunction with the comprehensive land use ~~and community planning processes~~ plan.
- ~~I. Maintain Comprehensive Framework and Community Land Use Plans which do the following:~~
- ~~1. Identify the types and levels of public facilities and services appropriate for the land use designations.~~

- ~~2. Designate sites for power generation and locations of public facilities and services locations and public right-of-ways needed to support desired levels of urban and rural development.~~
 - ~~3. Designate and set priorities at the community level for the projects which will provide key public facilities and services to the community.~~
 - ~~4. Provide public facilities and services management plans which assign implementation roles and responsibilities to those governmental bodies operating in the area and having interests in carrying out this policy.~~
- ~~J. Participate with the Metropolitan Service District (METRO) in the development of a regional solid waste disposal program.~~
- K. ~~Seek additional methods and devices of~~ To achieveing desired types and levels of public facilities and services, consider existing and new, creative methods and devices such as, but not limited to, the following:
1. Tax incentives and disincentives.
 2. Public and private grants.
 3. Land use controls and ordinances.
 4. Multiple use and joint development practices.
 5. Fee and less-than-fee acquisition techniques.
 - ~~6. Enforcement of local health and safety codes.~~
 6. User fees
 7. Public/private partnerships
- ~~L. Give priority for public facilities and services provision to urban over urbanizable areas, and distinguish urban and urbanizable land and service delivery phasing based primarily on the cost and feasibility of service provision and public benefits to be generated, including:~~
- ~~1. Benefit in terms of increased property value.~~
 - ~~2. Increase in jobs, housing units, etc., both total and per acre, or other measures of density.~~
 - ~~3. Increases in buildable vacant industrial, commercial and residential site inventories.~~

- ~~4. Offsetting revenues produced by development.~~
- ~~5. Differences in cost as a result of scheduling and phasing of the project.~~

STRATEGIES

- ~~A. The County should work in concert with other public services and facilities providers to identify long term service systems delivery responsibilities and prepare a long term public works plan for the County.~~
- ~~B. The following strategies should be addressed in the Community Development Ordinance:~~
 - ~~1. The Zoning Chapter should apply the conditional or community use procedures to the construction of:~~
 - ~~a. Public sewer and water facilities;~~
 - ~~b. Public and quasi-public uses;~~
 - ~~c. Airports.~~
 - ~~2. The Capital Improvements Plan should include:~~
 - ~~a. Identification of maintenance, replacement, and new capital projects consistent with the long-range facilities, Comprehensive Framework and Community Land Use Plans.~~
 - ~~b. Evaluation of capital improvements projects' projected requirements and revenues for a five year time period.~~
 - ~~c. Priority assignment of projects in the capital improvements program schedule and annual update process should be consistent with the Capital Improvements Policy, Comprehensive and Community Land Use Plans, Bicycle Corridor Capital Improvements Plan and within County resource limitations. Priorities should be established by a process which includes the following actions:~~
 - ~~1) Development of a candidate list of projects based on existing or projected system deficiencies, economic development needs, and identified neighborhood problems.~~
 - ~~2) Review and comment on prioritization of the candidate list by the Planning Department, Engineering Services Department, Operations and Maintenance Department, Planning Commission, and the Economic Development Advisory Committee, the East County Transportation Committee, and cities within the County.~~

- ~~3) Development of a recommended list for funding, based on the above.~~
- ~~d. Coordination with other public service providers and private utility suppliers to maximize the efficient delivery of both public and private utilities and facilities.~~
- ~~3. The County Department of General Services should be responsible for the maintenance of an inventory of funding for projects and estimates of financial resources for County projects.~~
- ~~4. The County should review all service district boundary amendments submitted to the Boundary Commission for action and should recommend approval only when the proposal accords with the County Comprehensive and Community Plans.~~
- ~~5. The County should review all applications for service delivery system update and construction seeking federal or state public grant funds for consistency with the County Comprehensive Plan, existing long-term Public Facilities Plans and Capital Improvements Programs.~~
- ~~6. The County Division of Planning and Development should take staff recommended capital improvements lists and County and other public agency cost and financial resources data to the community planning process for additional citizen-initiated projects.~~
- ~~7. The County should encourage other public facilities and service providers to work with the appropriate planning area(s) in developing and revising their capital improvements programs and long-range facilities plans.~~
8. ~~The County should actively seek private and public~~ Seek grants and similar financial resources to fund capital improvements projects, where possible.
9. ~~The County should s~~ Strive to achieve a long-term facilities plan and capital improvements program integrated with the cities and special service districts.

POLICY 37: UTILITIES

INTRODUCTION

[Staff Note: Even as now revised, the County Attorney believes the following introduction is poorly written and disorganized. He feels some of the sentences in the introduction read more like policies and should be written as such. He suggests a major rewrite. The introduction will be rewritten for the new Comprehensive Plan as he has suggested. It may include portions of the following text, or it could be entirely new text.]

Utilities include sewer, water, storm water drainage, energy, and telecommunications systems, including cable or satellite television, cellular phone and internet service. The need for public

water, sewer and drainage systems varies according to the density of development and the ability of the soil to absorb excess water. ~~Therefore, there are different standards. The low density of most rural lands in the County do not support public systems; consequently private water, sewer and drainage systems are common to most rural development.~~ Similarly, the lower density of outlying rural areas can be a problem for high quality internet service. Schools in particular need access to good internet service to enhance educational opportunities for its students.

The Public Welfare requires installation of energy and related communication facilities in all areas and zones where people live, work or find recreation. Transmission lines are required to transmit power to areas of use and to provide reliable service by utilizing alternative sources. Bulk power substations are required to provide a reliable source of power for distribution substations. Distribution substations and related lines are required to provide a reliable source of power for service to the customer. Additional facilities and modifications to existing facilities are required to meet the public need for energy due to population growth, conservation of energy, changes in energy source, and consumption and reliability requirements.

~~The purpose of this policy is to~~ Utility policies should ensure that no long-range health hazard areas are created, and that excess stormwater “runoff” resulting from a development will not damage property or adversely affect water quality. ~~A second purpose of the policy is to~~ They should also ensure that a particular development proposal, because of its size and use, does not reduce the energy supply to a level which precludes the development of other properties in the area ~~as proposed by the Comprehensive Plan.~~

POLICY

WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

- ~~A. Shall be connected to a public sewer and water system, both of which have adequate capacity; or~~
- ~~B. Shall be connected to a public water system, and the Oregon Department of Environmental Quality (DEQ) will approve a subsurface sewage disposal system on the site; or~~
- ~~C. Shall have an adequate private water system, and the Oregon Department of Environmental Quality (DEQ) will approve a subsurface sewage disposal system; or~~
- ~~D. Shall have an adequate private water system and a public sewer with adequate capacity.~~

[Staff Note: Policies on water supply and sewage disposal systems have already been approved under new Public Facilities Policies. They will replace those above.]

STORM WATER DRAINAGE

2. Storm water drainage for new development and redevelopment, including transportation improvements, shall emphasize water quality and use of natural systems over engineered systems to reduce and filter stormwater runoff in accordance with the following:
 - ~~Ea.~~ If stormwater will be discharged to a public system, there shall have-be adequate capacity in the storm water system to handle the run-off from the development; or
 - ~~Fb.~~ The stormwater run-off shall be handled on the site or adequate off-site provisions shall be made to accommodate the run-off; and
 - ~~Gc.~~ The run-off from the site shall not adversely affect the water quality in adjacent streams, ponds, or lakes, or alter the drainage on adjoining lands, or cause damage to adjacent property or wildlife habitat.
- d. Stormwater infiltration and discharge standards should be designed to protect watershed health by requiring onsite infiltration wherever feasible in order to mimic pre-development hydraulic conditions so that post-development runoff rates and volumes do not exceed pre-development conditions.
- e. Apply Low Impact Development Approaches (LIDA) where feasible in order to conserve existing resources, minimize disturbance, minimize soil compaction, minimize imperviousness, and direct runoff from impervious areas onto pervious areas.
- f. Protect and maintain natural stream channels wherever possible, with an emphasis on non-structural controls when modifications are necessary.
- g. Develop and adopt drainage system design guidelines and standards to accommodate fish and wildlife passage where appropriate.

ENERGY AND COMMUNICATIONS

- ~~H3.~~ For development that will be served by a power utility company, the utility company is willing and able to provide the power needs of the development. There shall be is an adequate energy supply to handle the needs of the proposal and the development level projected by the plan; and
- ~~I4.~~ TeleCommunications facilities are available to serve the site.

~~Furthermore, the County's policy is to continue cooperation with the Department of Environmental Quality for the development and implementation of a groundwater quality plan to meet the needs of the County.~~

STRATEGIES

~~A. The following strategies should be addressed in the ongoing planning process:~~

- ~~1. The planning program should Address provisions for utility services needs related to the Broad Land Use Categories and should include such factors as:~~
 - ~~a. Public sewer and water facilities;~~
 - ~~b. Individual subsurface sewage disposal systems;~~
 - ~~c. Individual water systems;~~
 - ~~d. On-site and off-site drainage;~~
 - ~~e. Energy and telecommunications facilities.~~

~~B. To maintain groundwater quality in un-sewered urban areas, to preserve the potential for full housing densities when sewers are installed, and to permit a reasonable increase in the supply of needed housing in the interim, all residential development proposals shall comply with the following:~~

- ~~1. In the event the maximum number of dwelling units allowable by the Comprehensive plan, the Land Division Code and the Zoning Code is not possible due to Department of Environmental Quality subsurface sewage disposal limitations, the site development plan shall designate the manner in which the additional allowable units may be located on the property when public sewer service is available. Review and action, including appeal methods on each such site development plan, shall be taken under the applicable Design Review, Land Division or Zoning administration procedures.~~
- ~~2. Conditions of approval, supported by findings of need, may include, among other things:~~
 - ~~a. The clustering of lots as interim building sites;~~
 - ~~b. A plan for the future re-division of lots;~~
 - ~~c. Reservation and interim use of portions of the site pending the future location of additional dwelling units;~~
 - ~~d. Connection of all units to a public sewer then available; or~~
 - ~~e. Installation of dry sewers at the time of initial development.~~

SOLID WASTE MANAGEMENT

Solid waste collection service for the rural areas of the County is provided by several private waste haulers. In April 2014 the County began licensing solid waste haulers and adopted rules that all haulers must comply with as a requirement for receiving that license. Regulation of solid waste and recycling collection within the unincorporated areas of the county was found necessary to ensure a comprehensive and consistent level of recycling service for the region, and to assist the region in meeting state recovery and waste reduction goals, conservation of natural resources and reduction of greenhouse gas emissions.

Regulations adopted by the County ~~are consistent with and in compliance~~ align with State law, Metro's Regional Solid Waste Management Plan, and an intergovernmental agreement with Metro. The regulations set residential service standards and a business recycling requirement. Solid waste haulers are responsible for notifying and educating their customers on waste reduction, reuse, and the opportunity to recycle. The County is responsible for providing garbage and recycling informational materials to residents twice a year. County rules require annual licensing of solid waste service providers and enforcement provisions for noncompliance with the County's solid waste program requirements.

POLICY

Implement a solid waste and recycling management program that complies with State law, the Regional Solid Waste Management Plan, and the County's intergovernmental agreement with Metro.

STRATEGY

The County should revise its solid waste and recycling management program as needed to comply with amendments in state law, the Regional Solid Waste Management Plan, or its intergovernmental agreement with Metro.

POLICY 38: POLICE, FIRE, EMERGENCY RESPONSE AND SCHOOL FACILITIES

INTRODUCTION

Police protection is provided by the County's Sheriff's Office; however, fire protection and schools are provided by special service districts which operate independent of the County. Ambulance service is provided by private companies that are authorized to operate in the County.

The purpose of this policy is to assure that adequate police and fire protection and other emergency response is available to new development and to provide the school districts with the opportunity to be advised of proposals which ~~will~~ may affect their ~~capital improvements programs~~ service capabilities.

POLICY

As appropriate, include school districts and police, fire protection and emergency response service providers in the land use process by requiring review of land use applications from these agencies regarding the agency's ability to provide the acceptable level of service with respect to the land use proposal. Encourage school districts to review land use proposals for, among other factors as determined by the school district, impacts to enrollment and the district's ability to meet community educational needs within existing or planned district facilities and impacts to traffic circulation and pedestrian safety. Encourage police, fire protection and emergency response service providers to review land use proposals for, among other factors as determined by the agency, sufficiency of site access and vehicular circulation and, for fire protection purposes, the availability of adequate water supply, pressure and flow, whether provided on-site or delivered from off-site.

~~1. It is the County's Policy to c~~Coordinate and encourage involvement of applicable agencies and jurisdictions in the land use process to ensure:

School

~~A. The appropriate school district has had an opportunity to review and comment on the~~
residential proposals that could impact enrollment.

Fire Protection and Emergency Response

~~B. There is adequate water pressure and flow for fire fighting purposes based on applicable~~
protection standards; and

~~C. Fire apparatus and other emergency response vehicles can reasonably access the site of~~
new development;

~~CD. The appropriate fire district has had an opportunity to review and comment on the~~
proposal.

Police Protection

~~DE. The proposal can receive adequate local police protection in accordance with the standards~~
of the Multnomah County Sheriff's Office or the jurisdiction providing police protection.

POLICY 38A: ALTERNATIVE USES OF PUBLIC SCHOOL BUILDINGS

INTRODUCTION

Declining school enrollments and increasing costs result in the diminished use of schools or the closing of schools for educational purposes. Vacant or under-utilized public school buildings

may have serious detrimental effects on the neighborhoods that surround them if allowed to stand idle and fall into disrepair. There are many benefits to the community when the buildings are occupied and reused. The school districts and communities cannot afford to leave ~~such buildings~~ these valuable assets under-utilized or vacant.

Reuse of these vacant spaces can provide opportunities for ~~the location of~~ other uses ~~found to be of benefit~~ to the community, and thus reduce any negative effects of building closure. Cooperative pre-planning by the school district, local government and the people of the community can help to identify those beneficial uses and provide flexibility in securing their location. School districts can plan and budget for reuse of their space resources more effectively if appropriate alternative uses are determined and accepted in advance.

~~This issue is not confined to the several urban areas covered by the community plans; it applies as well to rural and natural resource areas and to those urban districts not included in any community plan.~~

There are ~~currently no~~ provisions in the zoning code treating the subject of ~~previously approved but vacant or under-utilized public school buildings in any of the adopted community plans.~~ The ~~Comprehensive Framework Plan provisions and p~~olicies concerning alternative uses of these facilities ~~will be applicable equally in~~ apply to all unincorporated rural County areas.

~~Policy 38A-~~ This policy and its ~~S~~strategies are intended to overcome other plan and implementation measures which may prevent, unnecessarily limit, or delay the ability of the school districts and the community to locate appropriate alternative uses.

The purpose of this policy is to promote the efficient alternative use of vacant or under-utilized public school buildings by authorizing those uses which are beneficial to or compatible with the community.

POLICY

~~The County's policy is to f~~Facilitate the location of alternative use of existing school building space where:

- A. The school district board finds that the space is surplus to current or anticipated need for school purposes; and
- B. Citizens of the community are afforded opportunity to be involved during decisions on an alternative use proposal; and
- C. ~~Location of an~~ The alternative use will provide:

- 1. An appropriate public facility, or

2. A public non-profit service to the immediate area or community, or
3. An alternate use that is consistent with the ~~area's~~ local community's needs in a location and under circumstances reasonably suitable for the purpose.

This policy shall not affect the authority of a school district board to reduce occupancy, vacate or dispose of any existing public school building.

STRATEGIES

1. The County should assist school districts, community groups and citizens in the cooperative planning and development of programs for the appropriate alternative use of existing public school buildings.
2. ~~The Zoning Ordinance should include measures for the expeditious implementation of this policy by including additional alternative uses of public school buildings in the list of allowed Community Service Uses.~~ Alternative uses of vacant or under-utilized public school buildings shall be allowed ~~in rural areas~~ only in "exception" zoning districts.

~~POLICY 39:~~ PARKS AND RECREATION PLANNING

INTRODUCTION

[Staff Note: The County Attorney believes the following introduction from the current County Comprehensive, even as revised, needs a major rewrite. The introduction will be rewritten for the new Comprehensive Plan as he has suggested. It may include portions of the following text, or it could be entirely new text.]

A basic need of people is to pursue activities ~~in non-work hours~~ which recreate one's mental and physical condition. From children learning to socialize through play, to elderly people being outdoors for a walk or to sit in the sun, recreation plays an important part in ~~the life cycle~~ a person's mental and physical well being. The major requisite for outdoor recreation is space within which activities take place. These spaces can be intensively developed parks, natural areas along waterways, vacant lots, or even streets and roads.

The need for providing easily accessible areas for outdoor recreation is ~~increasingly more~~ important in ~~metropolitan jurisdictions such as Multnomah County~~ urban areas than in rural ones; outdoor recreation can offer an escape from crime, pollution, crowding, a sedentary work life, and other problems associated with urban living. For rural dwellers living on larger sized properties with generous open space offering greater tranquility, recreation is generally closer at hand than for urban dwellers. ~~Providing nearby recreational space for leisure time activity is important also in the conservation of non-renewable energy resources and addressing problems related to the currently depressed economy, such as decreased household income.~~

Nonetheless, ~~Recreational opportunities provided near residential areas would~~ where people live and work mean less costs to participants in terms of travel time, gas, etc.

Parks systems are generally developed in a hierarchical system composed of neighborhood, community and regional parks. Within this system are specialized recreation areas ranging from wilderness hiking trails to swimming areas, golf courses, play fields, and tot lots. ~~Multnomah County's park system includes: one historical site, three boat ramps, one campground, two islands in the Columbia River, three regional parks, two community parks, 34 neighborhood parks and four playlots. In addition, three proposed statewide Oregon Recreation Trails: Portland to the coast, the Columbia River Gorge, and the Sandy River Trails will provide hiking opportunities and scenic and recreational access.~~

~~A component of the County's recreation system is the 40-Mile Loop, a network of connecting jogging, hiking, and bicycle paths that encircle Multnomah County.~~

Parks and recreation areas are provided by both the public and private sectors; however, the major share of the responsibility to develop and maintain parks has historically rested with the public. Multnomah County once operated a comprehensive park system comprised of parks, golf courses, play fields, playlots campgrounds, and boat ramps. However, the County is no longer in the business of operating a park system since it transferred all of its park facilities to Metro over a period of years starting in 1993. The County looks to Metro, local governments and non-profits to provide a network of parks, sport fields, open spaces and trails to meet the recreational demands of the residents of the Greater Portland area. Efforts to strengthen and promote the region's network of parks, trails and natural areas is lead by the Intertwine Alliance -- a coalition of public, private and nonprofit organizations in the Portland/Vancouver area.

~~While the implementation of a parks and recreation system is primarily a public responsibility, the County has increasingly limited financial resources and, therefore, cannot guarantee such a system.~~

~~Parks and recreation planning and implementation will require the communities to work with the County and provide direction as to their needs and how those needs can be met. The County has established a Parks Commission to help promote and coordinate neighborhood park development. The duties of this Commission include developing short term and long range objectives, strategies, work programs and projects designed to meet the recreation needs of County residents.~~

~~The purpose of this policy is to serve as a directive to the County in its Parks and Recreation Planning Program.~~

POLICY

The County's policy is to operate its established Parks and Recreation Program to the degree fiscal resources permit, and to:

1. Support efforts of The Intertwine Alliance and other organizations in establishing a coordinated approach to create and maintain a strong, interconnected regional network of parks, trails, and natural areas.
- ~~A. Work with residents, community groups and Parks Commission to identify recreation needs, to maintain and develop neighborhood parks, and to identify uses for under-developed park lands.~~
- ~~B. Work with federal, state and local agencies, community groups and private interests to secure available funds for development, maintenance and acquisition of park sites and recreation facilities for park purposes.~~
2. Encourage the development of recreation opportunities by other public agencies and private entities consistent with wildlife habitat and wildlife corridor protection.
3. Coordinate with other agencies in strategically siting new public recreation facilities to take advantage of existing infrastructure that allow for multi-modal access opportunities and shared parking. An example would be joint use of park and school facilities by locating them adjacent, or close, to each other.
- ~~D4. Implement and maintain that portion of the proposed the 40-mile loop jogging, hiking, and bicycling trail system which is in public ownership by:~~
 - ~~1. Requiring dedication of rights-of-way/easements by those developing property under the County's land use jurisdiction along the proposed 40-mile loop corridor.~~
 - ~~2. Coordinating with the Bicycle Corridor Capital Improvements Program through emphasis on development of bikeways as connections to the system.~~
 - ~~3. Coordinating and assisting other jurisdictions in studies of route alignment of the 40-mile loop.~~
 - ~~4. Coordinating the 40-mile loop land trust studies of route alignment of the 40-mile loop and direct assistance in acquiring easements and/or rights-of-way.~~
 - ~~5. Adopting trail and bikeway standards for segments of the 40-mile loop.~~

STRATEGIES

- ~~A. As part of the continuing planning program for parks and open space, the County has appointed a County Parks Commission to work in concert with the County to:~~
- ~~1. Address objectives necessary for the County to meet eligibility criteria for receipt of public and private resources.~~
 - ~~2. Follow the guidelines and directives of the 1984 Multnomah County Neighborhood Park Master Plan in the future maintenance and development of the neighborhood park system.~~
 - ~~3. Raise funds for park purposes as best serves the goals of the Parks Commission, the Parks Master Plan, and the County.~~
- ~~B. The County should consider the rights and privileges of recreative boaters when evaluating land development proposals.~~
- ~~C. The continuing planning program should include, in the update of Community Plans, identification of:~~
- ~~1. Specific recreation needs;~~
 - ~~2. Plans for developing and maintaining specific park sites; and~~
 - ~~3. Implementation strategies.~~
- ~~DA. The County should continue to:~~
- ~~1. Review all tax foreclosure lands for potential open space or recreational uses;~~
 - ~~2. Coordinate with other agencies and assist in the location of public recreation facilities, including Oregon Recreation Trails in the County.~~
- ~~EB. The Zoning Ordinance should include provisions in the Zoning Ordinance to allow for privately owned and operated recreational facilities as conditional uses in appropriate zones ~~viewed as appropriate by the individual communities.~~~~

From West Hills Rural Area Plan

~~POLICY 11. Coordinate planning and development review activities with the affected school districts to ensure that adequate school facilities exist to serve local needs. [Redundant]~~

~~STRATEGY: Monitor student population at Skyline Elementary School, and work with the Portland School District on solutions if the school becomes overcrowded.~~

~~POLICY 12: Require proposed development in the West Hills to meet forest practices setbacks and other fire safety standards, where applicable. **[Redundant - Addressed elsewhere]**~~

~~STRATEGY: Ensure that agencies responsible for fire protection in the West Hills Rural Area are provided an opportunity to comment on development applications prior to approval of the application. **[Redundant - Addressed elsewhere]**~~

~~POLICY 13: Require proposed development to be supplied by a public water system with adequate capacity or a private water system with adequate capacity. Ensure that public water systems serving proposed development have adequate water capacity. **[Redundant - Addressed elsewhere]**~~

~~STRATEGY: Require a finding of that there is an adequate quantity of water available to serve a development project should be made prior to final approval of the project, and clearly spell out a procedure which allows adequate public review of the proposed water source without requiring the project applicant to undergo excessive and possibly unnecessary expense. **[Redundant - Addressed elsewhere]**~~

~~STRATEGY: Work cooperatively with the Burlington Water District in ensuring adequate water supply to its customers.~~

~~POLICY 14: Discourage Prohibit public sewer service to areas outside of the Urban Growth Boundary and areas where public sewer service would accommodate inappropriate levels of development unless permitted through a state planning goal exception or to resolve a public health emergency.~~

~~STRATEGY: Consider lowering the allowed density of urban residential land for areas within the Balch Creek basin which have no public sewer service.~~

~~POLICY 15: Maintain and enhance Support the natural systems and recreational values of Forest Park and adjacent areas in concert with the City of Portland, METRO, and other agencies.~~

~~STRATEGY: Review lands which become available through tax foreclosure in the vicinity of Forest Park and within the Balch Creek Basin for potential recreational use and acquire those with high recreational potential.~~

~~STRATEGY: Target key parcels needed for enhancement of Forest Park recreational values for acquisition through revenue from the Natural Area Fund.~~

~~STRATEGY: Coordinate management of acquired properties in the vicinity of Forest Park to preserve natural resource values consistent with the City of Portland's Forest Park Natural Resource Management Plan to be approved by the City of Portland.~~

~~STRATEGY: Promote and provide incentives for voluntary use of conservation easements and habitat protection by property owners in lieu of purchase.~~

~~POLICY 16: Support and promote the placement of links within a regional trail system for use by pedestrians, equestrians, and bicyclists.~~

~~STRATEGY: Support and participate in the feasibility studies for the conversion of the Burlington Northern Cornelius Pass line into a recreational trail, which will provide a regional trail for the Portland Metropolitan area; consider its impacts on adjacent properties and include affected property owners in discussions on all phases of the project.~~

~~STRATEGY: If the Greenway to the Pacific project locates a trail alignment in the West Hills, do not obstruct METRO's acquisition of the right of way for such a facility and review development proposals along the trail alignment for compatibility with the proposed trail.~~

~~POLICY 17: Consider and mitigate the impacts of proposed recreational facilities on adjacent nearby private properties of all proposed recreational facilities and require applicants to mitigate significant adverse impacts to nearby properties.~~

From West of Sandy River Rural Area Plan

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.~~

Support upgrades and improvements to Oxbow Park consistent with the character of the surrounding area.

Strategies :

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

Policy 17

~~Multnomah County r~~Recognizes and supports the Management Goals, Standards and Guidelines of the Sandy Wild and Scenic River and State Scenic Waterway Management Plan (1993), which 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. ***[Note: This is more a resource protection policy and should be moved elsewhere.]***

Strategies:

~~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.~~

~~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 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.~~

From East of Sandy River Rural Area Plan

41. ~~Encourage Metro and Multnomah County to work together to e~~Ensure that the residents of areas outside of the urban growth boundary ~~is~~ are represented on parks and open space issues.

STRATEGY: ~~Multnomah County shall request~~ Encourage Metro to appoint residents ~~from East of the Sandy River~~ representing the different rural areas of Multnomah County to Metro's parks and greenspaces citizens' advisory boards.

42. Maintain and enhance the recreational value of the Sandy River and Columbia River and adjacent areas in concert with the Columbia River Gorge Commission, Metro, Oregon Parks and Recreation Department, US Forest Service and other agencies.

STRATEGY: ~~Multnomah County shall~~ Implement this policy through the existing National Scenic Area and Significant Environmental Concern provisions within the Multnomah County zoning ordinance, and ~~will~~ participate in other agency plans such as future National Scenic Area Management Plan updates and Metro's Oxbow Park Master Plan.

~~43. Provide additional management of Oxbow Park facilities east of the Sandy River, addressing the issues of littering, dumping, parking, road signage, restrooms, and delineation between public and private property.~~

~~STRATEGY: Multnomah County shall forward this policy to Metro for their consideration at part of the Oxbow Park Master Plan.~~

~~44. Support and promote linkages within a regional trail system for use by pedestrians, equestrians, and bicyclists.~~

~~STRATEGY: Multnomah County shall forward this policy to Metro for their consideration, and shall also encourage formation of a private trails system, separate from public roadways, for the use of equestrians (see Transportation policies & strategies).~~

~~54. Coordinate planning and development review with the County Sheriff's Office activities development applications that may have public safety impacts with the County Sheriff's Department to ensure that services are provided in a cost effective manner, including support of a Sheriff's substation east of the Sandy River.~~

~~STRATEGY: Multnomah County shall fForward all development proposals having public safety impacts to the County Sheriff for review regarding effects on police services.~~

~~55. Coordinate planning and development review activities of residential development applications with the Corbett School Districts to ensure there are adequate school facilities that to serve local needs and proper disposition of old school sites.~~

~~STRATEGY: Multnomah County shall fForward all residential development proposals to the Corbett appropriate School District for review regarding effects on school services.~~

~~56. Require development east of the Sandy River to meet fire safety standards, including driveway and access way standards.~~

~~STRATEGY: Multnomah County shall fForward all development proposals to the Rural appropriate Fire Protection District for review regarding effects on fire services.~~

~~57. Support the Corbett Fire District's (RFPD #14) provision of emergency services.~~

~~STRATEGY: Multnomah County shall provide support to the fire district if requested.~~

~~58. Require proposed development to be supplied either by a public or private water system with adequate capacity.~~

~~STRATEGY: Multnomah County shall fForward all development proposals to the Corbett appropriate Water District for properties within its boundaries that will be served by the District for review regarding effects on water services and shall have all development proposals outside of the Corbett Water District boundaries be reviewed for adequate well water supply.~~

~~59. Work with the Corbett Water District to determine the maximum level of development which can be served by the District's existing water supply.~~

~~STRATEGY: Multnomah County shall provide assistance to the Corbett Water District if requested to make this determination.~~

~~60. Study costs and benefits of bBurying~~ Work with utility companies that own transmission and distribution lines to bury the power lines to provide more secure power service during emergency situations and improve scenic qualities.

~~STRATEGY: Multnomah County shall study~~ Determine the costs and benefits of burying power lines in the Corbett community in conjunction with utility and telephone service providers and community representatives.

STRATEGY: Amend the Zoning Code to require new or replacement development to underground personal power lines serving the development.

[Note: The subcommittee has not reviewed and approved this strategy. It was added by staff after the subcommittee completed its review of the existing public facility policies.]

POLICY: Ensure that public service providers and utility providers have the capability to serve proposed new development by inviting their review and comment on development applications that may impact them.

STRATEGY: Circulate development proposals to affected service and utility providers (ie. County Sheriff's Office, School Districts, Water Districts, Fire Districts, etc.).

Memorandum

Comprehensive Plan Update

November 16, 2015

To: Community Advisory Committee
Cc: Project Team
From: Joanna Valencia, Senior Transportation Planner
Jessica Berry, Transportation Planner
Re: Policy Recommendations – Existing Transportation Policies

OVERVIEW

This memo contains the revised existing policies that the Transportation Subcommittee reviewed on October 19th and November 9th. It will be supplemented in the final TSP by the Key Transportation Policies (new policies) approved by the CAC at the October 28th meeting and the Health and Equity Policies that are yet to be reviewed and recommended by the subcommittee and this committee. This memo does not include those policies.

TRANSPORTATION POLICIES

1. Transportation Network Development Policy

Implement and maintain a balanced, safe, and efficient transportation system using the existing roadway network.

Strategies:

- A. Review and maintain a trafficway classification system integrated with land uses and travel needs. The hierarchy of functional classifications should be based on trip types and length, traffic volume and travel modes, and access to adjacent land uses.
- B. For capital projects, improve streets to the standards established by the classification system and the Multnomah County Design and Construction Manual while maintaining context sensitivity.
- C. Implement access management standards established in the Multnomah County Road Rules and the Multnomah County Design and Construction Manual while maintaining context sensitivity.
- D. Place priority on maintaining the existing trafficways;
- E. Review land use development and condition improvements on County Roads based on functional classification and standards set forth in the Multnomah County Design and Construction Manual to mitigate impacts. Transportation and land use development review should be coordinated.
- F. Implement the land development process adopted in the Multnomah County Road Rules where half-street improvements or dedication of a right-of-way or easements can be required as conditions of a permit for land development abutting a County road.

- G. Maintain inventory of current and projected deficiencies on the County's road network as the basis for Capital Improvement Plan and Program, including general roadway improvements, bicycle improvements, pedestrian improvements, and wildlife crossing improvements.
- H. Coordinate policy and development review work with Multnomah County Land Use Planning program which regulates off-street parking and loading areas, including parking for vehicles, trucks and bicycles through Multnomah County Code.

2. Active Transportation Policy

Develop and support programs and projects that educate and increase the safety of non-motorized transportation options in the County, and reduce dependency on automobile use and to reduce vehicle miles traveled (VMT) by

- A. Promoting bicycling and walking as vital transportation choices.
- B. Assuring that future street improvement projects on a designated bikeway and walkways are designed to accommodate and improve safety for bicyclists, pedestrians and transit users.
- C. Striving to use federal, state, and local best design practices for bicycle and pedestrian facilities when improving County roadways while maintaining context sensitivity.
- D. Providing for bicycle and pedestrian travel through the development and adoption of a County-wide Transportation Capital Improvements Program (CIP) that includes all the bikeways and walkways identified in the Multnomah County Bikeway and Pedestrian System Maps.
- E. Placing priority on transportation system improvements in the Capital Improvement Plan that reduce the number of crashes involving bicyclists and pedestrians, the roadway's most vulnerable users.
- F. Supporting transportation options programs in the region including Safe Routes to School, bicycle tourism initiatives (where appropriate), the development of future Transportation Management Associations (TMAs), and other programs funded through the Regional Travel Options program.
- G. Supporting programs and policies that increase awareness of transportation options and education about safety on the transportation system for all modes and users.
- H. Supporting the conversion of railroad lines to multi-use paths, such as the Burlington Northern Cornelius Pass Road rail line.

Strategies

The following strategies should be used to implement the County's bicycle and pedestrian system:

- a) Identify a connected network of pedestrian and bicycle facilities and access to transit, which provides the framework for future walkway and bikeway projects.
- b) Periodically review and update the Multnomah County Design and Construction Manual to include the most up-to-date national, state, and local best practice for the design of bicycle and pedestrian facilities.
- c) Coordinate with Metro to implement bicycle and pedestrian networks in the Regional Transportation Plan (RTP), the Regional Transportation Functional Plan (RTFP), and other local transportation system plans. Participate in updates to regional and local transportation plans.
- d) Continue to support and coordinate with Metro and other partner agencies in regional trails projects that may affect rural Multnomah County, recognizing trails as a vital component to the regional active transportation network while protecting natural resources and habitat.
- e) Continue to seek funding for identified bicycle and pedestrian improvements, such as but not limited to state and regional grant sources.
- f) Maintain the Bicycle and Pedestrian Citizen Advisory Committee to provide input on Multnomah County Transportation Division projects and programs, including proposed bicycle and pedestrian project criteria and project design.
- g) Ensure there is a comment, review, and public involvement process for planning, engineering, operations and maintenance projects for the appropriate neighborhood groups and cities within Multnomah County.

3. Safe Routes to School Policy

Support and promote bicycle and pedestrian safety and education in County Schools

Strategies:

- Develop and maintain an active program in schools, consistent with the federally recognized program utilizing the 5 Es: education, encouragement, enforcement, engineering, and evaluation.
- Continue to identify and fund bicycle and pedestrian infrastructure to increase safety around schools – through Capital Improvement Program

4. Policy (from multiple plans)

Oppose placement of new regional roadways on Multnomah County roads, should such roadways be contemplated by any regional transportation authority in the future.

5. Policy (from RWTSP)

Discourage through traffic on trafficways with a functional classification of rural local road

Strategies:

- Reduce travel conflicts by providing appropriate facilities, signs, and traffic marking based upon user type and travel mode.
- On rural local roads with heavy through traffic, consider implementing appropriate measures such as Transportation Demand Management (TDM) to reduce such traffic.

6. Policy

Provide a transportation system that functions at appropriate safety levels for all motorized and non-motorized traffic.

Strategies:

- Consider recorded accident rates and documented perceived risks (smart phone applications, websites, reported near misses, etc.) for all modes of transportation and recommend implementation of low-cost operational improvements within budgetary limits. Target resources to reduce accident potential in the top 10 percent of accident locations
- Continue to monitor high accident location sites for all modes of transportation.
- Implement access management standards to reduce vehicle conflicts and maintain the rural character of the area.
- Perform safety audits to identify locations where roadway characteristics increase risks and work to reduce those risks.

7. Policy

Support safe travel speeds on the transportation system.

Strategies:

- Support speed limit enforcement through a variety of available techniques.
- Apply design standards that encourage appropriate motor vehicle and truck speeds.

8. Policy

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

Strategies:

- Coordinate intersection improvements as appropriate through the County's Capital Improvement Plan and the County's maintenance program.

- Provide minor improvements during maintenance projects where possible.
- Ensure the Capital Improvement Plan evaluation criteria adequately evaluates:
 - Rural needs
 - Maintenance
 - Cost effective improvements
 - Safety
 - Bicycle and pedestrian improvements
 - Wildlife
 - Equity
 - Health
 - Climate

9. Policy

Avoid and minimize impacts to the natural environment, fish, and wildlife habitat when applying roadway design standards.

Strategies:

- Implement standards and best practices for all transportation projects with regard to water quality treatment - the reduction, detention and infiltration of stormwater runoff from existing and new impervious surfaces - to improve water quality as well as fish and wildlife habitats, consistent with requirements of the National Pollutant Discharge Elimination System - Municipal Separate Storm Sewer System Phase I Permit and the Water Pollution Control Facility - Underground Injection Control Permit, issued by the Oregon Department of Environmental Quality under the Federal Clean Water Act and Safe Drinking Water Act.
- Implement standards and best practices for all transportation projects with regard to protection of existing, and restoration of riparian buffers where waters of the state border current and future rights of way.
- Implement a program for the assessment and prioritization of fish passage barriers at stream crossings following the Oregon Department of Fish and Wildlife (ODFW) Fish Passage Rules.
- Secure funding for the restoration of existing fish passage barriers at stream crossings to meet ODFW Fish Passage Rules.
- Identify and protect critical fish and wildlife migration corridors to prevent the further fragmentation of existing habitats by future project alignments.