

COMMUNITY ADVISORY COMMITTEE MEETING
ROOM 126 MULTNOMAH BUILDING
501 SE HAWTHORNE BLVD. PORTLAND, OR
January 27, 2016 6:00 PM

MEETING SUMMARY

I. Welcome/Introductions/Announcements

In attendance:

CAC

Andrew Holtz
Catherine Dishion
Chris Foster
George Sowder
Jerry Grossnickle
Kathy Taggart
Linden Burk
Marcy Cottrell Houle
Martha Berndt
Paula Sauvageau
John Ingle
Sara Grigsby
Stephannie Nystrom
Tim Larson
Will Rasmussen

Project Team

Rich Faith
Kevin Cook
Rithy Khut
Matt Hastie
Eryn Deeming Kehe
Jessica Berry

Absent: Aaron Blake, Karen Nashiwa

Others in attendance: Carol Chesarek, Michael Cerbone

Eryn Deeming Kehe opened the CAC meeting by providing an overview of what would be covered in the meeting. She mentioned that the group would be stepping back to revisit a few areas that were not covered in the previous meeting in addition to covering some new topics and topics that were revised from the last meeting to reflect the changes that the CAC requested.

Rich Faith commented that as the CAC approaches the end of the Comp Plan review process, staff has sent the draft narratives and CAC approved strategies and policies to the Technical Advisors to review so that staff and the CAC can be assured that there aren't any conflicts with statutes, rules or laws with other agencies. The Technical Advisors will be providing feedback over the next few weeks. Staff will alert the CAC if changes are necessary in response to comments we receive.

Rich Faith announced that the first meeting for the Agri-tourism working group will be held next Wednesday, February 3rd. All CAC members from the East side should have received the official notice of that meeting which will be held in the afternoon at the Yeon Annex building.

Kevin Cook announced that pages 30 – 37 in the packet would be replaced with a different version than what was sent out in the packet to the CAC. There had been an error in the copy that was included in the packet so he asked that everyone refer to the new pages provided.

Rich Faith distributed written comments from the West Hills delegation regarding tonight's agenda items.

II. Comprehensive Plan Goals

Matt Hastie introduced the topic by stating that the focus of this agenda topic is to solidify broader goals pertaining to the Comprehensive Plan. Because of this, staff has drafted goals for each chapter of the Comprehensive Plan and also certain goals that are associated with Transportation that would be added to the Transportation System Plan (TSP). Matt mentioned that these goals do not share the same weight or force of law compared to the policies and strategies – but they are meant to be a broad foundation for the policies in the Comprehensive Plan. Staff took many of these from the Sauvie Island Plan and from other Action Plans and the Statewide Goals that seemed applicable and drafted them to fit the structure of the County itself.

Rich Faith added that because there wasn't a section for Parks and Recreation in the Sauvie Island Plan, staff would be adding a goal pertaining to that chapter in the Comprehensive Plan. Rich and Matt both confirmed that the draft parks and recreation goal would be ready for the CAC review at a later date.

A CAC member wanted clarification on what the Parks and Recreation goal/chapter would actually consist of. Matt and Rich reassured them that it did not involve actual urban parks. Comments and changes to the goal statements were as follows:

Citizen Involvement: No comment or changes.

Land Use: A CAC member suggested that the word "efficient" be added so that the goal reads "To implement an efficient land use process ...".

Farm Land: A CAC member requested to add the word "sustainable" after the word "productive" at the end of the goal. Committee members agreed with that change.

Forest Land: A CAC member had concern about the phrase "providing for recreational activities" and preferred it say "allow for recreational activities". Staff indicated that the State goal does use the term "provide" with reference to State lands not private lands. Staff will add "where appropriate" at the end of the phrase "providing for recreational activities". The committee agreed to that change.

Natural Resources: A CAC member expressed concern that wildlife habitat was not called out this goal. Could it be mentioned here? He thinks of gravel pits when he hears the term Natural Resources. Staff explained that when Natural Resources are mentioned they are including water resources as well as wildlife habitat. This is referenced to the

State's Goal 5. However, those words could be added for clarity. Pollution could be addressed in this section; Air and Water quality. It was agreed to revise the goal to say: "To protect and restore rivers, streams, wetlands, wildlife habitat and other natural resources ..."

Cultural and Historic Resources: No comments or changes.

Natural Hazards: No comments or changes.

Rural Economy: No comments or changes.

Housing: A CAC member felt the verbiage about marinas and moorages was too specific for the region and recommended these not be included in the goal. Staff reiterated that the verbiage for the Housing goal came specifically from the SIMC Plan. Eryn then asked if there is anyone that has a suggestion to change the language. Rich commented that what staff is trying to avoid are multiple goals for different sub-areas – thus, the reason why it is blended together. A member from the CAC who had worked on the SIMC Plan stated that the specificity was intended as they wanted to make sure that they had stronger involvement. Staff reiterated that the reason why this language was included because it is a broad goal. There were a few other CAC members who agreed that this portion "marinas and moorages and floating residential units" remain. Eryn suggested the idea to have staff re-write this broad goal without changing and of the language but have them replace the comma's with parentheses to convey the parenthetical thought. The CAC members agreed. With other agreed upon changes the Housing goal will read as follows: "To support housing opportunities for rural County residents (including lawfully authorized marinas and moorages and floating residential units) while meeting health and safety concerns, minimizing impacts on farm lands, forest lands, the environment and natural resources, and complying with state land use requirements.

Public Facilities: No comments or changes

Transportation: A CAC member suggested the removal of all verbiage after the word "County". The goal would then read: "To provide a safe and efficient transportation network for all modes of travel that serves the rural areas of the County." Other CAC members voiced their opinion regarding this being too specific and too vague – especially regarding the cut-thru's in the West Hills. Another CAC member suggested adding a period after "County" as suggested earlier, then creating another sentence -- "reduce congestion on West Hills roadways" -- and moving it to number 6 in the list. After much more discussion, the following revisions to the Transportation goal were agreed to:

- Strike the words "and reduces congestion on rural County roadways" in the first sentence.
- Strike the words "and those traveling through the area" in statement #1.
- Add a #6 that reads: "Reduce vehicle traffic on rural roadways caused by those traveling through the area."

A CAC member commented that the Vision Statement for East of Sandy River, bullet number 6 under "For our community, we envision" is very important and that it should be called out in the goals section on the previous broad goals section. Staff reassured the

CAC member that the “education” topic shows up in many different areas of the Comprehensive Plan.

A CAC member asked if it would be appropriate to add a Goal pertaining to Climate change. Staff indicated that there is one Goal for each chapter of the Comp Plan. Climate change is addressed throughout many of the chapters. The Climate Action Plan is referenced specifically.

Action Taken – The CAC approved the goals unanimously with the changes as noted above.

III. Community Values for Comprehensive Plan

Rich Faith provided background stating that there are vision statements from the respective rural area plans. He shared that the Board of County Commissioners adopted land use planning values which could be substituted in the comp plan for the multiple vision statements among the current rural area plans. Staff felt that putting these value statements at the beginning of the Comp Plan could serve as a countywide vision statement. If the various visions from the rural area plans are put into the comp plan as well, they could be included with the value statement and all would be part of the first chapter. If they are to be included separately they could be included as an appendix. A CAC member felt that having a vision statement is important and they all should be included in the plan. Staff agreed and doesn’t want to go through a lengthy process of crafting a new countywide vision statement; using the existing statements is preferred.

A CAC member raised the point that having separate vision statements provide local context. The West Hills statement is a draft that reflects the desires of that group/community. Another member added that he would like to see a strong statement that the proximity of rural lands to the urban area is what makes rural lands in Multnomah County special. Perhaps this statement could go in a preamble.

A CAC member pointed out a correction to the value statement at the top of page 12. The last line of this statement should say: “... that serves those both inside and outside the urban growth boundary.”

Action Taken – The CAC unanimously approved the Land Use Planning values with the one correction noted above and inclusion of language that speaks to what makes rural Multnomah County special. Vision statements from the various rural area plans should also be carried over into the new comprehensive plan.

IV. Revised Stormwater Drainage Policy

Kevin Cook explained the revisions to the stormwater drainage policy approved at the December 2nd meeting. He later realized that the policy as written and approved is in conflict with the current zoning code, weakening the requirements. DEQ provides rules and standards that must be met. Page 20 of the packet contains the modified version. The changes consist of deleting the reference to Transportation Improvements in the first paragraph; reference to natural verses engineered systems to get to the intent of natural hydrology to respect the contours and topography; deleting the first strategy, since storm water is to be managed on site; deleted the second strategy and became

new strategy B, deleting “where feasible” in strategy C, and rewording D to employ the vernacular of the storm water managers.

Action Taken – The CAC unanimously approved the revised stormwater drainage policy.

V. Transportation Health Policies

Staff brought back changes that the CAC wanted to see from the last meeting. A CAC member felt that their concerns were adequately captured.

Action Taken – The CAC unanimously approved the TSP health policies as presented.

VI. Housing Policies

Staff brought changes to the housing policies that the CAC wanted to see from the last meeting shown on page 27 of the packet. The title was changed from Housing Choice to just Housing for consistency; revisions to item G and the addition of item I were based on directions from the CAC. The new item J is a policy that was overlooked that comes from the existing plan that addresses mobile homes.

A CAC member asked what the difference was between mobile and manufactured homes. Basically, it has to do with when they were built and whether they have the US Department of Housing and Urban Development’s seal certifying they meet certain construction standards. The County has no control over the construction standards, but it has siting standards. A CAC member would like to see language to promote innovative housing types.

Action Taken – The CAC unanimously approved the housing policies with the following changes:

Policy G to read: “Accommodate innovative housing types which decrease development costs to improve housing affordability.”

Policy J: Replace “mobile homes” with “manufactured homes”.

VII. Parking Lot Items

Staff brought revisions to two items previously identified by the committee. Item #23 addresses the appropriateness of conditional and community uses in the exception zones (see attachment 1 in the packet.) A new strategy is listed on the bottom of page 28 for Rural Residential and on page 29 for Multiple Use Agriculture.

Item #28 regarding the initial request to have a policy that conditional use evaluation include conformance with the County’s Climate Action Plan was deemed vague by the County Attorney. Staff’s proposed new strategy is shown on page 30 of the packet. This strategy means staff reports on future zoning code amendments will address how the amendments relate to the climate action plan.

A CAC member had concerns about the definition of Community Uses. Another CAC member wanted the term “local” removed from the new non-agriculture business section of the policy under parking lot item #23. Staff indicated that the problem that person was

concerned about stems from the term “primarily” and not “local” in the rural center zone, so removing the word “local” is unnecessary.

Action Taken – The CAC unanimously approved the new strategies to address parking lot item #23 and the new strategy to address parking lot item #28.

VIII. Public Comment

None

IX. Wrap up and Adjourn

A. Recap of any follow-up items – Staff hopes to present the draft Comprehensive Plan and Transportation System Plan a week prior to the next meeting for CAC review. Looking for concurrence, not a line by line review. Staff will create the framework for the discussion that will occur.

B. Confirm Next Meeting Date and Time – February 24 at the regular time and place.

C. Eryn passed out evaluation forms for the CAC to fill out and asked everyone to do so before they leave.

The meeting adjourned at 8:38 PM