

## A NEW PLAN FOR THE FUTURE

Multnomah County is updating the Multnomah County Comprehensive Framework Plan, commonly referred to as the Comprehensive Plan. The Comprehensive Plan is a guide for future growth and development in rural areas of Multnomah County. It sets goals and policies for the next 20 years focused primarily on land and physical infrastructure. For example, the Plan provides future direction for how land should develop; where transportation improvements occur; and how land, air and water resources are managed and protected. The Plan addresses important issues to residents and businesses in the County about land and economic development, air quality, protection from natural hazards, equity and environmental protection.

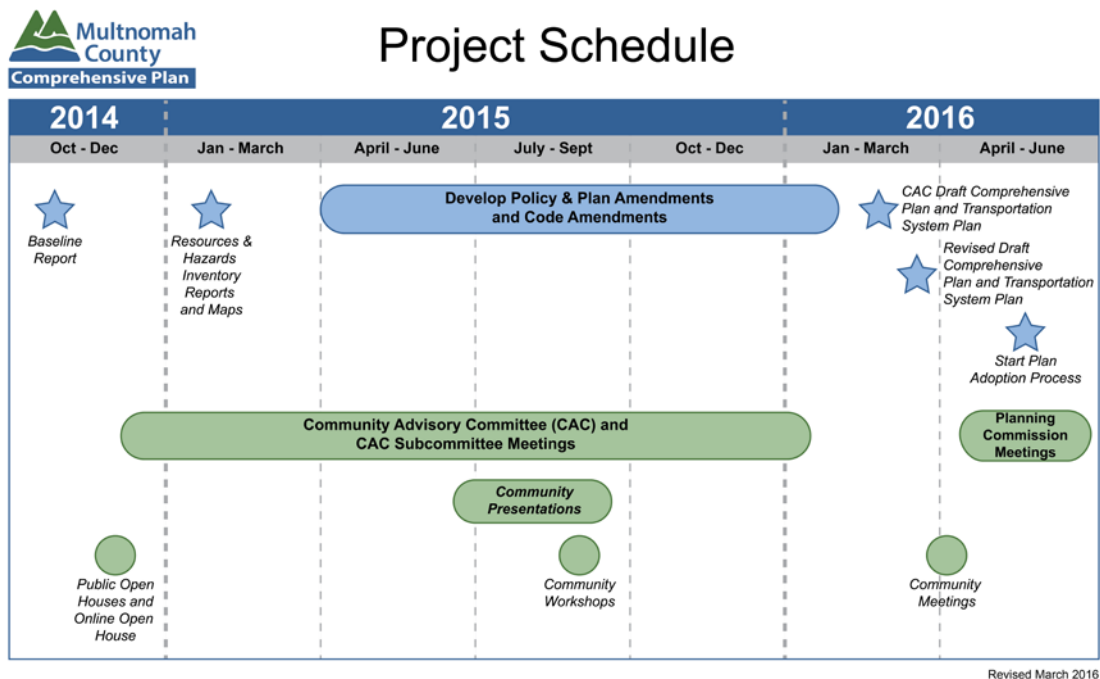
The Plan is important because it could affect how you can build and develop on your land, what businesses and services can be located in your neighborhood, and what improvements may occur on roads that you use.

## BACKGROUND

The current Comprehensive Plan was originally adopted in 1977. Although portions of it have been updated at various times since, a complete review of its policies, strategies and structure has not. Much has changed in the 40 years since the Plan was adopted. The document needs to be revised to reflect current times and to better guide future land use and transportation decisions. The update process will:

- **Update the Comprehensive Plan** – The Comprehensive Plan focuses on rural areas of the County – lands outside the Portland Metropolitan Area Urban Growth Boundary. This process will update and bring together information currently found in four rural area plans that address specific areas of the County, including: the West Hills, areas east and west of the Sandy River, Sauvie Island/Multnomah Channel, and unincorporated areas in Interlachen and a portion of Pleasant Valley. The result will be a single, integrated planning framework for these areas. The Comprehensive Plan also provides direction for specific land use regulations.
- **Transportation System Plan Update** – The project also includes preparation of a county-wide Transportation System Plan that will guide decisions about transportation system improvements over the next 20 years or more.
- **Development Code Update** – The County also is updating its Development Code as part of this process, ensuring that it fully complies with statutory requirements and that it is consistent with any new Plan policies that direct Code changes. The Development Code tells property owners what kinds of uses, business and buildings can be located on their property and identifies limitations on the size, placement and other aspects of those uses and structures. The project also involves simplifying and streamlining the Code by combining chapters where possible to avoid duplication. This will make it easier for citizens to understand and for staff to apply the requirements.

The Comprehensive Plan will be a guide for future growth and development in rural areas of Multnomah County and must reflect the opinions of its citizens and decision-makers. However, it also must be consistent with state and regional planning requirements and other laws, and ultimately must be acknowledged by the state as complying with state regulations.



## WE NEED YOUR HELP

The Comprehensive Plan Update process represents an important opportunity to strengthen the County's relationship with its residents, property owners, business owners and other stakeholders. It is an opportunity to better understand people's needs and reflect those in the County's plans for the future. A variety of strategies are being used to inform and engage people in the planning process:

- The County's website and social media - updates, event announcements, draft documents.
- Email updates (by voluntary sign-up)
- News releases to local media outlets about upcoming meetings and key milestones
- Community meetings, small group gatherings or meetings with existing community groups
- Online meetings or surveys
- Community Advisory Committee (CAC) and Subcommittee meetings
- Opportunities to comment and talk with staff via e-mail, phone or in person

## WHAT'S HAPPENING NOW

Current and upcoming activities include:

- The proposed Comprehensive Plan and Transportation System Plan have been completed and are available for review at the project website at <http://multco.us/compplan>.
- Work session with the Multnomah County Planning Commission scheduled for April 11, 2016.
- Public hearings with the Multnomah County Planning Commission scheduled for May 2, 2016.
- Board of County Commissioners to adopt the Plan expected to begin in June.
- County planning staff is working on a streamlined zoning code that consolidates chapters for the individual rural planning areas into a more user-friendly single chapter.
- Contact Rich Faith at 503-988-3931 or [rich.faith@multco.us](mailto:rich.faith@multco.us) for more information or visit the project website at [www.multco.us/compplan](http://www.multco.us/compplan).