

Exhibit A

Addendum 1

Multnomah County Draft Comprehensive Plan Addendum of Proposed Revisions April 25, 2016

Following are proposed revisions to the March 2016 Draft Comprehensive Plan recommended by the Multnomah County Attorney's office. Revisions are shown with strikethrough/underline text to denote, deleted and new text, respectively. Most recommendations are intended to improve clarity or accuracy or to eliminate duplication. Some changes are intended to eliminate conflicts between other County policies or requirements. For each revision, the corresponding existing page of the Draft Comprehensive Plan is shown first, with the current (un-edited) text shown as highlighted for reference, followed by the proposed revisions.



INTRODUCTION

Purpose and Process

Purpose and Values

This Comprehensive Plan is a policy document that guides future growth and development in unincorporated Multnomah County. The Plan was substantially updated in 2016, reflecting the first major overhaul of the Plan since it was adopted in 1977. The policies and strategies included in this document take into account the broad range of changes that have occurred since the original Plan was adopted nearly 40 years ago. It also incorporates information from the County's previously adopted rural area plans.

All cities and counties over a certain population in Oregon must adopt and maintain their Comprehensive Plans, given that they form the policy and factual basis for local jurisdictions' land use planning programs. Comprehensive Plans must be consistent with state and regional goals, laws, administrative rules, and other requirements and guidelines. The Plan includes a combination of goals, policies, and strategies to implement state and regional requirements and to address local land use related planning issues and priorities. The Plan provides the broad policy and factual basis for Multnomah County's land use planning program and ultimately guides all actions relating to the use of land in the rural portions of the County. In addition to these broad mandates, the Plan serves the following purposes:

- Provides the basis for land use decisions made by County staff, the Planning Commission, and Board of County Commissioners, such as approval of land use permits, Plan and Zone map amendments, adoption of Zoning Code amendments, and other legislative or discretionary decisions
- Serves as an organizational and management tool to help guide decisions by County staff and decision-makers related to use of land
- Identifies "strategies" needed to implement the Plan, recognizing that the ability and time-frame for implementing these strategies will be subject to constraints on funding; changes in federal, state or regional laws; and other limitations

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This Comprehensive Plan is a policy document that guides future growth and development in unincorporated Multnomah County. ~~The Plan was substantially updated in 2015, reflecting This Comprehensive Plan constitutes the~~ first major overhaul of the Plan since it was adopted in 1977. The policies and strategies included in this document take into account the broad range of changes that have occurred since the original Plan was adopted nearly 40 years ago. It also incorporates information from the County's previously adopted rural area plans. All cities and counties over a certain population in Oregon must adopt and maintain their Comprehensive Plans, given that they form the policy and factual basis for local jurisdictions' land use planning programs. Comprehensive Plans must be consistent with state and regional goals, laws, administrative rules, and other requirements and guidelines. The Plan includes a combination of goals, policies, and strategies to implement state and regional requirements and to address local land use related planning issues and priorities. The Plan provides the broad policy and factual basis for Multnomah County's land use planning program and ultimately guides all actions relating to the use of land in the rural portions of the County. ~~In addition to these broad mandates, the Plan serves the following purposes:~~

- ~~• Provides the basis for land use decisions made by County staff, the Planning Commission, and Board of County Commissioners, such as approval of land use permits, Plan and Zone map amendments, adoption of Zoning Code amendments, and other legislative or discretionary decisions.~~
- ~~• Serves as an organizational and management tool to help guide decisions by County staff and decision-makers related to use of land.~~
- ~~• Identifies "strategies" needed to implement the Plan, recognizing that the ability and timeframe for implementing these strategies will be subject to constraints on funding; changes in federal, state or regional laws; and other limitations.~~

[Revisions to clarify status of Comprehensive Plan and reduce duplicative language.]



Plan Area Generally

Description of Plan Area and Map

Multnomah County is Oregon's most populous county. There are six cities within the County, including Portland, the State's largest city, Gresham, Fairview, Troutdale, Wood Village, and Maywood Park. The County also contains portions of two other cities: Milwaukie and Lake Oswego.

Multnomah County is one of three counties to be partially under the jurisdiction of Metro, the regional government and Metropolitan Planning Organization, and TriMet, the regional transit agency. Metro is responsible for maintaining an urban growth boundary (UGB) – a land use planning line to control urban expansion onto rural areas such as farms and forest lands.

Urban and Rural Reserves are lands outside of the UGB that guide future urban expansion and protect important rural lands. Urban Reserves are lands suitable for accommodating urban development over the 50 years after their designation. Rural Reserves are lands that are high value farms and forests or have important natural features and are protected from urbanization for 50 years after their designation. This Plan focuses on the rural areas of the County outside the urban growth boundary.

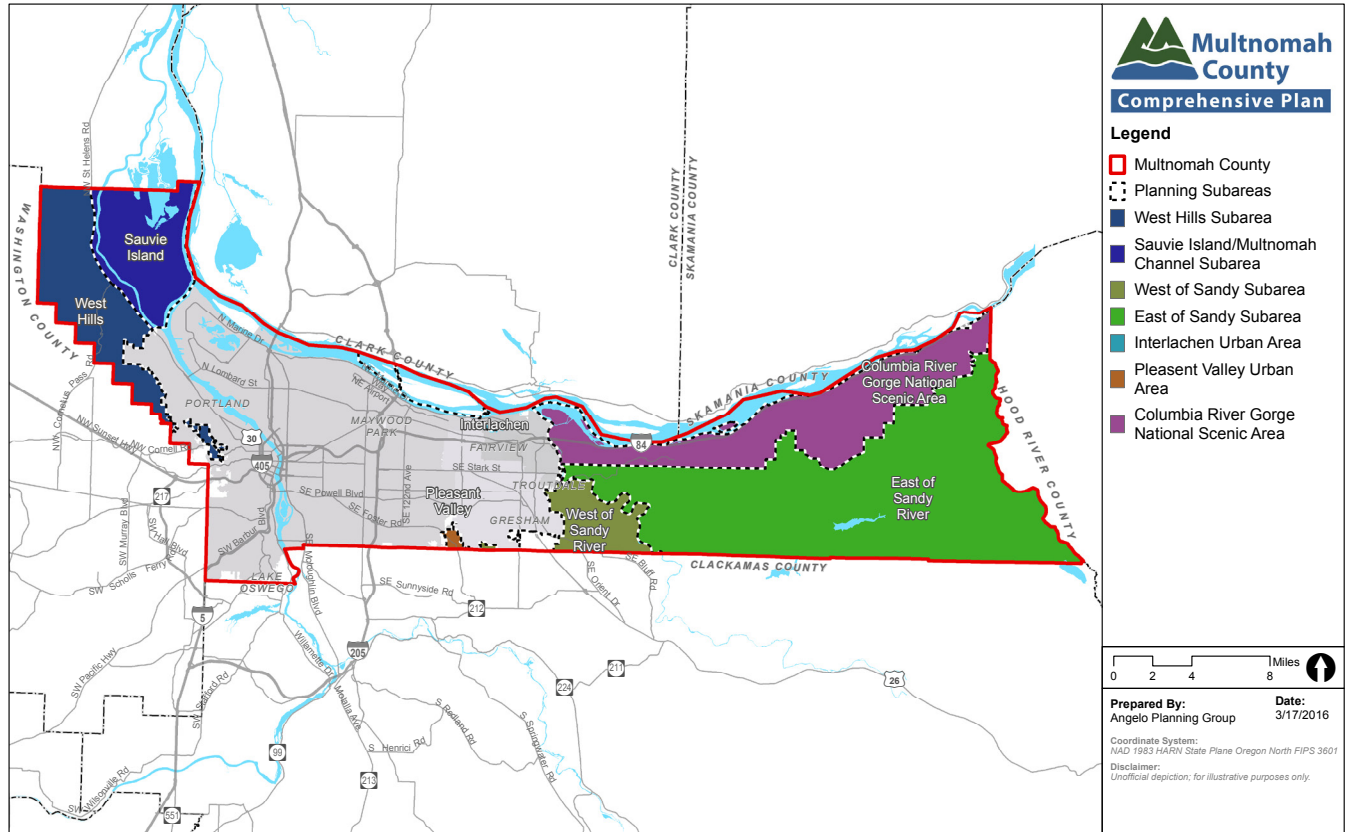


Figure 1- Multnomah County Subareas

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Urban and Rural Reserves are lands outside of the UGB ~~that guide future urban expansion and protect important rural lands~~. Urban Reserves are lands suitable for accommodating urban development ~~over the 50 years after their designation~~ at some point in the future. Future urban development is directed away from. Rural Reserves ~~are because such lands that are characterized by high-value farms and forest land or have important natural features and are protected from urbanization for 50 years after their designation~~. These designations do not change current zoning or restrict landowners' currently allowed use of their lands. Instead, these designations provide greater clarity regarding long-term expected uses of the land, allowing public and private landowners to make long-term investments with greater assurance. This Plan focuses on the rural areas of the County outside the urban growth boundary.

[Revisions proposed for clarity and accuracy.]



Columbia Gorge National Scenic Area - Relationship to the Comprehensive Plan

The Columbia River Gorge National Scenic Area covers 80 miles along the Columbia River, including portions of Multnomah, Hood River, and Wasco Counties in Oregon; Clark, Klickitat, and Skamania Counties in Washington; and the Mt. Hood and Gifford Pinchot National Forests. The purpose of the National Scenic Area is to protect and provide for the enhancement of the scenic, cultural, recreational, and natural resources of the Columbia River Gorge, and to protect and support the surrounding economy by encouraging growth in existing urban areas. Planning and development in this area is governed by the Management Plan, the Rural Area Plan Policy Document and a chapter of the County's Zoning Code that applies specifically to that area. The Rural Area Plan Policy Document serves as the Comprehensive Plan element for that area.

Unincorporated Pockets Under County Land Use Jurisdiction - Pleasant Valley, Springwater, Government Island, McGuire Island, Interlachen, Bonneville

With the exception of Bonneville at the western boundary of the County, unincorporated pockets are typically areas of Multnomah County surrounded by or adjacent to urban areas. The County reviews development proposals for land use and impacts to the County's road system in these areas.

The Pleasant Valley urban pocket is under County zoning but lies within the UGB and is being planned by Gresham for eventual annexation into the City. Land within this subarea will be zoned and developed in accordance with the Pleasant Valley Master Plan upon annexation to Gresham or when the City and County enter into an intergovernmental agreement transferring zoning authority to Gresham. Similarly, the Springwater area also lies within Gresham's planning area of the UGB and this subarea will be zoned and developed in accordance with the Springwater Community Plan upon annexation to Gresham.

Other urban pockets exist in Troutdale and Portland urban planning areas. Significant urban pockets around Portland include Dunthorpe, portions of the West Hills, and West Hayden Island.

Government Island and McGuire Island are also within the unincorporated portion of the County and are used primarily for agricultural and open space purposes with boat access to the shore/beach areas and limited recreational facilities in those areas. The islands do not have any full-time inhabitants, public facilities, or road access.

Interlachen is a small residential community located between Fairview Lake

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Delete the following text and replace with a more detailed description of the Columbia Gorge National Scenic Area and associated policies.

~~The Columbia River Gorge National Scenic Area covers 80 miles along the Columbia River, including portions of Multnomah, Hood River, and Wasco Counties in Oregon; Clark, Klickitat, and Skamania Counties in Washington; and the Mt. Hood and Gifford Pinchot National Forests. The purpose of the National Scenic Area is to protect and provide for the enhancement of the scenic, cultural, recreational, and natural resources of the Columbia River Gorge, and to protect and support the surrounding economy by encouraging growth in existing urban areas. Planning and development in this area is governed by the Management Plan, the Rural Area Plan Policy Document and a chapter of the County's Zoning Code that applies specifically to that area. The Rural Area Plan Policy Document serves as the Comprehensive Plan element for that area.~~

In 1986 Congress passed the Columbia River Gorge National Scenic Area Act (Public Law 99-663) which designated 292,600 acres in six counties in the states of Oregon and Washington as a National Scenic Area. Approximately 33,280 acres of that area are within Multnomah County.

The purposes of the Columbia River Gorge National Scenic Area are to protect and provide for the enhancement of the scenic, cultural, recreational, and natural resources of the Columbia River Gorge, and to protect and support the economy of the Columbia River Gorge by allowing future development which supports those purposes. The purposes are implemented by the document entitled Management Plan for the Columbia River Gorge National Scenic Area (the "Management Plan") and the Multnomah County document entitled The Columbia River Gorge National Scenic Area Rural Area Plan Policy Document (the "NSARAP").

The Management Plan is organized into five parts:

- Part I of the Plan addresses land use designations, and the colored map by this title is used in conjunction with this section of the Plan. Individual chapters set forth the goal, objective, policy, and guideline elements for each land use category: agricultural land, forest land, open space, residential land, commercial land, and recreation designations. The land use designation chapters are followed by a chapter on general policies and guidelines that affect all uses in the Scenic Area, regardless of designation.
- Part II sets forth goals, objectives, policies, and guidelines for resource protection and enhancement. Individual chapters cover scenic resources, cultural resources, natural resources, and recreation resources. The accompanying landscape settings map is used in conjunction with the scenic resources chapter, and the recreation intensity classes map is used with the chapter in Part II on recreation resources.
- Part III outlines an action program, with chapters devoted to the recreation development plan, economic development, enhancement strategies, and interpretation and education.
- Part IV focuses on the role of the Gorge Commission and the U.S. Forest Service, Indian tribal treaty rights and consultation, and public involvement.
- Part V consists of a glossary of definitions.

In Multnomah County, the Management Plan is implemented through the NSARAP, a component of this Comprehensive Plan, and through the County's implementing zoning code.

The NSARAP is organized into six parts:

- Part I states the purpose of the NSARAP.
- Part II presents the general policy established through the NSRAP.
- Part III provides an introduction to the Columbia River Gorge National Scenic Area Act, the Management Plan, and the oversight authority of the Columbia River Gorge Commission. This section includes a discussion of the chronology of the preparation and revision of the Management Plan as well as the County's implementation process.
- Part IV describes the relationship of the NSARAP to other existing plans and regulations, including the Management Plan, Land and Resource Management Plan for the Mt. Hood National Forest, Indian Tribes rights and treaties, Oregon Statewide Planning Goals, applicable Oregon Revised Statutes, and the Multnomah County Comprehensive Plan.
- Part V describes the authority of the Gorge Commission, the U.S. Forest Service, the Tribes, Metro, Multnomah County, and the City of Troutdale within the Columbia River Gorge National Scenic Area.
- Part VI establishes policies for issues not specifically addressed in the Management Plan, including policies relating to the Hillside Development Overlay District, off-street parking and loading, land divisions, planned development, and variances to dimensional standards.

POLICY AND STRATEGY

POLICY 1.0

Implement the goals, objectives, policies, and guideline elements contained in the Management Plan for the Columbia River Gorge National Scenic Area and attendant maps (including any future amendments) for that portion of the County designated by Congress as the Columbia River Gorge National Scenic Area.

STRATEGY 1.0-1

The County should periodically amend the Zoning Code to include zoning standards and review procedures which implement the goals, objectives and policies of the Management Plan for the Columbia River Gorge National Scenic Area and its attendant maps.

[Revisions needed to provide more information about the Columbia River Gorge Scenic Area Plan, the related County Rural Area Plan and existing Comprehensive Framework Plan policies associated with implementation of Scenic Area Plan requirements.]

The Zoning Code will be reorganized to consolidate the different subarea chapters into a single, streamlined ordinance.

The **Hazards Mitigation Plan** is a planning document, which meets federal requirements by addressing hazards, vulnerability, and risk. The mitigation plan is a necessary requirement for federal mitigation grant fund eligibility. Relevant policies from that document have been incorporated into various chapters of this Plan. The Hazards Mitigation Plan also is referenced here as a supporting document of the Comprehensive Plan.

The **2015 Climate Action Plan** serves as the 40-year roadmap for the institutional and individual change needed to meet an 80% reduction of community-wide greenhouse gas emissions by 2050. The County Climate Action Plan is regularly updated. The County has made substantial progress in carrying out actions under the previously adopted 2014 Climate Change Preparation Strategy. Relevant policies from that document have been incorporated into various chapters of this Plan, including policies related to green building practices.

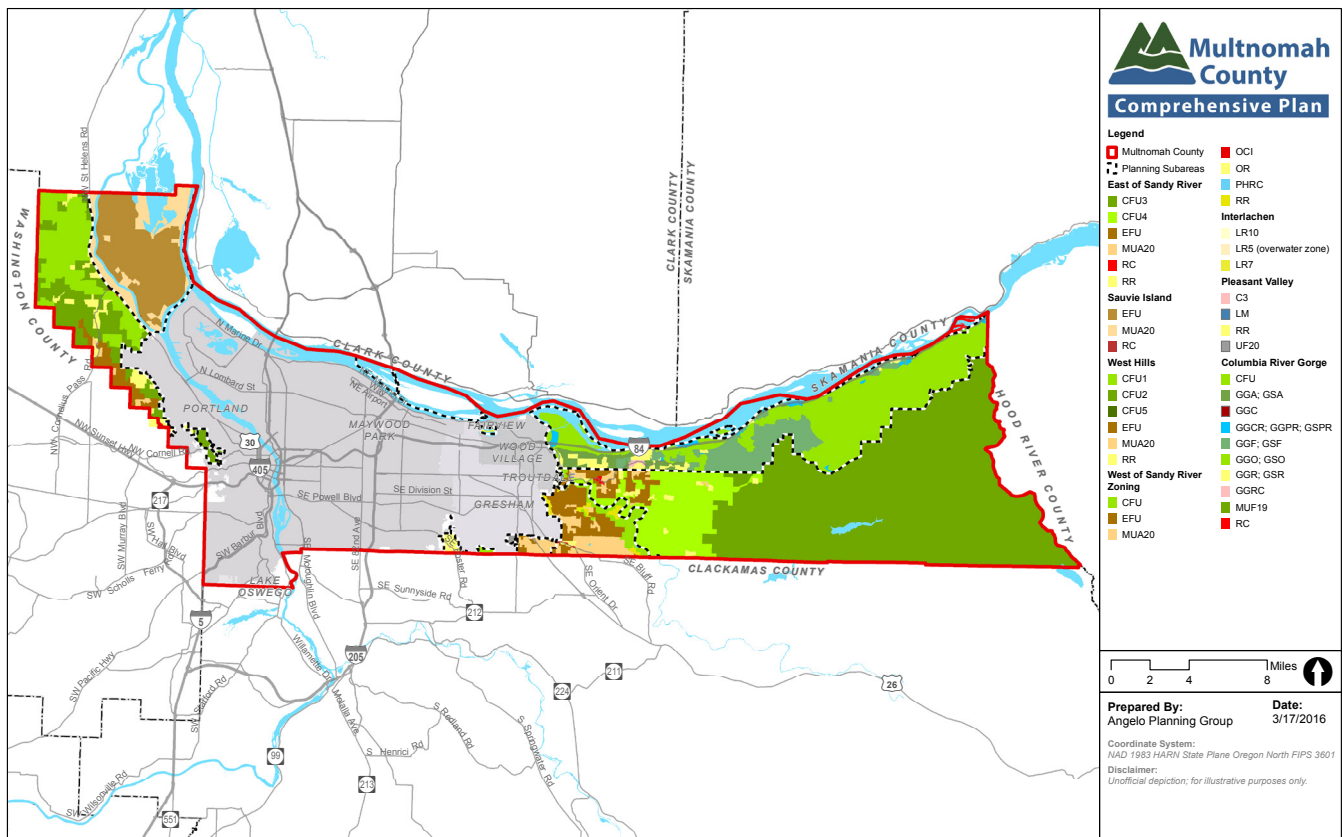


Figure 1- Multnomah County Zoning

CHAPTER 2 LAND USE

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Add the following text after last sentence on the Zoning Code.

The Multnomah County Zoning Map

As set forth in further detail in Appendix A, the Multnomah County Zoning Map serves as the statutorily-required comprehensive plan map for this Comprehensive Plan.

[Revisions needed to reference the County's Comprehensive Plan Map.]



West of Sandy Policies and Strategies

3.25 Adopt agri-tourism provisions within the EFU zone in the East of Sandy River and West of Sandy River rural areas that are more restrictive than what ORS chapter 215 allows, subject to approval standards addressing issues including, but not limited to, the following:

- Number and duration of events, both individually and collectively
- Attendance levels and hours of operation
- Parking and traffic management
- Noise
- Signage
- Lighting
- Sanitation, solid waste and related matters
- Security
- Inspection of events
- Siting
- Notification requirements
- Permit review and renewal processes
- Complaint history

3.26 Agri-tourism activities and events shall be subject to a tiered review process depending upon the number and/or size of activities and events held.

Strategy 3.26-1: *The County will involve interested members of the Comprehensive Plan update Community Advisory Committee and other community members when preparing code language regarding agri-tourism.*

CHAPTER 3 FARM LAND

Page 17 and 18, Policies 3.25 and 3.27

Adopt agri-tourism provisions within the EFU zone in the East of Sandy River and West of Sandy River rural areas. To the extent allowed by law, adopt approval standards that are more restrictive than what those provided in ORS chapter 215. In addition, when determining the appropriate approval standards, the following nonexclusive list of issues will be taken into consideration ~~allows, subject to approval standards addressing issues including, but not limited to, the following:~~

- Number and duration of events, both individually and collectively
- Attendance levels and hours of operation
- Parking and traffic management
- Noise
- Signage
- Lighting
- Sanitation, solid waste and related matters
- Security
- Inspection of events
- Siting
- Notification requirements
- Permit review and renewal processes
- Complaint history

[Revisions proposed to provide clarity and flexibility.]

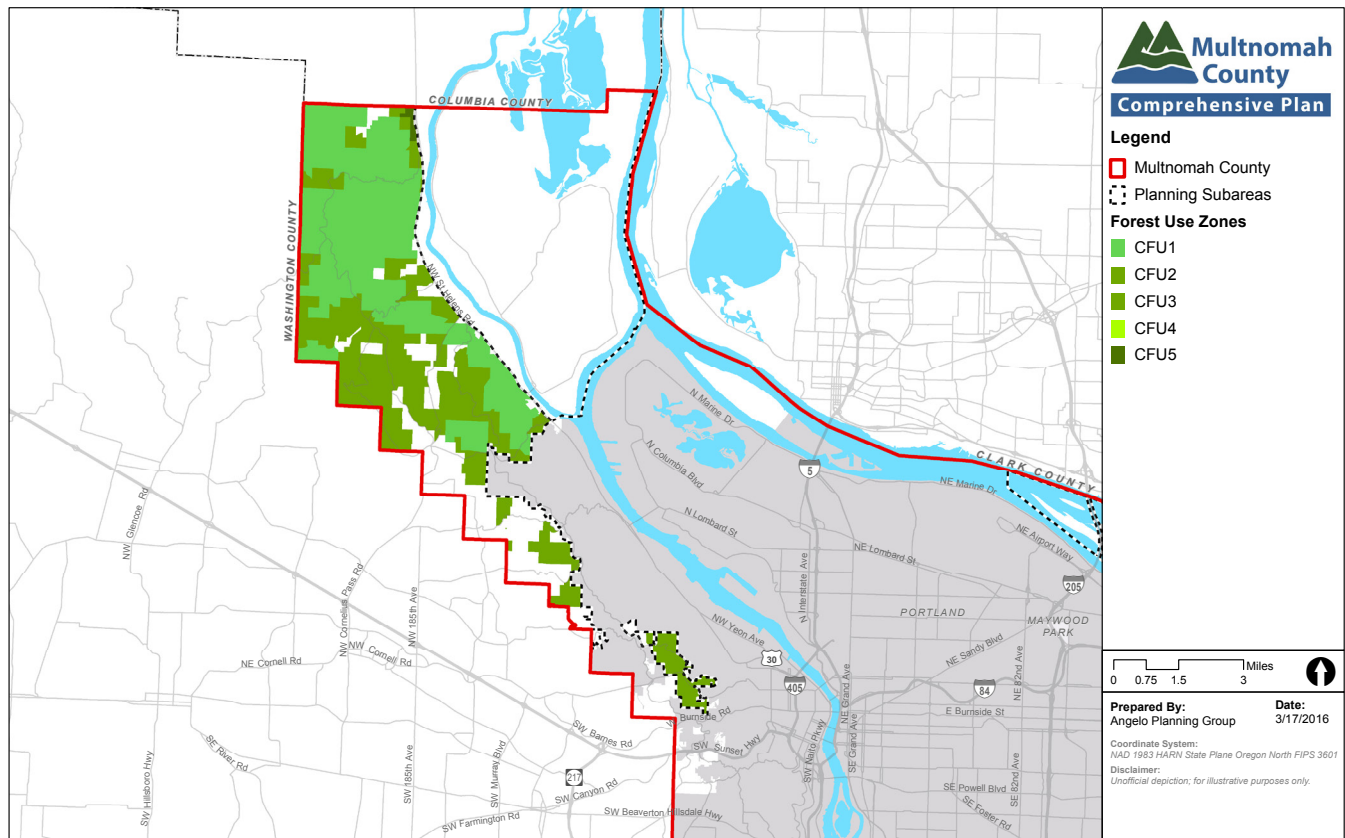


Figure 1- Forest Zones, Western Multnomah County

Key Planning Issues and Supporting Information

A number of key planning issues affect land use planning policies and practices in the rural portions of Multnomah County:

- **Implementation of State rules and regulations.** State rules are very specific about the use of lands designated forest use. Forest operations, practices, and auxiliary uses are subject only to the regulation of uses found in ORS 527.722. These include:
 1. uses related to, and in support of, forest operations;
 2. uses to conserve soil, water, and air quality, and to provide for fish and wildlife resources, agriculture, and recreational opportunities appropriate in a forest environment;
 3. locationally dependent uses;
 4. large acreage dwellings authorized by OAR 660, Division 6;
 5. template dwellings authorized by OAR 660, Division 6; and

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Implementation of State rules and regulations. State rules are very specific about the use of lands designated forest use. Forest operations, practices, and auxiliary uses are subject ~~only~~ to the regulation of uses found in ORS 527.722.

[Revisions proposed to provide clarity and flexibility.]

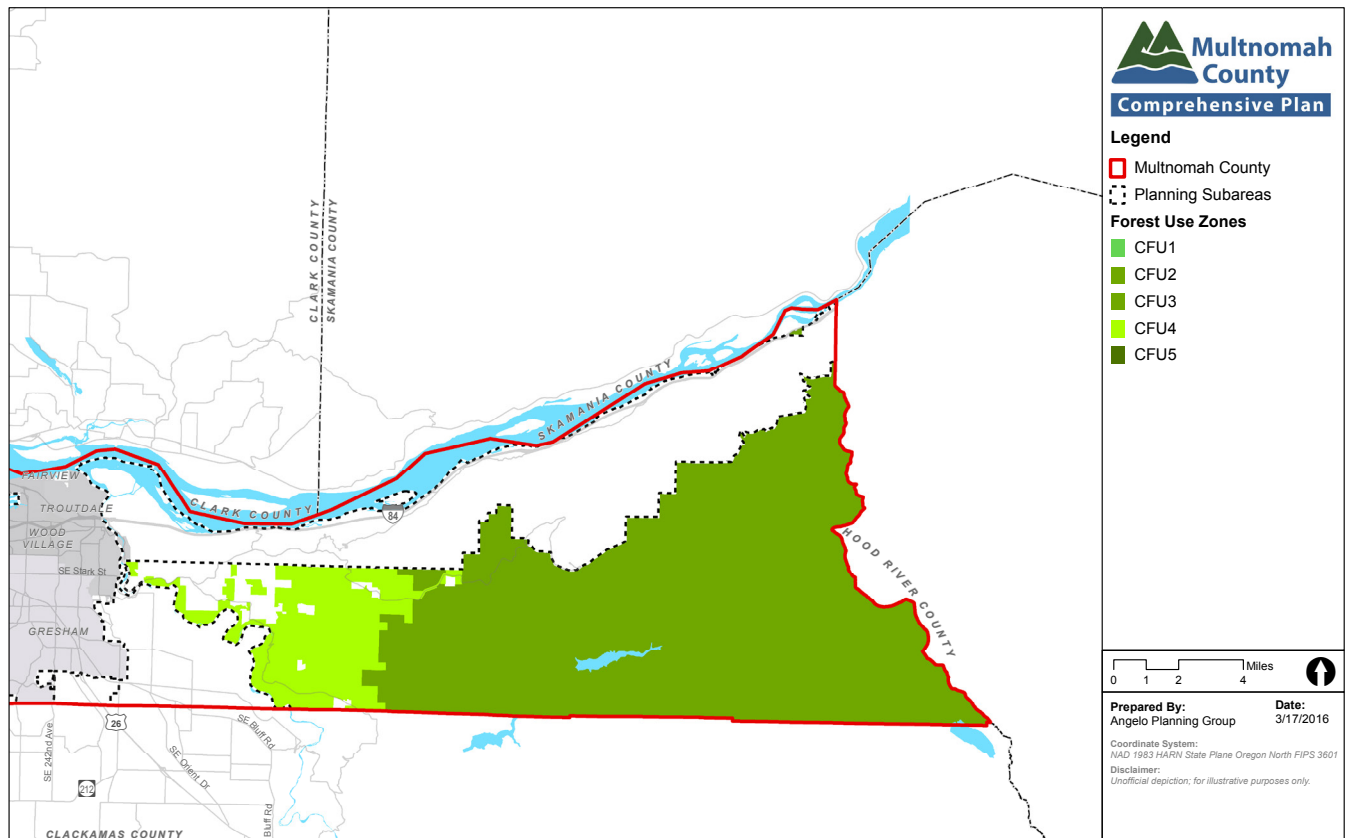


Figure 2- Forest Zones, Eastern Multnomah County

6. heritage dwellings, authorized by OAR 660 Division 6.

These uses are further subject to standards set forth in Statewide Planning Goal 4 and Oregon Administrative Rule 660, Division 6. The Comprehensive Plan and Zoning Code are consistent with and implement these requirements.

- Siting of dwellings and accessory structures.** Oregon state law provides very specific guidance on the location of dwellings in forest zones. Dwellings can be permitted via three different methods – large tract dwelling, template dwelling, or heritage dwelling. Those terms speak to the underlying conditions that must be met in order for a dwelling to be allowed. In the preparation of this Comprehensive Plan, discussion of this issue among the community generally and the Advisory Committee in particular centered around whether to retain existing County policies and standards, which are consistent with but are more restrictive than state regulations related to how and where to allow forest dwellings, or whether to revise them to simply comply with the minimum requirements of state law. The Advisory Committee decided to recommend policies that maintain standards that are more restrictive than the minimum requirements of state law.

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Siting of dwellings and accessory structures. Oregon state law provides very specific guidance and standards on the location of dwellings in forest zones.

[Revisions proposed for clarity and accuracy.]



GOAL, POLICIES, AND STRATEGIES

Goal: To conserve forest lands in forest zones for timber production, while practicing sound management of natural resources and hazards, providing for recreational activities where appropriate, and minimizing conflicts between forest production and non-forest production uses and activities.

Policies and Strategies Applicable County-wide

General Policies (Allowed Uses and Practices) for CFU Zones

Similar to agricultural land protection, the Oregon land use planning program gives priority to protection of forest lands for commercial forest production and harvesting over other permitted uses. This is reflected in the state law which grants CFU zoned properties immunity from private action based on normal and customary forest practices.

The State Forest Practices Act also establishes rules and standards for timber management, harvesting, and related practices. According to the Oregon Department of Forestry, counties cannot impose zoning restrictions that conflict with these forest practice rules unless the County adopts its own comprehensive forest practices ordinance in place of the State's. Multnomah County does not have its own forest practices ordinance. The following policies are consistent with and implement state requirements and local community intentions related to use of forest lands.

- 4.1** Designate and maintain as commercial forest land, areas which are:
1. Predominantly in Forest Cubic Foot Site Class I, II, and III for Douglas Fir as classified by the U.S. Soil Conservation Service; and
 2. Suitable for commercial forest use and small woodlot management; and
 3. Potential reforestation areas, but not, at the present, used for commercial forestry; and
 4. Not impacted by urban services; and
 5. Cohesive forest areas with large parcels; or
 6. Other areas which are:
 - a. Necessary for watershed protection or are subject to landslides, erosion or slumping; or
 - b. Wildlife and fishery habitat areas, potential recreation areas, or of scenic significance.

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Page 6, Policy 4.1

4.1 Designate and maintain as commercial forest land, areas which are:

1. Predominantly in Forest Cubic Foot Site Class I, II, and III for Douglas Fir as classified by the U.S. Soil Conservation Service; ~~and~~
2. Suitable for commercial forest use and small woodlot management; ~~and~~
3. Potential reforestation areas, but not, at the present, used for commercial forestry; ~~and~~
4. Not impacted by urban services; ~~and~~
5. Cohesive forest areas with large parcels; ~~or~~
6. Other areas which are:
 - a. Necessary for watershed protection or are subject to landslides, erosion or slumping; ~~or~~
 - b. Wildlife and fishery habitat areas, potential recreation areas, or of scenic significance.

[Revisions proposed for clarity.]



- 4.2** Maximize retention of forest land by maintaining Commercial Forest Use designated areas with forestry as the primary allowed use.
- 4.3** Require that applications for new development comply with Lot of Record standards described in the CFU zoning code.
- 4.4** Allow forest management with related and compatible uses and restrict incompatible uses from the commercial forest land area, recognizing that the intent is to preserve the best forest lands from inappropriate and incompatible development.
- 4.5** Redesignating land from Commercial Forest Land Use to another land use classification should be in accord with the standards set forth by the LCDC Goals, OAR's, and in this Plan.
- 4.6** If current statewide planning regulations of Commercial Forest Use lands are changed, Multnomah County should not allow new subdivision lots of less than 80 acres in the CFU district in order to preserve forest practices and natural resources such as wildlife habitat, streams, and scenic views.
- 4.7** Do not support zone changes that remove productive forest land from the protections of Goal 4 of the Oregon Statewide Planning Program.



CHAPTER 4 FOREST LAND

Page 7, Policy 4.6

- 4.6 If current statewide planning regulations of Commercial Forest Use lands are changed, Multnomah County should not allow new subdivision lots of less than 80 acres in the CFU district in order to preserve forest practices and natural resources such as wildlife habitat, streams, and scenic views, to the extent allowed by law.

[Revising to ensure consistency with state requirements if changes are implemented in the future.]



Forest Dwellings (including Siting Policies)

State laws and administrative rules provide clear, detailed guidance and options for when and how dwellings can be located in forest zones. They provide three options - large tract dwelling, template dwelling, or heritage dwelling. County standards and policies are consistent with these options but also vary by rural planning area and include some provisions that are stricter than the state requirements, including requiring parcel aggregation and additional requirements related to heritage dwellings. This Plan continues to support this approach, consistent with the County's overall goals to support forestry operations, promote rural character, and minimize conflicts between forest and non-forest uses in CFU zones.

In CFU zones, the County's Zoning Code also seeks to minimize conflicts between forest management activities and residences by requiring dwellings to meet forest practices setback standards from adjacent forest lands and by requiring dwellings and other structures to be sited where they have the least impact on nearby or adjoining forest lands and other neighboring land uses. In addition, all of the County's CFU zones require the landowner of any new dwelling to record a document prohibiting them or their successors from filing a claim for injury from forest practices for which no action or claim is allowed by statute.

4.8 Allow non-forest uses, such as residences, on Commercial Forest Use lands as permitted by Oregon Administrative Rules, subject to lot aggregation requirements and other development standards that exceed minimum state requirements to better ensure public safety, public health and welfare, and protection of natural and environmental resources. Limit new non-forest uses and expansion of existing non-forest uses. This will result in a forest protection program for the County that is more restrictive than what state statutes and rules require.

4.9 Recognize differences among Commercial Forest Use zoning around the County by allowing non-forestry related uses, such as residences, on Commercial Forest Use lands not in the Mt. Hood National Forest or on large commercial forest tracts adjacent to the National Forest Boundary, according to any or all of the following conditions:

1. Dwellings on 160 acre tracts or 200 acre non-contiguous tracts;
2. Dwellings on existing lots of record owned continuously by the current owner or antecedents of the current owner since 1985 which are capable of producing less than 5,000 cubic feet per year of commercial timber;

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State laws and administrative rules provide clear, detailed ~~guidance and options~~ standards for when and how dwellings can be located in forest zones

[Revisions proposed for clarity and accuracy.]

- 4.9 Recognize differences among Commercial Forest Use zoning around the County by not allowing ~~non-forestry related uses, such as residences~~ dwellings on Commercial Forest Use lands on large commercial forest tracts adjacent to the National Forest Boundary or on lands not in the Mt. Hood National Forest ~~or on large commercial forest tracts adjacent to the National Forest Boundary~~, according to any or all of the following conditions:

[Revisions proposed for clarity and accuracy.]



3. Dwellings on existing lots of record which contain at least eleven existing lots and five existing dwellings within a 160 acre square template centered on the lot of record containing the proposed dwelling;
 4. Dwellings authorized under ORS 195.300 through 195.336 (Measure 49 claims).
- 4.10** Allow new template dwellings under the current standards of the CFU zone that are more restrictive than state requirements.
- 4.11** Allow no dwellings, or other uses which are incompatible with commercial forestry, on lands of the Mt. Hood National Forest and adjacent large commercial timber parcels.
- 4.12** All approved dwellings in Commercial Forest Use zones must meet additional development standards and lot aggregation requirements to ensure public safety, public health and welfare, and protection of natural and environmental resources.
- 4.13** Except where disaggregation is currently allowed in the East of Sandy River rural area, prohibit creation of new lots or parcels, except as authorized by code, which detracts from forestry practices and from protection of open space and rural community character.
- 4.14** Allow new dwellings on lands designated for Commercial Forest Use only when it can be demonstrated that they will have no significant impact upon forestry practices, open space, public facilities, wildlife habitat, and rural community character.
- 4.15** Ensure that any proposed new dwelling in the Commercial Forest Use designated areas receives appropriate public review by providing comprehensive notice and review opportunity prior to any land use decision.

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- 4.10 ~~Be more restrictive than state requirements~~ Allow for approval of new template dwellings ~~under the current standards of the CFU zone that are more restrictive than state requirements.~~

[Revising to clarify relationship between policy and code requirements.]

- ~~4.15 — Ensure that any proposed new dwelling in the Commercial Forest Use designated areas receives appropriate public review by providing comprehensive notice and review opportunity prior to any land use decision.~~

[Deleting to avoid indicating that we are adopting new notification requirements.]



4.16 Adopt provisions within the CFU zones that require clustering of dwellings near existing public roads, and clustering of dwellings, structures, and adjacent development to minimize conflicts with wildlife, natural and environmental resources, forest and agricultural practices, public safety, and infrastructure. Allow for exceptions based on topographical and other unique constraints of the property.

4.17 Require clustering of dwellings and accessory structures in CFU zones to establish a clear relationship between the primary use and accessory use and to minimize the amount of tree removal and clearing between buildings.

Policies and Strategies Applicable to Individual Subareas

There are no forest land policies specific to individual subareas.

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- 4.17 Require clustering of dwellings and accessory structures in CFU zones to establish a clear relationship between the ~~primary~~ residential use and accessory use and to minimize the amount of tree removal and clearing between buildings.

[Revisions proposed for clarity and accuracy.]



Key Planning Issues and Supporting Information

A number of key planning issues affect natural resource planning policies and practices in the rural portions of Multnomah County:

- **Support for conservation and protection of natural resources.** This and other chapters of the Comprehensive Plan include a variety of policies aimed at protecting natural resources because of their importance in maintaining environmental quality and in sustaining more desirable, livable communities. While some community members have expressed concern about how these policies impact use of their property, the majority of participants involved in the Comprehensive Plan update process support the natural resource protection policies in this Plan.
- **Updated inventories of natural resources.** Additional natural resource sites not previously protected by County overlay zone provisions were identified during the most recent Comprehensive Plan update. Per state requirements, the County had several options for protecting these resources. Based on discussion and support from the project's Community Advisory Committee and other community members, the County elected to undertake a new ESEE analysis to identify potential land uses on or near each resource site and analyze the consequences of potential development to establish a protection program. The new resource sites include several riparian corridors in both East and West County and wildlife habitat adjacent to the Multnomah Channel and in the East of Sandy River area. The County also decided to apply its local wetland inventory based on the work from the Wetland Inventory Study for Sauvie Island/Multnomah Channel.

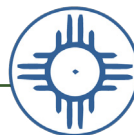


CHAPTER 5 NATURAL RESOURCES

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Updated inventories of natural resources. Additional natural resource sites not previously protected by County overlay zone provisions ~~were~~ are identified ~~during the most recent Comprehensive Plan update~~ in this Comprehensive Plan.

[Revisions proposed for clarity and accuracy.]



Relevant Studies and Planning Processes

A variety of state, regional, and local plans and policies are relevant to planning for historic and cultural resources in Multnomah County, including the following.

Oregon's **Statewide Planning Goals** provide comprehensive policy direction for local governments to follow. Goal 5 historic resources are governed by Oregon Administrative Rule (OAR) 660-023-0200. The rule does not require local governments to amend their comprehensive plans or land use regulations in order to provide new or amended inventories or programs regarding historic resources. However, if a local government decides to compile an inventory and designate significant resources, it is required to follow a prescribed process that involves public notice prior to collecting information about historic resources and notification of landowners about participation in the inventory and designation process.

Independent of the County's historic landmark designation process, owners of historic resources can register their property on the **National Register of Historic Places** (NRHP) administered by the National Park Service under the provisions of the National Historic Preservation Act of 1966, as amended, and carried out locally by the SHPO. Properties on the NRHP automatically become historic resources of statewide significance and are then monitored by the SHPO.

Recent and current court cases in Oregon also affect issues associated with designation of historic landmarks. Most of the case law at this time deals with owner consent and removal from local landmarks registers. A case regarding the locally-listed Carmen House in Lake Oswego is still before the courts and likely will affect how local governments include or remove landmarks from a local inventory or designation. That case is scheduled to be argued in front of the State Supreme Court in November 2015. The other relevant case is *Kay Demlo vs. The City of Hillsboro*, which is currently under appeal to the Oregon Land Use Board of Appeals (LUBA). In this case the lower court ruled that an owner could not remove their property from the local register after giving consent to have it listed.

CHAPTER 6 HISTORIC AND CULTURAL RESOURCES

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The other relevant case is Kay Demlow vs. The City of Hillsboro, ~~which is currently under appeal to the Oregon Land Use Board of Appeals (LUBA).~~ In this case the ~~lower court~~ Oregon Land Use Board of Appeals (LUBA) ruled that an owner could not remove their property from the local register after giving consent to have it listed.

[Revisions proposed for accuracy (corrected misspelling and citation error.)]

APPENDIX A

Include the following text in Appendix A:

APPENDIX A: COMPREHENSIVE PLAN MAP AND ZONING MAP

The Multnomah County Zoning Map, as most recently amended through Multnomah County Ordinance 1194, serves as the statutorily-required comprehensive plan map for this Comprehensive Plan.

Revise Appendices D and E as follows:

Add new Appendix D:

APPENDIX D: COLUMBIA RIVER GORGE NATIONAL SCENIC AREA RURAL AREA PLAN POLICY DOCUMENT

This appendix will be the CRGNSA Rural Area Plan.

Change existing Appendix D to become APPENDIX E: MULTNOMAH COUNTY TRANSPORTATION SYSTEM PLAN