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## **PROPOSED 2017 PLANNING COMMISSION WORK PROGRAM**

Below is the proposed 2017 Work Program for discussion at the December 5, 2016 Planning Commission meeting. Our goal is to finalize this document at the December 5<sup>th</sup> meeting so that staff can begin work as we enter the New Year on our highest priority projects.

We believe priority projects should primarily include:

- Mandated projects
- Projects with a health-life safety component
- Those that implement the 2016 Comprehensive Plan
- Amendments which result in efficiencies
- Projects which can completed in a reasonable amount of time

Approval of a work program helps the Land Use Division prioritize work. It does not mandate project completion, nor does it preclude work on other projects not identified. Having this flexibility, together with support from the Commission on work program priorities helps the Division best serve the community.

**Typically *much* more work is identified on a work program than can be accomplished in any given year and this is the case for the 2017 program.** The reasons for such an ambitious project list are many. Implementation of the Comprehensive Plan will involve a range of code amendment projects in coming years and the launch of that effort is reflected in the 2017 program. Additionally, we can sometimes complete projects faster than anticipated. Other times, priority projects we thought would be viable turn out after researching the issues to not be good candidates for legislative changes and we must pull from other projects deeper on the list. We also see value in providing ‘the big picture’ list of projects so the Commission and public is aware of legislative work that likely will be advanced as priorities in future work programs.

At this time, we anticipate that resources available for long-range planning will remain stable for the next year and we will plan for a one meeting per month, making adjustments as needed. No meeting is planned for January or July, 2017 to help accommodate Commissioner and staff holiday and vacation planning.

\*Priority projects for 2017 are noted using underlined red text below

Mandated Code Changes			
	Project Name	Brief Summary	Status
1	Placeholder	This is a general placeholder for projects responding to future mandates. Direction for code changes can come from many sources including the Oregon Legislature, Gorge Commission, FEMA, etc. Staff has no way to predict how many projects may fall into this category in 2017, or the resource requirements.	Placeholder
<u>2</u>	<u>Flood Map and Flood Insurance Study Update (PC-2013-2899)</u>	Mandatory Flood Map and Flood Hazard Ordinance Revisions based on updated FEMA flood studies. Multnomah County Flood Insurance Study also will be updated.	This project is underway but FEMA has not yet finalized the maps and study. No specific estimate is available from FEMA when final products will be released for County adoption but this will likely occur in 2017. Adoption of revised maps and study is mandatory.
3	EFU Replacement Dwelling (PC-2013-3193)	Amend replacement dwelling standards in EFU zone based on changes to state law in 2014 (HB 2746). Expands provisions for replacement dwellings.	Project has been scoped. Multnomah County has authority to apply statute directly until such time amendments are approved. Expanded replacement dwelling regulations sunset in 2024.

Projects Started, But Not Finished			
	Project Name	Brief Summary	Status
<u>4</u>	<u>Code Consolidation (PC-2015-4679)</u>	Consolidate land use code chapters 11.15, 11.45, 33, 34, 35, 36, 37 and portions of Chapter 29 for efficiency. Scope is to consolidate code and fix minor housekeeping issues.	In progress. Anticipated completion in 2017.
<u>5</u>	<u>Select 2016 Comprehensive Plan Policies</u> (Attachment A provides a summary of major policy implementation topics from 2016 County Comprehensive Plan)	<ul style="list-style-type: none"> <li>• <u>Policy 2.16:</u> Rural Center Commercial and Industrial Uses</li> <li>• <u>Policy 2.42:</u> Agricultural Topsoil Fill</li> <li>• <u>Strategy 3.18-1, Policy 3.19, Policy 3.20:</u> Farm Stands</li> <li>• <u>Strategy 3.15-1, 3.15-2:</u> MUA-20 Right to Farm Covenant</li> <li>• <u>Policy 3.21:</u> Wineries</li> <li>• <u>Policy 3.26, Policy 3.27:</u> Agri-tourism</li> <li>• <u>Policy 3.3:</u> Lot of Record Deed Restriction</li> <li>• <u>Policy 5.18-5.26:</u> Update SEC Maps, overlay extent and stream centerlines</li> <li>• <u>Policy 5.28:</u> Wildlife Advisory Committee</li> <li>• <u>Strategy 6.1-4:</u> Historic Preservation</li> <li>• <u>Policy 7.7:</u> Extend Fire Safety Standards</li> <li>• <u>Strategy 11.10-1:</u> Public Facilities</li> <li>• <u>Policy 10.11:</u> Building, Plumbing, Electrical,</li> </ul>	Projects are in various stage of scoping.

		<p>Mechanical Standards for Floating Structures</p> <ul style="list-style-type: none"> <li>• <a href="#">Policy 11.12</a>: Water Supply</li> <li>• <a href="#">Policy 11.13</a>: Wastewater Disposal</li> <li>• <a href="#">Strategy 11.14-2</a>: Undergrounding Communication Lines</li> </ul>	
6	Thresholds for Raising Fowl (PC-2013-3094)	Define thresholds for raising of fowl (ex. chickens) for personal and commercial use.	Multiple work sessions have been held on this project.
7	Property Line Adjustments (PC-2014-3619)	Consider code amendments addressing whether lots with road frontage should maintain that frontage after a PLA. Also assess standards related to septic drainage systems. Consider adding flexibility to EFU equal area requirements for PLAs to include adverse possession claims and to fix encroachment issues.	Initial scoping has occurred.

## New Projects

	Project Name	Brief Summary	Status
<a href="#">8</a>	<a href="#">Lot of Record Maps</a>	Adopt historic tax assessment property configuration maps and establish associated standards to help streamline Lot of Record (legal parcel) determinations.	Not yet begun
<a href="#">9</a>	<a href="#">Short Term Rental</a>	Add short term rental definition and potentially amend Home Occupation regulations to clarify how much of home can be dedicated to short term rental and consider requiring owner occupancy.	Not yet begun
<a href="#">10</a>	<a href="#">Surveys Required</a>	Assess when a survey should be required to confirm new development is accurately sited, particularly with respect to property setbacks. Objective is to address issue of structures not being constructed in the approved locations.	Not yet begun
11	Code changes related to Measure 49 approved dwellings and properties	Consider code amendments to reference unique allowances and restrictions related to 2007 property rights Ballot Measure 49 approved dwellings and properties. Topics to research include but are not limited to farm and forest zoning aggregation requirements, property line adjustment restrictions and references for setbacks to different types of forest dwellings in CFU zones.	Not yet begun
12	Consider adopting LiDAR visibility maps to exempt more development requests from SECV review.	Multnomah County produced aerial LiDAR based maps identifying lands topographically visible at different altitudes above the ground from local Identified Viewing Areas. Project goal is to legislatively adopt LiDAR based maps within the boundaries of the SECV zoning district so staff has authority to exempt projects from SECV review which will not be visible. Staff currently must make this determination through a land use review.	Not yet begun
13	SECV exemption	Create exemption to SECV permit for small projects, such as an addition, if pre-defined colors and materials used. Will need to define size of qualifying projects.	Not yet begun

14	Expiration of Type 1 permits	Consider adding expiration language for Type 1 permits.	Not yet begun
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## Housekeeping

	Project Name	Brief Summary	Status
15	Placeholder	This is a general placeholder for housekeeping items. Housekeeping items are typically small corrections or simple code improvements typically not requiring multiple worksessions.	Placeholder

## Projects Currently On-Hold

	Project Name	Brief Summary	Status
16	Extending Wildlife Habitat Tax Deferral Program (PC-2015-4551)	Implements Comp Plan Policy 5.3 (Formerly Policy 3.2 of the 2015 Sauvie Island / Multnomah Channel Rural Area Plan). Extends the county's wildlife habitat tax deferral program to additional zoning districts.	A briefing has been held with the Commission. ODFW must take action before county code amendments can be adopted. Project advancement dependant on ODFW resource availability.
17	NSA Cumulative Effects (PC-2013-3021)	Amend Chapter 38 to incorporate provisions to address cumulative effects to natural and cultural resources.	<p>We are waiting for notification from the Columbia River Gorge Commission to adopt these mandated code amendments. It is unknown whether staff resources will be required in 2017 for this particular project.</p> <p>On a broader note - The Columbia River Gorge National Scenic Area was established by congress in 1986 and regulation of land use occurs through implementation of the Columbia River Gorge Management Plan which was last updated in 2004. The Gorge Commission has decided to initiate a Plan update process in 2017. Staff will keep the Commission informed on this Plan update process.</p>
18	Marijuana Business Amendments	Amendments based on experience regulating MJ Businesses.	Not yet begun

## Attachments

Attachment A – Summary of Major Policy Implementation Topics From 2016 County Comprehensive Plan.  
The full 2016 Comprehensive Plan is available on-line: <https://multco.us/landuse/comprehensive-plan>