

DEPARTMENT OF COMMUNITY SERVICES
LAND USE PLANNING DIVISION
MULTNOMAH COUNTY PLANNING COMMISSION

MINUTES OF APRIL 1, 2017

- I. Call to Order:** Chair John Ingle called the meeting to order at 6:37 p.m. on Monday, March 6, 2017 at the Multnomah Building, Room 101, located at 501 SE Hawthorne Blvd., Portland, OR.
- II. Roll Call:** Present - John Ingle, Katharina Lorenz, Susan Silodor, Timothy Wood, Bill Kabeiseman, Jim Kessinger and Chris Foster. Absent – Alicia Denney
- III. Approval of Minutes: February 6, 2017 -** Motion by Kabeiseman; seconded by Lorenz. Motion passed unanimously.
- IV. Opportunity to Comment on Non-Agenda Items:** None.
- V. Briefing: 2014 – 2015 Department of Land Conservation and Development Oregon Farm and Forest Report** – Adam Barber, Multnomah County Senior Planner. Every two years DLCD releases data on residential use permits issued on farm and forest lands around the State. He highlighted several key points from the report. 25% of the State is in a farm use zone. 5.7 billion dollars in revenue are generated by agricultural uses which is roughly 11% of the net state product. 225 different crops are grown in the State. 97% of Oregon farms are still family owned. Multnomah County has approximately 600 farms that average 50 acres in size which generated \$70 million in sales in 2012. Oregon saw 500 dwellings approved on farm land and half of those were replacement dwelling. The State saw 96 new primary dwellings permitted on a vacant farms and Multnomah County had 9 of those dwellings. 19% of private lands in Oregon are in a forest zone. This work matters and he thanked the Commissioners for their commitment to preserving State planning goals within Multnomah County.

Michael Cerbone , Planning Director, added that under Measures 37 and 49 the State saw 6,235 new farm and forest dwellings and 3,951 new parcels. Multnomah County received 72 claims; 50 were approved for a total of 84 new dwelling and 39 new parcels.

- VI. Work Session: Economic, Social, Environmental and Energy (ESEE) Report Adoption and Significant Environmental Concern Zoning Map Updates (PC-2017-7228) -** Rich Faith, Multnomah County Senior Planner, stated that statewide planning goal 5 covers more than a dozen resources including natural resources such a streams, wetlands and wildlife habitat in addition to scenic and historic areas and open spaces. Rules pertaining to Goal 5 are found in Oregon Administrative Rules Division 23 which sets the resource inventory and protection requirements that local governments must follow when dealing with their Goal 5 resources. There are two approaches that local governments can take to inventory and protect the major resources including riparian corridors, wetlands and wildlife habitat. The standard process states that once the inventory is completed the local government is required to identify conflicting land uses and then examine the impacts of allowing, limiting, or not allowing these uses within Goal 5 resource sites. The alternative process provides local governments with an objective “safe harbor” method for inventorying and protecting these resources which avoids the need to perform a local ESEE analysis but takes away the flexibility available under the standard process.

The County uses a Significant Environmental Concern (SEC) overlay to protect these resources from conflicting uses. In 2007 the County conducted an analysis of its current SEC zoning to see if it complied with Metro’s Urban Growth Management Functional Plan Title 13 requirements. Based on a code analysis and comparison, the County amended its SEC-wr and SEC-s zones within Metro’s

boundary to make them compliant with Metro requirements. Since the adoption of Policy 21 as part of the East of Sandy River Rural Area Plan, the County has not amended its zoning map to apply the SEC-s overlay to the six streams determined to be significant in that plan area. It was determined that the map amendment could be done when the Rural Area Plan is updated, but that idea was abandoned in favor of doing a full Comprehensive Plan update. A comparison of the County's current resource inventories with the various new data sources concluded that there are significant riparian corridors and wildlife habitat areas and that an ESEE analysis would need to be done in order to amend the applicable SEC zoning maps to include these additional resource lands.

There are three legislative actions required to implement the Comprehensive Plan policies pertaining to Riparian Areas and Fish and Wildlife Habitat. The first would be to adopt the two supplemental ESEE reports that provide the analytic justification for limiting development activity within these natural resource areas through SEC overlay zoning as part of the County Comprehensive Plan. The second would be to amend the County zoning map to include these new resource areas within the boundary of the applicable SEC overlay zone – SEC-s, SEC-wr and SEC-h – and to update and adjust the SEC-s and SEC-wr maps to more accurately show riparian corridor centerlines based on more recent data. The third action is to amend the text of the SEC-s zone to reference the supplemental ESEE reports and to add a description of the Stream Conservation Area for the new significant riparian corridors as the area extending 150 feet on both sides of the centerline of streams. The SEC-s Stream Conservation Area would remain unchanged for those streams where it currently extends 300 feet on both sides of the stream or where the width now varies within Metro jurisdictional boundary.

Faith went on to point out that the SEC overlay standards themselves are not changing. He presented maps of the riparian areas and wildlife habitat that reflect the findings of the Supplemental Goal 5 ESEE analysis conducted for the East and West of the Sandy River Areas prepared by the Angelo Planning Group in 2016. Then he shared the same information for the West Hills and Sauvie Island Multnomah Channel.

The Planning Commission discussed the wildlife habitat map for the Sauvie Island/Multnomah Channel area with questions about where ODFW obtained its data. The Planning Commission would like to see the report that explains how this map was derived and what the source of information is that went into compiling the maps. Rich said the maps are a compilation of many data layers and that he would try to track down a report with that information.

- VII. Director's Comments:** Michael Cerbone, Planning Director, announced that they have two new employees arriving this month. The first is Kevin Sutherland our new Debris Management Coordinator, who will be with us for a year through a grant from the Department of Homeland Security to help the county be ready for the debris resulting from a natural disaster. The second is an Assistant Planner, Jason Barnstead-Long to fill a current planning vacancy making the Planning Division fully staffed. He also shared that notice was sent to all unincorporated property owners regarding the Urban Rural Reserve process for adopting new court findings by the Board of County Commissioners on May 4, 2017. We have started recruitment for a new east side planning commissioner. As part of his review of the Compliance program he and the Compliance officer have conducted two neighborhood open houses in the West Hills and Corbett and the third will be held tomorrow night at the Sauvie Island Academy.

Meeting adjourned at 8:00 p.m.
Recorder, Stuart Farmer