

## *Attachment A:*

### *Other Identified Projects*

Attachment A provides a list of other identified projects that are important, but are not included in the current work program. Staff maintains this list as a way to keep track of projects for inclusion in future work programs along with other sources such as legislative bills related to land use and the 2016 Comprehensive Plan. Though other identified projects are not included in the current work program, projects may be brought to the Planning Commission when an issue becomes more pressing and/or the opportunity arises to elevate the project. These projects (or specific aspects of these projects) may be bundled with related projects for efficiency.

#	Project Name & Project Number if assigned	Brief Summary	Status	Year Added  And Source
<b><i>Significant Environmental Concern Permit / Goal 5 Resources</i></b>				
C.1	ESEE Implementation  (PC-2017-7228)	Updates to SEC habitat, SEC stream and SEC water resource extent based off the 2016 Comprehensive Plan ESEE analyses.	Work session held April 3, 2017	2017  Comp Plan
C.2	Update SEC Maps, overlay extent and stream centerlines (PC-2017-9602)	Implements Comprehensive Plan Policy 5.18 - 5.26: Update SEC maps and stream centerlines.	Some mapping has occurred. May integrate with ESEE project above	2017  Comp Plan

C.3	SEC-h building footprint	Implements Comprehensive Plan Policy 5.36: Limit size and footprint of houses in SEC-h overlay in order to minimize harm to wildlife.	Not yet begun	2018 Comp Plan
C.4	Tree Removal and Tree Planting in SEC-h	Implements Comprehensive Plan Policy 5.40: Update development requirements related to tree removal and tree plantings.	Not yet begun	2018 Comp Plan
C.5	Add prohibited uses list to PAM code from the West Hills Reconciliation Report	Amend PAM code to specifically list prohibited uses that are in the West Hills Reconciliation report. Consider adding the allowed and conditional uses from the Reconciliation Report as well.	Not yet begun	2019 Staff
C.6	SEC-h Sub-designations	Consider sub-designations in the SEC-h that are protective of species of concern / critical habitat areas. This would require additional ESEE analysis to determine the geography and recommended criteria for these additional Goal 5 overlays.	Not yet begun	2019 Request ed by FPNA
C.7	Clarify term 'within' at MCC 39.5860 (B)(2)	39.5860 (B)(2): Consider a definition for the term 'within' for MCC 39.5860(B)(2): "Development shall occur <b>within</b> 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site."	Not yet begun	2020 Staff
C.8	SEC criteria – vegetation favorable to pollinators	Consider SEC mitigation criteria that allows for native shrubs / low growing vegetation that favors pollinators (bees, butterflies etc.). Such provisions may be especially useful under power lines easements.	Not yet begun	2019 Request ed by FPNA

C.9	Define 'subject property' for the purpose of MCC 39.5860(A)(7)	Consider defining 'subject property' for the purpose of MCC 39.5860(A)(7), "The nuisance plants in MCC 39.5580 Table 1 shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property." This would be helpful when considering projects that are within an easement.	Not yet begun	2019 Request ed by FPNA
C.10	Simplify and Restructure the SEC Code	The SEC code appears to have become increasingly complex and difficult to navigate. The goal of this project will be to achieve the same or better Goal 5 protections through a more streamlined SEC Code.	Not yet begun	2020 Staff
<b><i>Public Facilities and Utilities</i></b>				
C.11	Public Facilities	Implements Comprehensive Plan Strategy 11.10-1: Public Facilities. Requires alternatives analysis prior to approving electrical substation or water system storage tank or reservoir intending to solely serve uses within the UGB.	Not yet begun	2017 Comp Plan
C.12	Under-grounding Communication Lines (PC-2019-11702)	Implements Comprehensive Plan Strategy 11.14-2: Undergrounding Communication Lines. Require undergrounding of personal power and communication lines serving new or replaced development.	Not yet begun.	2019 Comp Plan

***Procedures, Review Process, Use Assessment, Covenants, Tax Deferral, Lot of Record***

C.13	Lot of Record Maps	Adopt historic tax assessment property configuration maps and establish associated standards to help streamline Lot of Record (legal parcel) determinations. Consider process improvements including creating a Type 1 lot of record review.  Comprehensive Plan Policies 1.1 and 2.40	Not yet begun	2017  Comp Plan
C.14	Lot of Record Flexibility	Concept: Create a degree of flexibility in the code around LOR. Are there any ways to better help property owners resolve LOR problems who didn't create the issue?	Not yet begun	2020  Staff
C.15	Lot of Record Deed Restriction	Implements Comprehensive Plan Policy 3.3: Lot of Record Deed Restriction.	Not yet begun	2017  Comp Plan
C.16	Procedural Provisions Update (PC-2012-2296)	Update procedural provisions for clarity and alignment with Statutes.	On-hold	2012  Staff
C.17	Review Processes	Consider most appropriate review path for uses in County zones.  Comprehensive Plan Policies 1.1 and 2.40	Not yet begun	2018  Comp Plan
C.18	Conditional Uses	Re-evaluate Conditional Use / Community Service provisions to determine if currently listed Conditional	Not yet begun	2018  Comp Plan

		<p>Uses are still appropriate within each zoning district.</p> <p>Comprehensive Plan Policies 2.8 and 3.6</p>		
C.19	<p>Right to Farm and Forestry Measures in RC &amp; MUA-20</p>	<p>Implements Comprehensive Plan Policy 2.32 &amp; Strategy 3.15-1 &amp; 3.15-2:  Implement right to farm measures for new or expanding uses in RC zone when adjacent to EFU or CFU zones.  Implement right to farm measures for new, replacement, or expanded uses on MUA-20 zone when adjacent to EFU or CFU. Includes deed restriction for new and replacement dwellings and additions protecting surrounding forestry practices.</p>	<p>Not yet begun</p>	<p>2018  Comp Plan</p>
C.20	<p>Extending Wildlife Habitat Tax Deferral Program (PC-2015-4106)</p>	<p>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.</p> <p>A briefing was held with the Planning Commission. ODFW must take action before county code amendments can be adopted. Project advancement dependent on ODFW resource availability.</p>	<p>On-hold</p>	<p>2016  Comp Plan</p>

C.21	Creating distinct tiers for Type 1 permits	<p>Explore to create a distinction between Type 1 reviews that require an application that is assigned and processed by a planner and those that are processed over the counter.</p> <p>A possible example:</p> <p>Type 1-a: Building Permits, Type A Home Occupations, Floating Home Permit, sign permit etc.</p> <p>Type 1-b: Erosion and Sediment Control, Flood Development, etc.</p> <p>The idea is that Type 1-a follows a relatively simpler, quicker process than Type 1-b.</p>	Not yet begun	2019 Staff
C.22	Add standards to CS and CU in the National Scenic Area code (NSA)	Consider adding Conditional Use criteria to CS uses in Chapter 38 (NSA). Request to tie CU/CS to site review criteria.	Not yet begun	2019 Staff
<b><i>Other Projects</i></b>				
C.23	Code changes related to Measure 49 approved dwellings and properties and Lot of Record	<p>Add a standard in MCC 39.3005 (Lot of Record Generally) that explicitly allows the County recognize remainder lots or parcels.</p> <p>Also 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, PLA</p>	Not yet begun	2016 Staff

		restrictions and references for setbacks to different types of forest dwellings in CFU zones.		
C.24	Short Term Rental	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	2017 Staff
C.25	Surveys Required (PC-2019-11569)	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	2016 Staff
C.26	Non-Conforming Uses	Update non-conforming use standards. Consider other models including City of Portland, and consider breaking standards into sub-categories such as use, structure, and setback.	Not yet begun	2018 Staff
C.27	Signs	Re-evaluate sign code provisions for possible updates.	Not yet begun	2018 Staff
C.28	Property Line Adjustments (PC-2014-3619)	Consider making PLAs a Type I permit. Consider code amendments addressing whether lots with road frontage should maintain that frontage after a PLA. Also, assess standards related to septic drainage systems.	Not yet begun	2013 Comp Plan

C.29	Emergency Projects	<p>Create an expedited permit review process for reconstruction in the event of widespread community emergency. Establish requirement that a bond be submitted for all emergency repair/response projects.</p> <p>Review APA model disaster ordinance to see if there are some things we should do now (procedurally) to make sure we can function after a disaster if we can't get a PC quorum together, or to speed up permit review somehow. Proactively adopt alternative procedures or even rules for rebuilding in the event the governor declares an emergency that lasts longer than X days?</p>	Not yet begun	2018 Staff
C.30	Oxbow Park District	<p>Implements Comprehensive Plan Policy 8.11-1: Work with Metro to develop a park designation for Oxbow Park.</p> <p>Update park and public lands maps in the Comp Plan.</p>	Not yet begun	2018 Comp Plan
C.31	Historic Preservation	<p>Implements Comprehensive Plan Strategy 6.1-4: Historic Preservation</p> <p>-Add uses to HP overlay</p>	Not yet begun	2018 Comp Plan
C.32	Rural Center Commercial and Industrial Uses	<p>Implements Comprehensive Plan Policy 2.16: Rural Center Commercial and Industrial Uses. Removes limitation that industrial uses must serve the rural community and surrounding area.</p>	Initial scoping begun	2017 Comp Plan



C.33	Private Property Burials	Assess whether land use code should be amended to address requests for private property burials. Preliminary goal is to have ability to authorize, where allowable, in a short timeframe.	Not yet begun	2016 Staff
C.34	Accessory Structure Provisions	1) Clarify how one story is measured for Allowed Use review. Intent is to prevent easy unpermitted conversion of storage loft to living space.  2) Consider limiting size of tree houses to discourage unpermitted occupation as living quarters.	Not yet begun	2019 Staff
C.35	Tualatin Basin Water Quality	Assess the exemption in the Geologic Hazard provisions which refer to Tualatin Basin water provisions (OAR 340-041-0345(4)) to see if exemption language can be relaxed further and whether doing so would require amendments to Erosion and Sediment Control, Minimal Impact Project and Stormwater Control provisions for compliance with DEQ rules. The driving issue is that minor projects in the Tualatin Basin are occasionally being required to go through GH review rather than ESC or MIP review.  Amendment should indicate that erosion and sediment control practices are still required for ground disturbing activities.  This issue was scoped as part of PC-2016-5384 where it was determined a discrete project was warranted. Further research needed, including discussion with DEQ	Not yet begun	2019 Staff

C.36	Flood Hazard Rewrite	Rewrite Flood Hazard code to improve readability.	Not yet begun	2019 Staff
C.37	Willamette River Greenway Updates	Implements Comprehensive Plan Policy 5.15; Update to WRG regulations.	Not yet begun	2016 Comp Plan
C.38	Temporary Use of Live-aboard Boats	Implements Comprehensive Plan Policy 10.15: Consider standards to allow temporary use of live-aboard boats.	Not yet begun.	2018 Comp Plan
C.39	Third Party Experts	Should the Administrative Procedures be amended to specify that the Planning Director has the authority to require a third party expert(s), when the Planning Director believes that an outside expert should provide additional information and/or that a second opinion is warranted in order to provide more clarity/certainty in a land use matter?  Should applicant be required to pay third party expert?	Not yet begun	2019 Staff

C.40	Parking Code	<p>Update the use formulas in the County's parking code.</p> <p>Consider, among other things, the parking requirements for religious uses – currently tied to pew space.</p> <p>Update to reflect uses currently in code.</p> <p>Expressly allow option for parking study.</p> <p>Also consider removing barriers to and adding support for Transportation Demand Management Strategies in the Zoning code (i.e. parking fees), per TSP.</p>	Not yet begun	<p>2019</p> <p>Request ed by FPNA</p> <p>And TSP</p>
C.41	<p>CU and CS Code</p> <p>Provide factors relating to 'Character of the area'</p>	<p>Conditional Use Approval criteria that the use be consistent with the character of the area - consider adding the word 'rural' to that standard. Standard is at MCC 39.7015()(1): "Is consistent with the character of the area"</p>	<p>Not yet begun</p> <p>Requested by FPNA</p>	<p>2019</p> <p>Request ed by FPNA</p>
C.42	<p>Define the term 'primarily' in the standard at MCC 39.7015(A)(8)</p>	<p>Consider project to define the term 'primarily' in the standard at MCC 39.7015(A)(8): "The use is limited in type and scale to primarily serve the needs of the rural area."</p>	Not yet begun	<p>2019</p> <p>Request ed by FPNA</p>
C.43	<p>Tie Design Review standards to native plant list</p>	<p>Similar to above, consider tying Design Review landscaping standards to same native plant list with same prohibition on nuisance plants.</p>	Not yet begun	<p>2019</p> <p>Request ed by FPNA</p>

C.44	Retroactive permitting of structures that do not meet current zoning.	Consider criteria for retroactive compliance for structures and development if they would have met certain zoning requirements in effect at the time but didn't receive land use or building permits.	Not yet begun	2020 Staff
C.45	Metro – Regionally Significant Industrial Areas	Parts of Unincorporated Multnomah County are designated as Regionally Significant Industrial Areas (RSIA) by the State and Metro. There are criteria for uses and development that are not listed in the zoning code. Currently, planners instruct applicants and potential buyers to look into Metro's requirements found in Metro's Title 4.	Not yet begun	2020 Staff
C.46	Exemption for small temporary accessory structures	Add exemptions for all land use review for small temporary accessory structures such as children's play houses, mailboxes, dog houses, etc. May not be able to exempt in FH zone per FEMA requirements. May need to define thresholds, such as assuming no BP needed, not occupiable space and no more than one story. LUP team discussed on 7/24/20 and agreed such an approach would be helpful. See Tualatin code for example.	Not yet begun	2020 Staff
C.47	Restriction on city or county refusal of building permit in residential subdivision	Add new provision to Land Division Code:  ORS 455.175  Restriction on city or county refusal of building permit in residential subdivision  Note: 455.175 (Restriction on city or county refusal of building permit in residential subdivision) was enacted into law by the Legislative Assembly but was not added to or made a part of ORS	Not yet begun	2020 State

		chapter 455 or any series therein by legislative action.		
C.48	Clarifying intent of 'customarily incidental or subordinate' in accessory structure code.	Consider clarifying "customarily incidental or subordinate" language in accessory structure code.	Not yet begun	2020 Staff
C.49	TSP Update  Amend Comp Plan – Adding a Transit Element to the Transportation System Plan	HB 2017 (2017) provides for rural transit in counties. Project will consist of developing a transit element to the Transportation System Plan (Chapter 12 of the Comprehensive Plan).	Project scoping in progress.	2017 State: HB 2017 (2017)  <i>Chapter 750, (2017 Laws): Effective date October 6, 2017.</i>
C.50	Agricultural Fill Revisions (PC-2016-5384)	Agricultural Fill regulations were adopted on March 14, 2019 through County Ordinance 1271 as part of a larger legislative project related to regulation of ground disturbing activities (project PC-2016-5384). In implementing the Agricultural Fill regulations, staff have identified provisions of the Code that would benefit from further study and possible amendment.	Not yet begun	2020 Comp Plan  County Ord. 1271

C.51	Zoning Designations in the Columbia River Gorge National Scenic Area	Update zoning designations and boundaries in the Columbia River Gorge National Scenic Area consistent with the Columbia River Gorge Management Plan.	Scoping begun	2021 CRGNS A Management Plan
C.52	Emergency shelters / affordable housing	Limits local government's restrictions on conversions of certain properties into emergency shelters or affordable housing. 'hotel or motel, to use as an emergency shelter' – Applies inside the Urban Growth Boundary.  Chapter 16, (2021 Laws): Effective date May 6, 2021.  <a href="https://olis.oregonlegislature.gov/liz/2021R1/Measures/Overview/HB3261">https://olis.oregonlegislature.gov/liz/2021R1/Measures/Overview/HB3261</a>  May add to Part 6 of the zoning code as applicable within the UGB only.	Not yet begun	2021 State:  HB 3261 (2021)  <i>Chapter 16, (2021 Laws): Effective date May 06, 2021.</i>
C.53	Judgments Affecting Lawful Units of Land	Provides that lawful units of land whose property lines are relocated by certain judgments remain lawful units. Prohibits requiring additional validating procedures or denying permits because of judicial boundary changes.  HB 2312 (2021)  Chapter 219, (2021 Laws): Effective date January 01, 2022.	Not yet begun	2021 State:  HB 2312 (2021)
C.54	Scenic Area Recreational Uses	NSA Recreational Uses:  Need to eliminate individual recreational uses listed in individual zones.	Net yet begun	2023 Staff

		<p>Instead create use in each zone along the lines of, "Recreational Uses pursuant to the uses listed in recreational intensity class...</p> <p>Or something along those lines. - issue arose when researching park and ride / shuttle use in GS-PR zone.</p>		
C.55	Psilocybin	Psilocybin-product manufacturing and psilocybin service centers in unincorporated Multnomah County	Not yet begun	2020 Ballot Measure 109 (2020)
C.56	Rural ADUs and RVs as Rural Housing Option	Recent legislation provides the option to place accessory dwelling units (ADUs) or an recreational vehicle (RV) in certain rural zones.	Not yet begun	SB 391 (2021) SB 644 and SB (2023)