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2019 PLANNING COMMISSION WORK PROGRAM

Below is the 2019 Work Program to be discussed at the January 7, 2019 Planning Commission meeting. The following priorities informed project ranking:

- Mandated projects (Metro, Gorge Commission, FEMA, etc.)
- Projects with a health-life safety component
- Those that implement the 2016 Comprehensive Plan
- Amendments which result in efficiencies (procedural or otherwise)

Finalizing 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. However, staff will begin ‘on deck’ projects in table below if Work Program items are completed early. 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. A Planning Commission meeting will not be scheduled in August to help accommodate commissioner and staff vacations.

Table A: 2019 Work Program Projects

	Project Name& Year Either Added to Work Program or Identified	Brief Summary	Status
<i>Mandated Projects</i>			
A1	NSA Management Plan Changes; 2019	Placeholder for future changes to Chapter 38 (Columbia River Gorge National Scenic Area) in response to changes to the Columbia River Gorge Management Plan.	Unclear whether code changes will be required in 2019.
<i>Health-Life Safety Projects</i>			

A2	Wildfire Safety Improvements; 2017	Implements Comprehensive Plan Policy 7.7: Fire safety and mitigation standards in areas prone to wildfire risk. Also an action item identified in 2017 Multnomah County Natural Hazard Mitigation Plan (https://multco.us/em/natural-hazard-mitigation-plan-document-library)	Not yet begun
A3	Geologic Hazards; 2018	Implements Comprehensive Plan Policy 7.1-7.2: Update slope hazard maps and regulations. Consider Policy 7.3: Development protection regulations in high liquefaction risk areas. Also an action item in 2017 Multnomah County Natural Hazard Mitigation Plan (https://multco.us/em/natural-hazard-mitigation-plan-document-library)	A Briefing was held December 3, 2018. Additional scoping required before Worksession can be scheduled.
A4	Mass Gatherings; 2016	Implements Comprehensive Plan Policy 3.5: Mass Gatherings	A Briefing was held March 6, 2017 Staff has met with key agency stakeholders and is researching regulatory options
A5	Floating Structure Regulation (PC-2016-4910); 2012	Implements Comprehensive Plan Policy 10.11: Building, Plumbing, Electrical, Mechanical Standards for Floating Structures	Staff has begun exploring implementation options related to Portland's role as the contracted building agent for Multnomah County.
Efficiency Projects			
A6	Surveys Required; 2016	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
A7	Lot of Record Maps; 2017	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.	Not yet begun
Other Projects			
A8	ESEE Implementation (PC-2017-7228) 2017	Updates to SEC habitat, SEC stream and SEC water resource extent based off Comprehensive Plan ESEE analyses	Worksession held April 3, 2017
A9	Omnibus Housekeeping & Mandated Projects	This is a general placeholder for housekeeping & mandated items. Housekeeping items are typically small corrections or simple code improvements typically not requiring multiple Worksessions. Mandated projects often are associated with specific timelines directed by federal or state agencies. One approach could package all amendments into an annual omnibus ordinance.	Placeholder
A10	Short Term Rental; 2017	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
A11	Metro Parks Comp Plan Amendment; 2018	Amending the Multnomah County Comprehensive Plan to establish a park use in the West Hills and establish recreational trails	Type 4 Application under review

A12	Sam Barlow High School Goal Exception; 2018	Exception to statewide planning goal 11 to extend a sewer line from within the urban growth boundary to the Sam Barlow High School located outside the urban growth boundary.	Type 4 Application under review
A13	Drainage District Maintenance Activity Exemption; 2018	In the fall of 2018, Multnomah County was informed by the Federal Emergency Management Agency that an existing exemption within the county Flood Hazard code for drainage district maintenance activities was not compliant with the National Flood Insurance Program requirements. That exemption has been removed as requested. The Multnomah County Drainage District would like to work with Multnomah County and FEMA to explore if any flexibility exists to re-establish this or a similar exemption. This would only result in a legislative amendment if FEMA agrees flexibility exists.	Not yet begun

Table B: 'On-Deck' Projects

- Unlikely to be advanced in 2018 given existing resources. Can be considered for advancement to Table A Project List during future annual work program discussions

	Project Name & Year Either Added to Work Program or Identified	Brief Summary	Status
Significant Environmental Concern Permit			
B1	Update SEC Maps, overlay extent and stream centerlines (PC-2017-9602); 2017	Implements Comprehensive Plan Policy 5.18 - 5.26: Update SEC maps and stream centerlines	Not yet begun
B2	SEC-View expansion in West Hills; 2018	Implements Comprehensive Plan Policy 5.47: Consider expanding SEC-v overlay to west slope of West Hills.	Not yet begun
B3	Consider adopting LiDAR visibility maps to exempt more development requests from SECv review; 2016	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
B4	SECv efficiencies; 2016	Create Type 1 review and/or 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
B5	SEC-h building footprint; 2018	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

B6	Tree Removal and Tree Planting in SEC-h; 2018	Implements Comprehensive Plan Policy 5.40: Update development requirements related to tree removal and tree plantings.	Not yet begun
Public Facilities and Utilities			
B7	Public Facilities; 2017	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
B8	Water Supply; 2017	Implements Comprehensive Plan Policy 11.12: Water Supply. Requires water supply to new development to either be connected to a public water system capable of serving the development, or a private system meeting volume and pressure requirements of building and fire code.	Not yet begun
B9	Wastewater Disposal; 2017	Implements Comprehensive Plan Policy 11.13: Wastewater Disposal. Requires wastewater disposal for new development to either occur by connection to public sewer or by a private system meeting DEQ regulations.	Not yet begun
B10	Undergrounding Communication Lines; 2017	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. Possible candidate for housekeeping bill.
Procedures, Review Process, Use Assessment, Covenants, Tax Deferral			
B11	Procedural Provisions Update (PC-2012-2296); 2012	Update procedural provisions.	Planning Commission Worksessions held 10.1.12, 2.4.13 and 6.3.13. Project put on hold until after conclusion of Code Consolidation.
B12	Lot of Record Deed Restriction; 2017	Implements Comprehensive Plan Policy 3.3: Lot of Record Deed Restriction	Not yet begun
B13	Review Processes; 2018	Consider most appropriate review path for various uses.	Not yet begun
B14	Conditional Uses; 2018	Re-evaluate Conditional Use / Community Service provisions to determine if currently listed Conditional Uses are still appropriate within each zoning district. Consider adding Conditional Use criteria to CS uses in Chapter 38 (NSA)	Not yet begun
B15	Right to Farm and Forestry Measures in RC & MUA-20; 2018	Implements Comprehensive Plan Policy 2.32 & Strategy 3.15-1 & 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.	Not yet begun. Possible candidate for housekeeping bill.
B16	Extending Wildlife Habitat	Implements Comp Plan Policy 5.3 (Formerly Policy 3.2 of the 2015 Sauvie Island / Multnomah Channel	A briefing was held with the Planning Commission. ODFW must take action

	Tax Deferral Program (PC-2015-4106); 2016	Rural Area Plan). Extends the county's wildlife habitat tax deferral program to additional zoning districts.	before county code amendments can be adopted. Project advancement dependent on ODFW resource availability.
Misc. Projects			
B17	Willamette River Greenway Updates; 2016	Implements Comprehensive Plan Policy 5.15; Update to WRG regulations	Not yet begun
B18	Non-Conforming Uses; 2018	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
B19	Signs; 2018	Re-evaluate sign code provisions for possible updates.	Not yet begun
B20	Cidery Rules; 2018	Cidery rules based on HB 2159 & SB 677 (both bills from 2017 Regular Session)	Not yet begun
B21	Property Line Adjustments (PC-2014-3619); 2013	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. Consider adding flexibility to EFU equal area requirements for PLAs to include adverse possession claims and to fix encroachment issues.	Not yet begun
B22	Raising Fowl (PC-2013-3094); 2014	Define thresholds for raising of fowl (such as chickens) for personal and commercial use	Multiple work sessions have been held
B23	Emergency Projects; 2018	Create expedited permit review process for reconstruction in the event of widespread community emergency. Establish requirement that bond be submitted for all emergency repair/response projects.	Not yet begun
B24	Oxbow Park District; 2018	Implements Comprehensive Plan Policy 8.11-1: Work with Metro to develop a park zoning district for Oxbow Park	Not yet begun
B25	Temporary Use of Live-aboard Boats; 2018	Implements Comprehensive Plan Policy 10.15: Consider standards to allow temporary use of live-aboard boats	Not yet begun
B26	Rest Stop Facilities; 2018	Implements Comprehensive Plan Policy 11.18: Consider appropriate review for rest stop facilities to ensure compatibility with surrounding land use and minimize environmental impacts	Not yet begun
B27	Historic Preservation; 2017	Implements Comprehensive Plan Strategy 6.1-4: Historic Preservation	Not yet begun
B28	Rural Center Commercial and Industrial Uses; 2017	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.	Initial scoping begun. Possible candidate for housekeeping bill.
B29	EFU Replacement Dwelling (PC-2013-3193); 2015	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.

B30	Code changes related to Measure 49 approved dwellings and properties; 2016	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 restrictions and references for setbacks to different types of forest dwellings in CFU zones.	Not yet begun. Possible candidate for housekeeping bill.
B31	Biosolid pre-treatment; 2018	Permits onsite treatment of septage prior to application of biosolid on exclusive farm use land using treatment facilities that are portable, temporary and transportable by truck trailer during authorized period of time (2017 Regular Session HB 2179).	Not yet begun
B32	Private Property Burials; 2016	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
B33	Accessory Structure Provisions; 2019	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
B34	Tualatin Basin Water Quality; 2019	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.	Issue scoped as part of PC-2016-5384 where it was determined a discrete project was warranted. Further research needed, including discussion with DEQ.
B35	Flood Hazard Rewrite; 2019	Rewrite Flood Hazard code to improve readability	Not yet begun

Table C: Projects Completed Over Last Year

	Project Name& Year Either Added to Work Program or Identified	Brief Summary	Status
C1	Flood Map and Flood Insurance Study Updates (PC-2013-2899), (PC-2016-4907); 2013	Mandatory Flood Map and Flood Hazard Ordinance Revisions based on various updated FEMA flood studies. Multnomah County Flood Insurance Study also will be updated.	Planning Commission hearing held December 3 rd . Board of County Commissioners hearing occurred December 20 th . Project approved by emergency, effective December 20 th .
C2	NSA Cumulative Effects	Amend Chapter 38 to incorporate provisions to address cumulative effects to natural and cultural resources.	Planning Commission hearing held February 5, 2018. Board of County

	(PC-2013-3021); 2013		Commissioners hearing occurred March 15, 2018. Project approved.
C3	Affordable Housing (PC-2018-9900); 2018	Senate Bill 1051 requires county to review and decide on applications for certain housing developments containing affordable housing units within 100 days. Establishes standards of review for decision on applications for certain housing developments located within urban growth boundary. Prohibits county from prohibiting building accessory dwelling units in areas zoned for detached single-family dwellings. Requires county to allow nonresidential place of worship to use real property for affordable housing (2017 Regular Session SB 1051).	Planning Commission hearing held April 2, 2018. Board of County Commissioners hearing occurred June 7, 2018. Project approved.
C4	Grading and Erosion Control, Hillside Development and Large Fill Regulations (PC-2016-5384); 2017	Implements Comprehensive Plan Policy 2.42, 2.43 & 2.44; Agricultural fill operations, grading and erosion control regulations. Adds efficiency and clarity.	Planning Commission hearing held November 5 th . Board of County Commissioners has not yet taken action.
C5	Agri-tourism; 2016	Adopt Agri-tourism provisions	Board Adoption occurred July 26, 2018 via Ordinance 1261
C6	Expiration of Type 1 permits; 2016	Consider adding expiration language for Type 1 permits.	Board adoption occurred August 30, 2018 via Ordinance 1262