

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Policy Session Worksheet

**Presentation Date:** February 9, 2021 **Approx Start Time:** 2:30 PM **Approx Length:** 1 hour

**Presentation Title:** Creating the 2021-23 Long-Range Planning Work Program – BCC Priorities

**Department:** Transportation and Development

**Presenters:** Jennifer Hughes, Planning Director; Karen Buehrig, Long Range Planning Manager

**Other Invitees:** Dan Johnson, Director of DTD; Mike Bezner, Assistant Director of Transportation; Cheryl Bell, Assistant Director of Development; Lorraine Gonzales, Senior Planner

### **WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?**

The purpose of this policy session is to provide the BCC with an overview of the process for developing the 2021-23 Long Range Planning Work Program and to gather input on BCC priorities for the draft work program.

### **EXECUTIVE SUMMARY:**

**Background:** Since 2012, the Planning and Zoning Division has prepared a Long-Range Planning Work Program for the Board of County Commissioners (BCC) as a tool to prioritize and consolidate amendments to the Comprehensive Plan and Zoning and Development Ordinance (ZDO). The discussions about the work program have allowed for the integration of projects important to the community, as well as increased awareness on the scope of projects undertaken by long-range planners.

Over the past years, the Long-Range Planning program has implemented regulations related to marijuana, undertaken a comprehensive audit of the ZDO, worked with community members on the Park Ave Development and Design Standards project, partnered with other departments to develop regulations for Short Term Rentals, and completed many other transportation and land use projects that created plans and/or updated the Zoning and Development Ordinance.

Attachment A is the current FY 2019-21 Long Range Planning Work Program, which details the projects that are expected to extend into the FY 2021-23 work program (identified in RED).

**This year:** Public outreach to Community Planning Organizations and Hamlets, other interested parties and other county divisions began in October 2020 with a request for project suggestions, and a discussion was held at the Community Leaders Meeting on October 21, 2020. Thus far, we have received suggestions from three Community

Planning Organizations/CPO Summit, two organizations, two County divisions, three residents, one city in the County, and TriMet.

Attachment B summarizes input received to date. It also includes the projects that are projected to continue from the current work program, as well as other staff recommended projects.

**Factors Impacting the Long Range Planning Work Program:** There are several factors that influence the number and type of projects that can be included on the Long Range Planning Work program. These include:

- A. Staff availability. Currently, there is approximately two FTE, spread across four land use planners, available to work on long range land use projects and approximately two FTE, spread across three transportation planners, available to work on long range transportation projects.
- B. Current projects that will continue into the 21-23 work program cycle
- C. Grant funding. Grant funding allows a consultant to be hired to support project staffing needs.
- D. Minor code revisions, which are time-sensitive items identified by staff, or amendments required because of changes in state and regional requirements, are undertaken on an annual basis in addition to larger projects.

**Planning Commission Input:** On January 11, 2021, staff met with the Planning Commission to present the project suggestions received to date, and to allow for Planning Commission discussion on their priorities. Key items of interest to the Planning Commission members were:

- Reviewing the historic overlay designation
- Understanding which projects have the most impact on economic development
- The need to review the natural resources items, including work required related to the biological opinion on floodplain impacts

**Next Steps:** During this study session (held on February 9<sup>th</sup>), staff will provide an overview of the work program input received to date and hear from the Board on their priority long-range planning projects for 2021-23. Using all of the information gathered, staff will develop a draft work program. Currently, it is anticipated that a public meeting will be held at the March 8<sup>th</sup> Planning Commission meeting for public comment on the draft work program, and then the Planning Commission will discuss and make a recommendation to the BCC. Staff will return to the Board for another policy session (expected in April) for acknowledgement and finalization of the 21-23 work program.

**FINANCIAL IMPLICATIONS (current year and ongoing):**

Is this item in your current budget?       YES       NO  
This item is informational.

What is the cost?    \$      Unknown  
What is the funding source? General Fund/Road Fund

This item impacts the budget for the next two fiscal years. The cost of implementing the Long Range Planning work program is dependent on the number and position classifications of staff assigned to the work program projects, as well as the scale of the projects selected. The funding source is dependent on the selected projects, but generally they are funded by General Fund, Road Fund and grant funds.

#### **STRATEGIC PLAN ALIGNMENT:**

- How does this item align with your Department's Strategic Business Plan goals?

The Long-Range Planning Work Program supports the goal of providing “plan development (updates to the Comprehensive Plan, Transportation System Plan and Zoning & Development Ordinance), analysis, coordination and public engagement services to residents; businesses; local, regional and state partners, and County decision-makers so they can plan and invest based on a coordinated set of goals and policies that guide future development.”

- How does this item align with the County's Performance Clackamas goals?

The Long-Range Planning Work Program aligns with the following Performance Clackamas Strategic Priorities

- Build public trust through good government
- Grow a vibrant economy
- Build a strong infrastructure
- Ensure safe, healthy and secure communities
- Honor, utilize, promote and invest in our natural resources

#### **LEGAL/POLICY REQUIREMENTS:**

There are no identified legal requirements for adoption of the annual long-range planning work program. However, it is the county's policy to conduct an annual outreach process and public meeting before the Planning Commission prior to Board acknowledgement of the work program.

#### **PUBLIC/GOVERNMENTAL PARTICIPATION:**

Public outreach for the Long-Range Planning Work Program was conducted during October – December 2020. The public will have the opportunity to comment on the proposed 2021-23 work program at the Planning Commission meeting scheduled for March 8, 2021. Public outreach will be conducted between now and then to inform people about the program and the opportunity to comment.

#### **OPTIONS:**

This policy session is informational only, with the opportunity for the BCC to provide input into the draft Long Range Planning Work Program for 2021-23.

**RECOMMENDATION:**

None, this is an informational item only.

**ATTACHMENTS:**

**Attachment A:** 2019-2021 Long-Range Planning Work Program

**Attachment B:** 2021-2023 Long-Range Planning Work Program - Input Received from Outreach Efforts

**SUBMITTED BY:**

Division Director/Head Approval *Karen Buehrig*

Department Director/Head Approval *Dan Johnson*

County Administrator Approval \_\_\_\_\_

*For information on this issue or copies of attachments, please contact  
Karen Buehrig @ 503-742-4683*



## ATTACHMENT A Clackamas County Long-Range Planning Work Program for 2019-2021

Effective July 1, 2019 – June 30, 2021 (edited February 1, 2021 to reflect project status)

**The Long-Range Planning Work Program is a multi-year plan of major projects to be implemented over two years, structured around the need to update the Comprehensive Plan.**

The work program projects, listed by Comprehensive Plan chapter, were chosen after seeking suggestions from the public, county departments and other jurisdictions. The Board of Commissioners approved the plan based upon:

- A. Board of County Commissioners and Planning Commission priorities
- B. Alignment with the County's *Performance Clackamas* strategic plan and goals: 1) Grow a vibrant economy; 2) Build a strong infrastructure; 3) Ensure safe, healthy and secure communities; 4) Honor, utilize, promote and invest in our natural resources, and 5) Build public trust through good government.
- C. Availability of staffing and funding for consultants

A description of each project is on page 2, after the table. The shaded boxes show the planned timeframe for the project; the pencil icon means an issue paper will be written before any action is taken.

COMPREHENSIVE PLAN CHAPTER	PROJECT	FY 2019-2020				FY 2020-2021				FY 21-22	FY 21-22	FY 22-23	
		July-Sept 2019	Oct-Dec 2019	Jan-Mar 2020	April-June 2020	July-Sept 2020	Oct-Dec 2020	Jan-Mar 2021	April-June 2021	July 2021-Dec 2021	Jan 2022-June 2022	July 2022-June 2023	
Housing	<b>H-1: Update Comprehensive Plan Chapter 6: Housing</b> , taking into consideration the following topics: (Underway – Housing Issues Paper refined approach approved by BCC. See website - ) <ul style="list-style-type: none"> <li>• H-1A: Low-Density Residential Zoning Policies</li> <li>• H-1B: Housing Strategies</li> <li>• H-1C: Protect Neighborhood Character and R-10 Zoning</li> <li>• H-1D: Temporary Dwellings for Care</li> </ul>			✎									
				✎									
				✎									
				✎									
	<b>H-2: Short-term Rentals in Residential Areas - Completed</b>												
Transportation	<b>T-1: Damascus Area Transportation Needs – Delayed due to waiting for Supreme Court decision regarding the status of the city, which was released this summer. The project will likely start Feb/March 2021.</b>												
	<b>T-2: Arndt Road Goal Exception – Delayed due to Canby staff change over. The project will start February 2021.</b>												
	<del><b>T-3: Stafford Area Preliminary Infrastructure Assessment</b></del>												
	<b>T-4: Rhododendron Sidewalks – To be completed by June 2021</b>												
	<b>T-5: Barton Park Complex Master Plan – Completed</b>												
	<b>T-6: Oak Grove-Lake Oswego Ped/Bike Bridge Study - Completed</b>												
	<b>T-7: Transit Development Plan – To be completed by June 2021</b>												
	<b>T-8: Transportation Futures Study – Did not receive funding – Canceled</b>												
	<b>T-9: Fee In Lieu of (FILO) Sidewalks Review – To be completed by June 2021</b>												
Economics	<b>E-1: Update Comprehensive Plan Chapter 8, Economics</b>								✎				
	<b>E-2: Park Ave Development and Design Standards – To be completed by June 2021</b>												
Natural Resources and Energy	<b>NR-1: Update Comprehensive Plan Chapter 3, Natural Resources</b>									✎			
Other	<b>O-1: Minor and Time-Sensitive ZDO Amendments – Completed for FY 20, to be completed by June 2021 for FY 21. This is a yearly project.</b>												
	<b>O-2: Completion of ZDO Audit – Final phase not yet underway. Carry forward to next work program.</b>												

\*T-3, Stafford Area Preliminary Infrastructure Assessment, has been removed from the list because funds that Metro had on hold for this project are no longer available.



# ATTACHMENT A Clackamas County Long-Range Planning Work Program for 2019-2021

Effective July 1, 2019 – June 30, 2021 (edited February 1, 2021 to reflect project status)

KEY	
Comp Plan	The <b>Clackamas County Comprehensive Plan</b> is made up of policies, implementing strategies and standards that guide general land use and transportation in the county. See the Comprehensive Plan online at <a href="http://www.clackamas.us/planning/comprehensive">www.clackamas.us/planning/comprehensive</a> .
	<b>Issue papers</b> will be prepared to provide details on implementation issues such as costs, direct and indirect effects, community response, and consistency with local and regional standards. Projects are grouped with the related Comprehensive Plan chapter and will be evaluated as a part of the issue paper. This will provide the Planning Commission and Board of Commissioners more information about the project before deciding whether to move forward.
ZDO	<b>Clackamas County Zoning &amp; Development Ordinance</b> – the requirements and standards that are applied to determining land use in the county. See the ZDO online at <a href="http://www.clackamas.us/planning/zdo">www.clackamas.us/planning/zdo</a> .
	Red text and cell color – project status and changes to work program due to COVID and other delays

**HOUSING: H-1. Update Comprehensive Plan Chapter 6: Housing**, including, but not limited to, considering the following topics:

- **H-1A: Low-Density Residential Zoning Policies** – Based on the housing needs analysis, amend policies to apply different low-density residential zones (R-2.5 -- R-30).
- **H-1B: Housing Strategies**
  - Amend Comprehensive Plan and ZDO to address results of the housing needs analysis, implement recommendations expected from the Housing Affordability and Homelessness Task Force, and respond to Senate Bill 1051 (2017) and any housing legislation passed by the 2019 Oregon Legislature.
  - Consider restricting manufactured dwelling parks from being redeveloped with a different use.
  - Address the need to amend the ZDO to extend the transitional shelter community regulations, which will otherwise sunset August 28, 2019.
- **H-1C: Protect Neighborhood Character and R-10 Zoning**
  - Modify the ZDO to better protect neighborhoods from up-zoning and incompatible development.
  - Amend the ZDO to implement the Comprehensive Plan goal of protecting the character of low-density neighborhoods and require that development be compatible with the identified neighborhood character.
  - Adopt a local overlay area that freezes R-10 zoning and has higher standards for zoning approvals, or a limitation on the amount of development or infill allowed in the overlay area.
- **H-1D: Temporary Dwellings for Care** – Allow temporary dwellings for care only for property owners or heritage landowners. Require removal of temporary dwellings for care prior to title change or sale.

**H-2: Short-term rentals in residential areas** – Allow short-term rentals (e.g., Airbnb, VRBO, etc.) in dwellings.

## TRANSPORTATION

**T-1: Damascus Area Transportation Needs** – Review current plans for transportation projects on county roads in the unincorporated area formerly in the city of Damascus and outside Happy Valley’s planning jurisdiction, and identify needed projects to include in the county’s Transportation System Plan (TSP)

**T-2: Arndt Road Goal Exception** – Explore alignment options and undertake, as necessary, development of a Statewide Planning Goal exception to support the crossing of the Molalla River in relation to the Board of Commissioners’ goal to provide access from I-5 to the city of Canby.

~~**T-3: Stafford Area Preliminary Infrastructure Feasibility Assessment**~~ – *This project has been removed from the list because funds that Metro had on hold for this project are no longer available.*

**T-4: Rhododendron Sidewalks & Pedestrian Crossings** – Seek funds to address Oregon Department of Transportation design concerns in *Mt. Hood Villages Pedestrian & Bicycle Implementation Plan*, Appendix 3, for sidewalk / pedestrian capital projects.

**T-5: Barton Park Complex Master Plan** – Develop a master plan to ensure coordination and best use of facilities and amenities to meet the long-term needs of users.

**T-6: Oak Grove – Lake Oswego Pedestrian/Bicycle Bridge Feasibility Study** – Work with regional, state and federal partners to determine scope and special studies needed, and to identify appropriate project roles and contributions.

**T-7: Transit Development Plan** – Seek funding to develop strategies, actions and tools to make transit more usable in the county.

**T-8: Transportation Futures Study** – Develop long-term plan to identify top priority transportation improvements needed on state, regional and local systems in Clackamas County over the next 50 years.

**T-9: Fee In Lieu of (FILO) Sidewalks Review** – Amend fee-in-lieu-of-improvement provisions in ZDO 1007.

## ECONOMICS: E-1: Update Comprehensive Plan Chapter 8, Economics

**E-2: Park Ave Development and Design Standards** – Develop and implement public outreach on commercial design and development standards, assess the livability of adjacent residential neighborhoods, and draft proposed design and development standards to support community goals.

## NATURAL RESOURCES: NR-1: Update Comprehensive Plan Chapter 3, Natural Resources

## OTHER:

**O-1 Minor and Time Sensitive ZDO Amendments** will be presented for action to the Planning Commission and the Board of County Commissioners once a year, every year, as needed. Includes, but is not limited to, dog daycare/boarding, small-scale manufacturing (limited changes only) and increasing the distance for property owner notice of land use applications in rural areas.

**O-2 Audit of Zoning and Development Ordinance** – Continue and complete multi-year Zoning and Development Ordinance audit



**ATTACHMENT B**  
**Department of Transportation & Development**  
**2021-2023 Long-Range Planning Work Program - Input Received from Outreach Efforts (as of Feb 1, 2021)**

*The table below is organized by Comprehensive Plan chapter with related projects grouped under the overarching categories established by the Plan. Staff recommends that this structure be considered as a way to focus County efforts in the coming years of the work program and allow the pairing of a general Comprehensive Plan update with consideration of priority projects identified by stakeholders. In addition, for each project in the table, staff has identified the related goals from Performance Clackamas, the County's strategic plan.*

**County Strategic Goals:** *1) Grow a vibrant economy; 2) Build a strong infrastructure; 3) Ensure safe, healthy and secure communities; 4) Honor, utilize, promote and invest in our natural resources, and 5) Build public trust through good government.*

**Comprehensive Plan Chapters:** *1) Introduction; 2) Citizen Involvement; 3) Natural Resources and Energy; 4) Land Use; 5) Transportation System Plan; 6) Housing; 7) Public Facilities and Services; 8) Economics; 9) Open Space, Parks and Historic Sites; 10) Community Plans and Design Plans; 11) The Planning Process*

### **INTRODUCTION**

Once adopted, the long-range planning work program identifies the high-priority projects that have been suggested by staff, other county departments, the Board of Commissioners, the Planning Commission, community groups and/or members of the public. The process to select projects for 2021-23 began in fall 2020, when the public and county departments were invited to submit ideas. This opportunity was publicized through news releases, the county's quarterly newsletter, the county website, social media and emails.

Timeline: January 11, 2021 -- Planning Commission study session to receive an overview of suggested projects and discuss additional project recommendations from the Planning Commission. February 9, 2021 -- Board of County Commissioners policy session to receive an overview of the input and discuss additional project recommendations from the Board. March 2021-- Planning Commission public meeting to discuss recommended 2021-23 Long Range Planning Work Program. April 2021 -- Board of County Commissioners policy session for final acknowledgement of the work program.

### **INPUT RECEIVED ON LONG-RANGE PLANNING PROJECTS**

2021-23 Project Input ID #	Project	Description	Source of Proposal	Staff Comments	Exhibit Number	Clackamas County <ul style="list-style-type: none"> <li>Zoning and Development Ordinance Sections</li> <li>County Strategic Goals</li> </ul>
<b>Chapter 2: Citizen Involvement and Chapter 11: The Planning Process</b>						
21-23 Input-1	Public Notice	<p>Increase the appeal period for Type II land use decisions from 12 days to 35 days for CPOs, provided that a notice of intent to deliberate on whether to file an appeal is submitted within 12 days</p> <p>Require notice of appeal hearings for Type II land use decisions to be mailed a minimum of 35 days in advance of the hearing instead of the current standard of 20 days.</p>	Jennings Lodge CPO  CPO Summit	The minimum appeal period under state law is 12 days. A final local land use decision must be issued within 120 days of completeness determination (150 days outside urban growth boundaries). A 35-day appeal period and a 35-day hearing notice period, when combined with other processing requirements, will make it impossible to meet the urban standard for applications that are appealed.	3, 8	<ul style="list-style-type: none"> <li>ZDO 1307</li> </ul>
21-23 Input-2	Public Input on Storm Water Plans	Provide for public input on storm water plans prior to county approval of a land use application by requiring the applicant to submit comments from the storm water authority on the proposed storm water plan with their application or in advance of the public hearing.	Jennings Lodge CPO	Would require coordination with Water Environment Services and Oak Lodge Water Services and would increase some applicants' land use application costs due to the need to design the surface water management system prior to approval. Currently an applicant for certain types of development must submit a preliminary feasibility statement from the surface water management regulatory authority, but the authority can determine the degree to which the system must be designed in order to issue the statement.		<ul style="list-style-type: none"> <li>ZDO 1006, 1102, 1106, 1203</li> </ul>
<b>Chapter 3: Natural Resources and Energy</b>						
21-23 Input-3	ISSUE Paper - Update CP Chapter 3 Natural Resources	During the last work program discussion, many issues related to natural resources emerged. An Issue Paper is needed to create the best approach to handling the requirements related to FEMA, anticipated outcomes from the Climate Action Plan as well as other rulemaking around greenhouse gas reduction.	Planning and Zoning Staff		Staff	<ul style="list-style-type: none"> <li></li> </ul>
21-23 Input-4	Amend Flood Hazard Development overlay zone regulations per Biological Opinion	In April 2016, National Marine Fisheries Service delivered a jeopardy Biological Opinion to Federal Emergency Management Agency (FEMA), stating that parts of the National Flood Insurance Program (NFIP) could have a negative impact on the habitat of endangered salmon species. Local governments that participate in the NFIP will likely need to change their review process for floodplain development permits.	Planning and Zoning Staff	FEMA and the Department of Land Conservation and Development are working on guidance to local governments. Once released, the county will need to respond to the requirements in order to remain in the NFIP	Staff	<ul style="list-style-type: none"> <li>ZDO 703</li> <li>Performance Clackamas Goal 4</li> </ul>



<b>21-23 Input-5</b>	<b>Require alternatives analysis in natural resource overlay districts</b>	Require application materials to illustrate development alternatives to preserve trees and other natural features for properties within natural resource district overlays and properties with tree canopies and demonstrate why it is not feasible to use low-impact development techniques to protect trees and avoid encroachment in natural resource overlays.	Jennings Lodge CPO  Oak Grove Community Council	State law requires clear and objective standards for residential development which would prevent standards such as “feasible”. Staff has identified the need to review the code with respect to “clear and objective” standards. This is expected to be completed as a part of the Land Use Housing Strategies project (winter of 21/22)	8, 12	<ul style="list-style-type: none"> <li>• ZDO 703, 704, 705, 706, 709, 710, 1002</li> <li>• Performance Clackamas Goal 4</li> </ul>
<b>21-23 Input-6</b>	<b>Tree Canopy Preservation</b>	Amend ZDO to (1) Apply building limitations on developments to protect tree canopies for acreage with certain tree densities (based on a percentage of existing tree canopy or number of trees per acre) (2) Require developments with a certain percentage of tree canopy or number of trees per acre be submitted as a planned unit development. The intent is for at least 20% of the treed land to be preserved in open space tracts in order to protect significant trees. (3) Adopt a definition of “feasible” that would require trees to be preserved if development is still able to occur.	Jennings Lodge CPO	Current tree preservation standards are expected to be evaluated as part of the Housing Strategies project because state law requires that standards applied to housing be clear and objective and some of the county’s tree standards are not. Terms like “feasible” are not enforceable for residential development unless they are offered to a developer as an optional alternative to clear and objective standards.	8	<ul style="list-style-type: none"> <li>• ZDO 1002</li> <li>• Performance Clackamas Goal 4</li> </ul>
<b>Chapter 4: LAND USE</b>						
<b>21-23 Input-7</b>	<b>Eagle Creek Zoning</b>	Evaluate zoning of parcels along Eagle Creek Road from Currin Rd, north to Hwy 211 that are in commercial use but are zoned TBR, RRF-5, FF-10 and EFU	Eagle Creek Barton Community Council	Potentially related to economic development	7	<ul style="list-style-type: none"> <li>• Performance Clackamas Goal 1</li> </ul>
<b>Chapter 5: TRANSPORTATION</b>						
<b>21-23 Input-8</b>	<b>Damascus Area Transportation Needs (Continued from FY 19-21)</b>	Review current plans for transportation projects on county roads in the unincorporated area formerly in the city of Damascus and outside Happy Valley’s planning jurisdiction, and identify needed projects to include in the county’s Transportation System Plan (TSP)	Continue from current work program	Project Underway	Staff	<ul style="list-style-type: none"> <li>• Performance Clackamas Goals 2, 3</li> </ul>
<b>21-23 Input-9</b>	<b>Arndt Road Goal Exception (Continued from FY 19-21)</b>	Explore alignment options and undertake, as necessary, development of a Statewide Planning Goal exception to support the crossing of the Molalla River in relation to the Board of Commissioners’ goal to provide access from I-5 to the city of Canby.	Continue from current work program	Project Underway	Staff	<ul style="list-style-type: none"> <li>• Performance Clackamas Goals 2, 3</li> </ul>
<b>21-23 Input-10</b>	<b>Clackamas Bike-Walk Plan</b>	The Clackamas Bike-Walk Plan will update the Clackamas County Pedestrian and Bikeway Plans. These plans were last update in 2004	Transportation Staff	A Transportation and Growth Management (TGM) grant was awarded to undertake this project. Current the scope of work is being developed. It is anticipated to start in May 2021 and be completed by the end of 2022	Staff	<ul style="list-style-type: none"> <li>• ZDO 1013, 1007, 1015</li> <li>• Performance Clackamas Goals 1, 2, 3, 5</li> </ul>
<b>21-23 Input-11</b>	<b>Willamette River Crossing Feasibility Study</b>	Outcome of the Oak Grove to Lake Oswego Ped/Bike Bridge Feasibility Study. Analyze area north and south of Lake Oswego for potential crossing locations	Transportation Staff	Metro funded project	Staff	<ul style="list-style-type: none"> <li>• Performance Clackamas Goals 2, 3</li> </ul>

21-23 Input-12	Transportation System Plan Update	An update of the transportation system plan (TSP) was last undertaken between 2011-2013. It is time for review and update of the plan and the future needed project lists.	Transportation Staff	Multi-year project should begin in 2022 to build off of Clackamas Bike-Walk Plan outcomes	Staff	<ul style="list-style-type: none"> <li>Performance Clackamas Goals 2, 3</li> </ul>
21-23 Input-13	Oak Grove – Lake Oswego Pedestrian/Bicycle Bridge Feasibility Study	Resurrect the Oak Grove-Lake Oswego Ped/Bike Bridge project	Peter Goodkin – Lake Oswego resident – former Ped/Bike Advisory Committee member	The County has funds from Metro to undertake a project to identify appropriate crossing location between Oregon City and the Sellwood Bridge	1	<ul style="list-style-type: none"> <li>Performance Clackamas Goals, 1, 2, 3</li> </ul>
21-23 Input-14	Amend Damascus Area Transportation Needs	Amend T-1 and T-8 of the 2019-2020 work program to address court ruling of Damascus disincorporation.	Portland Metro Association of Realtors  Home Builders Association of Metro Portland	T-1 (Damascus Area Transportation Needs) is currently underway. Will continue into the 2021-23 Work Program. T8 was not funded and is not moving forward.	9, 10	<ul style="list-style-type: none"> <li>Performance Clackamas Goals 2, 3</li> </ul>
21-23 Input-15	Parking Standards	Consider a partial or complete waiver of car parking requirements for projects in transit-served neighborhoods that meet certain criteria.	Tri-Met	This is being discussed in the Park Ave Community Project as well as the Land Use Housing Strategies project.	13	<ul style="list-style-type: none"> <li>ZDO 1015</li> <li>Performance Clackamas Goals 1, 3</li> </ul>
21-23 Input-16	Pedestrian Plan	Prioritize mode is a primary mode for people to access transit. Use of the TriMet pedestrian plan should be included in the County Pedestrian Plan to serve as a useful framework for future pedestrian infrastructure.  Prioritize sidewalks completion and safe crossings along corridors identified by TriMet’s Southeast Service Enhancement Plan as corridors for future transit service, such as Jennings Rd and Roots Rd.	Tri-Met	The County recently received funding to update the Pedestrian and Bikeway Plans. This comment will be forward to the project manager.	13	<ul style="list-style-type: none"> <li>ZDO 1007, 1015</li> <li>Performance Clackamas Goals 1, 2, 3, 5</li> </ul>
21-23 Input 17	Miscellaneous ZDO amendments mostly related to transportation system	Consider amendments to the ZDO to provide greater clarity, repeal obsolete provisions and resolve conflicting provisions	Development Engineering Staff	The proposed amendments can be evaluated as part of the ZDO Audit project.	16	ZDO 1005, 1006, 1007, 1009, 1015, 1021, 1307
<b>Chapter 6: HOUSING</b>						
21-23 Input 18	Land Use Housing Strategies (Continued from FY 19-21)	Continue project currently underway on Long Range Planning Work Program	Planning and Zoning Staff	On current work program and projected to be extended into 2021-23		<ul style="list-style-type: none"> <li>Multiple ZDO Sections (e.g., 315, 824, 825, 839, 1012, 1015)</li> <li>Performance Clackamas Goals 3 and 5</li> </ul>
21-23 Input 19	Housing Strategies - Update	<i>H-1A: Low Density Residential Zoning Policies – Based on the housing needs analysis, amend policies to apply different low-density residential zones (R-2.5-R-30)</i> Amend H-1A of 2019-2020 work program, shown above, to implement middle housing in low-density residential districts.	Portland Metro Association of Realtors  Home Builders Association of Metro Portland	This is already included in the Land Use Housing Strategies project.	9, 10	<ul style="list-style-type: none"> <li>ZDO Performance Clackamas Goal 3</li> </ul>
21-23 Input-20	Housing Strategies - Update	Amend H-1B of 2019-2020 work program to incorporate HB2001 and HB2003 implementation actions over the next two years; Including review all fiscal tools available, including state and federal options to encourage housing production and complement current housing strategies (Phase 1) to include multiple units in core TOD areas and consistent with ORS 307.	Portland Metro Association of Realtors  Home Builders Association of Metro Portland	Most of HB 2003 is applicable only to cities.	9, 10	Performance Clackamas Goal 3

21-23 Input-21	Housing Strategies – Update	H-1C: Protect Neighborhood Character and R-10 Zoning. Remove this from the work program because it runs counter to infill requirements in urban areas.	Susan Hansen	H-1C was included in the 2019-2021 work program based on community input and is expected to focus on potential amendments to the zone change criteria for the various low density residential zones. Middle housing allowances in HB 2001 (2019) will apply in the R-10 zone.	4, 5	
<b>Chapter 7: Public Facilities and Services</b>						
<b>Chapter 8: Economics</b>						
21-23 Input-22	ISSUE Paper - Update CP Chapter 8 (Continued from FY 19-21)	Update Comprehensive Plan Chapter 8, Economics	Planning and Zoning Staff		Staff	<ul style="list-style-type: none"> <li>Performance Clackamas Goal 1</li> </ul>
21-23 Input-23	Clackamas Regional Center Plan -	Igniting redevelopment and supporting future economic development.	Planning and Zoning Staff	It has been over 20 years since the land use plans for the Clackamas Regional Center area have been reviewed. Potential for Metro Region 2040 Grant.	Staff	<ul style="list-style-type: none"> <li>Performance Clackamas Goal 1</li> </ul>
21-23 Input-24	Artisan Manufacturing	Adopt a definition of “Artisan Manufacturing” and allow the use in the C-2 and C-3 zones.	Historic Downtown Oak Grove  Oak Grove Community Council	Last year the county adopted ZDO amendments to allow the manufacture of edible and drinkable products in several zones, including C-2 and C-3. The C-3 zone also allows any type of manufacturing that does not include primary processing of raw materials.	6, 12	<ul style="list-style-type: none"> <li>ZDO 202, 510</li> <li>Performance Clackamas Goal 1</li> </ul>
<b>Chapter 9: Open Space, Parks and Historic Sites</b>						
21-23 Input-25	Luscher Farm Local Parks Master Plan	Adopt a local parks master plan for Luscher Farm to support existing and planned uses at the farm and on associated public open space properties	City of Lake Oswego	The subject site is city owned property. It is outside of the North Clackamas Parks and Recreation District, outside City limits and zoned EFU but inside an urban reserve. Based on a variety of factors, the only viable path to legalize existing uses on this site in the near-term appears to be adoption of a local parks master plan.	14	
21-23 Input-26	Historic Overlay Districts	Secure added protection of historic structures in historic overlay districts during the land division process.	Oak Grove Community Council	The ZDO includes a historic overlay district and applies regulations to the alteration and demolition of designated historic structures. This proposal would increase the regulatory protections for designated historic resources.	12	<ul style="list-style-type: none"> <li>ZDO 707</li> </ul>
<b>Chapter 10: Community Plans and Design Plans</b>						
21-23 Input-27	Community Design Plan for McLoughlin Blvd	Develop a community design plan for McLoughlin Blvd – create a design plan with standards and guidelines, revised street sections and potentially form-based codes.	Oak Grove Community Council	The development and design standards recommendations from the Park Ave Community Project are moving forward into the Planning Commission process. Adoption and implementation are needed before similar projects along McLoughlin are undertaken.	12	<ul style="list-style-type: none"> <li>ZDO 315, 510, 1000</li> <li>Performance Clackamas Goals 1, 2, 3, 4 and 5</li> </ul>
21-23 Input-28	McLoughlin Area Natural Habitat Strategies	Develop a habitat-friendly development program for the McLoughlin area in order to provide voluntary guidelines or incentives to developers to protect natural habitat as part of new development	Oak Grove Community Council	This would be a new program for the county and would require a commitment of staff time for ongoing administration responsibilities if adopted.	12	<ul style="list-style-type: none"> <li>Performance Clackamas Goal 4</li> </ul>

21-23 Input-29	<b>Wildlife and Recreation Corridors</b>	In the McLoughlin area, identify and designate wildlife and recreation corridors linking to parks, open spaces and waterways	Oak Grove Community Council	Metro currently facilitates a Regional Wildlife Habitat Connectivity Working Group which is developing a Strategic Action Plan	12	<ul style="list-style-type: none"> <li>Performance Clackamas Goal 4</li> </ul>
<b>Other</b>						
21-23 Input-30	<b>Minor and Time-Sensitive ZDO Amendments – Yearly</b>	Completed yearly to address time-sensitive and minor amendments	Planning and Zoning Staff	During development of the current work program, staff proposed that a package of minor and time-sensitive ZDO amendments be completed yearly in order to address problems identified in the code, implement new state/regional requirements and respond to community requests for relatively simple amendments that do not require a high degree of research or public outreach. Staff found this to be an effective approach last year and has begun work on this year’s package. We would like to continue this practice for 2021-2023	Staff	<ul style="list-style-type: none"> <li>Performance Clackamas Goal 5</li> </ul>
21-23 Input-31	<b>Completion of ZDO Audit – (Continued from FY 19-21)</b>	Continue and complete multi-year Zoning and Development Ordinance audit	Planning and Zoning Staff	On current work program and projected to be extended into 2021-23	Staff	<ul style="list-style-type: none"> <li>Performance Clackamas Goal 5</li> </ul>
21-23 Input-32	<b>Composting facilities</b>	Amend the land use standards for composting facilities to align with the most recent Oregon Administrative Rules and defer to detailed DEQ permitting standards for environmental protection and nuisance mitigation standards; consider repealing some limitations on composting in the EFU zone.	Sustainability and Solid Waste Staff	Including this proposal in the Minor and Time Sensitive ZDO Amendments package may be possible, but further evaluation is needed to clarify the scope of the project.	11	<ul style="list-style-type: none"> <li>ZDO 401, 834</li> <li>Performance Clackamas Goal 4</li> </ul>
<b>PROPOSALS NOT SUITED FOR THE LONG-RANGE PLANNING WORK PROGRAM</b>						
21-23 Input-33	<b>Activity Clusters in the McLoughlin Area</b>	Develop commercial or mixed use activity clusters at key locations in the McLoughlin area through leveraging public-private partnerships, public investment in infrastructure and funding improvements through revenue increases resulting from increased property values in the area	Oak Grove Community Council	This does not appear to be a planning project, but rather a public investment and/or urban renewal program.	12	
21-23 Input-34	<b>Public Art Standards</b>	Adopt design standards for art in or adjacent to the public right-of way and create incentives or requirements, and perhaps a fee-in-lieu-of program, for dedicating space for and creating public art installations.	Oak Grove Community Council	This would be a new program for the county and would require a commitment of staff time for ongoing administration responsibilities if adopted.	12	
21-23 Input-35	<b>Pre-Application Conference Notification</b>	Email active CPOs a “request for response” for pre-application conferences on sites within their boundaries. Include the CPO responses as part of the conference notes provided to the applicant.	Oak Grove Community Council	Implementation of this would not require a zoning code amendment.	12	
21-23 Input-36	<b>Application Narrative</b>	Require applicant narrative for all Type II/III land use applications to address how the proposal complies with all of the relevant approval criteria and standards.	Oak Grove Community Council	The ZDO already requires that applicants address the relevant approval criteria, and this is typically done through a combination of responding to questions on the application form, narrative, and plans. The concern here may be more about quality control of submitted applications than it is about a zoning code amendment.	12	

21-23 Input-37	<b>Waterway Access</b>	In the McLoughlin area, improve access to Willamette River and streams	Oak Grove Community Council	This does not appear to be a zoning code amendment issue. This project is likely better suited as park acquisition under the North Clackamas Parks and Recreation District	12	
21-23 Input-38	<b>Stafford Area Preliminary Infrastructure Feasibility Assessment</b>	Resurrect the Stafford Area Project ( <i>T-3 2019-2020: the project was removed from the list because Metro withdrew funds reserved for the project</i> ) Work with Tualatin, West Linn, Lake Oswego and Wilsonville to apply for a Metro Grant for infrastructure planning in the Stafford Area urban reserve.	Portland Metro Association of Realtors  Home Builders Association of Metro Portland	Metro withdrew grant funding to complete the 2019-2020 Stafford Area Preliminary Infrastructure Feasibility Assessment project due to necessary multi-jurisdiction conversations and decisions completed prior to commencing project. The County is not anticipated to be the lead on projects related to urbanization in this area.	9, 10	
21-23 Input-39	<b>Density increase at transit-supported areas</b>	Consider higher thresholds for transit-support densities than those currently identified in the draft Plan. Three households per gross acre and 4 employees/gross area as “transit supportive”. These proposed densities are the minimum threshold for infrequent transit service (hourly serve), therefore TriMet encourages higher figures to qualify transit-supportive, in particular those area near TriMet service districts under consideration.	Tri-Met	This comment is directed at the current Transit Development Plan project.	13	
21-23 Input-40	<b>Transit improvement projects</b>	The Regional Enhanced Transit Concepts is a partnership between Metro and TriMet – a data driven approach to select opportunity sites where bus congestion on road systems exist. Transit improvement projects or such projects are funded with TriMet and Metro regional funds. Partnership with Clackamas County are needed.	Tri-Met	Specific changes to the Comprehensive Plan and ZDO are not needed to move forward with ETC projects	13	
21-23 Input-41	<b>Neighborhood Identification</b>	Develop a grid of neighborhoods with distinct names to better associate with different areas.	Oak Grove Community Council	This does not appear to be a land use or transportation planning project. If the county decided to pursue this, it might fit within the PGA program similar to CPOs, Hamlets, etc.	12	
21-23 Input-42	<b>Capital Improvements</b>	<ol style="list-style-type: none"> <li>1. Realign dangerous intersection of Judd Rd. and Hwy. 211, any improvements. Some kind of signal is needed- backup on Judd has taken up to 1.5 Hours to get up Judd and cross intersection when traffic is diverted from highway, which happens frequently.</li> <li>2. Turn lane from Hwy. 224 (east) at Amisigger Rd., and from Amisigger onto Hwy 224. Improve Hwy 224 and Amisigger Rd intersection.</li> <li>3. Review speed limit on Eagle Creek Rd.-consensus was 45 MPH.</li> <li>4. Realign intersection of Currin Rd. and Eagle Creek Rd., site distance.</li> <li>5. Improve narrow lane width on rural roads</li> <li>6. Realign Judd road at Hwy 211 intersection.</li> <li>7. Continue Duus Rd to Hwy 224 at Eagle Creek Rd intersection.</li> <li>8. Improve Eagle Creek Road intersection at Heiple Road</li> </ol>	Eagle Creek Barton Community Council	Capital construction projects, rather than planning projects	7	

		9. Improve Heiple Road to Hwy 224.				
<b>21-23 Input-43</b>	<b>Parks and open space</b>	Acquire property and/or develop parks and open space in the McLoughlin area	Oak Grove Community Council	This is a project suited for the North Clackamas Parks and Recreation District.	12	
<b>21-23 Input-44</b>	<b>Capital Improvements</b>	Provide sharrows and “share the road”, or “bicycles may use full lane” signage on South Clackamas River Drive	Peter Goodkin– Lake Oswego resident – former Ped/Bike Advisory Committee member	Capital construction project, rather than planning project	2	
<b>21-23 Input-45</b>	<b>Rezone Property</b>	Rezone three Mt. Hood-area lots from Recreational Residential to Rural Tourist Commercial	Welches Mountain Properties	As the property owner, Welches Mountain Properties may apply for a quasi-judicial Comprehensive Plan amendment and zone change. However, there is not a clear pathway to approval under state law or the county’s Comprehensive Plan.	15	