

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: 9/18/18 **Approx. Start Time:** 1:30 p.m. **Approx. Length:** one hour

Presentation Title: Long Range Land Use Planning Work Program Priorities

Department: Planning and Zoning Division, Department of Transportation and Development

Presenters: Dan Johnson, DTD Director, and Jennifer Hughes, Long Range Land Use Planning Manager

Other Invitees: Lindsey Nesbitt, Planning Manager, and Karen Buehrig, Transportation Planning Supervisor

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

None. This is an informational item only.

EXECUTIVE SUMMARY:

Annually the Board approves a long-range planning work program, which includes both land use and transportation planning projects. On April 17, the Board approved the work program for the fiscal year that began July 1. There are 16 planned projects, seven of which are land use focused. One of these, *Accessory Dwelling Unit Regulations for Rural Areas*, was finalized with the September 6 Board adoption of zoning code amendments. The completion of this effort, along with completion of Phase 5 of the ZDO Audit (a key component of last fiscal year's work program), means that staff resources will now be redirected.

The purpose of this policy session is to share staff's proposed timing for the remaining land use projects for this year and to confirm the anticipated scope of a couple of key projects. Although work on the six remaining projects will overlap, it is necessary to prioritize for purposes of public notice and Planning Commission and Board hearings. To a significant extent, the anticipated timing recognizes that those projects that require more upfront work by staff (research, text writing) must be scheduled for hearing later in the fiscal year to allow sufficient time for this to occur. In addition, two of the projects are not yet at a stage where code amendments are timely.

The six remaining land use projects for 2018-2019 are described below in the order in which staff anticipates bringing them before the Board for possible adoption. On a related note, staff is already preparing to begin the public outreach component for the development of the long range planning work program for next fiscal year. In October, we plan to send out the first notice asking for work program suggestions.

Marijuana Ordinance Amendment. The approved project is to consider a zoning code amendment to limit the number of marijuana production licenses allowed per property. As currently envisioned, this project requires minimal staff time in terms of research or drafting. However, it will include individual property owner notice for affected zoning districts and is likely to generate considerable public interest and participation in the adoption process. Staff understands that the Board continues to receive comment on marijuana-related land use issues,

both from opponents and proponents of the industry. If the Board is interested in expanding the scope of the approved work program project, it should be identified now so that the public notice can reflect any other changes the Board would like to consider.

Low Density Residential Zoning Policies: The approved project is to consider a Comprehensive Plan amendment to revise the policies that guide which low-density residential zone (R-2.5 through R-30) is applied to specific properties. The impetus for this project is two-fold. First, there was a court decision that complicated the way these policies must be evaluated. Second, there was a request from the Jennings Lodge and Oak Grove Community Planning Organizations to limit the potential for upzoning in existing residential neighborhoods. This project will occur against the backdrop of the countywide housing needs analysis, which is not expected to be completed until the end of this fiscal year. This project will require staff to review the relevant case law, develop options and corresponding policy analysis for Planning Commission and Board consideration, draft revised Comprehensive Plan policies and complete some level of public outreach. (A determination on whether individual property owner notice is required by law has not been made.)

Short-Term Rentals in Single-Family Residential Zones: The approved project is to amend the zoning code to allow short-term rentals in single-family dwellings. This project will require staff to conduct research, coordinate with other affected county departments, draft code and complete public outreach. Staff anticipates a high degree of public interest on both sides of the issue. This project will occur against the backdrop of the countywide housing needs analysis, which is not expected to be completed until the end of this fiscal year, and the work of the Housing Affordability and Homelessness Task Force, which is not expected to be completed until the summer of 2019.

Zoning and Development Ordinance Audit: The approved project is to complete what has been a multi-year project to review and update the ZDO. This project will require considerable staff time to review and edit the text of the remaining ZDO sections that have not been “audited.” Public hearings to consider the proposed amendments are likely to occur in late spring or summer of 2019.

Housing Needs Assessment and Buildable Lands Inventory: The approved project is to provide technical support for a countywide housing needs assessment (HNA) and for the Housing Affordability and Homelessness Task Force. This work will be ongoing throughout this fiscal year. Although the HNA and task force work seem likely to result in proposed zoning code amendments, this year’s work program does not include that component.

Park Avenue Station Area Development & Design Standards: The approved project is to 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. This work will be ongoing throughout this fiscal year. The current request for proposals for a consultant to assist with this Metro-grant-funded project assigns the code drafting task to the consultant and does not anticipate that code adoption would occur until next fiscal year.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the funding source?

General Fund; Metro grant toward the Park Avenue Station Area project

STRATEGIC PLAN ALIGNMENT:

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

The projects in the work program align with the Long-Range Planning program's purpose of providing land use and transportation plan development, 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 overall long-range planning work program aligns with all five of the County's strategic priorities, but the process of developing and periodically reviewing the work program aligns with the goal of building public trust through good government. This process provides transparency, accountability and an opportunity for public participation in establishing planning priorities.

LEGAL/POLICY REQUIREMENTS:

Not applicable

PUBLIC/GOVERNMENTAL PARTICIPATION:

The public participated in development of the approved work program. Public notice will be provided, as required by law, for any proposed ZDO or Comprehensive Plan amendments that come before the Board for consideration at a public hearing.

OPTIONS:

Not applicable. This item is informational only.

RECOMMENDATION:

Not applicable. This item is informational only.

ATTACHMENTS:

- Overview of the Long-Range Planning Work Program for 2018-2019

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

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| For information on this issue or copies of attachments, please contact Jennifer Hughes @ 503-742-4518 |
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Long-Range Planning Work Program Overview

July 1, 2018 – June 30, 2019

LAND USE

| # | Name | Description | Action Needed |
|-----|--|--|--|
| L-1 | Zoning and Development Ordinance (ZDO) Audit | Continue and complete multi-year ZDO audit – Section 700: Special Districts; Section 200: Definitions; possible renumbering / reorganization of entire document. | <ul style="list-style-type: none"> • Research • Write/revise code • Public notice, outreach and hearings • Adopt text amendments to ZDO and, as needed, Comprehensive Plan |
| L-2 | Park Avenue Station Area Development & 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. | <p>Work with project area residents, the community and the consultant to:</p> <ul style="list-style-type: none"> • Develop and implement an inclusive public engagement process • Develop proposed design & development standards |
| L-3 | Marijuana Ordinance Amendment | Limit the number of Oregon Liquor Control Commission marijuana production licenses and Oregon Health Authority medical marijuana registrations allowed per property. | <ul style="list-style-type: none"> • Research • Write/revise code • Public notice, outreach and hearings • Adopt ZDO and Comprehensive Plan amendments |
| L-4 | Short-Term Rentals in Single-Family Residential Zones | Allow short-term rentals (e.g., Airbnb) in single-family dwellings. | <ul style="list-style-type: none"> • Research • Coordinate with Tourism, Septic, Building Codes and others • Write/revise code • Public notice, outreach and hearings • Adopt ZDO and Comprehensive Plan amendments |
| L-5 | Change Low-Density Residential Zones | Amend policies for applying different low-density residential zones (R-2.5 through R-30). | <ul style="list-style-type: none"> • Research • Write/revise code • Public notice, outreach and hearings • Adopt ZDO and Comprehensive Plan amendments |
| L-6 | Accessory Dwelling Unit Regulations for Rural Areas | Allow ADUs in rural zoning districts to the extent enabled by changes to state law. | <ul style="list-style-type: none"> • Research • Write/revise code • Public notice, outreach and hearings • Adopt amendments to ZDO and Comprehensive Plan |
| L-7 | Housing Needs Assessment and Buildable Lands Inventory | Prepare countywide needs assessment in compliance with Oregon Planning Housing Goal 10; work with Clackamas County Coordinating Committee (C4); support Homeless and Housing Affordability Task Force. | <p>Provide technical support to appropriate county committees and departments.</p> <ul style="list-style-type: none"> • In-depth analysis of current and future housing options • Buildable lands analysis |

TRANSPORTATION

| # | Name | Description | Action Needed |
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| T-1 | Safe Routes to Schools (SRTS) | Develop SRTS action plans for four schools in order to increase safety for children, parents and others going to and from schools. | <ul style="list-style-type: none"> • Education and outreach • Research and analysis • Writing plans |
| T-2 | Damascus Area Transportation Needs | Review current plans for transportation projects on county roads in unincorporated area formerly in the city of Damascus and outside Happy Valley's planning jurisdiction, and identify or develop needed projects to include in the county's Transportation System Plan (TSP). | <ul style="list-style-type: none"> • Research and assess projects in city and county plans • Identify needed projects • Amend Capital Improvement Plan/TSP • Public notice, outreach and hearings • Adopt Comp Plan amendments |
| T-3 | Canby Ferry Alternatives Feasibility Study | Analyze the feasibility of adding to or replacing the Canby Ferry with a bridge at the ferry site. | <ul style="list-style-type: none"> • Traffic and cost analysis • Financial feasibility study • Toll operations and administration • Public outreach |
| T-4 | Arndt Road Extension Goal Exception | Explore alignment options and undertake, as necessary, development of a 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. | <ul style="list-style-type: none"> • Explore alignment options • Complete cost estimates • Discuss cost, funding with Canby • Update goal exception for alignment <ul style="list-style-type: none"> ▪ Write amendments ▪ Public notice, outreach, hearings |
| T-5 | Stafford Area Preliminary Infrastructure Feasibility Analysis | Work with adjacent cities and the Stafford community to study potential demands various levels of urban growth would have on infrastructure in the Stafford area, and how those demands would impact neighboring cities. | <ul style="list-style-type: none"> • Scope project • Hire consultant • Research and analysis • Identify demands of urban growth • Recommend appropriate future jurisdictional areas of responsibility |
| T-6 | Rhododendron Sidewalk and Pedestrian Crossings | Address design concerns identified by ODOT in Appendix 3 of the County's Mt. Hood Villages Pedestrian & Bicycle Implementation Plan to prepare capital projects that will meet sidewalk and pedestrian crossing needs. | Coordinate with ODOT Transportation and Growth Management (TGM) Quick Response Program and Rhododendron CPO to develop a project application |
| T-7 | 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. | Provide long-range planning expertise and support |

The following two projects will be worked on if funds become available. Funds are being sought for both projects.

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| T-8 | Lake Oswego – Oak Grove Ped/Bike 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. | <ul style="list-style-type: none"> • Identify feasible locations • Develop construction, operations and maintenance funding plans • Public outreach |
| T-9 | Transit Planning for Clackamas County | Seek funding to develop strategies, actions and tools to make transit more usable in the County. | <ul style="list-style-type: none"> • Identify possible funding sources. • Develop grant and other funding requests. |