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April 8, 2019

To: Clackamas County Planning Commission

From: Jennifer Hughes, Planning Director
Karen Buehrig, Long Range Planning Manager

RE: Long-Range Planning Work Program for 2019-20-21

Every year, county Long-Range Planning staff focuses on high-priority projects as outlined in the Long-Range Planning Work Program (Program). The Program is developed by gathering suggestions from staff, other county departments, the Board of Commissioners, the Planning Commission, community groups and/or members of the public, which are then prioritized by staff, and acknowledged by the Board of County Commissioners (BCC) after recommendation by the Planning Commission.

The purpose of the Planning Commission meeting on April 8, 2019 is to provide an opportunity for public testimony on the draft recommendation for the 2019/2020/2021 Long-Range Planning Work Program, and for the Planning Commission to discuss and develop a recommendation on the Program that will be brought forward to the Board of County Commissioners on May 7, 2019.

Public Outreach

The process to select projects for the 2019/20/21 Program began in fall 2018, when the public and county departments were invited to submit ideas by Dec. 17, 2018. This opportunity was publicized through news releases, the county's quarterly newsletter, social media and emails. A discussion was also held at the Community Leaders Meeting in November 2018.

Community outreach about the Planning Commission's April 8th public meeting, and the opportunity for the public to comment, included a news release, social media (Facebook, Twitter and Nextdoor), posting on several county webpages (including the front page), and emails sent to CPOs, Hamlets and all those who submitted suggestions for the 2019/20/21 work program.

Previous Planning Commission Engagement

The Planning Commission was updated on the Program input received to date on February 25, 2019. The specific projects were not discussed, but the Commission members performed a

quick review of the projects list and offered other suggestions they had for long-range planning projects.

Also at this meeting, staff outlined the proposal to create a multi-year work program structured around updating the Comprehensive Plan. Shifting to a multi-year work program provides a framework to show the timelines related to complex projects which span fiscal and/or calendar years. This new approach also provides the public and other interested parties a broader understanding of when the various submitted projects will be addressed, and the duration of the work. Updating the Comprehensive Plan emerged as a priority during the Board of County Commissioners/Planning Commission annual meeting in February, and the new structure of the Program reflects this. Using this format allows staff to capitalize on economies of scale that are gained by focusing on a group of related projects that can be packaged for purposes of outreach, notice and hearings.

Board of County Commissioner (BCC) Priorities

On March 12, 2019, staff presented to the BCC the projects suggested over the past five months for the Long-Range Planning Work Program. During this discussion, the BCC acknowledged support for the multi-year work program structured around updating the Comprehensive Plan. In addition, they confirmed that addressing “Housing” was their top priority. They also indicated that they would like to have a 2-hour Planning Session where they can discuss in greater detail future priorities as they relate to updating the Comprehensive Plan and the associated projects brought forward during the Long-Range Planning Work Program public outreach process.

Alignment with the Strategic Plan

Performance Clackamas is Clackamas County’s strategic plan. This plan has five strategic goals:

- **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**

Tied to each goal are several action items. One key action item supporting the goal of “Growing a Vibrant Economy” is addressing affordable housing. Specifically, there is a goal that “by 2022, 2000 units of housing, affordable to a variety of residents, will be developed within Clackamas County, through a combination of public and private partnerships, and appropriate regulatory changes. Of that number, the Housing Authority goal will be to provide 1000 units affordable to households earning 60% of the area median income or less.”

During this current year’s work program, Long Range Planning staff has been participating in the Housing Affordability and Homelessness Task Force. Emerging from the work of the Task Force are recommendations for actions to update the Zoning and Development Ordinance that could facilitate the development of affordable housing. In addition, a housing needs analysis is

currently underway, that will provide current information that can be used as the foundation of updating *Chapter 6: Housing* of the Comprehensive Plan. Finally, 2017 Senate Bill 1051 included items requiring changes to the ZDO related to housing, and it is anticipated that legislation being considered during the current session may also result in additional required amendments related to housing.

Addressing Past Planning Commission Priorities

During the February 25, 2019 Planning Commission meeting, staff were asked to identify previous PC priorities not included in the current year's work program. Last year, the priority item that was not included into Program was Project L-8: Small Scale Manufacturing. This project has been resubmitted this year by the Oak Grove Community Council, and in the current suggested projects is grouped under the "Economics" Comprehensive Plan chapter in Attachment A.

Staffing the Long-Range Work Program

In planning for the 2019/20/21 Program, in addition to oversight by the Planning Director, we will have a planning manager and two teams supporting this work. Planning Manager Karen Buehrig will be overseeing both programs, and allocating her time between both transportation and land use (following a 60/40 split, respectively). For the transportation long-range projects, three staff positions are allocating approximately three-quarters of their time for the Long-Range Planning Work Program items.

For the land use Program projects, currently two staff members have approximately half of their time available for long-range land use projects. This staffing is down from previous years, due to vacancies in the Planning and Zoning Division that will remain unfilled as the result of the reset to the general fund maintenance level funding for Fiscal year 2019/2020. The projects recommended reflect this staffing in the timelines proposed to accomplish the work, and the need to avoid overlapping projects. If the planning programs receive an additional general fund adjustment in 2020/2021, this will further affect the work that can be performed.

Long Range Planning Work Program Recommendation:

Below are the Planning staff recommendations for the 2019/2020/2021 Long-Range Planning Work Program. These recommendations take into account the following:

- Anticipated efforts to update the Comprehensive Plan chapter as related to the associated proposed projects,
- BCC priorities,
- Current initiatives,
- Past Planning Commission priorities, and
- Available staff time and funding for consultants.

Additionally, included is Attachment A which is the list of projects suggested during the public outreach process, and Attachment B, which is a graphic version of the staff recommended work program. Attachment A includes a "level of effort" description for each project. This description provides a qualitative assessment of the project based upon the various factors that

impact the project, for example, needing to hire consultants/subject matter experts, the controversial nature of the request, complexity of the drafting/research needed, and researching and addressing legal concerns. The “level of effort” to complete the project may also be influenced by bundling similar projects together that would potentially reduce duplication of some of the activities (outreach, notice and hearings).

Staff Recommendations: 2019/2020/2021 Long-Range Planning Work Program

General

1. Develop a multi-year work program structured around updating the Comprehensive Plan

Transportation

2. Continue seven of the current Transportation Long Range Projects.
 - a. Several of the transportation projects will require land use planner assistance during the ZDO/Comprehensive Plan amendment adoption process.
3. Add T-29: Transportation Futures Study, if funding is secured
4. Add T-28: Review of Fee-In-Lieu standards

Land Use Planning

5. Add ongoing “Yearly Minor and Time Sensitive Items ZDO Amendments” category
6. Complete ZDO Audit from the current work program
7. Complete Park Avenue Station Area Development and Design Standards from the current work program
8. Complete Short-term rentals in Single-Family Residential Zones from the current work program
9. Add a multi-year update of Comprehensive Plan Chapter 6: Housing
 - a. Create a Housing Issue Paper, including an assessment of projects
 - i. Low-Density Residential Zoning Policies from the current work program;
 - ii. L-13 Housing Strategies;
 - iii. L-14 Protect Neighborhood Character and R-10 Zoning; and
 - iv. L-15 Temporary Dwellings for Care.
10. In FY 20-21 develop an Issue Paper on the actions needed to update Comprehensive Plan Chapter 8: Economics. In FY 21-22 an Issue Paper to provide details on the actions needed to update Comprehensive Plan Chapter 3: Natural Resources and Energy.

ATTACHMENTS:

Attachment A: 2019-2020 Long-Range Planning Work Program: Input Received from Public Outreach

Attachment B: Staff Recommended Long Range Planning Work Program for 2019-20-21