



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

MEMORANDUM

TO: Clackamas County Board of County Commissioners (BCC)
FROM: Dan Johnson, DTD Director
RE: Letters of Support for Two Planning Grant Applications
DATE: August 15, 2023

REQUEST: Approval of the attached letters of support for two grant applications for Planning and Zoning. One is for a DLCD Housing Planning Assistance grant, and the other is for a Metro 2040 Planning and Development grant.

BACKGROUND: During the August 9 policy session on the Long Range Planning Work Program for 2023-2025, the Board authorized inclusion on the work program of the ZDO Diagnostic Report and Code Audit project. A key element of completing that project is securing outside funding for consultants to assist county staff. Two grant applications have been submitted, and letters of support from the BCC are required to complete the applications.

Attachments: Draft letters of support



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

August 15, 2023

Department of Land Conservation and Development

Sent via email to: DLCD.GFGrant@dlcd.oregon.gov

Re: DLCD 2023-2025 Housing Planning Assistance – Clackamas County ZDO Diagnostic Report

Dear Grant Review Committee:

The Clackamas County Board of County Commissioners (BCC) strongly supports the DLCD 2023-2025 Housing Planning Assistance application for Clackamas County Project Streamline: Zoning and Development Ordinance (ZDO) Diagnostic Report. During an August 9, 2023, Policy Session, the BCC authorized submission of the grant application by the Department of Transportation and Development (DTD). We support the use of County staff time to manage the grant and participate in this project.

The ZDO Diagnostic Report and resulting zoning code amendments will achieve a number of important objectives. Chief among them are updates to the ZDO to comply with state housing statutes and to reduce regulatory barriers to residential development. The project will address the statutory obligation to adopt and apply only clear and objective standards for housing (ORS 197.307).

The project is designed with a robust public engagement component to gather input from a broad range of stakeholders, including both community groups and developers who use the ZDO regularly. Of note, the project has been designed to be undertaken in conjunction with a Metro 2040 Planning and Development grant which would fund an assessment of the ZDO to identify code-related obstacles to the development of employment uses.

Leveraging these two funding sources together creates a project that achieves the following outcomes:

- Ensure consistent, clear and objective standards for housing development
- Remove unnecessary barriers to industrial, employment and residential development
- Integrate updates to the ZDO as required by the Transportation Planning Rule and other recent legislation
- Identify places where there is a disconnect between the Comprehensive Plan, Zoning and Development Ordinance and Roadway Standards
- Guide implementation of transportation performance standards during the development review process
- Improve understanding of how developers access and use the ZDO, including identification of specific areas that can be improved to support a smoother development process
- Identify options for transitioning to a document that is more accessible online

The BCC fully supports the ZDO Diagnostic Report project, particularly its focus on identifying and removing barriers to housing development. By partnering the project with the Metro 2040 Planning and Development grant program, the County can leverage funding to simplify the review process for a broader set of uses and adopt more consistent land use and development standards.

Thank you for your time and consideration.

Sincerely,

Tootie Smith, Chair
Clackamas County Board of Commissioners



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

August 15, 2023

Metro
600 NE Grand Avenue
Portland, OR 97232

Re: 2040 Planning and Development Grant – Clackamas County ZDO Diagnostic Report: Employment Uses

Dear Grant Review Committee:

The Clackamas County Board of County Commissioners (BCC) strongly supports the 2040 Planning and Development Grant application for Clackamas County Zoning and Development Ordinance (ZDO) Diagnostic Report: Employment Uses. During an August 9, 2023, Policy Session, the BCC authorized submission of the grant application by the Department of Transportation and Development (DTD). We support the use of County staff time to manage the grant and participate in this project.

The ZDO Diagnostic Report and resulting zoning code amendments will achieve a number of important objectives. Chief among them are updates to the ZDO to support industrial land readiness by reducing regulatory barriers to industrial development.

The project is designed with a robust public engagement component to gather input from a broad range of stakeholders, including both community groups and developers who use the ZDO regularly. Of note, the project has been designed to be undertaken in conjunction with a Department of Land Conservation and Development (DLCD) Housing Planning Assistance grant to fund an assessment of the ZDO to identify and remedy code-related obstacles to the development of housing and ensure compliance with state land use laws that apply to housing.

Leveraging these two funding sources together creates a project that achieves the following outcomes:

- Ensure consistent, clear and objective standards for housing development
- Remove unnecessary barriers to industrial, employment and residential development
- Integrate updates to the ZDO as required by the Transportation Planning Rule and other recent legislation
- Identify places where there is a disconnect between the Comprehensive Plan, Zoning and Development Ordinance and Roadway Standards
- Guide implementation of transportation performance standards during the development review process
- Improve understanding of how developers access and use the ZDO, including identification of specific areas that can be improved to support a smoother development process
- Identify options for transitioning to a document that is more accessible online

The BCC fully supports the ZDO Diagnostic Report project, particularly its focus on identifying and removing barriers to industrial and employment land development. By partnering the project with the DLCDC Housing Planning Assistance grant program, the County can leverage funding to simplify the review process for a broader set of uses and adopt more consistent land use and development standards.

Thank you for your time and consideration.

Sincerely,

Tootie Smith, Chair
Clackamas County Board of Commissioners