



Long-Range Planning Work Program, 2021-23

Revised: October 2022

KEY	
Comp Plan	The Clackamas County Comprehensive Plan is made up of policies, implementing strategies and standards that guide general land use and transportation in the county. See it online at www.clackamas.us/planning/comprehensive .
	Issue papers are prepared to provide details on implementation issues such as costs, direct and indirect effects, community response, and consistency with state and regional standards. Projects are grouped with the related Comprehensive Plan chapter and 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	Clackamas County Zoning & Development Ordinance – the requirements and standards that are applied to determining land use in the county. See the ZDO online at www.clackamas.us/planning/zdo .

HOUSING: H-1. LAND USE HOUSING STRATEGIES. Update Comprehensive Plan Chapter 6: Housing, including the following topics:

Phase 1

- Consider permanent regulations to allow for transitional shelter communities.
- Consider providing a tiered density bonus for inclusion of affordable housing.
- Consider increasing or removing maximum density requirements for multifamily developments in commercial zoning districts.
- Consider creating a hierarchy of minimum parking standards based on proximity to transit and/or dwelling unit affordability.

Phase 2

- Modify the ZDO to have clear and objective criteria for housing (required by state law).
- Make duplexes, triplexes, cottage clusters, townhouses, and quadplexes a use allowed outright in urban single family zones (required by state law).
- Clarify Comprehensive Plan policies for rezoning in low-density residential districts.

Phase 3

- Review potential to add housing to schools, places of worship and church-owned property.
- Consider creating a transferrable development rights (TDR) bonus system.
- Consider rezoning land to preserve manufactured dwelling parks.
- Explore opportunities for permitting additional housing types, such as micro-units, co-housing, live/work units, and mixed-use development.

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 & Highway 99E/Barlow Road Analysis – Explore alignment options and undertake, as necessary, development of a Statewide Planning Goal exception to support the crossing of the Molalla River to provide access from I-5 to the city of Canby. This project is partnered with the Community Road Fund project to study the Highway 99E / Barlow Road intersection.

~~**T-3: Willamette River Pedestrian/Bicycle Crossing Corridor Identification** – Following the recommendation from the Oak Grove to Lake Oswego Ped/Bike Feasibility Study, this project will expand the area to consider for a ped/bike bridge connection over the Willamette River.~~

T-4: Bike Walk Clackamas – Update the Pedestrian and Bikeway Plans. Consolidate into one document. Funded through state TGM program.

T-5: Transportation System Plan Update – Update the Transportation System Plan to review and adopt capital roadway improvement priorities and projects.

T-6: Sunrise Community Visioning Project -- State funding has been awarded for this project.

T-7: Climate Friendly and Equitable Communities (CFEC) Administrative Rule Implementation -- Amend the ZDO or implement alternative parking management programs to address mandatory Metro-area parking requirements adopted by the Oregon Land Conservation and Development Commission.

ECONOMICS:

~~**E-1: Update Comprehensive Plan Chapter 8, Economics**~~

~~**E-2: Economic Opportunity Activation.** Complete an issue paper to provide the foundation for updating the Economics chapter of the Comprehensive Plan. Work with the county’s Business and Community Services Department to identify funding for an Economic Opportunity Analysis to allow the county to take a big look at future economic development needs and related land use implications. Depending on the funding source (possibly grants), the project may also focus on a specific area in the county.~~

NATURAL RESOURCES:

NR-1: Update Comprehensive Plan Chapter 3, Natural Resources. Complete an issue paper to address the various items listed in Attachment B under the NR-1 row.

NR-2. Amend Flood Hazard Development overlay zone regulations per Biological Opinion.

OPEN SPACE, PARKS AND HISTORIC SITES

OS/P/HS-1: Luscher Farm Park – Work with Lake Oswego to 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.

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, as needed. In addition to other amendment recommendations that arise during the work program period, the following will be considered:

- Public notice appeal period review
- Artisan Manufacturing – adopt a definition and allow uses in C-2 and C-3 zones
- Historic overlay districts – protection of structures during land divisions
- Review ZDO Section 707, as needed, to conform to state law for delisting of historic landmarks, as suggested by the Planning Commission

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