



2021-23 (FY22/FY23) Long-Range Planning Work Program: Input Received from Outreach Efforts (as of March 1, 2021)

The following table is organized by Comprehensive Plan chapter with related projects grouped under the overarching categories established by the Plan. It is structured this 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. Additionally, 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

The adopted Long-Range Planning Work Program (Work Program) identifies the high-priority projects selected for the July 2021-June 2023 (FY22/FY23) Work Program chosen from those that were 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 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.

- January 11, 2021 -- Planning Commission study session to receive an overview of suggested projects and discuss additional project recommendations.
- February 9, 2021 -- Board of County Commissioners policy session to receive an overview of the input and discuss additional project recommendations.
- March 8 2021-- Planning Commission public meeting to discuss staff-recommended Work Program.
- April 2021 -- Board of County Commissioners policy session to acknowledge the final Work Program.

INPUT RECEIVED ON LONG-RANGE PLANNING PROJECTS					
Input #	Project	Description	Source of Proposal	Staff Comments	Clackamas County <ul style="list-style-type: none"> ZDO Sections Performance Clackamas Goals
Chapter 2: Citizen Involvement and Chapter 11: The Planning Process					
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>	<p>Jennings Lodge CPO</p> <p>CPO Summit</p>	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 35-day hearing notice period, when combined with other processing requirements, would make it impossible to meet the urban standard for applications that are appealed.	ZDO 1307
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	This would require coordination with Water Environment Services and Oak Lodge Water Services, and would increase some applicants' costs due to the need to design the surface water management system before 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.	ZDO 1006, 1102, 1106, 1203
Chapter 3: Natural Resources and Energy					
3	Issue Paper - Update 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 addressing new requirements of the National Flood Insurance Program, anticipated outcomes from the Climate Action Plan and state rulemaking around greenhouse gas reduction.	Planning and Zoning Staff		
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.	ZDO 703 Performance Clackamas Goal 4
5	Require alternatives analysis in natural resource overlay districts	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.	<p>Jennings Lodge CPO</p> <p>Oak Grove Community Council</p> <p>North Clackamas Watersheds Council</p>	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.	ZDO 703. 704, 705, 706, 709, 710, 1002 Performance Clackamas Goal 4

6	Tree Canopy Preservation	(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	Because state law requires that standards applied to housing be clear and objective, and some of the county’s tree standards are not, current tree preservation standards are expected to be evaluated as part of the Land Use Housing Strategies project. Terms such as “feasible” are not enforceable for residential development unless they are offered to a developer as an optional alternative to clear and objective standards.	ZDO 1002 Performance Clackamas Goal 4
7	Goal 5 Map Update	Update Goal 5 Program and maps. Accurately map and identify stream and buffer setbacks in unincorporated areas. Ensure small fish-bearing streams are included in the mapping project.	North Clackamas Watershed Council	This would require consultant services, in addition to a significant investment of county staff resources.	ZDO 700 sections Performance Clackamas Goal 4
8	Wildlife Movement Strategy	Create a long range plan to implement goals of the Oregon Wildlife Movement Strategy to connect the Mt Hood National Forest and contiguous habitat with the Willamette River Greenway and other areas with environmental overlays.	North Clackamas Watershed Council	This would require consultant services, in addition to a significant investment of county staff resources.	ZDO 704, 706, 709, 1002 Performance Clackamas Goal 4
9	Composting facilities	Amend land use standards for composting facilities to align with the most recent OARs 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	This would likely require consultant services or staffing from Sustainability and Solid Waste.	ZDO 401, 834 Performance Clackamas Goal 4
Chapter 4: LAND USE					
10	Eagle Creek Zoning	Evaluate zoning of parcels along Eagle Creek Road from Currin Road north to Hwy 211 that are in commercial use but are zoned TBR, RRFF-5, FF-10 and EFU	Eagle Creek Barton Community Council	This is potentially related to economic development.	Performance Clackamas Goal 1
Chapter 5: TRANSPORTATION					
11	Damascus Area Transportation Needs (continued from FY20/FY21)	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 Transportation System Plan (TSP)	Continue from current work program	Project underway	Performance Clackamas Goals 2, 3
12	Arndt Road Goal Exception (continued from FY20/FY21)	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	Performance Clackamas Goals 2, 3
13	Clackamas Bike-Walk Plan	Update the Clackamas County Pedestrian and Bikeway Plans. These plans were last updated 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.	Performance Clackamas Goals 1, 2, 3, 5
14	Willamette River Crossing Feasibility Study	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	This is a Metro-funded project.	Performance Clackamas Goals 2, 3
15	Transportation System Plan (TSP) Update	The last TSP update was from 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.	Performance Clackamas Goals 2, 3

16	Oak Grove – Lake Oswego Pedestrian/Bicycle Bridge Feasibility Study	Resurrect the Oak Grove-Lake Oswego Ped/Bike Bridge project	Peter Goodkin	The County has funds from Metro to identify appropriate crossing locations between Oregon City and the Sellwood Bridge.	Performance Clackamas Goals, 1, 2, 3
17	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 Assoc of Realtors Home Builders Assoc of Metro Portland	T-1 (Damascus Area Transportation Needs) is underway and will continue into the 2021-23 Work Program. T8 was not funded and is not moving forward.	Performance Clackamas Goals 2, 3
18	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.	ZDO 1015 Performance Clackamas Goals 1, 3
19	Pedestrian Plan	Include TriMet pedestrian plan in County Pedestrian Plan as a useful framework for future pedestrian infrastructure. Prioritize sidewalk 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.	ZDO 1007 Performance Clackamas Goals 1, 2, 3. 5
20	Miscellaneous amendments mostly related to transportation system	Consider ZDO amendments 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.	ZDO 1005, 1006, 1007, 1009, 1015, 1021, 1307
Chapter 6: HOUSING					
21	Land Use Housing Strategies (Continued from FY20/21)	Continue project currently underway on Long Range Planning Work Program.	Planning and Zoning Staff	This is on the current work program and projected to be extended into FY22/FY23.	Many ZDO Sections (e.g., 315, 824, 825, 839, 1012, 1015) Performance Clackamas Goals 3 and 5
22	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 FY20/FY21 work program, shown above, to implement middle housing in low-density residential districts.	Portland Metro Assoc of Realtors Home Builders Assoc of Metro Portland	This is included in the Land Use Housing Strategies project.	Performance Clackamas Goal 3
23	Housing Strategies - Update	Amend H-1B of FY20/FY21 work program to incorporate HB2001 and HB2003 implementation actions over the next two years; include review of all fiscal tools available, include 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 Assoc of Realtors Home Builders Assoc of Metro Portland	Most of HB 2003 is applicable only to cities. Fiscal tools are outside the scope of the ZDO.	Performance Clackamas Goal 3
24	Housing Strategies – Update	<i>H-1C: Protect Neighborhood Character and R-10 Zoning.</i> Remove this from the work program because it runs counter to infill requirements in urban areas.	Susan Hansen	H-1C was in the FY20/FY21 work program based on community input and is expected to focus on potential amendments to zone change criteria for various low density residential zones. Middle housing allowances in HB 2001 will apply in the R-10 zone.	
Chapter 7: Public Facilities and Services					
Chapter 8: Economics					
25	Issue Paper - Update Chapter 8 (continued from FY20/FY21)	Update Comprehensive Plan Chapter 8, Economics	Planning and Zoning Staff		Performance Clackamas Goal 1
26	Clackamas Regional Center Plan	Review and update this plan to ignite redevelopment and support future economic development.	Planning and Zoning Staff	It has been over 20 years since land use plans for the CRC area were reviewed. Potential for Metro Region 2040 Grant.	Performance Clackamas Goal 1

27	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. C-3 also allows any type of manufacturing that does not include primary processing of raw materials.	ZDO 202, 510 Performance Clackamas Goal 1
Chapter 9: Open Space, Parks and Historic Sites					
28	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 site is city-owned; outside the North Clackamas Parks and Recreation District, outside city limits and zoned EFU, but inside an urban reserve. Based on many factors, the only viable near-term path to legalize existing uses appears to be adopting a local parks master plan. The city has expressed a willingness to provide staff to complete substantial portions of the project.	
29	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.	ZDO 707
30	Urban Wetlands	Amend ZDO to provide wetlands and related recharge areas with the same protections as other resource open space in the urban area.	North Clackamas Watersheds Council	Evaluation of implications is needed, likely through an Issue Paper on the county’s open space regulations	ZDO 1011 Performance Clackamas Goal 4
Chapter 10: Community Plans and Design Plans					
31	Community Design Plan for McLoughlin Blvd	Develop a community design plan for McLoughlin Blvd with standards and guidelines, revised street sections and potentially form-based codes.	Oak Grove Community Council	Development and design standards recommendations from the Park Ave Community Project are recommended to move forward to the Planning Commission. Adoption and implementation are needed before undertaking similar projects along McLoughlin.	ZDO 315, 510, 1000 Performance Clackamas Goals 1, 2, 3, 4, 5
32	McLoughlin Area Natural Habitat Strategies	Develop a habitat-friendly McLoughlin area development program 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 that would require a commitment of staff time for ongoing administrative responsibilities if adopted.	Performance Clackamas Goal 4
33	Wildlife and Recreation Corridors	In the McLoughlin area, identify and designate wildlife and recreation corridors linking to parks, open spaces and waterways.	Oak Grove Community Council	Metro facilitates a Regional Wildlife Habitat Connectivity Working Group which is developing a Strategic Action Plan.	Performance Clackamas Goal 4
Other					
34	Minor and Time-Sensitive ZDO Amendments – Yearly	Completed yearly to address time-sensitive and minor amendments	Planning and Zoning Staff	During development of the current work program, staff proposed a package of minor and time-sensitive amendments be completed yearly to address identified problems, 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 effective last year and has begun work on this year’s package.	Performance Clackamas Goal 5
35	Complete ZDO Audit (continued from FY20/FY21)	Continue and complete multi-year Zoning and Development Ordinance audit.	Planning and Zoning Staff	On current work program and projected to extended to FY22/FY23.	Performance Clackamas Goal 5

PROPOSALS NOT SUITED FOR THE LONG-RANGE PLANNING WORK PROGRAM				
Input #	Proposal Topic	Proposal Details	Proposer	Staff Response
36	Activity Clusters in the McLoughlin Area	Develop commercial or mixed use activity clusters at key locations in McLoughlin area by leveraging public-private partnerships, public investment in infrastructure and funding improvements through revenue increases from increased property values in the area	Oak Grove Community Council	This is not a planning project, but rather a public investment and/or urban renewal program.
37	Public Art Standards	Adopt design standards for art in or adjacent to 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 and would require a commitment of staff time for ongoing administration responsibilities if adopted.
38	Pre-Application Conference Notification	Email active CPOs a “request for response” for pre-application conferences on sites in their boundaries. Include CPO responses in conference notes provided to the applicant.	Oak Grove Community Council	Implementation would not require a zoning code amendment.
39	Application Narrative	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; this is typically done by responding to questions on the application form, narrative, and plans. The concern here may be more about quality control of submitted applications than about a zoning code amendment.
40	Waterway Access	In the McLoughlin area, improve access to Willamette River and streams.	Oak Grove Community Council	This is not a zoning code amendment; it is likely better suited as park acquisition under the North Clackamas Parks and Recreation District.
41	Stafford Area Preliminary Infrastructure Feasibility Assessment	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 Assoc of Realtors Home Builders Assoc of Metro Portland	Metro withdrew grant funding to complete this project due to necessary multi-jurisdiction conversations and decisions to be completed before beginning the project. The county does not expect to be the lead on projects related to urbanization in this area.
42	Density increase at transit-supported areas	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 service), 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.
43	Transit improvement projects	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. Partnerships with Clackamas County are needed.	Tri-Met	Specific changes to the Comprehensive Plan and ZDO are not needed to move forward with these projects.
44	Neighborhood Identification	Develop neighborhood grids with distinct names to better associate with different areas.	Oak Grove Community Council	This is not a land use or planning project. If the county decided to pursue this, it might fit within the PGA program similar to CPOs, Hamlets, etc.
45	Capital Improvements	<ol style="list-style-type: none"> 1. Realign dangerous intersection of Judd Rd. and Hwy. 211, any improvements. 2. Turn lane from Hwy. 224 (east) at Amisigger Rd., and from Amisigger onto Hwy 224. Improve Hwy 224 and Amisigger Rd intersection. 3. Review speed limit on Eagle Creek Rd.;-consensus was 45 MPH. 4. Realign intersection of Currin Rd. and Eagle Creek Rd., site distance. 5. Improve narrow lane width on rural roads 6. Realign Judd road at Hwy 211 intersection. 7. Continue Duus Rd to Hwy 224 at Eagle Creek Rd intersection. 8. Improve Eagle Creek Road intersection at Heiple Road 9. Improve Heiple Road to Hwy 224. 	Eagle Creek Barton Community Council	These are capital construction projects, not planning projects.
46	Parks and open space	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.
47	Capital Improvements	Provide sharrows and “share the road”, or “bicycles may use full lane” signage on South Clackamas River Drive.	Peter Goodkin	This is a capital construction project, not a planning project.
48	Rezone Property	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 no clear pathway to approval under state law or the Comprehensive Plan.
49	Molalla River Path – Traverso Section and coordinate with Canby	Coordination with the City of Canby on the Molalla River Path project for the section that extends into Clackamas County.	Bruce Parker	Clackamas County can participate in the project without adding this to the Long-Range Planning Work Program