

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: Feb 27, 2018 **Approx Start Time:** 2:30 PM **Approx Length:** 45 min

Presentation Title: 2018-19 Long-Range Planning Work Program

Department: Department of Transportation and Development

Presenters: Karen Buehrig, Transportation Planning Supervisor; Jennifer Hughes, Principal Planner; Mike McCallister, Planning Director

Other Invitees: Dan Johnson, Director of DTD; Mike Bezner, Assistant Director of Transportation

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

None. This is an informational item only.

EXECUTIVE SUMMARY:

Every year, county Long-Range Planning staff focus on high-priority projects that have been suggested by staff, other county departments, the Board of Commissioners, community groups and/or members of the public and adopted by the Board of County Commissioners (BCC) after review by the Planning Commission.

Staff has developed a draft Long-Range Planning Work Program, and is preparing to bring this recommended work program forward to a public meeting at the Planning Commission on March 12, 2018.

The purpose of the BCC Policy Session on February 27 is to review the draft recommendation and hear input from the BCC regarding the proposal.

The overall scope of responsibilities for the Long-Range Planning program include:

- Planning and analysis
- Public engagement
- Coordination
- Grant funding

Below is a link to the 2016-17 Long-Range Planning Annual Report which describes in detail the various elements of the program and the projects that were completed in 2016-17.

http://www.clackamas.us/transportation/documents/annualreport_final_110717.pdf

A printed copy of the Annual Report will be provided at the February 27, 2018 Policy Session. This document also includes (on page 18) a list of the current work program items for 2017-18.

The process to select projects for 2018-19 began in fall 2017, when the public and county departments were invited to submit ideas by Nov. 30, 2017. This opportunity was publicized through news releases, the county's quarterly newsletter, social media and emails.

In December and January, staff evaluated and prioritized the suggested projects and current projects that may carry over to the next year based on the following criteria:

- **Staff and financial resources / efficiency** – How much staff time and funds would the project require? Are those resources available?
- **Support county strategic goals** – Would implementation of the project help move toward fulfillment of one or more county strategic goals as described in Performance Clackamas? If so, which one(s)?
- **Support current initiatives** – Does the project support or complement other significant county areas of focus? Does it coincide with current county initiatives?
- **Consistency with state and regional requirements and parameters** – Would the project, and the results of the project, meet any relevant legal requirements? Does it comply with state and regional guidelines?
- **Result in change to Zoning & Development Ordinance (ZDO), Comprehensive Plan or other county planning documents** – Does the project require long-range land use or transportation planning, or does it require different methods and/or attention from a different content area?

Attachment A, Summary of 2018-19 Draft Long-Range Planning Work Program Recommendation is an overview of the draft recommended projects with an assessment of how the recommended projects achieve the above criteria.

Attachment B, Long-Range Planning Work Program Recommendations for 2018-19 – Draft V February 15, 2018, is the table of all of the projects brought forward during the outreach period.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

This item is informational.

What is the cost? \$ Unknown What is the funding source? General Fund

The cost is dependent on the number and position classifications of FTE assigned to the work program projects. The cost is also dependent of the scale of the projects selected for the work program.

STRATEGIC PLAN ALIGNMENT:

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

The Long-Range Planning Work Program supports the goal of providing "plan development (updates to the Comprehensive Plan, Transportation System Plan and Zoning & Development Ordinance), 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 Long-Range Planning Work Program aligns with the following Performance Clackamas Strategic Priorities

- **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**

LEGAL/POLICY REQUIREMENTS:

There are no identified legal requirements for adoption of the annual long-range planning work program. However, it is the county's policy to conduct an annual outreach process and public meeting before the Planning Commission prior to Board adoption of the work program.

PUBLIC/GOVERNMENTAL PARTICIPATION:

Public outreach for the Long-Range Planning Work Program was conducted during September-November 2017. A public meeting at the Planning Commission scheduled for March 12, 2018.

OPTIONS:

The policy session is informational only, with the opportunity for the BCC to provide input into the draft Long Range Planning Work Program for 2018-19

RECOMMENDATION:

None, this is an informational item only.

ATTACHMENTS:

Attachment A: Summary of the Draft 2018-19 Long Range Planning Work Program

Attachment B: Long-Range Planning Work Program Recommendations for 2018-19,
Draft V: February 15, 2018

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Karen Buehrig @ 503-742-4683

SUMMARY Draft Long Range Planning Work Program 2018-19 Recommendation				Provide plan development (updates to the Comprehensive Plan, Transportation System Plan and Zoning & Development Ordinance), 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.											
Project Name	FTE	Was the project requested by CPO / Citizen / outside agency or department	SUPPORT COUNTY STRATEGIC GOALS					SUPPORT OTHER CURRENT INITIATIVES	CONSISTENCY with REGIONAL / STATE Requirements		RESULTS IN CHANGE TO ZDO, Comprehensive Plan or other Planning document				
			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		Is the project timely, supporting other current initiatives	Plan or other Planning document					
L-1	1		Y					Y		Y					
L-2	0.2	Y	Y	Y	Y	Y		Y		Y					
L-3	0.25		Y			Y		Y		Y					
L-4	0.5		Y	Y				Y		Y					
L-5	0.2	Y	Y					Y		Y					
L-6	0.2		Y			Y		Y	Y	Y					
L-7	0.2	Y	Y			Y		Y			Coordination. May lead to Plan changes in future years				
Land Use FTE for Damascus Transportation and Arndt Road Projects		0.15													
FTE Sum for LAND USE Planners		2.7													
T-1	0.3	TSP			Y	Y		Y			Creates Action Plan with small scale projects				
T-2	0.4	TSP		Y	Y			Y	Y	Y					
T-3	0.2		Y	Y	Y			Y			Feasibility Study. May lead to Plan changes in future years				
T-4	0.3	TSP		Y	Y			Y		Y					
T-5	0.2		Y	Y	Y	Y		Y			Feasibility Study. May lead to Plan changes in future years				
T-6	0.1	TSP		Y	Y				Y						
T-7	0.25	Y			Y		Y	Y			Impacts DTD Facilities. May lead to Plan changes in future years				
T-8		TSP		Y	Y	Y		Y			Feasibility Study. May lead to Plan changes in future years				
T-9		TSP		Y	Y	Y		Y		Y					
FTE Sum for TRANSPORTATION Planners		1.75													



Department of Transportation & Development
Long-Range Planning Work Program Recommendations for 2018-19
DRAFT VI: February 20, 2018

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

INTRODUCTION

Every year, county long-range planning staff focus on high-priority projects that have been suggested by staff, other county departments, the Board of Commissioners, community groups and/or members of the public. The process to select projects for 2018-19 began in fall 2017, when the public and county departments were invited to submit ideas by Nov. 31, 2017. This opportunity was publicized through news releases, the county’s quarterly newsletter, social media and emails.

In December and January, staff evaluated and prioritized the suggested projects and current projects that may carry over to the next year based on the following criteria:

- **Staff and financial resources / efficiency** – How much staff time and funds would the project require? Are those resources available?
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- **Result in change to Zoning & Development Ordinance (ZDO), Comprehensive Plan or other county planning documents** – Does the project require long-range land use or transportation planning, or does it require different methods and/or attention from a different content area?

The projects that made it through to the list of potential projects for 2018-19 will be discussed at a Board of County Commissioners Policy Session on February 27, and be discussed and be the topic of public hearing at the Planning Commission meeting on March 12, 2018. Funding for the selected projects will be included in the county’s budget for the 2018-19 fiscal year, which begins July 1, 2018.

LAND USE PLANNING PROJECTS RECOMMENDED FOR 2018-19

#	Project	Description	Source of Proposal	Staff Comments	Estimated Staff Time (full-time equivalent – FTE)	County Strategic Goal Supported
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. Research, write / revise code; public notice and outreach; public hearings (Planning Commission, County Commissioners); adopt text amendments to ZDO and, as needed, Comprehensive Plan.	Planning & Zoning Division	This is expected to be the final year of the ZDO audit.	1.0 FTE	Goal 5
L-2	Park Avenue Station Area Development & Design Standards	In partnership with the McLoughlin Area Plan Implementation Team (MAP-IT), work with a consultant to develop and implement a community outreach program on commercial and multifamily design and development standards, and residential protection, and to assess the livability of adjacent residential neighborhoods	MAP-IT, Oak Lodge CPO, Jennings Lodge CPO, Oak Lodge Legacy, Planning & Zoning Division	Applying for a grant for this program was in the 2017-18 Work Program. That was successful, and work began in early 2018.	0.20 FTE	Goals 1, 2, 3, 4, 5
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.	Planning & Zoning Division	Will require individual notice to owners of property in the affected zoning districts	0.25 FTE	Goals 3, 5
L-4	Short-Term Rentals in Single-Family Residential Zones	Revise the ZDO to allow short-term rentals (e.g., Airbnb) in single-family dwellings	Planning & Zoning Division	Will require extensive coordination with other departments (building codes, septic, tourism, etc.) and include robust public outreach.	0.5 FTE	Goals 1, 3, 5
L-5	Revise Policies on Changes in Low-Density Residential Zones	Amend Comprehensive Plan policies for applying different low-density residential zones (R-2.5 through R-30). A recent Land Use Board of Appeals decision is inconsistent with the way the county has applied these policies; and the community and the Board have expressed interest in limiting up-zoning in low density residential areas.	Planning & Zoning Division, Jennings Lodge CPO, Oak Grove Community Council	This is a top priority from McLoughlin Area Plan, Phase II: “modify existing ZDO to better protect, enhance and preserve neighborhoods from up-zoning and incompatible development.”	0.20 FTE	Goals 1, 5
L-6	Accessory Dwelling Unit Regulations for Rural Areas	Develop and adopt language for the Zoning & Development Ordinance to allow ADUs in rural zoning districts to the extent enabled by changes to state law. Change code to allow extensive use of ADU’s, but possibly with a sunset clause, to help with current housing issues.	Planning & Zoning Division Planning Commissioner Mark Fitz	Needed to implement HB 3012 and SB 1051, approved in 2017. More details expected from 2018 legislative session.	0.20 FTE	Goals 1, 3, 5
L-7	Housing Needs Assessment and Buildable Lands Inventory	Prepare countywide needs assessment with in-depth analysis of current and future affordable, workforce and other housing options, in compliance with Oregon Planning Housing Goal 10; countywide buildable lands analysis; work with Clackamas County Coordinating Committee (C4); support Homeless and Housing Affordability Task Force.	County / C4 Metro Subcommittee	Will require staff support as technical advisors. Comprehensive Plan/ZDO amendments may not be required in 2018-19.	0.2 FTE	Goals 1, 3, 5

TRANSPORTATION PLANNING PROJECTS RECOMMENDED FOR 2018-19

#	Project	Description	Source of Proposal	Staff Comments	Estimated Staff Time (full-time equivalent – FTE)	County Strategic Goal Supported
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. Involves education and outreach, research and analysis, and writing plans.	Transportation Planning	3rd year of 3-year grant; 12 schools total, or an average of 4/year	0.3 FTE	Goals 2, 3
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). Will involve public notice and outreach, public hearings, and adopting Comprehensive Plan amendments	Transportation Engineering & Construction	Happy Valley received a \$400,000 Metro 2040 grant for the Pleasant Valley / North Carver Comp Plan.	0.5 FTE	Goals 1, 2
T-3	Canby Ferry Toll Bridge Feasibility Study	Analyze the feasibility of replacing the Canby Ferry with a toll bridge at the current ferry location, with a focus on traffic analysis, toll operations and administration, and financial feasibility.	Transportation Engineering & Construction	The Canby Ferry provides daylight service across the Willamette River for \$4 per trip, with relatively low use, at a cost of approximately \$400,000/year.	0.2 FTE	Goals 1, 2
T-4	Arndt Road Extension Goal Exception	Develop 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. Includes completing the cost estimate, discussing cost and funding sources with Canby and updating the goal exception for alignment.	Transportation Planning	No current funding source.	0.1 FTE land use 0.3 FTE transportation	Goals 1, 2
T-5	Stafford Area Preliminary Infrastructure Feasibility Analysis	Study potential demands that various levels of urban growth would have on sewer, water, storm water and transportation infrastructure in the Stafford area, and how those demands would impact neighboring cities. Recommend appropriate future jurisdictional responsibility of areas within Stafford.	Transportation Planning	Final reserves decision expected before 2018 legislative session. Funding extended through 2018	0.2 FTE	Goals 1, 2, 3, 4, 5
T-6	Development Review Performance Measures	Research impacts of implementing additional performance measures for sidewalks, bikeways, transit and safety. Include safety performance measures in Transportation Safety Action Plan (TSAP) project development. Involves reviewing past development review applications, public outreach, and notice and hearings, if amendments are needed.	Transportation Planning	Held over from 2017-18, when no staff was available.	0.1 FTE	Goals 1 & 2
T-7	Barton Park Complex Master Plan	Provide long-range planning support to develop a master plan to ensure coordination and best use of the various facilities and amenities at the complex to meet the long-term needs of current and future users.	County Parks Division	Barton Park, is accessible off SE Barton Park Road and provides a connection to the Cazadero Trail. It has a Transportation Maintenance storage facility, Barton Sand & Gravel Pit reclamation, 6-acre Fandrich property, a ticket booth and property owned by Metro.	0.3 FTE	Goals 2 & 4
<i>The following projects are recommended for 2018-19 if funding becomes available. Funds are being actively sought for both projects.</i>						
T-8	Lake Oswego – Oak Grove Ped/Bike Bridge over Willamette River Feasibility Study	Identify feasible bridge locations; work with regional state and federal partners to determine scope and special studies needed, and to identify appropriate roles and contributions to the project; develop funding plan for construction, operations and maintenance; conduct public outreach to gauge community opinion about the project.	Transportation Planning	This is in Tier 2 of the county’s Transportation System Plan (TSP) and in the 2018 update of the Metro Regional Transportation Plan for fiscally-constrained projects. The county’s Ped/Bike Advisory Committee recommends it as the highest priority project from the Clackamas area. Active Transportation grant funds are being pursued.	.25 FTE	Goals 1, 2, 3
T-9	Transit Planning for Clackamas County	Seek funding (perhaps TGM) to develop strategies, actions and tools to make transit more usable in the County.	Transportation Planning	Result of talks on Regional Transit Strategy and TriMet Service Enhancement Plans.	0.3 FTE	Goals 1, 2, 3

PROJECTS NOT RECOMMENDED FOR 2018-19

For future consideration (if time and money are available)

#	Name	Description	Source of Proposal	Staff Comments
NRA	Rhododendron Village Center and Community Visioning Plan	Update Chapter 10.1, Mt. Hood Community Plan, Section 2, Rhododendron, by developing a Rhododendron community plan, including streetscape design for US 26, overall transportation needs, land use and zoning review, and parks and recreation needs.	Rhododendron CPO	The BCC adopted the Villages at Mt. Hood Pedestrian & Bikeway Plan in December 2016. (potential for future year; no time in 2018-19)
NRB	McLoughlin Boulevard Community Design Plan Framework	Plan and develop a community design plan for the unincorporated area of McLoughlin Boulevard north of Gladstone and south of Milwaukie, as a follow-up to the Park Avenue Station Area Development and Design Standards project.	<ul style="list-style-type: none"> • McLoughlin Area Plan Implementation Team • Oak Grove Community Council • Jennings Lodge CPO [CHECK MAP-IT input for reference to CPOs] 	This may be appropriate in the future once the Park Avenue Station Area project is completed.
NRC	Molalla Forest Road Master Plan	Develop a master plan for a new multi-use path along the former private logging road from Canby at SE 13 th Avenue to S Macksburg Road to provide a place for people to walk, bike, horseback ride and in-line skate, and link to the Molalla Forest Road section in Canby that is now a multi-use path.	City of Canby and Canby Bike/Ped Committee	This is a City of Canby project. We will continue to work with the city on this and watch for grant opportunities.
NRD	Enable Small-Scale Manufacturing and Production	Amend ZDO to enable certain small-scale manufacturing and production in Community Commercial General Commercial districts.	Oak Grove Community Council	This is a good suggestion and could be broadened to include evaluation of how manufacturing/processing uses are regulated in all commercial zones. There is insufficient staff time available to consider this in 2018-2019 given other priorities, but staff recommends keeping it on the list for a future year's work program.

Portions to be completed as part of recommended projects

#	Name	Description	Source of Proposal	Staff Comments
NRE	Tree Canopy Preservation	<ul style="list-style-type: none"> • Amend ZDO to add building limitations to protect tree canopies within a proposed development with over a specified percentage of tree canopy or number of trees/acre • Amend ZDO to require that on land with any acres with a specified percentage of tree canopy or number of trees/acre, any development must be submitted as a planned unit development with at least 20% of the treed land preserved in open space tracts. 	Jennings Lodge CPO	ZDO sections that regulate tree preservation will be reviewed for consistency and clarity as part of the final phase of the ZDO audit. New regulatory protections for trees are beyond the scope of the audit and could require broad public outreach to the extent that development rights would be curtailed.
NRF	Improve Natural Resource Area Protections	<p>Amend ZDO to better balance property rights with the need for strong natural resource area protection:</p> <ul style="list-style-type: none"> • Require an alternatives analysis that leverages alternative design techniques to comply with applicable standards of the natural resource overlay district(s) without sacrificing development potential • Apply this analysis to development that proposes to encroach on buffers intended to protect resources in the natural resource overlay districts (FMC, HCA, WQRA, WRG, etc.) or regulated by ZDO Section 1002, Protection of Natural Features • Amend 1002.04(A) to require development plans to incorporate a specific number of techniques from 1002.04(A), 1-10. <p>Amend ZDO to require tree preservation as provided in 1007.04 with roads planned around groves of trees to preserve them.</p>	<p>North Clackamas Urban Watersheds Council</p> <p>Jennings Lodge CPO</p>	The ZDO sections that regulate these areas are scheduled to be reviewed for consistency and clarity as part of the final phase of the ZDO Audit. However, new regulatory protections are beyond the scope of the audit and may necessitate broad public outreach to the extent that development rights would be curtailed.
NRG	Protect and Enhance Natural Habitat	Identify strategies to protect and enhance existing natural habitat. [need to find OGCC input]	Oak Grove Community Council	The ZDO sections that regulate natural habitat protections will be reviewed for consistency and clarity as part of the final phase of the ZDO Audit. However, new regulatory protections for wildlife habitat are beyond the scope of the audit and would necessitate broad public outreach and compliance with Statewide Planning Goal 5.

#	Name	Description	Source of Proposal	Staff Comments
NRH	Improve Public Participation in Land Use Planning and Development Review	Amend ZDO to add language to improve public participation and resource protections. [check input from OGCC]	Oak Grove Community Council	The procedural standards of the ZDO were reviewed and amended in an earlier phase of the ZDO Audit. The ZDO provides for extensive public notice, CPO involvement and the opportunity to appeal all Type II land use applications to the Land Use Hearings Officer.
NRI	Improve Wetlands Protections	Amend ZDO 1011.02(A) to add wetlands, including recharge areas, so that wetlands identified as open space by the Comprehensive Plan are provided with the same protections as other open space resources in the urban area.	North Clackamas Urban Watersheds Council	Inconsistent ZDO wetlands references will be evaluated as part of the ZDO Audit. Protections can be clarified if they are consistent with the Comprehensive Plan and our Goal 5 program for open space.
NRJ	Protect Neighborhood Character	Amend the ZDO to require that new development protect the character of existing low density neighborhoods, or provide a mechanism for neighborhoods to define their character and require that development be compatible with the identified character	Jennings Lodge CPO	Since state law does not permit urban area housing to be subject to discretionary approval criteria, this would have to be implemented through clear and objective standards such as setbacks, building height, lot coverage and architectural standards. A neighborhood could help define its character, but ultimately the Board would have to adopt any regulatory development requirements.
NRK	Neighborhood Affordability and Development Compatibility	Amend the ZDO to protect the existing character of low- and medium-density neighborhoods through standards for lot size, lot coverage, floor area ratios, percentage of impervious surfaces, building materials, windows and doors, building heights and building orientation on the lot.	McLoughlin Area Plan Implementation Team	[Similar to project above, but with a different approach.] Would require extensive public outreach because it would limit the types of improvements property owners can make to their homes and land. To the extent that land divisions would be precluded, setbacks increased, etc., individual property owner notice would be required. Implementation would increase administrative review time for building permits and submittal requirements for permit applicants.

Not long-range planning or not county long-range planning

#	Name	Description	Source of Proposal	Staff Comments
NRL	Intergovernmental Agreement (IGA) with Milwaukie	Revise IGA between the County and City of Milwaukie	City of Milwaukie	Administrative task, not planning
NR-M	Update Employment Lands Inventory	Coordinate with Business and Community Services on the development of the Clackamas County Employments Land Strategy which will to prioritize the marketability of employment lands throughout the county.	Business & Community Services	BCS project that Planning can support, as it has in the past.
NRN	Identify New Opportunities for Recreational and Open Space	Incorporate a mechanism into the ZDO or into the regular work of staff to routinely assess private land that becomes available on the market for its suitability in meeting the open space and recreation needs of current and future residents.	<ul style="list-style-type: none"> Oak Grove Community Council Jennings Lodge CPO 	We have no identified funding source to acquire land for open space and recreation. North Clackamas Parks & Recreation District is the designated parks provider for most of the unincorporated urban area. The ZDO, which applies to development proposals, would not be the appropriate way to require county staff to assess land for acquisition.
NRO	Comprehensive Plan for Damascus Area	Adopt an urban comprehensive plan for the Damascus area to allow for greater development opportunities.	Chris Flury, Damascus resident	The Damascus transportation system plan is underway, and Happy Valley is taking the lead on land use planning.
NRP	Borland Road / Willamette Falls Drive Improvements	Develop bike paths along Borland Road and Willamette Falls Drive to improving bike safety on surrounding roads. Create safe tourist loops from Highway 43 to Willamette Falls Road/Borland Road to Stafford Road and back along Highway 43.	Stacey Krish, West Linn resident	This is implementation, not planning.
NRQ	Eliminate Homelessness	End homelessness to enhance quality of life in the area	Dianne Pharo	This is beyond what can be undertaken in a single year, but the recommended housing affordability project is one step in this direction.
NRR	Borland /Ek Road/ Stafford Road Active Transportation Plan	Plan for/provide additional active transportation options in this area.	Planning Commissioner Gail Holmes	This is in the current Active Transportation Plan. Connects with Project T6 on Stafford.

Miscellaneous

#	Name	Description	Source of Proposal	Staff Comments
NRS	Underground Infrastructure	Plan extensive underground parking under new construction; consider requiring other infrastructure (mass transit, electrical grid, major highways) to be placed underground.	Dianne Pharo	Would be part of a larger, regional discussion.
NRT	Public Input on Stormwater Plans	Amend the ZDO to require jurisdictional storm water authority comments on the storm water plan to be submitted with a land use application or at least prior to public hearing.	Jennings Lodge CPO	Would require coordination with Water Environment Services and Oak Lodge Water Services, and would increase some applicants' land use application costs due to the need to design the surface water management system. Now an applicant 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.
NRU	Involve Watersheds Councils in Land Use Application Review	Amend the ZDO to require that recognized watersheds councils be: <ul style="list-style-type: none"> • Asked to comment in pre-application conference packets for proposed Type II and III procedures within 500 feet of a FMD, HCA, WQRA or WRG, or for any subdivision proposal in the council's boundary. • Notified of applications requiring Type II and III reviews within 500 feet of a FMD, HCA, WQRA or WRG, or for any subdivision proposal in the council boundary. 	North Clackamas Urban Watersheds Council	The ZDO allows the Planning Director to implement these requests; but we do not solicit comments for pre-application conferences from entities other than those with regulatory authority over the proposed development or cities that may potentially annex the site. The purpose of these conferences is to advise the applicant of the standards and processes that will apply to review of their proposal. Wider notice is provided once an application is filed.
NRV	Car Sharing	Update code, etc. to make the county as welcoming as possible to car-sharing programs.	Mark Fitz, Planning Commissioner	Not part of County Code.
NR-W	Commercial Land	Up-zone rural land to commercial land to combat the severe shortage of commercial property.	Mark Fitz, Planning Commissioner	State law restricts the County's ability to rezone land for commercial use in rural areas.
NRX	Doggy Daycare	Add doggy daycare facilities to the Zoning & Development Ordinance.	Mark Fitz, Planning Commissioner	This is allowed in some commercial districts. Staff believes the issue here is allowing it on rural residential property, which would require significant amendments to the County's home occupation or dog kennel standards.
NRY	Ensure Livability Infrastructure to Support New Development	Amend the ZDO with a formula to require large subdivisions to provide for local park land or open space	Jennings Lodge CPO	This would require legal analysis to avoid a Constitutional taking and coordination with North Clackamas Parks and Recreation District because new dwellings already pay a systems development charge for parks and "double dipping" may be problematic. NCPRD presumably would have to assume maintenance responsibility for the new parks and open space. Density transfer in exchange for parks dedication, a current option, could be considered as an alternative to loss of dwelling units.
NRZ	Marijuana Ordinance Amendment	Amend the ZDO to extend the operating hours for marijuana retailers from the current 10 am to 9 pm to the Oregon Liquor Control Commission (OLCC) allowed hours of 7 am to 10 pm	Michael Budd, Mt. Hood Cannabis Company (7 am to 9 pm); Mario Mamone, Maritime Café (8 am to 10 pm)	When adopting marijuana regulations, the Board considered whether to allow the same hours as the OLCC and decided the restricted hours were sufficient.