





# Attachment A: Staff Recommendation for FY 22/FY 23 Long-Range Planning Work Program

KEY	
Comp Plan	The <b>Clackamas County Comprehensive Plan</b> is made up of policies, implementing strategies and standards that guide general land use and transportation in the county. See the Comprehensive Plan online at <a href="http://www.clackamas.us/planning/comprehensive">www.clackamas.us/planning/comprehensive</a> .
	<b>Issue papers</b> will be 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 will be 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	<b>Clackamas County Zoning &amp; Development Ordinance</b> – the requirements and standards that are applied to determining land use in the county. See the ZDO online at <a href="http://www.clackamas.us/planning/zdo">www.clackamas.us/planning/zdo</a> .

**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: Barlow Road / 99E intersection analysis and Arndt Road Goal Exception** – 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 partners with the Community Road Fund project to study the 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** – An update of the Transportation System Plan is needed to review and adopt capital roadway improvement priorities and projects.

## ECONOMICS:

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

**E-2: Opportunity Zone Activation.** This would include completion of an Issue Paper to provide the foundation for updating the Economics chapter of the Comprehensive Plan. Involves working 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**

**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, every year, as needed.

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