



ATTACHMENT A – Update 03/05/19
Department of Transportation & Development
2019-2020 Long-Range Planning Work Program - Input Received from Outreach

The table below is organized by Comprehensive Plan chapter with related projects grouped under the overarching categories established by the Plan. Staff recommends that this structure be considered as a 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. In addition, 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

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, the Planning Commission, community groups and/or members of the public. The process to select projects for 2019-20 began in fall 2018, 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.

Timeline: February 25, 2019 -- Planning Commission study session to receive an overview of suggested projects and discuss additional project recommendations from the Planning Commission. March 12, 2019 -- Board of County Commissioners policy session to receive an overview of the input. April 8, 2019 -- Planning Commission public meeting to discuss recommended 2019-20 Long Range Planning Work Program. April 30, 2019 -- Board of County Commissioners policy session for final acknowledgement of the work program.

PROPOSED LONG-RANGE PLANNING PROJECTS

#	Project	Description	Source of Proposal	Staff Comments	Exhibit Number	Clackamas County <ul style="list-style-type: none"> Comprehensive Plan Chapters Zoning and Development Ordinance Sections County Strategic Goals
Chapter 3: Natural Resources and Energy						
L-1	Sandy River Channel Migration Zone Work Group	Require Planning & Zoning to assemble and facilitate a community-based stakeholder work group to review ongoing issues on channel migration zone policies and provide the necessary feedback for county decisions. Proposal assumes Planning & Zoning is the appropriate lead since product will require revisions to the ZDO. Proposed members: Mt. Hood Chamber, Homeowners Associations, Rhododendron CPO, Sandy River Watershed Council and others.	Jay Wilson – County Dept. of Disaster Management	This proposal may not be timely because efforts are underway at the state level to develop model channel migration zone regulations and, possibly, to seek state legislation on the topic.	1	<ul style="list-style-type: none"> CP Chapter 3: Natural Resources and Energy New ZDO Section Performance Clackamas Goals 2 and 3
L-2	Sandy River Channel Migration Zone	Implement a channel migration zone for the Sandy River and adopt standards for development in the mapped area.	Planning Commission	This proposal may not be timely because efforts are underway at the state level to develop model channel migration zone regulations and, possibly, to seek state legislation on the topic.		<ul style="list-style-type: none"> CP Chapter 3: Natural Resources and Energy New ZDO Section Performance Clackamas Goals 3 and 4

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L-3	Habitat and Water Quality Protection	<ol style="list-style-type: none"> 1. Add habitat/water quality protection provisions in the floodplain areas. 2. Assess county-wide plan on habitat connectivity, including stream corridors/riparian buffers to create a development code toolkit used by local municipalities, CPOs and Hamlets. 	<ol style="list-style-type: none"> 1. Planning Commission 2. City of Sandy 	The floodplain proposal may not be timely because we are awaiting action by the state and federal governments on required habitat protections in the floodplain to address the Endangered Species Act. Staff understands that the timeline for this has been extended to October 2021. It is unclear what role the County should play in providing habitat development standards for cities or how these standards should differ from those already in place for riparian areas. Hamlets and CPOs do not have regulatory authority over development.	2	<ul style="list-style-type: none"> • CP Chapter 3: Natural Resources and Energy • ZDO 703 and 704 • Performance Clackamas Goals 3 and 4
L-4	McLoughlin Area Natural Resource Overlays Development and Design Standards	Leverage the land use review process to improve and restore habitat in a coordinated manner to meet multiple state, regional and local land use planning goals. Identify strategies to protect and enhance existing natural habitat.	Oak Grove Community Council	This project likely would require a re-evaluation of the County's Statewide Planning Goal 5 program for wildlife habitat, riparian corridors and wetlands. Consultant assistance with technical aspects of the project may be required.	3	<ul style="list-style-type: none"> • CP Chapter 3: Natural Resources and Energy, 4:Land Use, and 9:Open Space, Parks and Historic Sites • ZDO 703, 705, 706, 709, 710, 1002 • Performance Clackamas Goal 4
L-5	Natural Resource Preservation Techniques	<ol style="list-style-type: none"> 1. Amend ZDO to require alternatives analysis for development proposed to impact natural resource overlay districts. 2. Amend ZDO 1002.04(A) to require (rather than recommend) that a development plan incorporate a specific number of the natural resource preservation techniques from 1002.04(A) (1-10). Require (rather than suggest) tree preservation as provided for in ZDO 1007.04 on road design, with roads planned around tree groves in order to preserve them. 	<ol style="list-style-type: none"> 1. Oak Grove Community Council 2. Jennings Lodge CPO 		3 4	<ul style="list-style-type: none"> • CP Chapter 3: Natural Resources and Energy • ZDO 703, 705, 706, 709, 710, 1002, 1007 • Performance Clackamas Goal 4
L-6	Solar Infrastructure	<ol style="list-style-type: none"> 1. Prohibit photovoltaic solar power generation facilities on high value farmland in the EFU District 2. Create more robust code policies on solar field installations, to include additional vegetative screening standards. 3. Allow small-scale shared, multi-accessory solar energy systems as an allowed use in rural and resource zones without a conditional use permit. This will align with the launch of the Senate Bill 1547 Community Solar program in 2019. Consider requiring EV charging infrastructure for some commercial developments as part of the land use review process. 	<ol style="list-style-type: none"> 1. Board of County Commissioners 2. City of Sandy 3. Clackamas County Sustainability & Solid Waste 		2 5A, 5B	<ul style="list-style-type: none"> • CP Chapter 3: Natural Resources and Energy • ZDO 316, 401, 406, 407, 513, 604, 1015 • Performance Clackamas Goals 1 and 2
L-7	Tree Canopy Preservation	Amend ZDO to 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). 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.	Jennings Lodge CPO		3	<ul style="list-style-type: none"> • CP Chapter 3: Natural Resources and Energy • ZDO 1002 • Performance Clackamas Goal 4
L-8	Demonstration of Alternative Design Techniques	1. Amend ZDO to require an alternatives analysis similar to that required by a <i>Variance</i> that leverages alternative design techniques to comply with the applicable standards of the natural resource overlay district(s) without sacrificing	North Clackamas Urban Watersheds Council		15	<ul style="list-style-type: none"> • CP Chapter 3: Natural Resources and Energy • ZDO 1002 • Performance Clackamas Goal 4

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	Considered for Development in Natural Resource Overlay Districts	development potential (e.g., equivalent floor area or dwelling units), and describe why that is not feasible compared to the applicant’s preferred design alternative.				
L-9	Urban Wetlands Protected Resource Open Space Designation	For open space resources identified on the Comprehensive Plan Land Use Map where only a wetland is present, ZDO Section 1011 Open Space is not applicable. We request that ZDO Section 1011.02(A) be amended to include “wetlands, including recharge areas ” so that wetlands may receive the same protections as other protected resource open space in the urban area.	North Clackamas Urban Watersheds Council		15	<ul style="list-style-type: none"> CP Chapter 3: Natural Resources and Energy ZDO: 1011 Performance Clackamas Goal 4
L-10	Oregon Conservation Strategy Local Planning Implementation	A project to create a long range plan to implement the goals of the Oregon Conservations strategy. See Exhibit 15 for more details	North Clackamas Urban Watersheds Council	Metro conservation Strategy underway?	15	<ul style="list-style-type: none"> CP Chapter 3: Natural Resources and Energy Performance Clackamas Goal 4
L-11	Clackamas County Wildlife Movement Strategy	A critical component of the Oregon Conservation Strategy, this project should create a long range plan to implement the goals of the Oregon Wildlife Movement Strategy to implement connect the Mt Hood National Forest and the contiguous habitat with the Willamette River Greenway.	North Clackamas Urban Watersheds Council	Metro and its partners through the Intertwine Alliance are developing a Strategic Action Plan for a Habitat Connectivity Strategy for the greater Portland Area. Much of the work suggested by the North Clackamas Urban Watersheds Councils is being done at the regional level. Additional research is needed to identify when the Metro led work will be complete and the next steps for Clackamas County.	15	<ul style="list-style-type: none"> CP Chapter 3: Natural Resources and Energy Performance Clackamas Goal 4
Chapter 4: LAND USE						
L-12	Green Corridors	Assess the Green Corridor agreement between the County and the City of Sandy to determine additional regulations to adopt in the County Code for development along Hwy 26 to fulfill the intergovernmental agreement.	City of Sandy		2	<ul style="list-style-type: none"> CP Chapter 4: Land Use and Chapter 5: Transportation System ZDO 316, 401, 513 Performance Clackamas Goal 4
Chapter 6: HOUSING						
L-13	Housing Strategies	Amend the Plan and ZDO to address the results of the housing needs analysis currently underway, implement recommendations expected from the Housing Affordability and Homelessness Task Force, and respond to Senate Bill 1051 (2017) as well as any housing legislation passed during the current session of the Oregon Legislature. Consider restricting manufactured dwelling parks from being redeveloped with a different use. Also, the transitional shelter community regulations will sunset on August 28, 2019 unless they are extended through a ZDO amendment.	Planning & Zoning Division			<ul style="list-style-type: none"> CP Chapter 4: Land Use and Chapter 6: Housing Multiple ZDO Sections (e.g., 315, 824, 825, 839, 842, 843) Performance Clackamas Goals 3 and 5

#	Project	Description	Source of Proposal	Staff Comments	Exhibit Number	Clackamas County <ul style="list-style-type: none"> • Comprehensive Plan Chapters • Zoning and Development Ordinance Sections • County Strategic Goals
L-14	Protect Neighborhood Character and R-10 Zoning	<ol style="list-style-type: none"> 1. Modify the ZDO to better protect neighborhoods from up-zoning and incompatible development. 2. Amend the ZDO to implement the Comprehensive Plan goal of protecting the character of existing low density neighborhoods and require that development is compatible with the identified neighborhood character. Adopt a local overlay area that freezes R-10 zoning and has higher standards for zoning approvals or a limitation on the amount of development or infill allowed in the overlay area. 	<ol style="list-style-type: none"> 1. Oak Grove Community Council 2. Jennings Lodge CPO 	<p>A project to consider restricting zone changes in Low Density Residential Districts, including R-10, is on the work program for the current fiscal year.</p> <p>Following a policy session with the Board of County Commissioners, the project is on hold pending the outcome of the housing needs analysis.</p>	3 4	<ul style="list-style-type: none"> • CP Chapter 6: Housing; Chapter 4: Land Use; Chapter 10: Community Plans and Design Plans • ZDO 315 • Performance Clackamas Goals 1 and 5
L-15	Temporary Dwellings for Care	Allow temporary dwellings for care only for property owners or heritage landowners. Require removal of temporary dwellings for care prior to title change or sale.	Eagle Creek Barton CPO		6	<ul style="list-style-type: none"> • CP Chapter 4: Housing • ZDO 1204 • Performance Clackamas Goal 3
Chapter 7: PUBLIC FACILITIES AND SERVICES						
L-16	Surface Water	Require an assessment of an actual surface water plan prior to approval of a land use application.	Jennings Lodge CPO	The current process requires a statement of feasibility from the surface water management regulatory authority prior to land use approval. Detailed plan review is done prior to issuance of development permits.	4	<ul style="list-style-type: none"> • CP Chapter 7: Public Facilities and Services • ZDO 1006 • Performance Clackamas Goal - 2
Chapter 8: ECONOMICS						
L-17	Home Occupations	Replace current three-year renewal requirement with a one-year renewal after original approval to ensure all conditions of approval are met and no subsequent renewals. Consider revisions to the home occupation standards.	Planning & Zoning Division	Planning staff has interest in this proposal, but consultation is required with other County work groups.		<ul style="list-style-type: none"> • CP Chapter 8: Economics • ZDO 822 • Performance Clackamas Goals 1 and 5
L-18	Small Scale Manufacturing	Allow certain small-scale manufacturing and production uses in the C-2 and C-3 zones, even when the use necessitates some primary processing of certain raw materials, such as brew-pubs and bakeries.	Oak Grove Community Council	Currently, the C-2 zone allows almost no manufacturing and the C-3 zone does not allow primary processing of raw materials.	3	<ul style="list-style-type: none"> • CP Chapter 8: Economics • ZDO 510 • Performance Clackamas Goal 1
L-19	Marijuana Retail Business Operating Hours	Expand the allowed operating hours for marijuana retailers from 10:00 a.m. to 9:00 p.m. to 8:00 a.m. to 10:00 p.m.	Mario Mamone President, Maritime Cafe		12	<ul style="list-style-type: none"> • CP Chapter 8: Economics • ZDO 841.05
L-20	Kennels	Amend the ZDO to provide greater opportunity to allow dog boarding and dog daycare facilities in rural residential zones	Mark Fitz, Planning Commissioner			<ul style="list-style-type: none"> • CP Chapter 4, Land Use and Chapter 8, Economics; • Performance Clackamas Goal 1

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Chapter 9: Open Space, Parks and Historic Sites, and Chapter 10: Community Plans and Design Plans						
L-21	Recreational and Open Space	<ol style="list-style-type: none"> 1. Amend the ZDO to expand the conditions where dedications to North Clackamas Parks and Recreation District are required and key sites are selected. 2. Update the Comprehensive Plan to identify lands for open space use. Develop a mechanism to routinely assess land that becomes available on the market for open space and recreation needs. 	<ol style="list-style-type: none"> 1. Oak Grove Community Council 2. Jennings Lodge CPO 	The Planning and Zoning Division does not evaluate land for acquisition, nor does it have a source of funding for acquisition. Requiring the dedication of land for parks will raise legal questions, particularly in light of the fact that NCPRD already assesses a systems development charge for new residential development.	3 4	<ul style="list-style-type: none"> • CP Chapter 4: Land Use; Chapter 9: Open Space, Parks and Historic Sites; Chapter 10: Community Plans and Design Plans • ZDO 702 and 1011 • Performance Clackamas Goal 4
L-22	McLoughlin Boulevard Community Design Plan	Develop a community design plan for McLoughlin Blvd.	Oak Grove Community Council	The Park Avenue Station Area Development and Design Standards project, currently underway and expected to continue in the next fiscal year, should be completed prior to engaging in other projects along McLoughlin Blvd.	3	<ul style="list-style-type: none"> • CP Chapter 4: Land Use; Chapter 9: Open Space, Parks and Historic Sites; Chapter 10: Community Plans and Design Plans • ZDO 315, 510, 1000 Sections (associated with design review) • Performance Clackamas Goals 1, 2, 3, 4 and 5
L-23	Historic Overlays	Increase regulations and incentives applicable in the Historic Corridor, Historic District, and Historic Landmark overlay zones.	Oak Grove Community Council		3	<ul style="list-style-type: none"> • CP Chapter 9: Open Space, Parks and Historic Sites • ZDO 707
L-24	Livability Infrastructure	Identify a mechanism to ensure that livability infrastructure and the necessary funding will be available to support new development. Failing that, large subdivisions or planned unit development applications should not be approved unless the development plan or existing surrounding area has parks, sidewalks and other livability infrastructure.	Jennings Lodge CPO		4	<ul style="list-style-type: none"> • CP Chapter 4: Land Use; Chapter 9: Open Space, Parks and Historic Sites • ZDO 1012, 1013 • Performance Clackamas Goals 2 and 3

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Chapter 2: Citizen Involvement and Chapter 11: The Planning Process						
L-25	Public Outreach	<ol style="list-style-type: none"> Email CPOs a "Request for Response" for pre-application conferences for development in their boundaries and include the CPO response in the pre-application conference notes provided to the applicant. Require that all Type II and Type III applications include a narrative to address how the proposal complies with all the relevant approval criteria and standards. Amend the ZDO to add "Clackamas County Planning and CPO's are planning partners for Clackamas County Planning." Change the land use application notification distance in rural areas to ¼ to ½ mile from the subject property. Develop a program to foster relations between rural areas and County departments so that rural citizens have a voice in regard to public transportation money, etc. Use CPOs as a communication medium, instead of the poorly attended and advertised public hearings process currently in place. Require a Type III review and expanded notification area for development along the Clackamas River. Pre-application conference notifications and solicitations of comments for the watershed councils 	<ol style="list-style-type: none"> Oak Grove Community Council Eagle Creek Barton CPO Jana Lombardi (resident) Redland-Viola-Fischers Mill CPO Jane Turville (resident) Clackamas Urban Watersheds Council 		3 6 7 8 13A, 13B 15	<ul style="list-style-type: none"> CP Chapter 2: Citizen Involvement; Chapter 11: The Planning Process ZDO 1307 Performance Clackamas Goal 5
OTHER						
L-26	Events and Outdoor Mass Gatherings	Amend the County Code to regulate and require permits for certain large events.	Board of County Commissioners	In 2013, the Board elected to table consideration of these amendments.		<ul style="list-style-type: none"> County Code – Title 6 (Public Protection) Goals 3 and 5
Chapter 5: TRANSPORTATION						
T-27	Trails	Analyze the feasibility and implications of connecting the Springwater Trail to the Mt. Hood bike trail system	City of Sandy	This is in the Active Transportation Plan – Rose City to Mt Hood Plan	2	<ul style="list-style-type: none"> CP Chapter 5: Transportation Performance Clackamas Goals 2, 3
T-28	Fee-in-lieu	Amend the fee-in-lieu-of-improvement provisions in ZDO Section 1007.	Transportation Engineering Division			<ul style="list-style-type: none"> CP Chapter 5: Transportation Performance Clackamas Goals 1, 2
T-29	Clackamas County Transportation Futures Study	Develop long-term plan to identify top priority transportation improvements needed on state, regional and local systems in Clackamas County over the next 50 years. The plan will forecast major population, economic, environmental and technology changes to help inform what investments or actions are required to meet those needs.	Clackamas County Coordinating Committee (C4), BCC	Priority for C4	9	<ul style="list-style-type: none"> CP Chapter 5: Transportation Performance Clackamas Goal 2

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PROPOSALS NOT SUITED FOR THE LONG-RANGE PLANNING WORK PROGRAM						
N-30	Capital Improvements	<ol style="list-style-type: none"> We have 2 very dangerous and heavily used intersections – Beaver Creek Road/Leland Road/Kamrath Road and Beaver Creek Road/Steiner Road/Yeoman Road. How to minimize the risk at these 2 intersections would be helpful. We still have what we call “car eating ditches” in the Beaver Creek area. Continuing the excavating and improvement of these ditches would be helpful. So many of our roads have very little if any shoulders. Once Clackamas County has access to road maintenance funds, we would appreciate safer roads with usable shoulders. Left hand turn lane from Beaver Creek Road traveling south onto Yeoman/Steiner Roads 	Hamlet of Beaver Creek	Capital construction projects, rather than planning projects	10	
N-31	Capital Improvements	<ol style="list-style-type: none"> Realign dangerous intersection of Judd Rd. and Hwy. 211, any improvements. Some kind of signal is needed- backup on Judd has taken up to 1.5 Hours to get up Judd and cross intersection when traffic is diverted from highway, which happens frequently. Turn lane from Hwy. 224 (east) at Amisigger Rd., and from Amisigger onto Hwy 224. Review speed limit on Eagle Creek Rd.;-consensus was 45 MPH. Realign intersection of Currin Rd. and Eagle Creek Rd., site distance. Improve narrow lane width on rural roads 	Eagle Creek Barton CPO	Capital construction projects, rather than planning projects	6	
N-32	Capital Improvements	Explore alternative improvement options at Highway 26 and 362 nd Drive, options with traffic signal or round-about improvements at the intersection of Highway 211 and 362 nd Drive, and address design concerns with the curve in 362 nd Drive.	City of Sandy	Capital construction project, rather than planning project	2	
N-33	Firwood Intersection	Address design concerns with intersection of Firwood Road and Highway 26, including the potential reconfiguration of the slip lane and ingress/egress to the gas station.	City of Sandy	Capital construction project, rather than planning project. Project is currently in the Transportation System Plan.	2	
N-34	Milwaukie UGMA	Update the Urban Growth Management Agreement between the County and the City of Milwaukie	City of Milwaukie	This proposal can be addressed through the regular work of the Planning and Zoning Division, rather than as a long-range work program item.	11	
N-35	Public Art	Create a program to fund and install public art.	Oak Grove Community Council	It is not clear how this would fit within the scope of the long-range land use planning program.	3	
N-36	Capital Improvement	Change Johnson Road – Stafford Road intersection to a right turn only from Johnson Road coupled with a roundabout at the Stafford/Childs intersection.	Stafford-Lower Tualatin Valley CPO	Capital construction project, rather than planning project. Road Safety Audit recently completed for area. Suggestions are for capital project design.	14	
N-37	Implement Safe Routes to Schools projects in rural areas	Building off the success of changes around the school in Damascus to improve safety for accessing the school, other areas with rural schools should also have similar low cost improvements.	Brian Pasko, Planning Commissioner	The County currently works with schools to develop Safe Routes to Schools plans that have specific investments and recommended changes to improve safety around both urban and rural schools.		

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N-38	Transportation Planning in Carver	Transportation planning that looks closely at Carver and Hwy 224 through the community.	Mark Fitz, Planning Commissioner	Happy Valley has transportation planning responsibilities for Carver and a project is underway. Below is a link to the project https://www.happyvalleyor.gov/business/planning-division/pleasant-valley-north-carver-comprehensive-plan/		