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**PROPOSED**

**2018 PLANNING COMMISSION WORK PROGRAM**

Below is the proposed 2018 Work Program for discussion at the January 8, 2018 Planning Commission meeting. We believe priority projects should primarily include:

- Mandated projects (Metro, Gorge Commission, FEMA, etc.)
- Projects with a health-life safety component
- Those that implement the 2016 Comprehensive Plan
- Amendments which result in efficiencies (procedural or otherwise)

Finalizing a work program helps the Land Use Division prioritize work. It does not mandate project completion, nor does it preclude work on other projects not identified. Having this flexibility, together with support from the Commission on work program priorities helps the Division best serve the community.

**Typically, much more work is identified on a work program than can be accomplished in any given year.** However, staff will begin ‘on deck’ projects in table below if Work Program items are completed early. At this time, we anticipate that resources available for long-range planning will remain stable for the next year and we will plan for a one meeting per month, making adjustments as needed. In past years, Planning Commission meetings have not been scheduled in July to help accommodate commissioner and staff vacations. Staff would like feedback from commissioners on whether a preference exists for cancelling either the July or August monthly meeting moving forward.

**Table A: 2018 Work Program Projects**

	Project Name& Year Either Added to Work Program or Identified	Brief Summary	Status
<i>Mandated Projects</i>			
A1	Flood Map and Flood Insurance Study Updates	Mandatory Flood Map and Flood Hazard Ordinance Revisions based on various updated FEMA flood	FEMA is involved in various flood map update projects around the county’s unincorporated jurisdiction. Adoption of

	(PC-2013-2899), (PC-2016-4907), (PC-2017-9502); <b>2013</b>	studies. Multnomah County Flood Insurance Study also will be updated.	revised maps and associated flood insurance study is mandatory and window to complete expected to fall in late 2018.
A2	NSA Cumulative Effects (PC-2013-3021); <b>2013</b>	Amend Chapter 38 to incorporate provisions to address cumulative effects to natural and cultural resources.	Columbia River Gorge Commission has notified Multnomah County of the requirement to adopt mandated code amendments by April 16, 2018. Preliminary code amendment research has begun.
A3	Housing Supply; <b>2018</b>	Senate Bill 1051 requires county to review and decide on applications for certain housing developments containing affordable housing units within 100 days. Establishes standards of review for decision on applications for certain housing developments located within urban growth boundary. Prohibits county from prohibiting building accessory dwelling units in areas zoned for detached single-family dwellings. Requires county to allow nonresidential place of worship to use real property for affordable housing (2017 Regular Session SB 1051).	Not yet begun. A fix to a technical error in the bill related to accessory dwelling units (ADU) will likely occur during the 2018 legislative session. Staff understands the ADU provisions in Senate Bill 1051 were intended to only apply inside the UGB, but that distinction was lost through a scribner's error in the final bill.
<b>Health-Life Safety Projects</b>			
A4	Fire Standards; <b>2017</b>	Implements Comprehensive Plan Policy 7.7: Fire safety and mitigation standards in areas prone to wildfire risk. Also an action item identified in 2017 Multnomah County Natural Hazard Mitigation Plan ( <a href="https://multco.us/em/natural-hazard-mitigation-plan-document-library">https://multco.us/em/natural-hazard-mitigation-plan-document-library</a> )	Not yet begun
A5	Update Slope Hazard Maps; <b>2018</b>	Implements Comprehensive Plan Policy 7.1-7.2: Update slope hazard maps and regulations. Consider Policy 7.3: Development protection regulations in high liquefaction risk areas. Also an action item in 2017 Multnomah County Natural Hazard Mitigation Plan ( <a href="https://multco.us/em/natural-hazard-mitigation-plan-document-library">https://multco.us/em/natural-hazard-mitigation-plan-document-library</a> )	Not yet begun
A6	Mass Gatherings; <b>2016</b>	Implements Comprehensive Plan Policy 3.5: Mass Gatherings	A Briefing was held March 6, 2017 Staff has met with key agency stakeholders and is researching regulatory options
<b>Efficiency Projects</b>			
A7	Surveys Required; <b>2016</b>	Assess when a survey should be required to confirm new development is accurately sited, particularly with respect to property setbacks. Objective is to address issue of structures not being constructed in the approved locations.	Not yet begun
A8	Lot of Record Maps; <b>2017</b>	Adopt historic tax assessment property configuration maps and establish associated standards to help streamline Lot of Record (legal parcel) determinations.	Not yet begun
<b>Other Projects</b>			
A9	ESEE Implementation (PC-2017-2728) <b>2017</b>	Updates to SEC habitat, SEC stream and SEC water resource extent based off Comprehensive Plan ESEE analyses	Worksession held April 3, 2017

A10	Omnibus Housekeeping & Mandated Projects	This is a general placeholder for housekeeping & mandated items. Housekeeping items are typically small corrections or simple code improvements typically not requiring multiple Worksessions. Mandated projects often are associated with specific timelines directed by federal or state agencies. One approach could package all amendments into an annual omnibus ordinance.	Placeholder
A11	Grading and Erosion Control, Hillside Development and Large Fill Regulations (PC-2016-5384); <b>2017</b>	Implements Comprehensive Plan Policy 2.42, 2.43 & 2.44; Agricultural fill operations, grading and erosion control regulations. Adds efficiency and clarity.	Worksession held February 6, 2017
A12	Floating Structure Regulation (PC-2016-4910); <b>2012</b>	Implements Comprehensive Plan Policy 10.11: Building, Plumbing, Electrical, Mechanical Standards for Floating Structures	Staff has begun exploring implementation options related to Portland's role as the contracted building agent for Multnomah County.

### Table B: 'On-Deck' Projects

- Unlikely to be advanced in 2018 given existing resources. Can be considered for advancement to Table A Project List during future annual work program discussions

	Project Name & Year Either Added to Work Program or Identified	Brief Summary	Status
<b>Significant Environmental Concern Permit</b>			
B1	Update SEC Maps, overlay extent and stream centerlines; <b>2017</b>	Implements Comprehensive Plan Policy 5.18 - 5.26: Update SEC maps and stream centerlines	Not yet begun
B2	SEC-View expansion in West Hills; <b>2018</b>	Implements Comprehensive Plan Policy 5.47: Consider expanding SEC-v overlay to west slope of West Hills.	Not yet begun
B3	Consider adopting LiDAR visibility maps to exempt more development requests from SECv review; <b>2016</b>	Multnomah County produced aerial LiDAR based maps identifying lands topographically visible at different altitudes above the ground from local Identified Viewing Areas. Project goal is to legislatively adopt LiDAR based maps within the boundaries of the SECv zoning district so staff has authority to exempt projects from SECv review, which will not be visible. Staff currently must make this determination through a land use review.	Not yet begun
B4	SECv efficiencies; <b>2016</b>	Create Type 1 review and/or exemption to SECv permit for small projects, such as an addition, if pre-	Not yet begun

		defined colors and materials used. Will need to define size of qualifying projects.	
B5	SEC-h building footprint; <b>2018</b>	Implements Comprehensive Plan Policy 5.36: Limit size and footprint of houses in SEC-h overlay in order to minimize harm to wildlife.	Not yet begun
B6	Tree Removal and Tree Planting in SEC-h; <b>2018</b>	Implements Comprehensive Plan Policy 5.40: Update development requirements related to tree removal and tree plantings.	Not yet begun
<b>Other Permits</b>			
B7	Willamette River Greenway Updates; <b>2016</b>	Implements Comprehensive Plan Policy 5.15; Update to WRG regulations	Not yet begun
B8	Non-Conforming Uses; <b>2018</b>	Update non-conforming use standards. Consider other models including City of Portland, and consider breaking standards into sub-categories such as use, structure, and setback.	Not yet begun
B9	Signs; <b>2018</b>	Re-evaluate sign code provisions for possible updates.	Not yet begun
B10	Cidery Rules; <b>2018</b>	Cidery rules based on HB 2159 & SB 677 (both bills from 2017 Regular Session)	Not yet begun
B11	Property Line Adjustments (PC-2014-3619); <b>2013</b>	Consider code amendments addressing whether lots with road frontage should maintain that frontage after a PLA. Also, assess standards related to septic drainage systems. Consider adding flexibility to EFU equal area requirements for PLAs to include adverse possession claims and to fix encroachment issues.	Not yet begun
B12	Raising Fowl (PC-2013-3094); <b>2014</b>	Define thresholds for raising of fowl (such as chickens) for personal and commercial use	Multiple work sessions have been held
<b>Misc. Projects</b>			
B13	Emergency Projects; <b>2018</b>	Create expedited permit review process for reconstruction in the event of widespread community emergency. Establish requirement that bond be submitted for all emergency repair/response projects.	Not yet begun
B14	Short Term Rental; <b>2017</b>	Add short-term rental definition and potentially amend Home Occupation regulations to clarify how much of home can be dedicated to short-term rental and consider requiring owner occupancy	Not yet begun
B15	Oxbow Park District; <b>2018</b>	Implements Comprehensive Plan Policy 8.11-1: Work with Metro to develop a park zoning district for Oxbow Park	Not yet begun
B16	Temporary Use of Live-aboard Boats; <b>2018</b>	Implements Comprehensive Plan Policy 10.15: Consider standards to allow temporary use of live-aboard boats	Not yet begun
B17	Rest Stop Facilities; <b>2018</b>	Implements Comprehensive Plan Policy 10.15: Consider appropriate review for rest stop facilities to ensure compatibility with surrounding land use and minimize environmental impacts	Not yet begun
B18	Historic Preservation; <b>2017</b>	Implements Comprehensive Plan Strategy 6.1-4: Historic Preservation	Not yet begun

B19	Rural Center Commercial and Industrial Uses; <b>2017</b>	Implements Comprehensive Plan Policy 2.16: Rural Center Commercial and Industrial Uses. Removes limitation that Industrial Uses must serve the rural community and surrounding area.	Initial scoping begun. Possible candidate for housekeeping bill.
B20	EFU Replacement Dwelling (PC-2013-3193); <b>2015</b>	Amend replacement dwelling standards in EFU zone based on changes to state law in 2014 (HB 2746). Expands provisions for replacement dwellings.	Project has been scoped. Multnomah County has authority to apply statute directly until such time amendments are approved. Expanded replacement dwelling regulations sunset in 2024.
B21	Code changes related to Measure 49 approved dwellings and properties; <b>2016</b>	Consider code amendments to reference unique allowances and restrictions related to 2007 property rights Ballot Measure 49 approved dwellings and properties. Topics to research include but are not limited to farm and forest zoning aggregation requirements, PLA restrictions and references for setbacks to different types of forest dwellings in CFU zones.	Not yet begun. Possible candidate for housekeeping bill.
B22	Biosolid pre-treatment; <b>2018</b>	Permits onsite treatment of septage prior to application of biosolid on exclusive farm use land using treatment facilities that are portable, temporary and transportable by truck trailer during authorized period of time (2017 Regular Session HB 2179).	Not yet begun
B23	Private Property Burials; <b>2016</b>	Assess whether land use code should be amended to address requests for private property burials. Preliminary goal is to have ability to authorize, where allowable, in a short timeframe.	Not yet begun
<b>Public Facilities and Utilities</b>			
B24	Public Facilities; <b>2017</b>	Implements Comprehensive Plan Strategy 11.10-1: Public Facilities. Requires alternatives analysis prior to approving electrical substation or water system storage tank or reservoir intending to solely serve uses within the UGB.	Not yet begun
B25	Water Supply; <b>2017</b>	Implements Comprehensive Plan Policy 11.12: Water Supply. Requires water supply to new development to either be connected to a public water system capable of serving the development, or a private system meeting volume and pressure requirements of building and fire code.	Not yet begun
B26	Wastewater Disposal; <b>2017</b>	Implements Comprehensive Plan Policy 11.13: Wastewater Disposal. Requires wastewater disposal for new development to either occur by connection to public sewer or by a private system meeting DEQ regulations.	Not yet begun
B27	Undergrounding Communication Lines; <b>2017</b>	Implements Comprehensive Plan Strategy 11.14-2: Undergrounding Communication Lines. Require undergrounding of personal power and communication lines serving new or replaced development.	Not yet begun. Possible candidate for housekeeping bill.
<b>Procedures, Review Process, Use Assessment, Covenants, Tax Deferral</b>			
B28	Procedural Provisions	Update procedural provisions.	Planning Commission Worksessions held 10.1.12, 2.4.13 and 6.3.13. Project put on

	Update (PC-2012-2296); <b>2012</b>		hold until after conclusion of Code Consolidation.
B29	Expiration of Type 1 permits; <b>2016</b>	Consider adding expiration language for Type 1 permits.	Not yet begun
B30	Lot of Record Deed Restriction; <b>2017</b>	Implements Comprehensive Plan Policy 3.3: Lot of Record Deed Restriction	Not yet begun
B31	Review Processes; <b>2018</b>	Consider most appropriate review path for various uses.	Not yet begun
B32	Conditional Uses; <b>2018</b>	Re-evaluate Conditional Use provisions to determine if currently listed Conditional Uses are still appropriate within each zoning district.	Not yet begun
B33	Right to Farm and Forestry Measures in RC & MUA-20; <b>2018</b>	Implements Comprehensive Plan Policy 2.32 & Strategy 3.15-1 & 3.15-2: Implement right to farm measures for new or expanding uses in RC zone when adjacent to EFU or CFU zones. Implement right to farm measures for new, replacement, or expanded uses on MUA-20 zone when adjacent to EFU or CFU. Includes deed restriction for new and replacement dwellings and additions protecting surrounding forestry practices.	Not yet begun. Possible candidate for housekeeping bill.
B34	Extending Wildlife Habitat Tax Deferral Program (PC-2015-4551); <b>2016</b>	Implements Comp Plan Policy 5.3 (Formerly Policy 3.2 of the 2015 Sauvie Island / Multnomah Channel Rural Area Plan). Extends the county's wildlife habitat tax deferral program to additional zoning districts.	A briefing was held with the Planning Commission. ODFW must take action before county code amendments can be adopted. Project advancement dependent on ODFW resource availability.

### Table C: Projects Completed Over Last Year

	Project Name & Year Either Added to Work Program or Identified	Brief Summary	Status
C1	Accessory Structures (PC-2016-4940); <b>2016</b>	More clearly define when a structure is accessory vs. residential unit. Clarify ADUs not allowed.	<ul style="list-style-type: none"> <li>Final PC Hearing held 11.7.16</li> <li>BCC Approved 2.23.17 (ORD # 1242)</li> </ul>
C2	Wineries (PC-2017-7341); <b>2017</b>	Implements Comprehensive Plan Policy 3.21: Wineries	<ul style="list-style-type: none"> <li>Final PC Hearing held May 1, 2017</li> <li>BCC Approved 7.3.17 (ORD # 1249)</li> </ul>
C3	Farm Stands (PC-2017-7340); <b>2016</b>	Implements Comprehensive Plan Strategy 3.18-1, Policy 3.19, Policy 3.20: Farm Stands	<ul style="list-style-type: none"> <li>Final PC Hearing held 6.5.17</li> <li>BCC Approved 7.3.17 (ORD # 1248)</li> </ul>
C4	Agri-Tourism (PC-2016-4864); <b>2017</b>	Implements Comprehensive Plan Policy 3.26, Policy 3.27: Agri-tourism	<ul style="list-style-type: none"> <li>Final PC Hearing held 6.5.17</li> <li>BCC Hearing held 6.29.17 – Hearing was continued indefinitely.</li> </ul>

C5	Code Consolidation (PC-2015-4679); <b>2016</b>	Consolidate land use code chapters 11.15, 11.45, 33, 34, 35, 36, 37 and portions of Chapter 29 for efficiency. Scope is to consolidate code and fix minor housekeeping issues.	<ul style="list-style-type: none"> <li>Final PC Hearing held October 2, 2017</li> </ul>
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## Attachments

Attachment A –Summary of Major Policy Implementation Topics From 2016 County Comprehensive Plan.

The full 2016 Comprehensive Plan is available on-line: <https://multco.us/landuse/comprehensive-plan>