

# BURLINGTON POLICIES DOCUMENT

The following gives an overview of the County's current policies and strategies for the Rural Center as provided in the County's Comprehensive Framework Plan. This overview is then followed by proposed new policies for the Burlington Community.

Please review the proposed changes and if you have any questions you can ask us the questions at the June 30 meeting or you can contact George Plummer at 503-988-3043 ext. 29152 ([george.a.plummer@co.multnomah.or.us](mailto:george.a.plummer@co.multnomah.or.us)) or Joanna Valencia at 503-988-3043 ext. 29637 ([joanna.valencia@co.multnomah.or.us](mailto:joanna.valencia@co.multnomah.or.us)).

You are also encouraged to send us your feedback and comments regarding the proposed policies. **Please send us your comments by July 14, 2010.**

This document is also available online at: [www.multco.us/burlingtonplan](http://www.multco.us/burlingtonplan)

## **Current County Plan Policies and Strategies contained in the West Hills Rural Plan Area**

The current plan and zoning regulations identifies a variety of uses. The Rural Center zoning district permits residences outright, and under a Conditional Use Permit may permit 1) limited rural service commercial uses such as local stores, shops, offices, repair shops and similar uses, 2) tourist commercial uses such as restaurants, taverns, gas stations, motels, guest ranches, and similar uses, 3) light manufacturing uses that employ fewer than 20 people, 4) commercial processing of agricultural or forestry products primarily grown in the vicinity, and 5) community service uses such as schools and churches. All new lots must be at least two acres in size.

Policy 7 (Rural Center Island Area) of the County's Framework Plan and Policies 4 and 5 (Rural Center) of the West Hills Rural Plan Area describes the county's current objectives for the Burlington Rural Center. The Rural Center is intended to encourage concentrations of rural residential development, together with limited local and tourist commercial uses, light industrial uses, and public service uses and centers such as churches, fire stations, schools, etc. The area provides rural services for residents and businesses located in the rural areas of the County with the goal of being appropriate to the character of the rural area. The current policy relates to uses that are permitted within the area and to expansions of the area boundary.

Policy 7 of the current County Comprehensive requires that expansion of a Rural Center to adjacent lands shall be based upon finding that:

- (A) Land zoned EFU will not be included unless that is the only land physically available;
- (B) Insufficient vacant available land exists within the center;
- (C) The expansion will not significantly impact adjacent natural resource or rural residential areas or that such impacts can be mitigated;
- (D) The expansion will be adjacent to existing RC boundaries; and
- (E) The expansion is not for the primary purpose of residential development.

Further the County policies encourage the location of suitable uses within a rural center by:

1. Measuring the need for a use based upon the primary intent of the center.
2. Determining that sufficient land exists within a center to accommodate the needed uses and maintaining a measurement of absorption rate of vacant lands,
3. Establishing development standards commensurate with the rural nature of the area,
4. Ensuring that adjacent natural resource areas are minimally impacted.

Policies 4 and 5 (Rural Center) of the West Hills Rural Plan Area addresses policies regarding uses and development for the community and identifies strategies for each policy.

### **Current County Comprehensive Plan Policy and Strategies**

#### **Policy 7**

The County's policy is to establish and maintain rural centers which are intended primarily for commercial and community services needed by the residents of the rural areas of the County, and to provide some tourist services. Rural centers are or may be established on the basis of existing center development, on local area needs, on an evaluation of probable impacts on adjacent natural resource areas, on

the demand for land to serve the primary purposes in a compact pattern, and on the capacity and condition of existing support services.

## **Strategies**

- A. As a part of the continuing planning program, the County should:
  - 1. Continue to update the Rural Centers Study on not less than a five-year schedule to include re-examination of center boundaries based upon past development activity;
  - 2. Establish a process for monitoring:
    - a. The amount and type of land available for development;
    - b. The land absorbed by development.
- B. The following strategies should be addressed in the preparation of the Community Development Ordinance:
  - 1. The Zoning Code - should include the following provisions:
    - a. Rural low density residential and farm and forest uses as primary uses;
    - b. Limited commercial and industrial uses on appropriate lot sizes, mixed uses, home occupations, cottage industries, natural resource and extractive industries, and community facilities as conditional uses or uses under prescribed conditions;
    - c. Lots of record;
    - d. What standards should apply when altering existing conditional uses; and
    - e. Standards for parking, landscaping and setbacks which are rural in nature and which are consistent with the character of Rural Centers. These standards shall be different from urban area standards.
  - 2. Zoning Classifications and lot sizes should be based on such factors as:
    - a. Topographic and natural features;
    - b. Geologic and soil limitations and soil types;
    - c. Micro-climatic conditions;
    - d. Surface water sources, watershed areas and groundwater sources;
    - e. The existing land use and lotting pattern and character of the area;
    - f. Road capacity and condition;
    - g. Capacity and level of public services available;
    - h. Type of water supply;
    - i. Soil capabilities related to a subsurface sewerage disposal system; and
    - j. The need for varying types of classifications.
  - 3. The County Street and Road Code - should include criteria related to street widths, construction standards, and required improvements appropriate to the function of the road and a semi-rural environment.
  - 4. The Capital Improvements Program - should not include a public sewer system service for Rural Centers.
- C. The conversion of land to another broad land use classification should be in accord with the standards set forth by the LCDG Goals, OAR's and in this Plan.

**POLICY 4:** Do not designate additional "Exception" lands in the rural West Hills.

**STRATEGY:** Consider redesignation of approximately 80 acres at the intersection of U.S. Highway 30 and Watson Road, adjacent to the Columbia County line, from Commercial Forest Use CFU-2 to CFU-5.

**POLICY 5:** Promote a community core in the rural West Hills through establishment of a rural center which serves the local needs of West Hills residents.

**STRATEGY:** Consider a limited area near the intersection of Cornelius Pass Road and Skyline Blvd. for designation as a Rural Center if justified by a county-initiated assessment of the need for additional commercial or other uses to support public needs in the rural West Hills.

**STRATEGY:** Do not consider expansion of the existing Burlington Rural Center unless 1) existing facilities of the Burlington Water District are upgraded, 2) evidence of increased demand for housing and commercial or institutional services in Burlington exists in the form of construction on vacant lots within the existing rural center boundaries, and 3) a market analysis indicates that the expansion of the Burlington Rural Center is necessary to serve West Hills Rural Area needs.

## **Discussion Draft Policies and Strategies for the Burlington Rural Community**

The following policies and strategies are intended to assist in development of ordinances to carry out the desires of the community within the standards as set forth in the State Rule. Some of these policies have implications on how the Burlington Community develops in the future. *As a note, the number of the policies is based on the number and order of the current policies in the existing County Comprehensive Plan.*

### **Burlington Rural Community**

#### **Policy 29**

Implement a Plan for the Burlington Community that is consistent with the Community Vision reflecting the input received from the community indicating the community's satisfaction with the community the way it is. Key elements of the vision are to maintain the rural character of the community, and to ensure that new businesses support the needs of residents.

#### **Strategies**

29.1 The County should adopt plan policies and ordinances that meet the state Unincorporated Community Rule codified as Oregon Administrative Rule OAR 660-022-0000 through 0070.

- Burlington should be designated and planned as a Rural Community because it is composed primarily of permanent residential uses with at least two other land uses present (such as commercial, industrial or public uses).

- Revise the RC zoning ordinance to reflect the needs of the Burlington community consistent with the Division 22 OAR for Unincorporated Communities.

## Commercial and Industrial Development

### Policy 30

New commercial and industrial uses within the Burlington Rural Community will be small-scale and low impact in nature as defined by the State Unincorporated Communities Rule. These uses will not adversely impact agriculture or forestry uses and will reinforce the rural nature of the Burlington Community.

### Strategies

- 30.1 Multnomah County will update county codes to implement the Unincorporated Communities Rule for small-scale, low impact commercial and industrial uses. Due to the proximity of the communities to the Urban Growth Boundary (UGB), the plan does not justify new uses that are larger than the small-scale, low impact limits in the State Rule.
  - Existing commercial uses may expand up to the small-scale, low impact limit of 4,000 square feet subject to approval criteria in the ordinance.
  - Expansion of existing industrial uses shall be subject to the small-scale, low impact limit of 10,000 square feet and to approval criteria in the ordinance.
- 30.2 Multnomah County will update its implementing regulations to ensure that new or expanded commercial and industrial development will not result in public health hazards or adverse environmental impacts.
- 30.3 The County will update its implementing regulations to ensure that new or expanded commercial and industrial development will not exceed the carrying capacity of the soil or of existing water supply and waste disposal services.
- 30.4 The County will ensure that new and expanded commercial or industrial uses are subject to Design Review in order to ensure compatibility with the community character and vision.

## Residential Development

### Policy 31

New residential development within the Burlington Community will not increase the number of dwellings that would be allowed in the community under the existing zoning ordinance, and will continue to reinforce the rural nature of the areas through the zoning code.

### Strategies

- 31.1 The County will update the zoning ordinance to implement the Unincorporated Communities Rule for residential development.
- 31.2 Include provisions in the residential zone that allow for Type A home occupations outright, and Type B home occupations through a conditional use process and design review.
- 31.3 The zoning code for new residential parcels in the Rural Center will be at least one acre in order to not increase residential density and to ensure that the carrying capacity of public services and the environment is not exceeded.

## Design

### Policy 32

Accommodate the changing conditions within the Burlington community while preserving their rural function and appearance

### Strategies

- 32.1 The County should allow flexibility of setback and parking requirements to accommodate irregular lots and existing developments to help preserve the rural character of the area.

## Transportation

### Policy 33

Enhance all modes of travel in a manner consistent with the rural character of the Burlington Community.

### Strategies

- 33.1 Provide pedestrian and bicycle access to schools, transit and commercial activities within the Burlington Community consistent with the rural character of the area.
- 33.2 Review the existing parking standards to ensure sufficient parking is provided to meet demand.