



Comprehensive Plan

Open House

Welcome!

East County Open House

November 5, 2014, 5:00-7:30 p.m.

Columbia Grange Hall

37493 Grange Hall Rd, Corbett, OR

West County Open House

November 6, 2014, 5:30-8:00 p.m.

Skyline Elementary School Gymnasium

11536 NW Skyline Blvd, Portland, OR

Thank you for coming to learn about the Comprehensive Plan update process and for sharing your opinion about what issues are important to the people who live, work and recreate in rural Multnomah County.

Project Summary

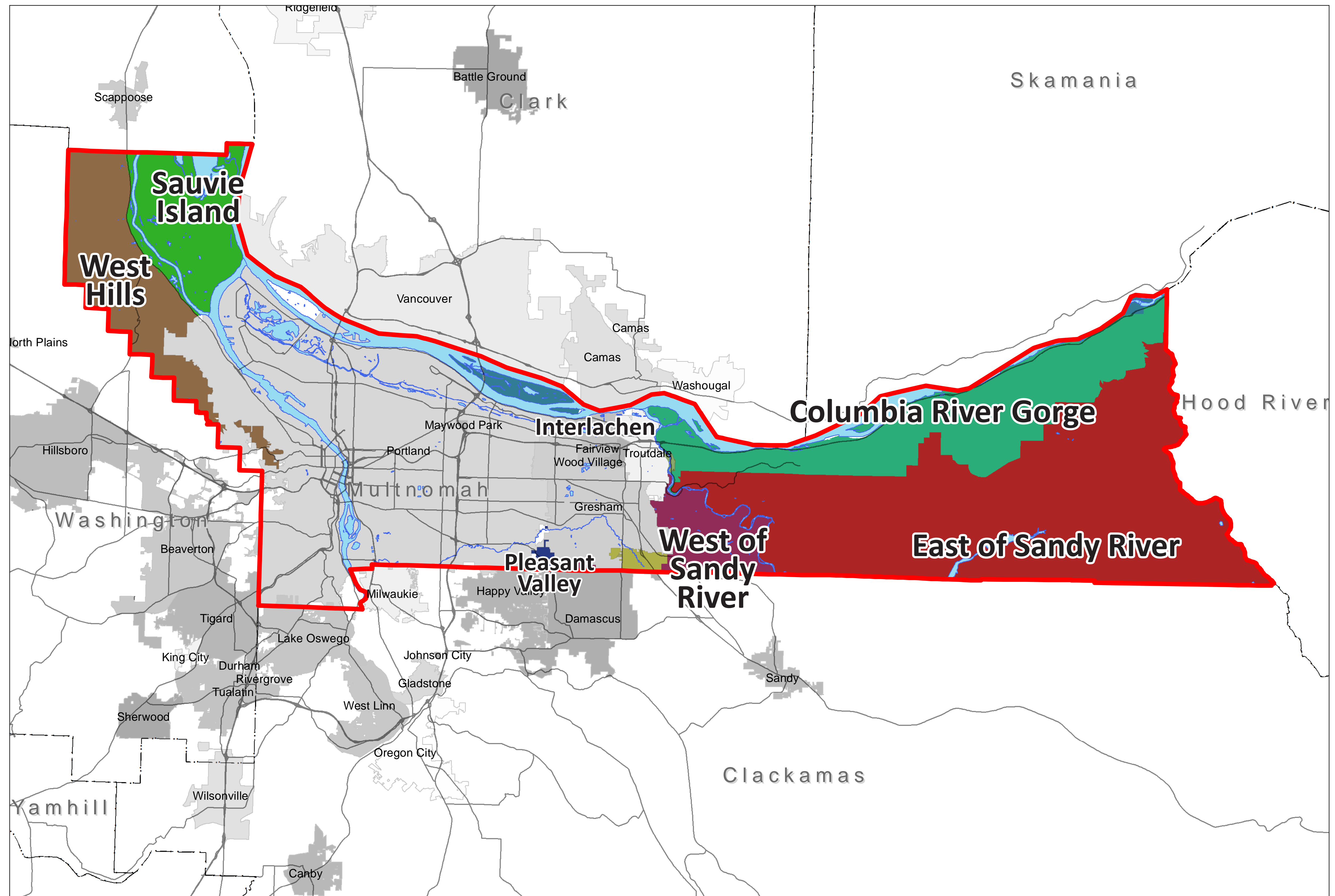
Multnomah County is updating its Comprehensive Plan, which is a guide for future growth and development in rural areas of the County. It sets goals and policies for how these rural areas should grow or change over the next 20 years. It provides future direction for:

- » how best to use the **land**,
- » where **transportation** improvements should occur, and
- » how to protect and enhance valuable **natural and other resources**.

This process will update three documents:

- » the **Comprehensive Plan** document, which acts as the County's land use mission statement. It sets policies for activities relating to the use of land, including sewer, water, and transportation systems, recreational facilities, natural resources, and air and water quality management programs.
- » the **Transportation System Plan**, which is the element of the Comprehensive Plan that addresses our transportation needs, and
- » the **County Development Code**, which implements the Comprehensive Plan through zoning and land use regulations.

Study Areas



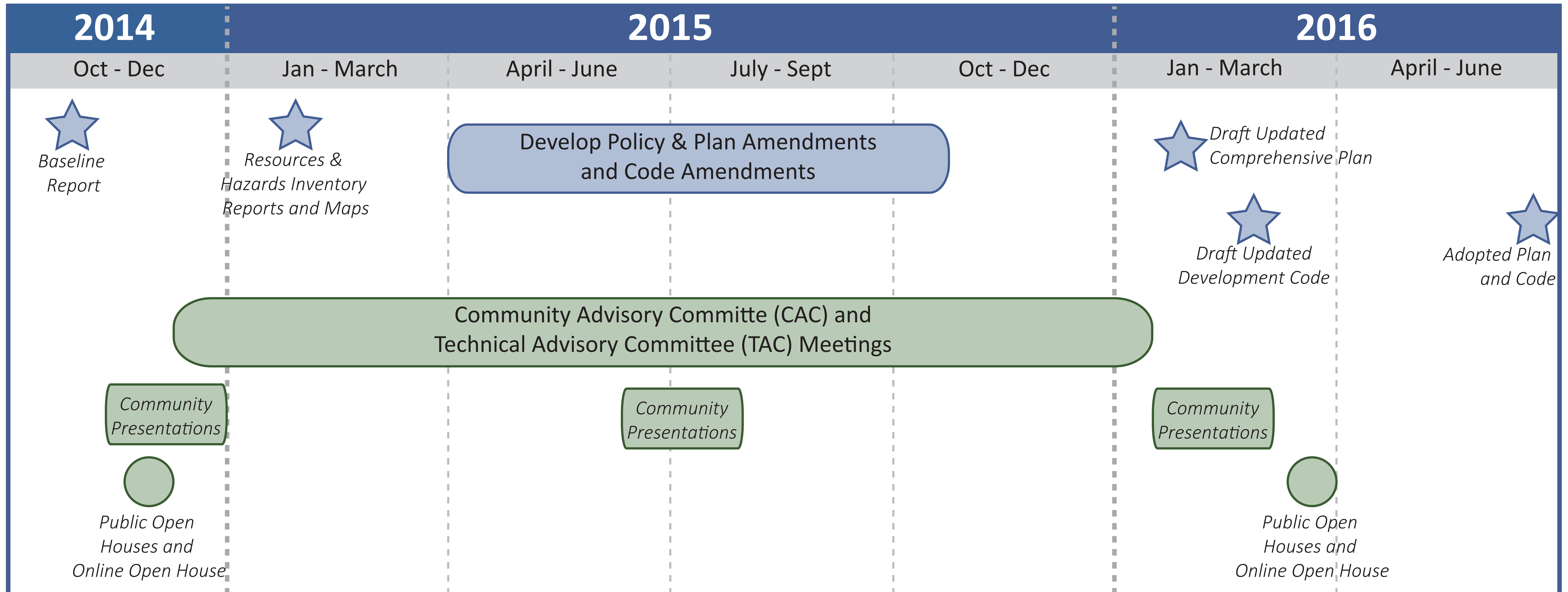
How is the Comprehensive Plan Related to Other County Plans and Policies?

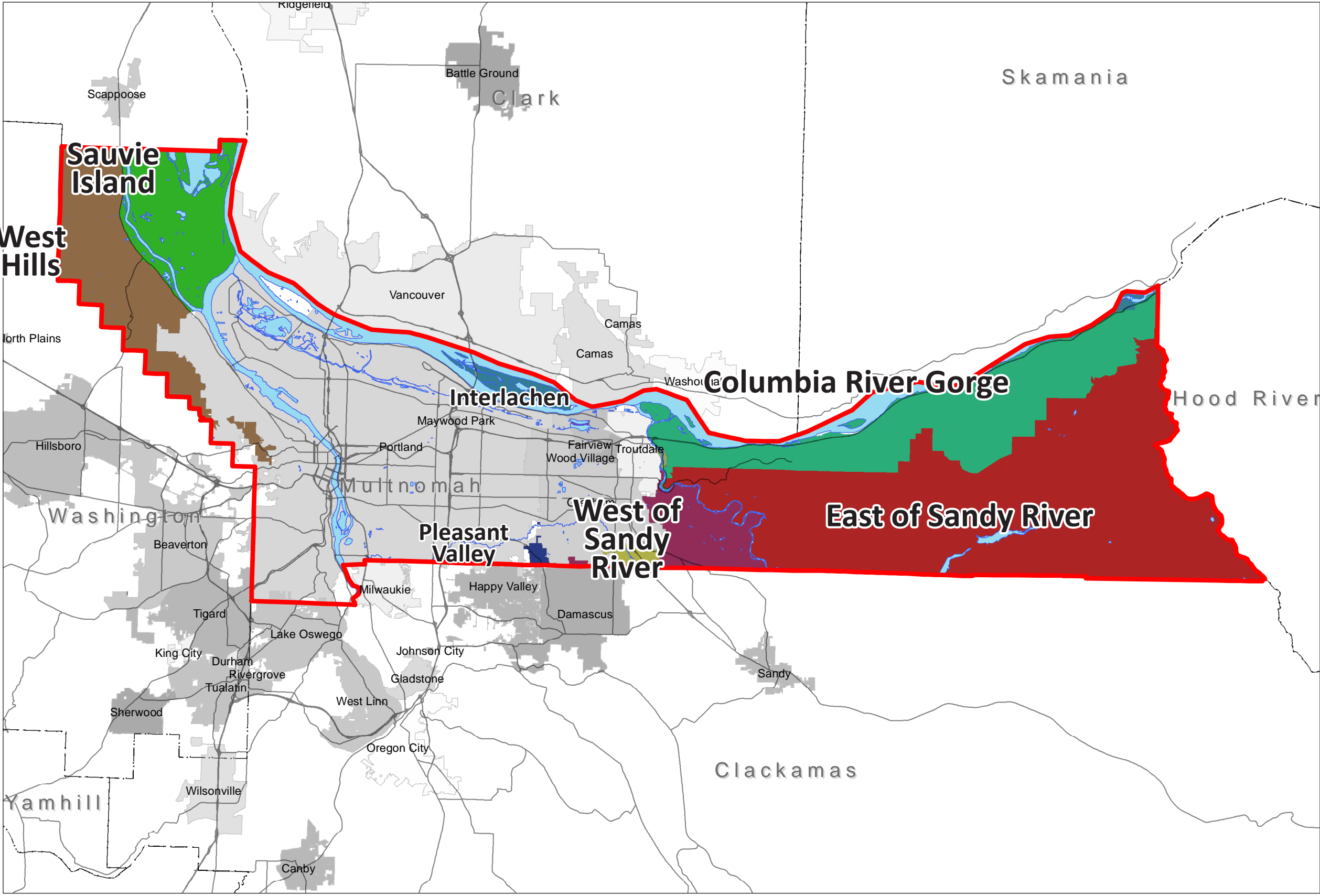
The Comprehensive Plan provides broad policy guidance to support implementation of County goals through a variety of other County plans and processes, including the following:

- *Rural area plans are integrated into the Comprehensive Plan as part of this process*
- *County Zoning and Development Ordinances, including land use permitting procedures and processes, building permitting and natural resource protection requirements*
- *Transportation System Plan and associated capital facilities plans for roads and other transportation facilities*
- *Coordination with other counties and cities in the region, as well as Metro regarding connections to neighboring areas*
- *Coordination and consultation with state and federal agencies regarding natural resource management and protection issues, policies and plans (e.g., the Columbia River Gorge National Scenic Area Plan)*

Multnomah County also provides a variety of other services which are not directly related to the Comprehensive Plan, including health and social service programs, tax assessment, marriage licenses, animal control, elections, land records and other similar programs and services. Those activities will not be addressed as part of the Comprehensive Plan process.

Project Schedule





People and Households

	East of Sandy River	West of Sandy River	West Hills	Sauvie Island	Multnomah County
Total Population	3,926	10,184	10,052	888	735,334
Number of Households	1,433 (100%)	3,573 (100%)	3,938 (100%)	410 (100%)	304,540 (100%)
Family Households	1,063 (74.2%)	2831 (79.2%)	2,832 (71.9%)	233 (56.8%)	163,539 (53.7%)
Nonfamily Households	370 (25.8%)	742 (20.8%)	1,106 (28.1%)	177 (43.2%)	141,001 (46.3%)
Mean Household Size	2.65	2.85	2.56	2.14	2.35
Median Age	44.8	40.1	43.9	50	35.7

Source: US Census Bureau 2010 Census Block Group Data

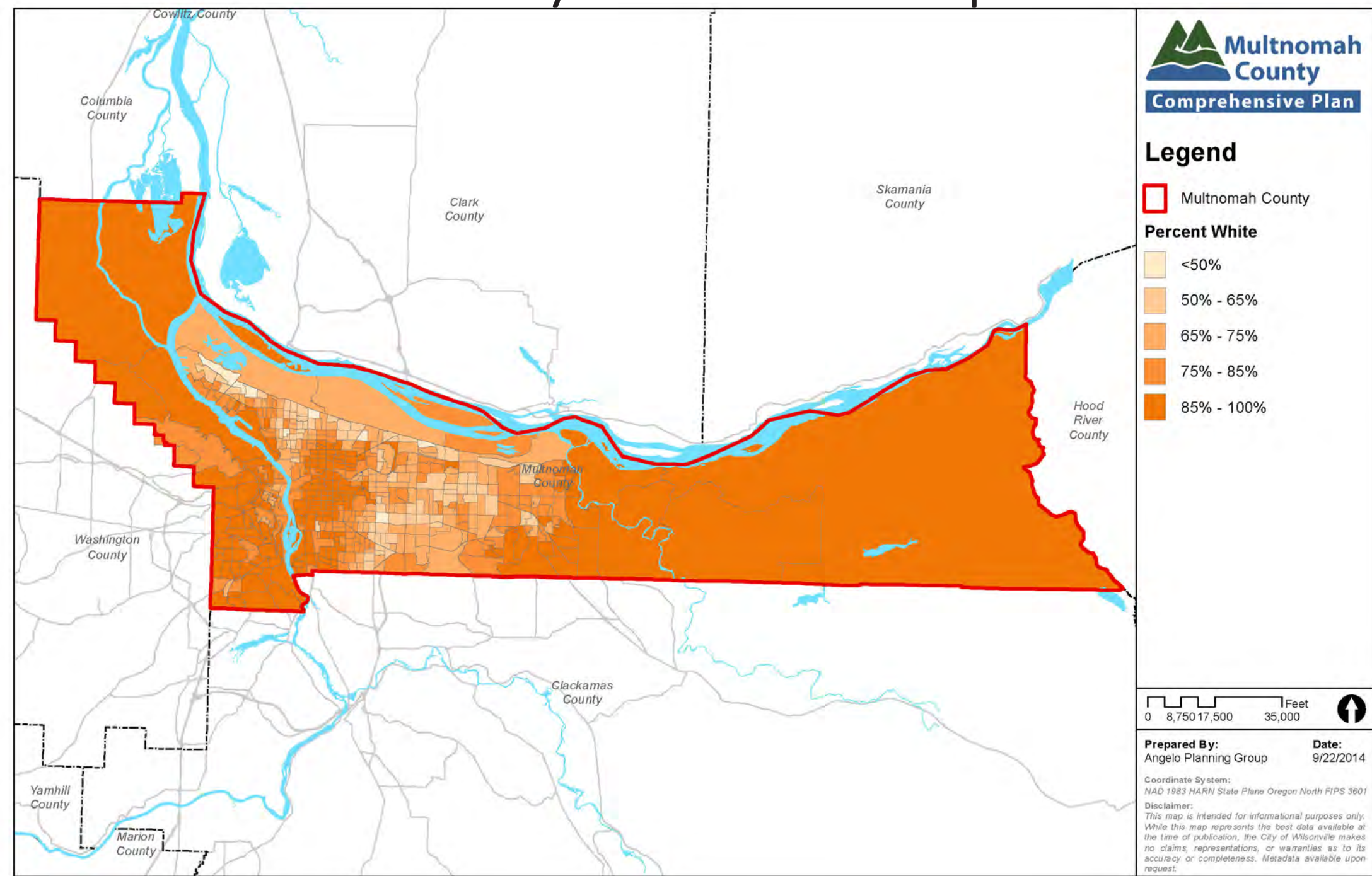


Income and Employment

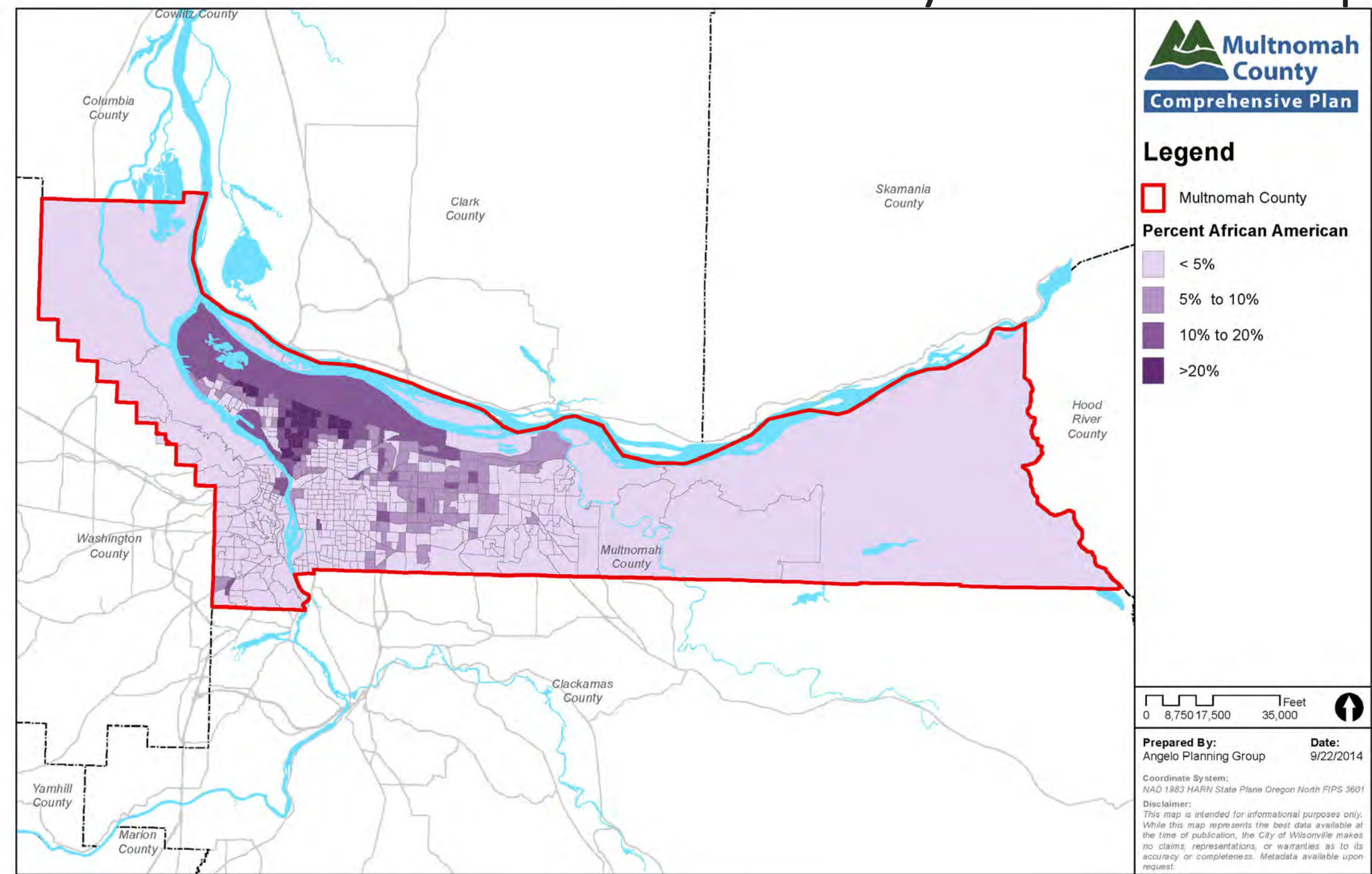
	West County		East County		Multnomah County
	Tract 70	Tract 71	Tract 104.2	Tract 105	
Median Household Income	\$148,832 (+/- \$19,429)	\$78,894 (+/- \$14,306)	\$76,630 (+/- \$9,464)	\$65,938 (+/- \$10,090)	\$51,582 (+/- \$739)
Unemployed	7.4% (+/-2.8%)	6.1% (+/-4.3%)	14.8% (+/-6.5%)	12.1% (+/-6.1%)	10.4% (+/-0.4%)
Individuals below poverty level in past 12 months	4.5% (+/-3.8%)	3.4% (+/-2.8%)	9.7% (+/-2.8%)	13.4% (+/-7.3%)	17.1% (+/-0.6%)

Source: US Census Bureau 2008-2012 ACS Data

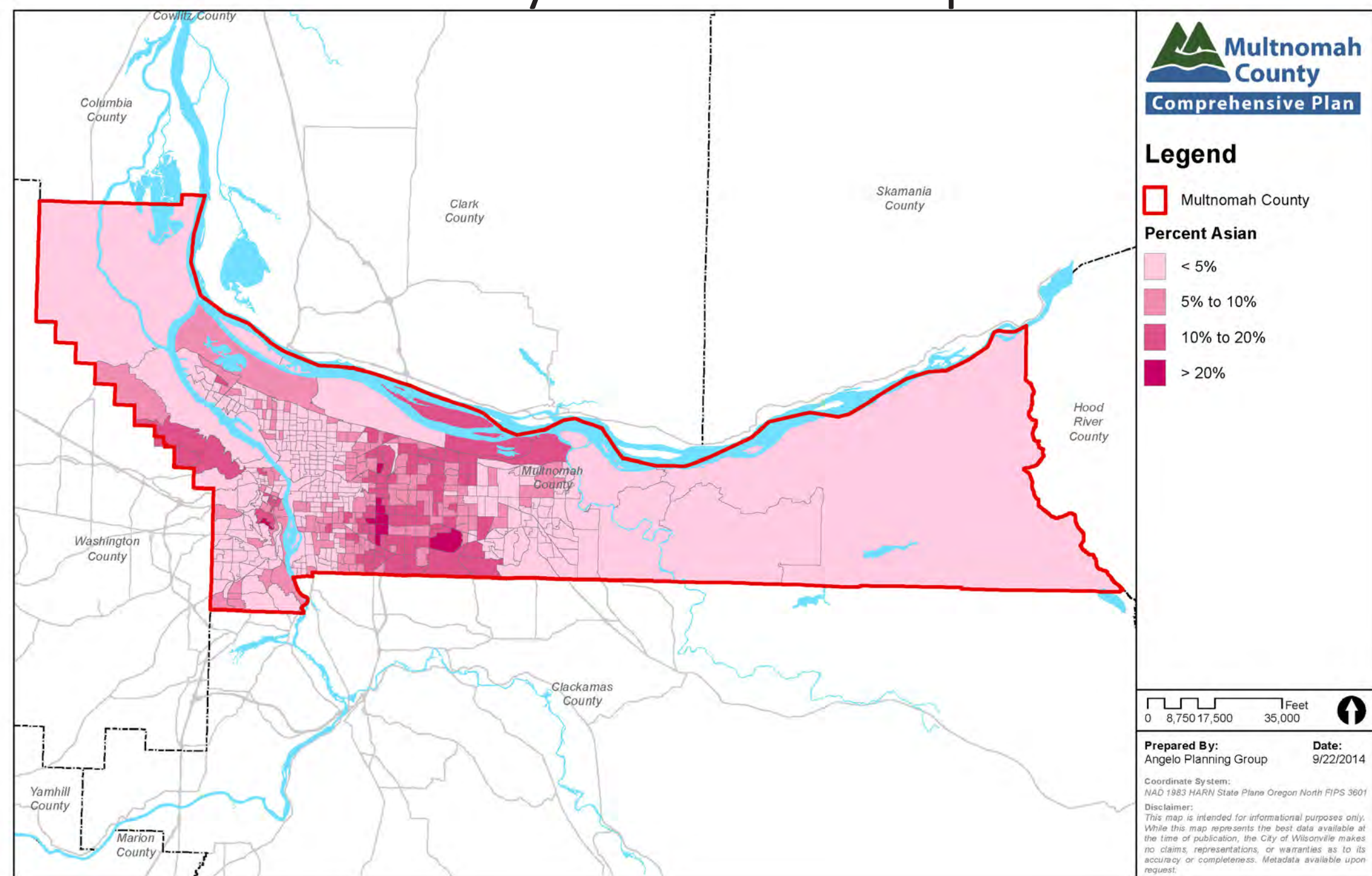
Percent White by Block Group



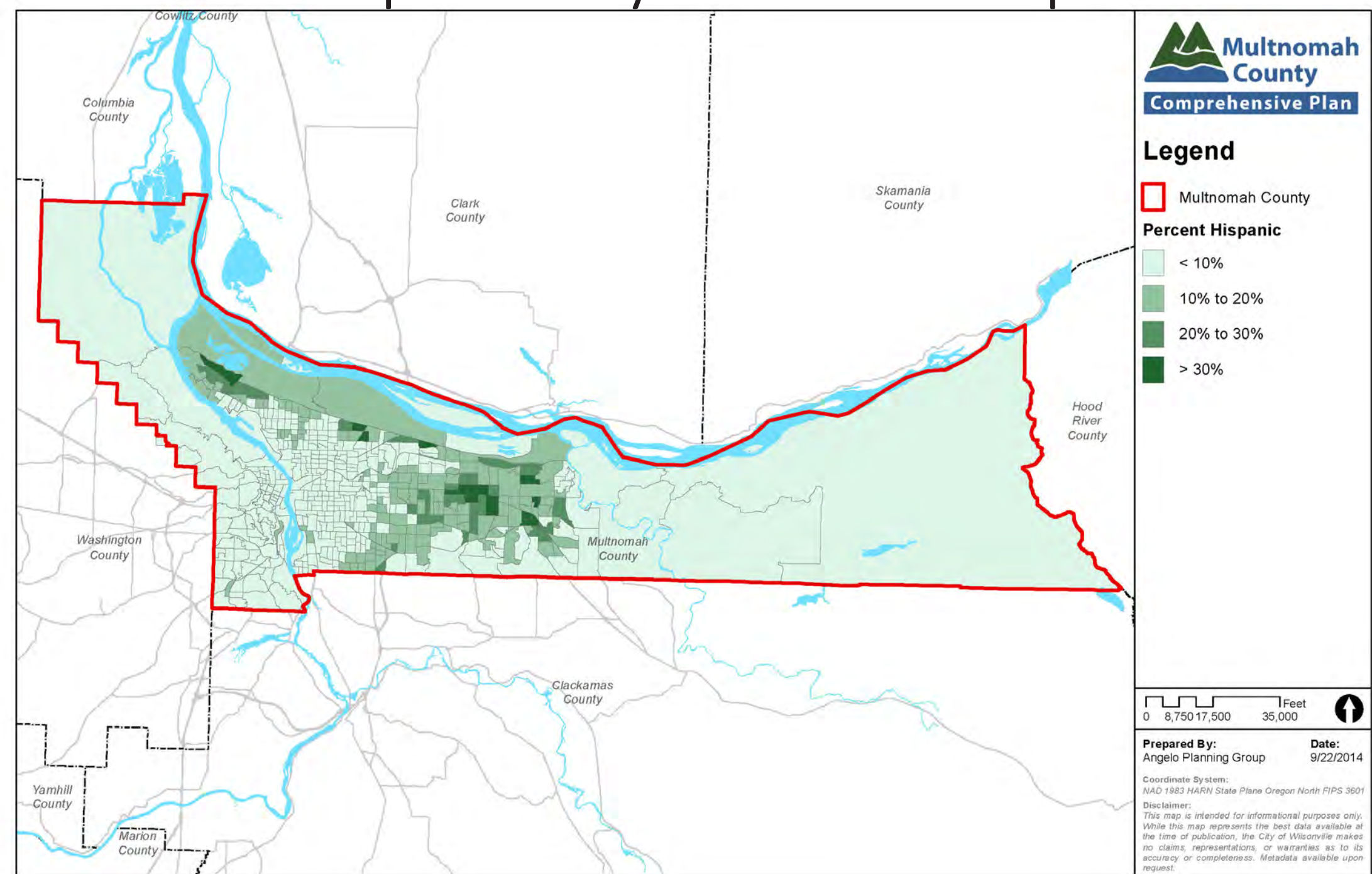
Percent African American by Block Group



Percent Asian by Block Group



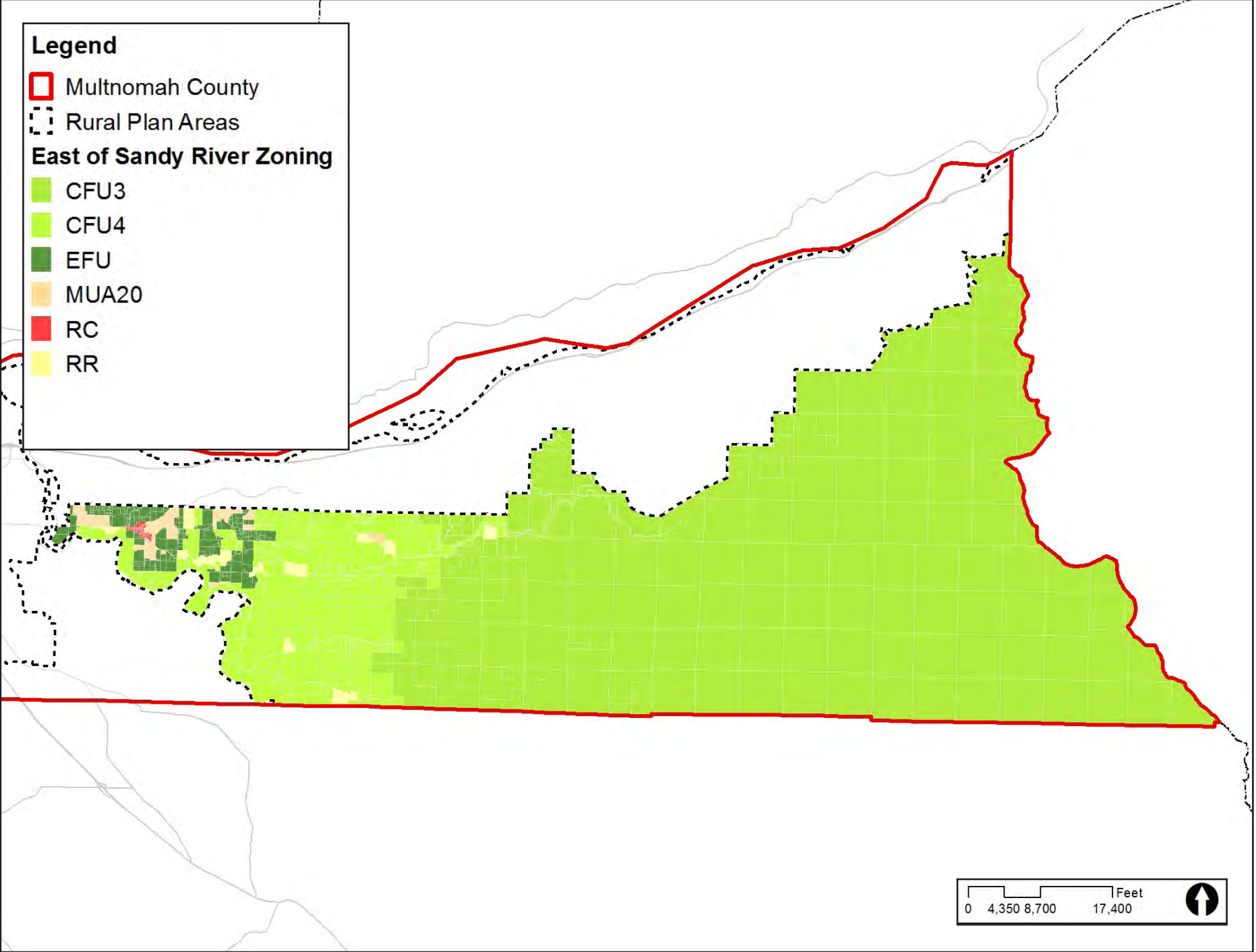
Percent Hispanic by Block Group



Race Breakdown

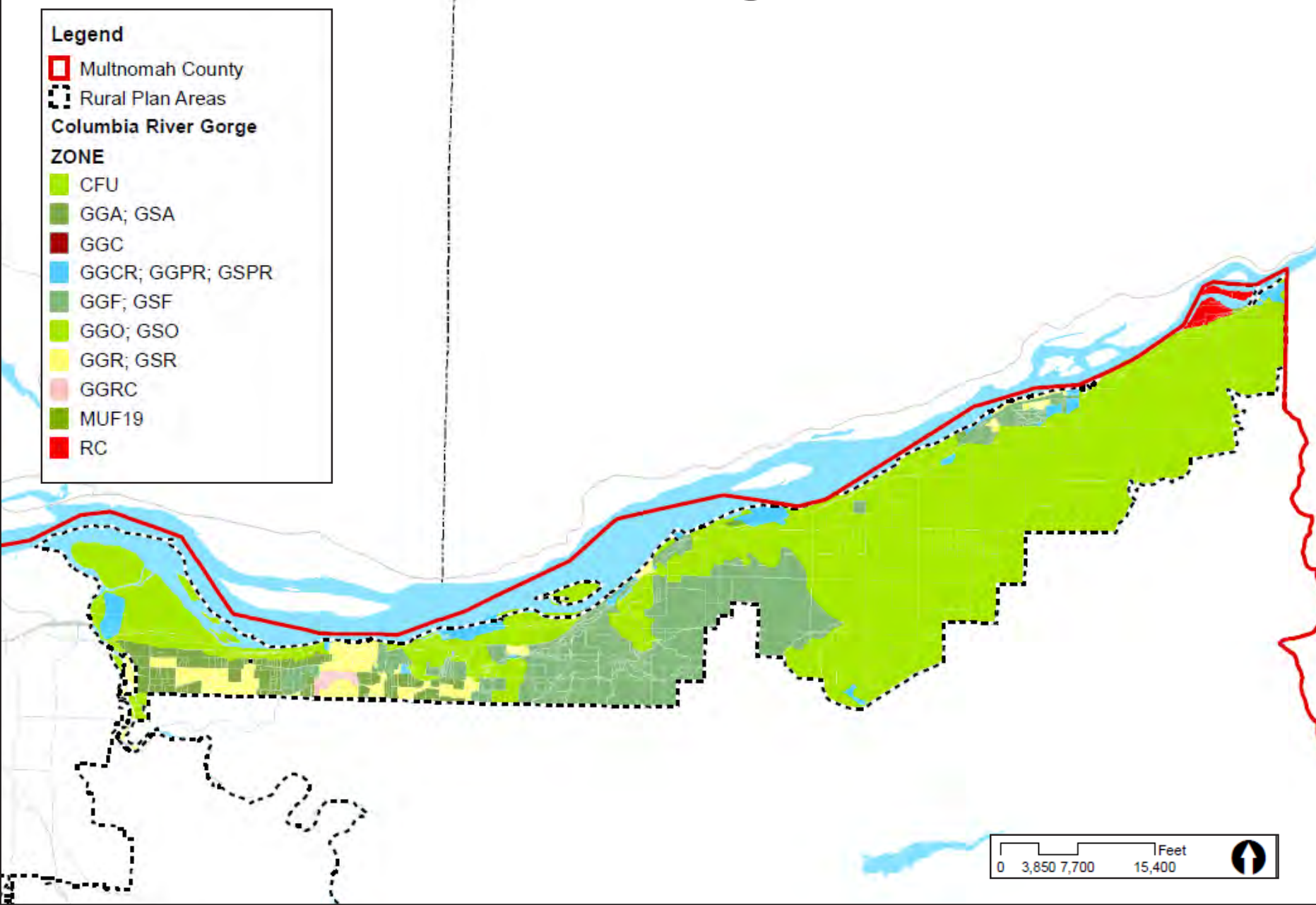
	East of Sandy River	West of Sandy River	West Hills	Sauvie Island	Multnomah County	State of Oregon
Race						
African American	0.7%	1.0%	1.0%	0.2%	5.4%	1.8%
American Indian or Native Alaskan	0.6%	0.7%	0.8%	1.8%	0.8%	1.4%
Asian	1.3%	3.1%	11.0%	1.0%	6.5%	3.7%
Native Hawaiian or Pacific Islander	0.0%	0.4%	0.1%	0.1%	0.5%	0.3%
Other Race	1.3%	3.5%	0.8%	5.2%	0.2%	5.3%
Two or More Races	3.4%	3.7%	3.8%	2.5%	5.4%	1.8%
White	92.7%	87.6%	82.5%	89.2%	72.1%	83.6
Ethnicity						
Hispanic/ Latino	3.5%	7.8%	3.3%	0.9%	10.9%	11.7%
Not Hispanic/Latino	96.5%	92.2%	96.7%	90.1%	89.1%	88.3%

East of Sandy River



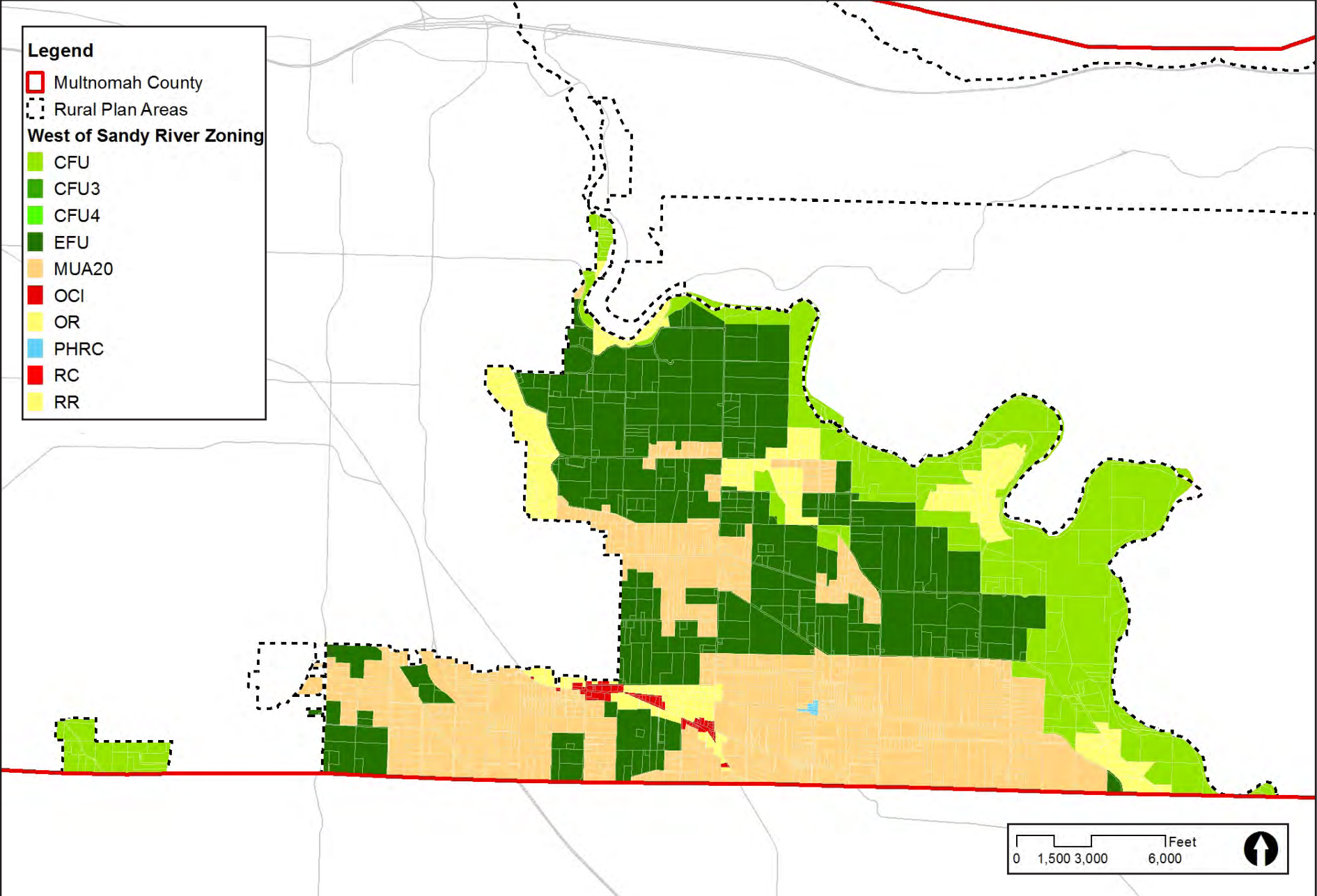
East of Sandy River Subarea - Zoning Designations			
Zone	Detail	Acres	
CFU	Commercial Forest Use	2,153	22%
EFU	Exclusive Farm Use	3,584	36%
MUA20	Multiple Use Agriculture	3,366	34%
OCI	Orient Commercial - Industrial	51	1%
OR	Orient Rural Center Residential	152	2%
PHRC	Pleasant Home Rural Center	5.6	0%
RR	Rural Residential	644	6%

Columbia River Gorge Scenic Area



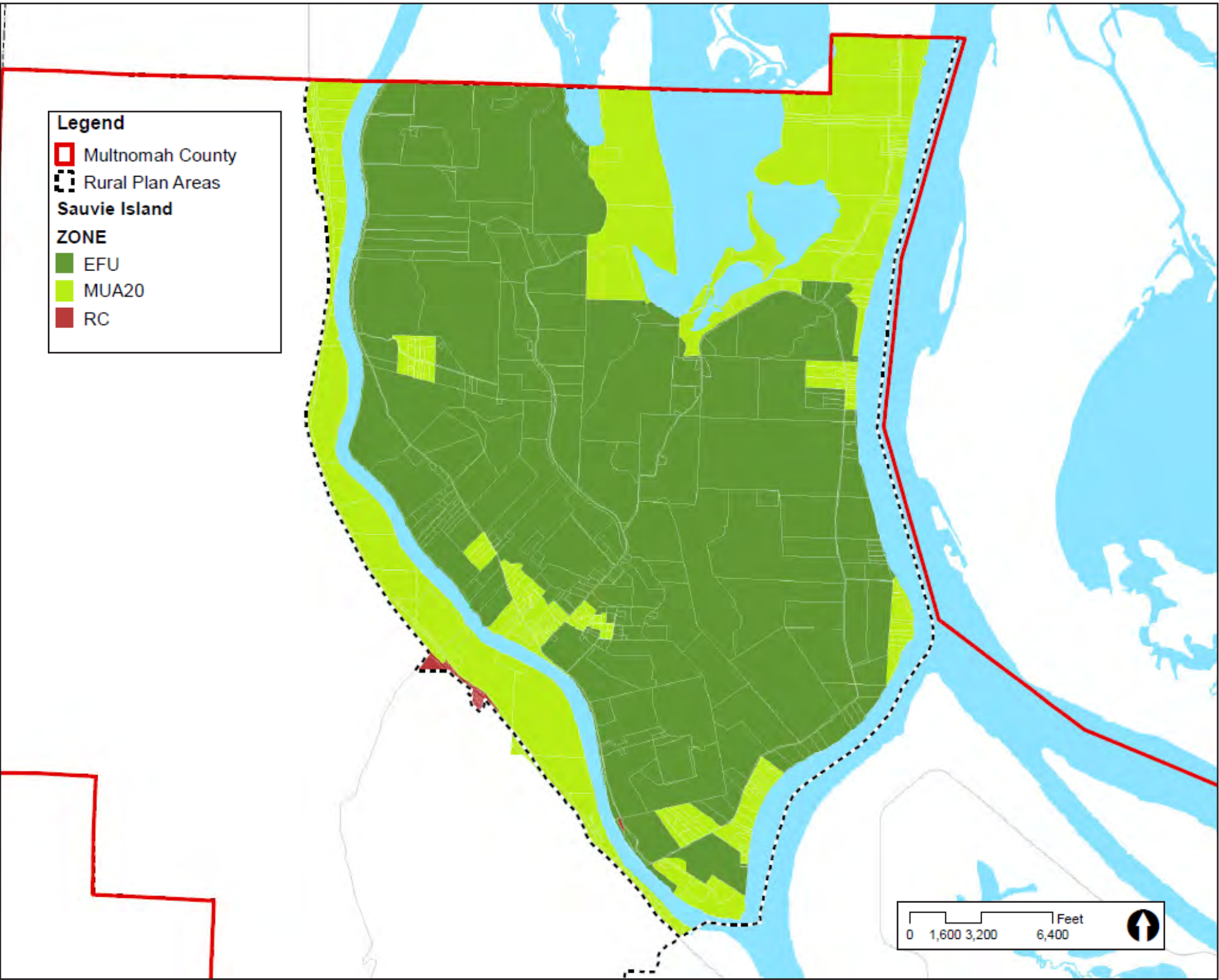
Columbia River Gorge National Scenic Area - Zoning Designations			
Zone	Detail	Acres	
CFU3	Commercial Forest Use	47	0%
CFU4	Commercial Forest Use	99	0%
GGA20	Agriculture	185	1%
GGA40	Agriculture	970	3%
GGC	Commercial	2	0%
GGCR	Recreation	8	0%
GGF20	Forest	367	1%
GGF40	Forest	346	1%
GGF80	Forest	298	1%
GGO	Open Space	134	0%
GGOGW	Open Space	108	0%
GGPR	Recreation	140	0%
GGR10	Residential	670	2%
GGR2	Residential	218	1%
GGR5	Residential	660	2%
GGRC	Rural Center	123	0%
GSA40	Agricultural	446	1%
GSF40	Forest	5,790	16%
GSO	Open Space	24,049	67%
GSPR	Recreation	784	2%
GSR	Residential	39	0%
MUF19	Multiple Use Forest	23	0%
RC	Rural Center District	495	1%

West of Sandy River



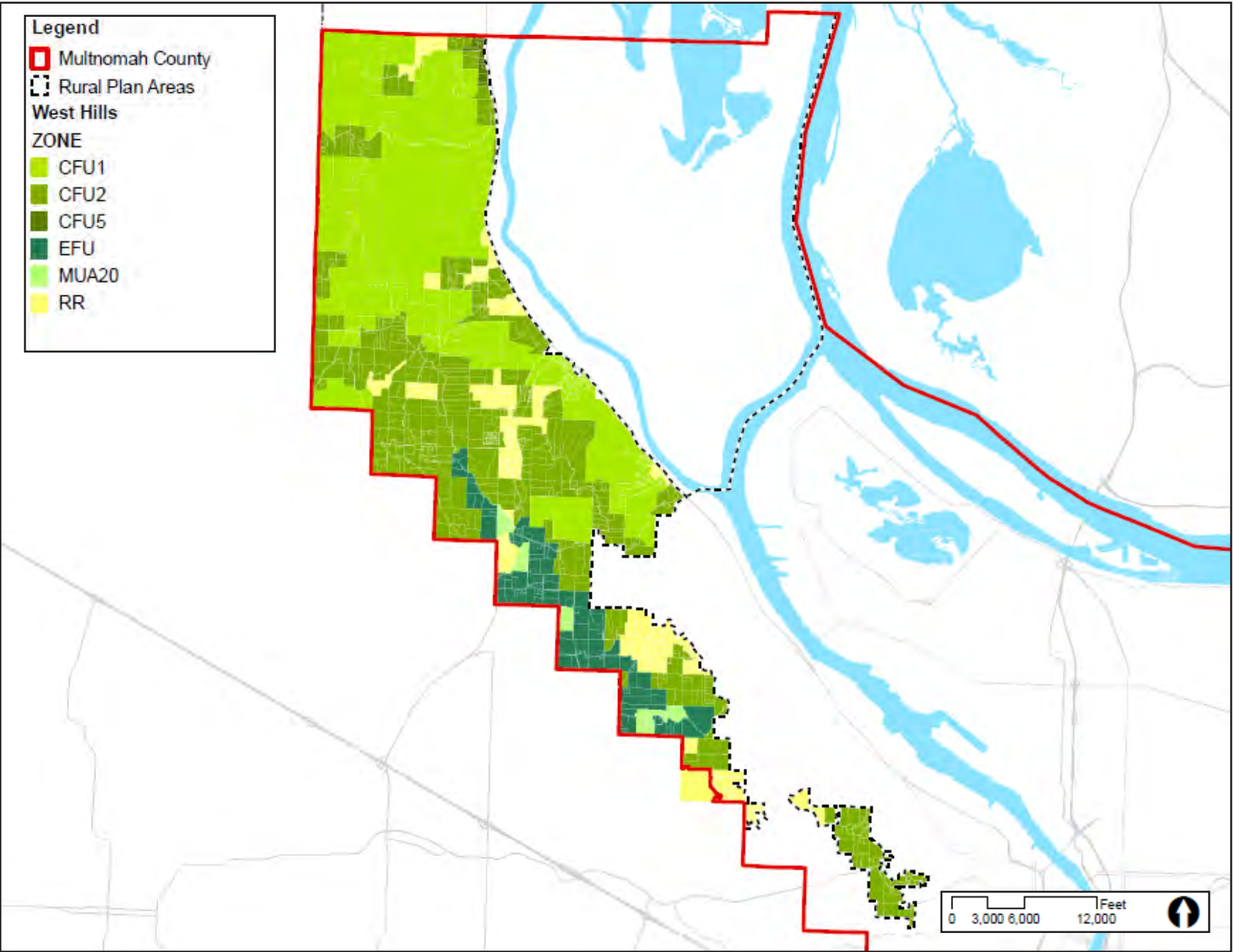
West of Sandy River Subarea - Zoning Designations			
Zone	Detail	Acres	
CFU	Commercial Forest Use	2,153	22%
EFU	Exclusive Farm Use	3,584	36%
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OCI	Orient Commercial - Industrial	51	1%
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Sauvie Island



Sauvie Island Subarea - Zoning Designations		
Zone	Detail	Acres
EFU	Exclusive Farm Use	12,074
MUA20	Mixed	6,429
RC	Rural Commercial	40

West Hills



West Hills Subarea - Zoning Designations			
Zone	Detail	Acres	
CFU1	Commercial Farm Use	9,159	42%
CFU2	Commercial Farm Use	8,049	37%
CFU5	Commercial Farm Use	92	0%
EFU	Exclusive Farm Use	1,921	9%
MUA20	Mixed	299	1%
RR	Rural Residential	2,173	10%

Comprehensive Plan Topic Areas

and Related Statewide Planning Goals

» Land Use

Statewide Planning Goal 1 – Citizen Involvement

Statewide Planning Goal 2 – Land Use Planning

Statewide Planning Goal 10 – Housing

Statewide Planning Goal 14 -- Urbanization

» Transportation

Statewide Planning Goal 12 – Transportation

Statewide Planning Goal 13 – Energy Conservation

» Public Facilities

Statewide Planning Goal 8 – Recreational Needs

Statewide Planning Goal 11 – Public Facilities and Services

» Farm, Forest and Mineral Resources

Statewide Planning Goal 3 – Agricultural Lands

Statewide Planning Goal 4 – Forest Lands

» Environmental Quality (*air, land and water*)

Statewide Planning Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

Statewide Planning Goal 6 – Air, Water and Land Resources Quality

Statewide Planning Goal 15 – Willamette River Greenway

» Natural Hazards

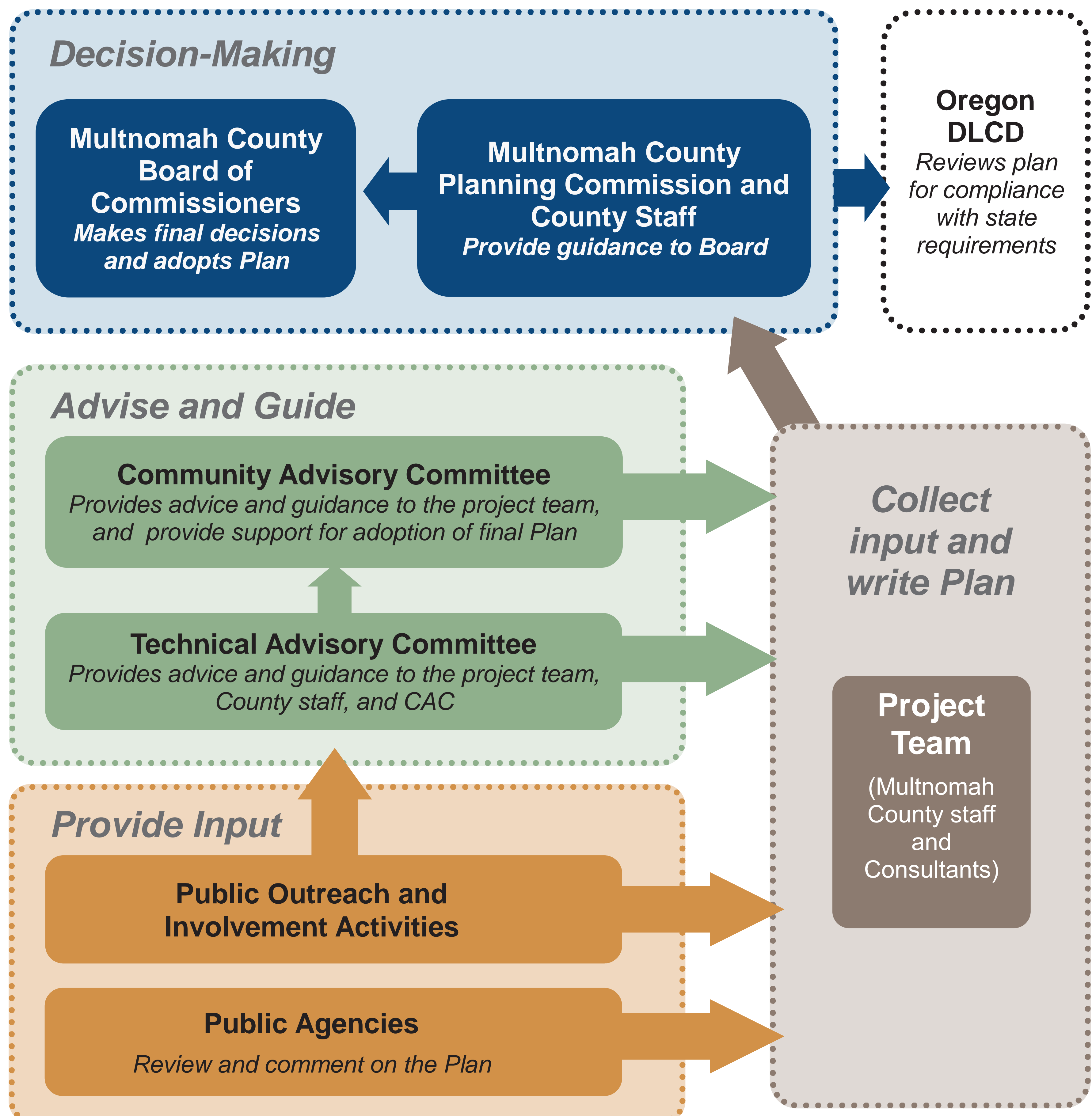
Statewide Planning Goal 7 – Areas Subject to Natural Hazards

» Rural Economy

Statewide Planning Goal 9 – Economic Development

How Decisions will be Made

Final decisions regarding potential changes to the Comprehensive Plan will be made by the Multnomah County Board of Commissioners, based on guidance from County staff and the Multnomah County Planning Commission. Community and Technical Advisory Committees will provide advice and guidance to the project team. Members of the public will have the opportunity to provide input and stay involved throughout the process.



Ways to Comment and Stay Informed

Comment

- » Submit a comment form.
- » Visit www.MultCo/CompPlan to provide comments anytime, and participate in the online open house comment period (through November 19).

- » Contact Multnomah County:

Rich Faith
Multnomah County Senior Planner
503-988-3931
rich.faith@multco.us

Stay informed

- » Sign up for our mailing list through the project website.
- » Attend future public outreach events.

Community Advisory Committee

Multnomah County is forming a Community Advisory Committee (CAC) to provide support and advice to the project team.

- » The CAC will help formulate plan policies that will inform the County Planning Commission and Board of County Commissioners about the desires and priorities for the county's future.
- » The CAC will be comprised of individuals representing the rural areas and the wide range of rural interests and viewpoints in Multnomah County.

Interested in joining the CAC? Fill out an application tonight, or visit MultCo.us/CompPlan and apply online.