

Existing Policies Related to LAND USE

PURPOSE OF THIS PAPER: To show existing policies related to Land Use for possible carry over into the updated Comprehensive Plan.

BACKGROUND: *The current County Comprehensive Plan and Rural Area Plans contain many policies and strategies pertaining to land use that may still be applicable in whole or in part and worth consideration for retaining -- some without changes and some with text changes to update the language for better clarity or for countywide applicability. These current policies and strategies could be carried over into the new comprehensive plan so long as they do not conflict with any new policy that emerges from this comprehensive plan update process. Wherever a conflict with a new policy occurs, the existing policy language would either have to be eliminated or revised to be consistent with the new policy.*

Some policies related to both land use and farm and forest lands were provided to the Farm and Forest Subcommittee and CAC in an earlier document listing farm and forest policies. To avoid confusion, those policies are not listed in this document. Some policies from the current Comprehensive Plan pertain to urban areas only and are not applicable to the rural areas. In those cases the policy can be deleted in its entirety and is noted accordingly. Policies proposed to be deleted in their entirety are listed in the second section of this document.

A few new policies have been drafted for the CAC to consider.

Explanation of Different Types of Text in this Document

Standard text – means existing language from the County Comprehensive Plan or a Rural Area Plan.

~~Strikeouts~~ – means existing text that is being deleted.

Underlined – means new text that is being added.

Bold Underlined – means new policies or strategies.

LAND USE POLICIES PROPOSED FOR RETENTION OR REVISION

Policies from the County Comprehensive Plan and Rural Area Plans

~~POLICY 2:~~ Off-Site Effects

INTRODUCTION

Development proposals which meet all required standards may still have “off-site” effects on surrounding properties or the community. ~~Therefore,~~ In those cases where a proposed development can be expected to have off-site effects, the County may attach appropriate conditions to approval of all land use actions which minimize these effects. These conditions shall be related to the anticipated effect of the development proposal and proportional to the effect. The authority to attach conditions to mitigate off-site effects shall be specified in the development code.

POLICY

~~The County's policy is to a~~ Apply conditions to its approval of land use actions where it is necessary to:

- A. Protect the public from the potentially deleterious effects of the proposed use; or
- B. Fulfill the need for public service demands created by the proposed use.

~~POLICY 18:~~ Community Identity

INTRODUCTION

Community identity is a feeling people have about their community, whether urban or rural, and it serves many functions. An identifiable community allows a person to immediately have a place of reference. For those people who live in a community, it provides a sense of place and belonging. Evidence has also shown that a sense of identity tends to generate pride and encourages people to maintain and enhance their place of residence.

Community identity can be achieved as a part of the ~~Community Development~~ Community Development process through:

1. The identification and reinforcement of visible boundaries or edges to each community which can be man-made or natural features.
2. The preservation of ~~an distinctive or unique~~ important natural landscape feature such as natural drainageways, timber stands, views and significant land forms. These distinctive

features provide visual variety and interest to a community, as well as to provide a sense of identity.

3. The location, scale and functional design of rural community services such as roads, ~~parks, hospitals, schools, and fire stations, and other special districts that serve rural communities.~~ These community elements provide community focal points, paths, places and boundaries in a manner which support community pride and long-term stability. ~~Streets can be designed, located, and landscaped to be functional, as well as being an integral part of the community.~~ Community service buildings ~~also~~ become a focal point for cultural or educational activities and serve to reinforce identity.

POLICY

~~A. The County's policy is to c~~Create, maintain or enhance rural community identity by:

1. Identifying and reinforcing community boundaries;
2. Identifying ~~significant~~ **important** natural landscape features and requiring these to be preserved;
3. Requiring identified ~~significant~~ **important** natural landscape features be preserved as part of the development process.

STRATEGIES

~~A. As a part of the continuing planning program, the County shall:~~

1. Maintain an inventory of ~~unique~~ **important** natural landscape features in each rural community and preserve them through the Design Review Process or other appropriate means.
2. Identify the need and appropriate locations for public facilities ~~in each community plan.~~

~~B. These strategies should be addressed as part of the Community Development Chapter:~~

- ~~1. Design review approval for all community facilities.~~
- ~~2. The Street Standards Code should provide for special street tree programs for streets which serve as community boundaries.~~

*[Note: **Bold text** are suggested revisions to this set of policies and strategies based on comments received from a member of the public after the subcommittee met; staff believes these text changes are appropriate but they have not been reviewed by the Land Use Subcommittee.]*

POLICY 6: Urban Land Area

INTRODUCTION

~~The purpose in defining the Urban Land Area Classification is to set forth the projected limits of urban development over the next 25 year time period. The appropriate policy statements in this plan are intended as standards for development. By defining the limits of urban development, the County can determine the service needs and develop a coordinated program for providing streets, sewer, water and other required facilities such as public transportation and parks.~~

While the purpose of the Urban Growth Boundary is to define the limits of urban growth, the intent is to provide communities with urban services by emphasizing the social and economic aspects of urban life. The urban environment should include identifiable communities with a range of housing, commercial, and employment choices, and public and private services. These must be located and designed to relate to the needs of the people within the various communities.

The urban area ~~will include~~ all uses generally located in any metropolitan area within the urban growth boundary of the Portland Metropolitan area ; however, the location of ~~these urban~~ uses will be guided by the policies of this plan ~~and community plans which will be prepared as part of the County's continuing planning program.~~

POLICY

~~A. The County's policy is to e~~ Establish and maintain an Urban Growth Boundary in accord with the following:

~~A1. The powers of METRO's authority under ORS 197.190 state law to establish and change the UGB.~~

~~B2. The procedures adopted by METRO for minor UGB amendments.~~

~~C3. The requirements of statewide Goal 14 on major UGB amendments and any applicable statute pertaining to UGB amendments. in addition, the following criteria:~~

- ~~1. When land is needed for a special and unique need not otherwise met in the existing UGB, such land may be added when documentation of need is sufficient. When amendments are approved for unique needs, the approvals must be tied to the particular use.~~
- ~~2. Logical natural boundaries, such as rivers, water bodies, steep sloped canyons, etc., should be utilized when they exist, instead of property lines.~~

- ~~3. The general need for more housing, unless it can be shown to be unique, cannot, of itself, be used to justify UGB amendments.~~
- ~~4. Islands of rural land inside the UGB are to be discouraged.~~
- ~~5. It is further the County's policy to maintain an inventory of vacant land for residential, commercial and industrial use to ensure that sufficient land exists within the UGB to meet documented needs.~~

B. Transfer land use jurisdiction to Multnomah County cities for the unincorporated lands within the Urban Growth Boundary in accordance with approved urban planning area agreements between the County and the cities.

C. Support higher densities and mixed land uses within the Urban Growth Boundary.

POLICY 6A: Urban and Rural Reserves

This policy was adopted in 2010 as part of the urban and rural reserves process. It should be retained in its entirety.

~~POLICY 7: Rural Centers Land Area~~

The following introductory narrative and policies have been combined from several existing policy sections of the Comprehensive Framework Plan. Proposed revised and deleted policies are shown. Policies proposed for deletion are duplicative or are oriented to urban, rather than rural areas.

INTRODUCTION

The purpose of the Rural Center Land Area Classification is to provide for rural service centers located outside the Urban Growth Boundary, ~~which~~ Rural service centers contain limited commercial, community service, industrial and residential uses. Public sewer service is not available, and other support services are usually limited. The intensities and types of uses located within these centers must be appropriate to the character of the rural area.

The intent of the Rural Center Classification is to provide rural services for the residents and businesses located in the rural areas of the County, ~~and~~ it is not intended to encourage growth of centers as dense communities. The arrangement of the land use pattern will be guided by the policies contained in this Plan ~~and by information about the individual centers in the adopted Rural Centers Study.~~

~~POLICY 27: Commercial Location~~

~~INTRODUCTION~~

~~Urban East Multnomah County is predominantly residential with supportive commercial and limited industrial development. The unincorporated urban areas must export their residential labor force, as less than 30 percent of the local wage earners have local employment opportunities. Retail trade activities are the largest single sector provider of local jobs, 29 percent, and account for 28 percent of all the business establishment.~~

~~Spanning in a wide range of activities such as retail stores, business and professional services, hotel/motel operations, restaurants, theaters and gas stations, commercial firms are the source of consumer goods and services for the public. Their locational, market area and site requirements tend to be as diverse as the mix of activities. In common, these firms are generally dependent upon visibility for customer attraction and prefer locations with heavy traffic flows. While some activities, such as grocery stores, act as magnets and can afford to be freestanding structures, others are dependent upon adjacency or structural attachment to magnets. The clustering of commercial uses creates economies of scale and agglomeration, potentially reducing construction, operation and advertising costs, while increasing sales volume per square foot of gross leaseable area (GLA).~~

Commercial uses within unincorporated areas of the County are predominantly found in rural centers and largely support those communities. The availability and accessibility of consumer goods and services enhances a community's economic base and livability. Commercial activity in rural centers can adversely affect the community by having obtrusive buildings, flashing signs, noise levels, lighting, and traffic patterns which are detrimental to the quality of life in adjoining residential areas, and ingress and egress points which can create traffic congestion and hazards. Locational opportunities for siting and expanding commercial firms must meet the needs of establishments for profitable locations, needs of the community for consumer goods and services, and needs of the public for orderly development and efficient provisions of public services and facilities.

~~POLICY 29: Office Location~~

~~INTRODUCTION~~

~~This land use category relates to the provision of services including~~ Office uses provide a broad range of activities such as insurance, finance, real estate, medical, business headquarters, governmental services, office sales, ~~industrial~~, administration and research. In rural areas, ~~These services include both services directly to the public and to~~ but may also serve other businesses. In addition to providing needed services, these uses also provide employment for a number of people, as well as benefits to the surrounding rural community. Office ~~developments~~ uses can create problems with access, circulation, signs, and noise and blight congestion associated with automobile traffic.

~~POLICY 30: Industrial Location~~

INTRODUCTION

~~Manufacturing and wholesale trade activities are the prime generators of new capital in urban economies. These activities produced 31 percent of the wage and proprietor income generated in 1979 in Multnomah County. In the unincorporated urban areas, industrial and distribution activities accounted for 14 percent of all business establishments and 30 percent of the local employment activities. Individual firms, while varying widely in size, tend to be small. The average number of employees for manufacturing enterprises is 65, and for wholesale trade, 17. While possessing a relatively diverse economic base, manufacturing employment is concentrated in the fields of transportation, equipment, primary metals, fabricated metals, and machinery, except electrical production.~~

In rural centers, The industrial land uses category may includes manufacturing, storage, wholesale trade, construction, natural resource and extractive operations. There are many types of industrial activities ranging from those with no off-site effects to those which emit noise, vibrations, air pollution, heat, solid waste or odors, and those which have associated fire or explosion hazards. Therefore, industries must be classified as to type, and their location in the community must be carefully planned. To assure that industry is a compatible and integral part of a community, there must also be public environmental and design standards.

~~Growth in manufacturing and distribution trade activities, income, and employment is dependent upon the availability of buildable industrial sites supplied with adequate levels of public services and facilities meeting the locational needs of siting and expanding firms. While Multnomah County maintains a large vacant industrial site inventory capable of meeting the diverse locational requirements of industry, the number of parcels with a full range of public services is limited. The key to continued industrial development in East Multnomah County is the provision of sanitary sewer facilities and development of sewage treatment plant capacities. Without these infrastructure investments, existing plants will be unable to expand their production, and new plants attracted to the area will be unable to build. Industrial location policies are therefore directly linked to the availability of scarce resources for new capital investment and evaluation of where and when those investments will occur. These activities are one potential source of public and private resources for public facility and service maintenance and construction.~~

POLICIES – SITING, ESTABLISHMENT AND EXPANSION

A. ~~The County's policy is to e~~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.

B. 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.

C. Expansion of a Rural Center (RC) to adjacent land shall be based upon findings that:

1. Land zoned EFU or CFU will not be included unless that is the only land physically available;
2. Insufficient vacant available land exists within the center;
3. The expansion will not significantly impact adjacent natural resource or rural residential areas, or that such impacts can be mitigated;
4. The expansion will be adjacent to existing RC boundaries; and
5. The expansion is not for the primary purpose of residential development.

D. The County shall ~~encourage the location of suitable~~ determine the suitability of 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.

~~E. New residential development within the Orient Rural Community and the Pleasant Home Rural Service Center will not increase the number of dwellings that would be allowed in the community under the existing zoning ordinance, and will c~~Continue to reinforce the rural nature of the areas designated rural communities through the zoning code by limiting residential development to one dwelling unit per Lot of Record. (WSR RAP)

~~F. The zoning code will r~~Require that new residential parcels in the Rural Center zone will to be at least one acre in size in order to not increase residential density and to ensure that the carrying capacity of public services and the environment is not exceeded. (WSR RAP)

~~G. Accommodate the changing conditions within the Orient Rural Community and the Pleasant Home Rural Service Center~~ permitted growth and development within designated rural communities while preserving their rural function and appearance. (WSR RAP)

POLICIES – COMMERCIAL, OFFICE AND INDUSTRIAL LAND USES

The County's policy is to:

- A. Improve the availability and accessibility of consumer goods and services for rural areas by supporting the location and scaling of commercial development in rural centers to meet the needs of the surrounding community and reinforce community identity.
- ~~B. Encourage commercial activity expansion and siting at locations which will reinforce orderly and timely development and provision of public facilities and services.~~
- B. Encourage land use development patterns which support the efficient use of existing ~~commercial districts~~ rural centers ~~and modes of activity~~.
- ~~D. Maintain a vacant and redevelopable buildable land inventory responsive to the locational and siting needs of commercial enterprises.~~
- ~~E. Classify commercial developments according to their function, tenant/tenant mix, and scale of operations.~~
- ~~F. Use the following estimates as indicative of the market area population and site size typical of the following scales of commercial development:~~
- ~~G. Locate commercial establishments on sites with average slope grades consistent with the activity's scale of operations and impacts.~~
- ~~H. Support the location of commercial activities on existing transportation systems with volume capacities and modal mixes available and appropriate to service present and future scales of operation. Vehicular access requirements by scale to development are:~~
- ~~I. Restrict the siting of commercial activities in locations where the site would cause dangerous intersections or traffic congestion.~~
- C. Locate commercial activities in rural centers which are planned and developed as a unit related in location, size and type of shops to the trade area to be serviced and to create aesthetically attractive community focal points.
- ~~2. Prohibit the expansion of strip commercial and provide for the redevelopment of strip commercial areas;~~
- ~~3. Locate uses unsuited to shopping centers in specialized use campuses, such as vacation home or automobile sales campuses;~~
- D. Provide for tourist commercial uses in clusters at highway interchanges or in areas with special tourist attractions.

- E. Provide for home occupations and small business in ~~community areas~~ rural centers to assist in developing new business opportunities and to increase convenience to rural residents.
- ~~6. Reduce traffic both in terms of the length of vehicular trips and the total number of trips;~~
- ~~7. Increase convenience by providing opportunities for one-stop shopping and for comparative shopping;~~
- ~~8. Increase business opportunity by locating highly visible commercial sites which are appropriate to the goods offered;~~
- F. Minimize adverse impacts of commercial, office and industrial development on adjacent development, including residential uses, through site location and design standards.
- G. Reduce crime through design and site location based on the principles of defensible space.
- H. Support commercial, office and industrial development siting and expansion at sites of a size which can accommodate the present and future uses and is of a shape which allows for a site layout in a manner which maximizes user convenience and energy conservation, ~~and pedestrian and bicycle access to and within the site.~~
- I. Promote compatible development and minimize adverse impacts of site development on adjacent properties and the surrounding community through the application of design review standards ~~codified in MCC 11.05.7805 — 11.05.7865.~~

(OFFICE)

- ~~AJ.~~ Locate office services in rural centers where they can best serve households and businesses within rural centers and the surrounding rural community by providing jobs and services close to where people live.
- ~~2. Provide office services for commercial and industrial districts;~~
- ~~BK.~~ Provide siting and expansion opportunities to office uses meeting their locational and development requirements.
- ~~4. Locate major concentrations of jobs and services where they can be served by public transportation;~~
- ~~5. Encourage the integration of office services into other use areas and thereby reduce required automobile trips;~~

- ~~6. Encourage job diversification by providing areas for major and minor office development in East Multnomah County;~~
- ~~7. Locate office employment where it can support other commercial services; i.e., restaurants, post office, retail, and office supplies;~~
- ~~8. Provide for home occupations and small business within communities to assist in developing new business opportunities and to increase convenience to residents.~~
- ~~9. Reduce crime through design and site location based on the principles of defensible space.~~
- ~~A. Support the location, growth and expansion of office developments scaled to meet the service needs of households and businesses.~~
- ~~B. Encourage office development siting and expansion reinforcing orderly and timely development and provision of public facilities and services.~~
- ~~C. Encourage land use development patterns which support the efficient use of existing and planned office developments.~~
- ~~D. Maintain a vacant and redevelopable buildable land inventory responsive to the locational and siting needs of office users.~~
- ~~E. Classify office developments according to their function and scale of operations.~~
- ~~F. Locate office developments on sites with average site grades consistent with a project's scale and impacts.~~
- G. Support the location of office, commercial and industrial activities on existing transportation systems with volume capacities and modal mixes available and appropriate to serve present and future scales of operation.
- ~~H. Restrict the siting of office activities in locations where the site access would cause dangerous intersections or traffic congestion, considering the following:~~
 - ~~1. Roadway capacities.~~
 - ~~2. Existing and projected traffic counts.~~
 - ~~3. Speed limits.~~
 - ~~4. Number of turning points.~~
- ~~I. Support office use at sites of a size which can accommodate the present and future uses and is of a shape which allows for a site layout in a manner which maximizes user convenience energy conservation, and pedestrian and bicycle access to and within the site.~~

~~J. Promote compatible development and minimize adverse impacts of office development on adjacent properties and the community through the application of design review standards codified in MCC 11.05.7805-11.05.7865.~~

~~K. Encourage the location and intensification of office activities which will support public and private investment in public facility and service, maintenance and operation cost efficiencies, and support joint development in new capital investment.~~

~~L. Provide for the locational needs of offices in a manner which accords with the other applicable policies of this plan.~~

(INDUSTRIAL)

The County's policy is to:

AM. Encourage Allow for the siting and expansion of industrial activities in rural centers ~~and in order to~~ generate new jobs.

BN. Protect the stability and functional aspects of industrial ~~areas~~ uses by protecting them from incompatible uses.

~~3. Provide buildable, serviced, vacant industrial sites accommodating the wide range of industrial activities with diverse locational and site needs;~~

~~4. Integrate job opportunities into local neighborhoods and communities and reduce commuter travel time and air pollution through the location of dispersed industrial parks and allowing the mixing of light industrial and commercial uses;~~

~~5. Utilize the transportation system in an efficient and safe manner and reduce energy consumption by identifying for industrial development strategic trans-shipment points and areas with alternative transportation opportunities, and by locating employment opportunities close to public transportation and, where appropriate, in community areas;~~

~~C. Minimize the adverse effects of industrial development by categorizing industry and on surrounding rural residences through site location criteria and design standards.~~

~~7. Minimize costs for public service and facility operation, maintenance, and redevelopment by promoting land development patterns in accord with the timely and efficient provision of public facilities and services.~~

DO. Promote economic diversification and growth ~~through the provision of buildable-serviced industrial sites~~ in rural centers by allowing appropriate industrial uses meeting locational and site requirements ~~of manufacturing, wholesale trade, and distribution industries~~ appropriate to the rural character of the center and surrounding area.

~~EP. Encourage the siting and expansion of industry and generation of jobs in locations meeting the site needs of industry and industrial uses in rural centers to meet the needs for jobs by rural residents.~~

~~Q. Ensure that Nnew commercial and industrial uses within the Orient Rural Community will be designated rural communities are small- scale and low impact in nature as defined by the State Unincorporated Communities Rule-County code so that Tthese uses will not adversely impact agriculture or forestry uses and will reinforce the rural nature of the Orient Rural Community and the Pleasant Home Rural Service Center community. (WSR RAP)~~

[Special Note: A variation of this policy is being proposed for approval under rural centers. If the proposed policy is approved it would supersede and replace this one.]

~~R. Ensure that **impacts to EFU zoned land from** new or expanding uses **minimize impacts to EFU-zoned land that is in** adjacent **to the** RC zones **are minimized** by requiring "right to farm" measures to be implemented **in those areas**. These measures can be in the form of maintaining a larger setback between the new development and the zone boundary, and/or requiring recordation of a covenant that recognizes the rights of adjacent farm managers to farm their land. (WSR RAP)~~

*[Note: **Bold text** are suggested revisions to this policy based on comments from a member of the public received after the subcommittee met: staff believes these revisions are appropriate but they have not been reviewed by the Land Use Subcommittee.]*

~~E. Classify industrial developments according to their characteristics, scale of their operations, and potential impacts as follows:~~

~~F. Locate industrial firms on sites with average slope gradients consistent with the firm's scale of operations and impacts~~

~~G. Support the location of industrial activities on existing transportation systems with volume capacities and modal mixes available and appropriate to serve present and future scales of operation.~~

~~H. Restrict the siting of industrial activities in locations where the site access would cause dangerous intersections or traffic congestion, considering the following:~~

- ~~1. Roadway capacities.~~
- ~~2. Existing and projected traffic counts.~~
- ~~3. Speed limits.~~
- ~~4. Number of turning points.~~

~~G. Support industrial development location at sites of a size which can accommodate the present and future uses and is of a shape which allows for a site layout in a manner which maximizes user convenience and energy conservation, and pedestrian and bicycle access to and within the site.~~

- ~~H. Promote compatible development and minimize adverse impacts of industrial site development on adjacent properties and the surrounding rural community through the application of design review standards codified in MCC 11.05.7805 11.05.7865.~~
- ~~K. Evaluate the need for the designation change of vacant industrial sites from urban future to urban present upon the provision of adequate levels of public services and facilities needed to support development.~~
- ~~L. Provide for the locational needs of industrial activities in a manner which accords with the other applicable policies of this plan.~~
- S. Multnomah County will update its implementing Implement regulations to ensure that new or expanded commercial and industrial development will not exceed the carrying capacity of the soil or of the existing water supply and waste disposal services available to the site, or if such services are not available to the site, the capacity of the site itself to provide water and manage sewage.
- T. Multnomah County will update its implementing Implement regulations to ensure that new or expanded commercial and industrial uses will not result in public health hazards or adverse environmental impacts.
- U. Ensure that new and expanded commercial or industrial uses are subject to Design Review in order to ensure compatibility with the community character.

POLICY 8: Rural Residential Land Area

INTRODUCTION

The purpose of the Rural Residential Land Area classification is to provide for rural residential development in certain parts of the County where the use is already well established and where future development will not cause the loss of either rural character or natural resource lands. The intensity of the land use pattern is to be based on the capacity of the resource base to accept such uses, the existing level of services, and the goals of retaining rural character and natural resource uses.

The intent of this classification is to provide for rural residential development in areas which are not suitable for commercial farm or forest operations because of the existing land use pattern of development, small parcel sizes, non-aggregated ownership, and largely non-commercial resource uses. Small scale agriculture and forestry operations may occur and are, in fact, considered to be an integral part of the rural residential environment. Such uses as wholesale and retail sales for agricultural products grown on the premises, limited forest product processing, cottage industries, limited rural service commercial and tourist commercial may be developed as conditional uses in accord with established criteria.

POLICY

~~A. It is the County's policy to~~ Designate limited areas for rural residential development based upon the following criteria:

1. Significant parcelization when an average of five (5) acres or less has already occurred, the majority of which are separately owned and developed;
 2. The area is not a cohesive commercial farm or forest resource area;
 3. The designated area is compatible with any adjacent farm or forest uses and would not cause any substantial conflict with these natural resource uses;
 4. The land resource is predominantly forest or forest-agricultural in nature (discounting the residences), rather than agricultural in character;
 5. There are no physical development limitations which would cause the area to be hazardous for development; and
 6. Limited, but adequate, services must be available for the area, including those provided on-site (water and subsurface sewage disposal), as well as off-site (school, fire, police).
- B. Protect farmland from encroachment by residential and other non-farm uses that locate in the RR zone. (WSR RAP)
- C. Ensure that new, replacement, or expanding uses in the RR zone minimize impacts to farm land by requiring "right to farm" ~~measures to be implemented. This shall be accomplished by requiring~~ recordation of a covenant that recognizes the rights of adjacent farm managers to farm their land. (WSR RAP)
- D. New non-agricultural businesses should be limited in scale and type to serve the needs of the local rural area ~~through provisions in the zoning ordinance.~~ (WSR RAP)

POLICY 9: Agricultural Land Area

This policy can be found under Farm, Forest and Mineral Resource Policies.

POLICY 10: Multiple Use Agricultural Land Area

This policy can be found under Farm, Forest and Mineral Resource Policies.

POLICY 11: Commercial Forest Land Area

This policy can be found under Farm, Forest and Mineral Resource Policies.

~~POLICY 19: Community Design~~ Review

INTRODUCTION

~~An important purpose for land use planning is a process whereby government agencies to develop plans which designate locations where farming, timber production, residential, commercial, industrial, and community service activities will take place. The purpose of the Community Design Review Process is to minimize conflicts in the location and development of different land uses in the same area and to help assure efficient, satisfying and safe land developments of lasting value and benefit. The emphasis has been on separating land use activities and creating compartments of uses on a two dimensional plane, without regard for how each land use will interrelate in three dimensions. The Community Design Review Process will consider the location, scale and design of land uses and their relationship to one another.~~

The Location of Land Uses by Scale

~~The scale of each use impacts the community. Scale refers to the size of the complex and whether the use will attract people from throughout the county, the community or neighborhood. The scale will determine whether signs relate to people or to the automobile. Scale affects the amount of traffic, noise, air and visual pollution. In addition, the scale of the development determines the other types of related land uses which will locate in the area.~~

~~Large scale uses such as a shopping center, office building or hospital may generate large volumes of traffic and have associated noise levels that make them incompatible with quiet residential areas. Therefore, uses must be examined within a framework which identifies scale and community impacts with the objective of creating a complementary land use arrangement for the community.~~

Functional Design Concerns

~~The quality of the community environment and its desirability as a place to live, as well as its long-range stability, are factors of design. How a use functions refers to how it performs its functions on the site and relates to neighboring uses. For example, the location of a use on its site in a manner which assures privacy for the surrounding uses is a functional concern. Consideration must also be given to automobile access, parking, pedestrian circulation, signing, lights and landscaping. Other elements include making adequate provisions for the handicapped and designing and lighting the use in a manner that reduces the potential for crime.~~

~~A factor often overlooked is the impact that decisions by government have on the design of communities. Wide and unlandscaped streets have not encouraged a sense of community design. Where government has developed boulevard streets, adjoining development has been landscaped and located on the side with consideration for aesthetic quality. Therefore, the responsibility must be placed on both the public and private sectors to promote desirable community development.~~

~~Design review is a process whereby public interests are protected. Design review standards lead to more attractive neighborhoods, higher land values, a larger tax base and other public benefits for local residents. The quality and attractiveness of the community environment are also important factors that industry and commerce look to in locating or expanding their operations in an area.~~

POLICY

A. ~~The County's policy is to m~~Maintain a community design review process which:

1. Evaluates and locates development proposals in terms of scale and related community impacts with the overall purpose being a complementary land use pattern.
2. Evaluates individual public and private developments from a functional design perspective, considering such factors as privacy, noise, lights, signing, access, circulation, parking, provisions for the handicapped and crime prevention techniques.
3. ~~Maintains a design review process as~~ Allows for an administrative procedure with an appeal process, and based on published criteria and guidelines, using criteria and guidelines shall be developed specifically for commercial, industrial and residential the different type of land use developments.
4. Establishes criteria and standards for preexisting uses commensurate with the scale of the new development proposed.
5. Regulates commercial and industrial development in a manner that reflects and enhances the rural character of designated rural communities.
5. ~~Evaluates individual public and private development according to design guidelines in the applicable adopted community plan.~~

STRATEGIES

A. ~~As a part of the continuing planning program, the County should m~~Maintain an expeditious Design Review Process with provisions for enforcing requirements.

B. The following strategies should be maintained as a part of the Zoning Ordinance:

1. Design Review Provisions should be maintained with objectives to:
 - a. ~~Applicable to all development, including multiplex and apartment dwelling structures, planned developments (PD's), community services, commercial and industrial uses, and excluding single and two family dwelling structures;~~

~~b. Identified separately for residential, commercial and industrial development.~~

~~c. With objectives to:~~

- ~~(1)~~a. Preserve and enhance the amenities of the natural and developed environment;
- ~~(2)~~b. Maintain and improve the qualities of and relationships among buildings and surrounding ~~neighborhoods~~ uses;
- ~~(3)~~c. Insure that individual development contributes to a quality environment for people utilizing the development ~~and the surrounding neighborhood~~; and
- ~~(4)~~d. Encourage consideration for the climate, soil capabilities and limitations, topography and natural vegetation in the site plan.

2. Design Review Criteria should be maintained related to:

- a. Identity;
- b. Site Layout, considering such factors as: climate, privacy, usable outdoor areas, topography, vegetation, natural drainage, use by handicapped (as required under the State Uniform Building Code, O.R.S. 447.210 - 447.310, and all other applicable requirements), and crime prevention;
- c. Private outdoor spaces;
- d. Parking;
- e. Circulation;
- f. Service and delivery areas;
- g. Entry areas;
- h. Outdoor storage;
- i. Landscaping;
- j. Connection to the street and parking areas;
- k. Building orientation on-site as related to crime prevention;

~~l. Bus stops;~~

~~m~~l. Safety and privacy; and

~~m~~m. Preservation of natural landscape.

[Special Note: This same policy, with revisions, is being proposed for approval under rural centers. If the proposed policy is approved it would supersede and replace this one.]

~~3. The Zoning Ordinance should include provisions related to:~~

~~a. Signs: the location, size and height;~~

~~b. Outdoor off-premise advertising signs;~~

~~c. Special planned areas to facilitate redevelopment;~~

~~d. Planned Unit Developments;~~

~~e. Variable road standards with prescribed conditions;~~

~~f. Variable parking requirements with prescribed conditions; and~~

~~g. Site Development Standards for:~~

~~(1) The retention of natural features and significant vegetation;~~

~~(2) Landscaping.~~

~~POLICY 31:~~ Community Facilities and Uses

INTRODUCTION

Community facilities and services include public and private activities which are operated for the benefit of the public and to fill a social need. For rural areas of the County ~~Basic~~ services which have a direct effect on the public health, safety and welfare are ~~public~~ schools, transportation, ~~water supply and sewage~~ public utilities and solid waste disposal. Essential support services include police and fire protection; ~~sanitary and~~ storm drain facilities; planning, zoning, and subdivision control; health and recreational facilities and services; energy; communications; and community governmental services.

A community's ~~demand~~ need for types and levels of community services depends on the intensity and density of development, neighborhood characteristics, the present availability of services, and the accessibility of existing facilities or service alternates. Service providers, in making their locational decisions, must take into account such factors as public need, location

of target clientele, existing financial obligations, present and anticipated resource availability, and costs of physical plant and program development. Taken together, the siting and expansion of community facilities must be at locations reflective of community needs and the ability of service agencies to deliver services.

POLICY

~~The County's policy is to:~~

- A. ~~It is the intent of this policy to~~ Support the location of community facilities at sites which reinforce the timely and orderly delivery of rural level services, maximize efficient use of existing facilities and provide for the development of new and additional rural level services where unmet public need has been identified.
- B. Support the siting and development of ~~a full range of~~ community facilities and services appropriate to the needs of rural areas ~~by supporting the location and scaling of community facilities and uses meeting the needs of the community and reinforcing community identity.~~
- ~~B. Encourage community facilities siting and expansion at locations reinforcing orderly and timely development and efficient provision of all public services and facilities.~~
- C. Encourage land use development which supports the efficient use of existing and planned community facilities.
- D. Support ~~the development of~~ a unified approach to long-range community facilities planning and capital investment programming ~~in Multnomah County~~ for rural areas.
- ~~E. Classify community facilities according to their function and scale of operations.~~
- ~~F. Locate community facilities on sites with average site grades consistent with a project's scale and impacts.~~
- ~~G. Support the location of community facilities on existing transportation systems with volume capacities and modal mix splits available and appropriate to serve present and future scales of operation.~~
- ~~H. Restrict the siting of community facilities in locations where site access would cause dangerous intersections or traffic congestion, considering the following:~~
 - ~~1. Roadway capacities.~~
 - ~~2. Existing and projected traffic counts.~~
 - ~~3. Speed limits.~~
 - ~~4. Number of turning points.~~

- E. Support community facilities siting and development at sites of a size which can accommodate the present and future uses and is of a shape which allows for a site layout in a manner which maximizes user convenience and energy conservation, ~~and pedestrian and bicycle access to and within the site.~~
- F. Promote compatible development and minimize adverse impacts of site development on adjacent properties and the surrounding rural community through the application of design review standards ~~codified in MCC 11.15.7805 11.15.7865.~~
- ~~K. Provide for the siting and expansion of community facilities in a manner which accords with the other applicable policies of this plan.~~

~~POLICY 16-C:~~ Energy Sources

- ~~A. It is the County's policy to p~~Protect sites required for generation of energy.

STRATEGIES

- A. Maintain an inventory of energy ~~sources~~ production sites within the County.
- B. Coordinate with appropriate regulatory or licensing authorities in the protection of sites required for energy generation.
- C. ~~The Zoning Code should i~~Include provisions in the zoning code for energy generation facilities as a conditional use.

General Policies (The following are existing policies related to land use that do not fit into any of the previous subjects. If retained, they will be incorporated into the appropriate sections of the Comprehensive Plan.)

- A. Provide educational materials for residents and property owners that explain the county zoning code in understandable terms. (ESR RAP)
- B. ~~Mail~~ Consistent with state law, provide notice to any affected property owner of changes to ~~general or specific~~ land use and zoning regulations which will directly affect his/her property. (ESR RAP)
- C. Where possible, use incentives, ~~rather than~~ in addition to restrictions or disincentives, to accomplish land use and other policies contained in the Comprehensive Plan ~~West Hills Rural Area Plan~~. (WH RAP)

- D. Do not designate additional "Exception" lands in the rural West Hills unless they meet the criteria outlined in Oregon Planning Goal 2 (Land Use). (WH RAP)

POLICY 21: Housing Choice

The current policy and supporting text focuses on urban housing. A new policy and/or revised narrative related to rural housing choice is likely needed to describe what types of housing can be built rural areas per state and other legal requirements.

POLICY 22: Energy Conservation

The current policy and supporting text addresses a variety of planning topics. A new policy could be tied to land use and climate change strategy and should be consistent with the County Climate Change Action Plan.

POLICY 25: Mobile Homes

The current policy and supporting text is predominantly urban focused. New policies pertaining to mobile homes in the rural county could be part of the housing choice policy.

POLICY 26: Houseboats

This policy is relevant only to the Sauvie Island/Multnomah Channel area and is being addressed in the SIMC rural area plan. Whatever policy comes out of that plan will be incorporated into the County Comprehensive Plan.

LAND USE POLICIES PROPOSED FOR DELETION

Policies from the County Comprehensive Plan

POLICY 6: Urban Land Area

The following strategies are actions that are no longer relevant given planning jurisdiction within urban areas and/or because they have already been completed and incorporated in County code provisions or other requirements.

STRATEGIES

~~A. As a part of the continuing planning program, the County should:~~

- ~~1. Implement and conduct periodic reviews of the various community plans for Errol Heights, Cully, Parkrose, Hazelwood, Powellhurst, Wilkes, Rockwood, Centennial, and Hayden Island. These periodic reviews should be based upon:~~
 - ~~a. An examination of the community plan and a determination of whether it is working properly or not, given the applicable LCDC Goals/Rules, the Framework Plan policies, and an assessment of local needs.~~
 - ~~b. A determination of how the situation has changed since the plan adoption or last update to include such aspects as:~~
 - ~~(1) Physical environmental factors related to population, housing, air, water and noise pollution, facilities and service levels, and economic factors.~~
 - ~~(2) The coordinative framework requirements within which the jurisdiction is located, requiring different policy directions.~~
- ~~2. Periodically reexamine the Urban Growth Boundary based on the land use density and intensity levels established by the community plans and the resulting amount of land required to accommodate future needs.~~
- ~~3. Establish a process for monitoring:~~
 - ~~a. The amount and type of land available for development;~~
 - ~~b. The rate of consumption of various urban land types;~~
 - ~~c. Changes in needs for particular land use types; and~~
 - ~~d. Land value changes.~~

- ~~4. Follow the process for amending the growth boundary established by the Metropolitan Service District.~~

~~B. The following strategies should be addressed as part of the Community Development Title:~~

- ~~1. The Zoning Chapter should include a broad range of residential, commercial, industrial zones, and community facilities provisions related to design, special planned areas, planned unit and planned developments, and site development standards.~~
- ~~2. The County Streets and Roads Standards Chapter should include criteria related to street widths, and construction standards and required improvements. Emphasis should be placed on minimizing public and private costs by analyzing the standards in relationship to function.~~
- ~~3. The Capital Improvements Program should provide for the preparation and maintenance of a capital improvements program.~~
- ~~4. The Land Division Chapter should set standards and processes to divert and assist the dividing of land within Plan policies and in accord with ORS Chapter 92.~~

~~C. Implementation measures undertaken by the County will give primary consideration to infilling existing developed urban areas.~~

~~The conversion of land to another broad land use classification should be in accord with the standards set forth by the LCDC Goals and in this Plan.~~

POLICY 7: Rural Center Land Area

The following strategies are actions that have already been completed and incorporated in County code provisions or other requirements.

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 LCDC Goals, OAR's, and in this Plan.~~

From Policy 29: Office Location

STRATEGIES

~~The County should consider changes in the Comprehensive Plan, Community Plans, and ordinances which allow for office use in medium and high density residential zones, as a conditional use, on sites over 15,000 square feet. Office use would be allowed in medium and high density residential zones as a use under prescribed conditions when the parcel is:~~

- ~~1. 15,000 square feet or less; and~~
- ~~2. Fronts on an arterial or major collector street.~~

POLICY 8: Rural Residential Land

The following strategies are actions that have already been completed and incorporated in County code provisions or other requirements.

STRATEGIES

~~A. The following strategies should be addressed in the preparation of the Community Development Ordinance:~~

- ~~1. The Zoning Code should include a revised Rural Residential Zone with:~~
 - ~~a. A minimum lot size appropriate to retaining the rural character of the areas;~~
 - ~~b. The following examples of uses:~~
 - ~~(1) Those permitted as primary uses; residences on prescribed lot sizes, and agriculture and forestry uses;~~

- ~~(2) Those permitted as conditional uses or under prescribed conditions; wholesale and retail sales of agricultural products on the premises, community facilities, cottage industries, extractive resource industries, wood processing operations, limited rural service uses, and tourist commercial uses;~~
- ~~c. Lots of record provisions;~~
- ~~d. Zoning classifications and lot sizes based on such factors as:~~
 - ~~(1) Topographic and natural features;~~
 - ~~(2) Soil limitations and capabilities;~~
 - ~~(3) Geologic limitations;~~
 - ~~(4) Climatic conditions;~~
 - ~~(5) Surface water sources, watershed areas and groundwater sources;~~
 - ~~(6) The existing land use and lotting pattern and character of the area;~~
 - ~~(7) Road access and capacity and condition;~~
 - ~~(8) Type of water supply;~~
 - ~~(9) Capacity and level of public services available; and~~
 - ~~(10) Soil capabilities related to a subsurface sewerage disposal system.~~
- ~~e. Siting standards for dwellings proposed to be located adjacent to commercial forest or agricultural use.~~
- ~~2. The County Street and Road Standards Code should include criteria related to street width, road construction standards, and required improvements appropriate to the function of the road and a rural living environment.~~
- ~~3. The Capital Improvements Program should not program public sewers to these areas.~~
- ~~B. The conversion of land to another broad land use classification should be in accord with the standards set forth by the LCDC Goals, OAR's, and in this Plan.~~

POLICY 12: Multiple Use Forest Land Area

This land classification no longer exists, so this policy is no longer applicable and can be deleted in its entirety.

POLICY 17: Community Development Framework

This policy primarily pertains to urban development, so it can be deleted in its entirety.

POLICY 20: Arrangement of Land Uses

This policy primarily pertains to urban development, so it can be deleted in its entirety.

POLICY 23: Redevelopment

This policy is urban focused and only marginally related to land use, so it can be deleted in its entirety.

POLICY 24: Housing Location

The current policy is urban focused. The county's rural zoning is not designed to promote housing so this policy can be deleted in its entirety.

POLICY 28: STRIP DEVELOPMENT

This policy is urban focused, so it can be deleted in its entirety.

From West of Sandy River Rural Area Plan

The following strategies are actions that have already been completed and incorporated in County code provisions or other requirements, and/or are addressed by existing or new County-wide policies proposed to be included in the Comprehensive Plan.

Policy 21 Orient and Pleasant Home Rural Communities

~~The County's policy is to plan for the Orient and Pleasant Home Rural Communities to provide for community development that is consistent with and implements the Community Vision. Key elements of the vision are to maintain the rural character of the communities, to support the agricultural economy of the area, and to ensure that new non-agricultural businesses primarily support the needs of residents and tourism.~~

Strategies:

~~21.1 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.~~

~~——— Orient should be designated and planned as a Rural Community because it is composed primarily of residential uses.~~

~~——— Pleasant Home should be designated and planned as a Rural Service Center in order to~~

~~allow the maximum flexibility in location of uses in the limited land area.~~

~~Revise the RC zoning ordinance to reflect the needs of the Pleasant Home community consistent with the Division 22 OAR for Unincorporated Communities.~~

Policy 22 Commercial and Industrial Development

Strategies:

~~22.1 Multnomah County will update the Community Development Ordinance 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, the plan does not attempt to justify new uses that are larger than the small scale, low impact limits in the 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.~~

~~22.2 Develop zoning ordinance standards for lot coverage of commercial and industrial development that allow adequate development area while ensuring the rural character of these areas is retained.~~

Strategies:

~~23.1 Multnomah County will update the zoning ordinance to implement the Unincorporated Communities Rule for residential development.~~

~~23.2 Include provisions in the residential zone that allow for Type A home occupations outright, and Type B home occupations through an administrative review process and design review.~~

Policy 24 Design

~~Accommodate the changing conditions within the Orient Rural Community and the Pleasant Home Rural Service Center while preserving their rural function and appearance.~~

Strategies:

~~24.1 Multnomah County should develop and adopt design standards regulating commercial and industrial development which reflect and enhance the rural character of the Orient Rural Community.~~

~~24.2 Multnomah County should allow flexibility of setback and parking~~

~~requirements to accommodate irregular lots and existing development to help preserve the rural character of the area.~~

From East of Sandy River Rural Area Plan

The following strategies represent actions that already been completed and incorporated in County code provisions or other requirements, and/or are addressed by existing or new County-wide policies proposed to be included in the Comprehensive Plan.

~~13. Encourage commercial and civic uses that serve local needs within the Springdale rural centers.~~

~~STRATEGY: Multnomah County shall implement this policy through the review process for conditional commercial and civic uses within Springdale.~~