

Memorandum

Comprehensive Plan Update

August 18, 2015

To: Transportation and Public Facilities Subcommittee
From: Rich Faith, Senior Land Use Planner
Re: Public Facility Policies

DRAFT POLICIES FOR PUBLIC FACILITIES

This memo presents draft policies pertaining to two public facility policy questions discussed by the Transportation and Public Facilities Subcommittee at its June 15 and July 13, 2015 meetings. Those issues pertain to public rest stops on heavily traveled roads and sewage disposal facilities for rural developments. The draft policies reflect the subcommittee's discussion and direction on these policy topics. The subcommittee must decide whether to recommend these policies to the CAC as currently written or with further changes.

PUBLIC REST STOPS ALONG POPULAR TRANSPORTATION ROUTES

BACKGROUND

Historic Columbia River Highway is heavily used by both motorists and bicyclists traveling into the Columbia River Gorge. Some property owners and residents along this popular route believe that a public rest stop or park with a restroom should be constructed in Springdale, Corbett or another appropriate location for the benefit of travelers using the Highway. In particular, a park could provide a community gathering spot and recreational opportunities for East County residents. A similar need has been identified for well traveled transportation routes on the west side of the County.

Question: Should the County explore development of a public rest stop, park or similar facility along Historic Columbia River Highway and other popular travel routes?

POLICY

1. Explore opportunities to provide public rest stop facilities for ~~Sauvie Island visitors~~ the most heavily used bicycle travel routes, especially along popular recreational and tourist scenic highways routes. (Sauvie Island/Multnomah Channel Rural Area Plan (SIMC RAP) draft policy, modified to apply county-wide)

Strategies

- a. Rest stop facilities should include amenities such as restrooms, picnic tables, garbage disposal containers and water fountains.
- b. Inform the traveling public of rest stop locations through wayfinding signage.
- c. Partner with those agencies most involved in providing public parks and rest facilities, such as ODOT, OPRD or Metro, to determine suitable locations for these facilities.

SEWAGE DISPOSAL REQUIREMENTS FOR RURAL DEVELOPMENTS

BACKGROUND

Most rural development relies on its own private septic system for sewage disposal. Current county policy establishes that in order to approve a proposed development a finding must be made that it will not exceed the carrying capacity of the site for sewage disposal. Because of high water tables and other poor site conditions, some developments have been unable to obtain septic permits (i.e., they exceed the carrying capacity of the site) and therefore have needed to install sewage holding tanks as an alternative.

Policy Question: Should the current policy be changed to recognize sewage holding tanks as a valid sewage disposal alternative to septic systems?

POLICIES

Policies already approved by the CAC.

RURAL CENTER POLICIES – COMMERCIAL, OFFICE AND INDUSTRIAL LAND USES

S. Multnomah 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 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.

Staff comment: The above policy as written would not restrict sewage disposal to conventional, in-ground septic systems.

New Policy

The following policy language has been drafted to reflect the comments on this subject given by the subcommittee at its July 13, 2015 meeting.

Water Systems

1. A water supply system for new development shall be by either of the following methods:
 - a. Connection to a public water system having adequate capacity to serve the development and all other system customers.
 - b. A private water system with sufficient volume and pressure to meet applicable Building Code and Fire Protection Code.

Sewage Disposal Systems

1. Sewage disposal for new development shall be by any of the following methods:

- a. Connection to a public sewer system having adequate capacity to serve the development and all other system customers.
- b. A private system that meets Oregon Department of Environmental Quality regulations.

Staff comment: The above policy would not limit sewage disposal to conventional, in-ground systems.