

Memorandum

Comprehensive Plan Update

August 26, 2015

To: Community Advisory Committee
From: Rich Faith, Senior Land Use Planner
Re: Public Facility Policies

DRAFT PUBLIC FACILITIES POLICIES

This memo presents policies that are being recommended by the Transportation and Public Facilities Subcommittee related to two public facility issues: 1) public rest stops on heavily used transportation routes; and, 2) sewage disposal and water facilities for rural developments. The subcommittee discussed these policy topics at its July 13 and August 24 meetings.

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. Comments given during the November 2014 open houses indicate that 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. A similar need has been identified for well traveled transportation routes on the west side of the County.

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 policy, modified to apply county-wide*)

Strategies

- a. Rest stop facilities may 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.
- d. Involve affected stakeholders in the decision making process for rest stop locations and amenities.
- e. Rest stop facilities should be either a review use or a conditional use to ensure that compatibility with the surrounding neighborhood and environmental impacts are addressed.

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 table 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. There are also other alternatives to conventional septic systems.

POLICIES

Policy already approved by the CAC.

RURAL CENTER POLICIES – COMMERCIAL, OFFICE AND INDUSTRIAL LAND USES

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.

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

New Policy

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 that produces safe drinking water 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.