

# COMPREHENSIVE PLAN UPDATE

## **Mid-Point Draft Policy Review**

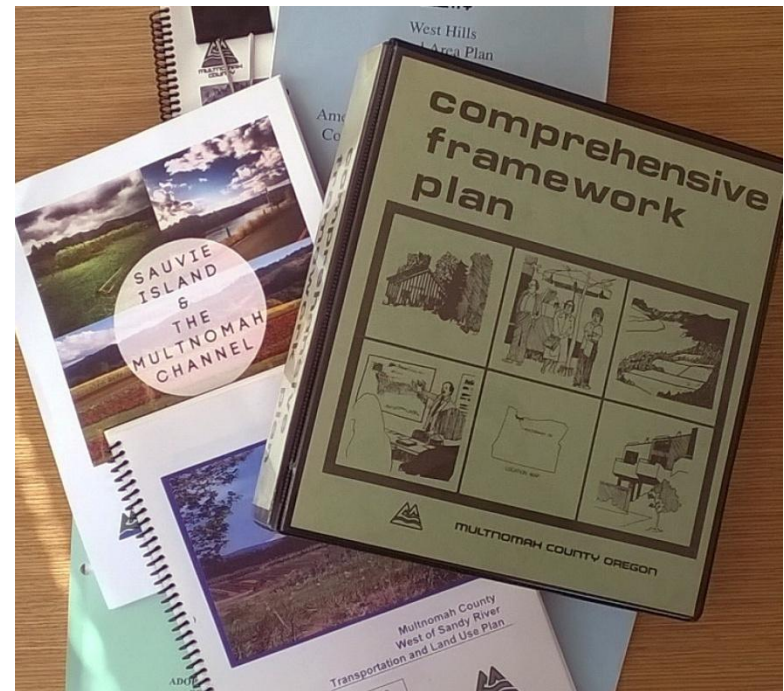
Community Meetings  
September 9 and 16, 2015

# MID-POINT DRAFT POLICY REVIEW

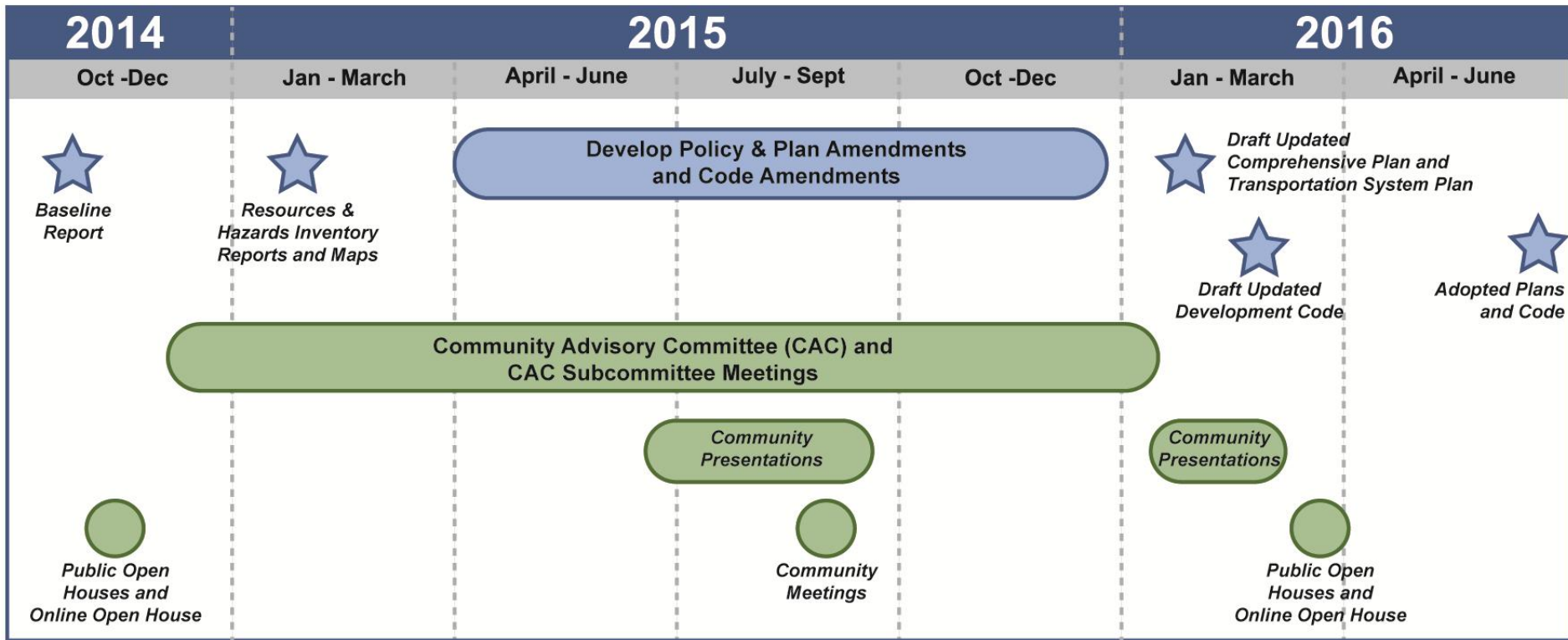
- Comprehensive Plan Overview
- Process Schedule
- Community Advisory Committee (CAC)
- Draft Policies

# COMPREHENSIVE PLAN UPDATE

- Originally adopted 1977
- Revisions needed to:
  - Reflect current times
  - Guide future land use and transportation decisions
- Includes updates to:
  - Comprehensive Plan
  - Transportation System Plan
  - Development Code



# SCHEDULE



# COMMUNITY ADVISORY COMMITTEE

- Fifteen Members
  - Represent East & West Unincorporated County
  - Residents and Businesses
- Monthly Meetings
  - Open to Public
- Policy Recommendations
- Project Guidance



# POLICY TOPICS FOR DISCUSSION

- Tonight's Presentation
  - Present brief overview of six key policy topics – review issues and proposed direction
  - Take 2-3 comments or questions on each topic
  - Use survey to share your level of agreement/disagreement
  - Time for more questions and comments at end

# POLICY TOPICS FOR DISCUSSION

- Farm and Forest Lands (EFU and CFU)
- Agri-tourism/Farm Stands/Wineries
- Rural Centers
- Natural Resource Protection
- Natural Hazards
- Transportation

# ADDITIONAL TOPICS IN HANDOUT

- Home Occupations
- Nonconforming Uses
- Permitting Process
- Code Compliance
- Mineral Resources



# POLICY TOPIC 1:

## Farm and Forest Lands

- **Policy Issues:**
  - County EFU and CFU zoning standards now exceed minimum requirements of state law.
  - Options: Allow maximum amount of dwellings consistent with state law or continue to be more restrictive.
- **Community Comments Received:**
  - Keep farm and forest lands rural and intact.
  - Provide flexibility for additional housing options, such as Accessory Dwelling Units (ADUs).
- **State Law:**
  - Prescribes allowed uses and minimum standards for dwellings in EFU and CFU zones.
  - Prohibits accessory dwellings.

# POLICY TOPIC 1:

## Farm and Forest Lands

### **CAC Proposed Policy:**

*No substantive change from existing policies*

- Maintain current County EFU and CFU standards that exceed state minimum requirements for dwellings.
  - Continue to require compliance with County's lot of record standards and require recording of deed restriction.
  - Prohibit creation of new parcels, unless authorized by code.
  - Require additional development standards to ensure public safety.
- Maintain existing policy language related to Farm and Forest Lands with only minor revisions for clarity.

# POLICY TOPIC 2:

## Agri-tourism/Farm Stands/Wineries

- **Policy Issue:**
  - Allowing commercial events in EFU zone that are related to and supportive of agriculture.
- **Community Comments Received:**
  - Desire to see supplemental farm income opportunities, but concern about impacts of events.
- **State Law:**
  - Specific to all three types of commercial activities.
  - Has both prescribed and discretionary standards.

# POLICY TOPIC 2:

## Agri-tourism/Farm Stands/Wineries

### **Policy Direction:**

- Allow agri-tourism events in East County, subject to greater restrictions than what state law allows.
- Do not allow agri-tourism events in West County, consistent with Sauvie Island Rural Area Plan policy.
- Farm stand promotional activities restricted to only what is directly related to the farming operation.
- Winery commercial activities treated the same as farm stands with additional allowances of state law.

# POLICY TOPIC 2:

## Agri-tourism/Farm Stands/Wineries

### **CAC Proposed Policy:**

- Agri-tourism events on Sauvie Island and in West Hills only if in conjunction with farm stands and wineries.
- Agri-tourism events in East County subject to strict standards to address potential negative impacts.
- Higher level land use review for farm stands having promotional events; must be farm related.
- Events at wineries must be related to the winery operation unless authorized by state law; standards similar to those for farm stands.

# POLICY TOPIC 3:

## Rural Centers

- **Policy Issues:**
  - Restrictions on size and type of businesses in rural center zones such as Springdale, Orient, Burlington.
  - Business must primarily serve residents of the rural area.
- **Community Comments Received:**
  - Favor more businesses to serve rural residents and the job opportunities they bring.
- **State Law:**
  - Unincorporated communities rule sets requirements for size and allowed uses.

# POLICY TOPIC 3:

## Rural Centers

### **Policy Direction:**

- No change in size or type of new uses, but opportunity for industrial reuse of existing buildings.
- Commercial uses must still serve needs of the rural community, but industrial uses do not
- Require site development standards that reflect rural character and provide flexibility for landscaping and parking.

# POLICY TOPIC 3:

## Rural Centers

### **CAC Proposed Policy:**

- Allow industrial uses to exceed 15,000 s.f. maximum floor space in existing RC zoned buildings to encourage reuse and to support business growth.
- Add architectural design standards for commercial and industrial development to enhance rural character of centers.
- Provide flexibility in site standards, such as landscaping and parking, particularly with reuse of existing vacant buildings.



# POLICY TOPIC 4:

## Natural Resource Protection

- **Policy Issues:**
  - Update inventories for riparian corridors (streams), wetlands, and wildlife habitat areas.
  - Expand environmental protection regulations to new areas.
- **Community Comments Received:**
  - Strong support for protecting environmentally sensitive resources.
- **State Law:**
  - Goal 5 rules spell out “safe harbor” inventory and resource protection methodologies.
  - Standard approach for protection program requires an analysis of Economic, Social, Environmental and Energy (ESEE) consequences.

# POLICY TOPIC 4:

## Natural Resource Protection

### **Policy Direction (No CAC Recommendation Yet):**

- Use new information to update inventories to include other eligible streams, wetlands, and wildlife habitat.
- Protect the one fish-bearing stream not currently protected (Newberry Creek in West Hills).
- Protect wetlands on Sauvie Island not currently protected.
- Protect wildlife habitat areas not currently protected.
- Conduct ESEE analyses if required.

# POLICY TOPIC 5:

## Natural Hazards

- **Policy Issues:**
  - Update hazard area mapping with better, current data (flood prone areas, landslide vulnerability, and wildfire hazards).
  - Expand hazard protection regulations to new areas (Hillside Development Overlay Zone, Floodproofing, Fuel Break Buffers).
- **Community Comments Received:**
  - Landslide risks from a major earthquake are real; restrict building in vulnerable areas.
  - Let people make their own decisions about risks from the Big One.
- **State Law:**
  - State Planning Goal 7 directs local governments to adopt policies and regulations to reduce natural hazard risks to people and property.

# POLICY TOPIC 5:

## Natural Hazards

### **Policy Direction (No CAC Recommendation Yet):**

- Restrict development on slopes over 20% (currently 25%) and other areas shown to be susceptible to landslides.
- Update floodway and floodplain maps based on channel migration data and recent studies.
- Meet minimum requirements to be eligible to participate in the National Flood Insurance program.
- Use current wildfire risk maps to determine the location of fire prone areas.
- Require development in areas prone to wildfire risk to meet fire safety and mitigation standards.

# POLICY TOPIC 6:

## Transportation

- **Policy Issues:**

- Bicycle infrastructure; reduce pressures/conflicts among all modes of travel
- Traffic pressure on west side roads
- Increasing traffic and safety issues; concern about unnecessary widening or building new roads
- Better road maintenance

# POLICY TOPIC 6:

## Transportation

- **Community Comments Received:**
  - Bicycle usage and facilities on roads.
  - Reduce demand on roads through better transit and bike lanes.
  - Commute traffic and/or freight use on local roads.
  - Roads need to be better maintained.
  - Impact to wildlife.
  - Address transportation impacts on climate change.
- **State Law:**
  - State Planning Goal 10 directs local governments to: Provide and encourage a safe, convenient and economic transportation system for all modes of transportation, with consideration of the environment and the transportation disadvantaged public, and consistency with land use plans.

# POLICY TOPIC 6:

## Transportation

### **Policy Direction (No CAC Recommendation Yet):**

- Reduce traffic pressure on County roads.
- Maintain and increase safety for all travel modes.
- Maintain rural character when making transportation improvements.
- Assure County road projects are consistent with County equity goals, climate action plan, and land uses.

# POLICY TOPIC 6:

## Transportation

### **Policy Direction - Implementation:**

- Policy directs how the future will look.
- Implementation decides which projects to build.
- **How are projects chosen?**
  - How well does it meet the policy direction?
  - Policy themes determine the selection criteria.



# POLICY TOPIC 6:

## Transportation

### **Policy Direction - Implementation:**

- Evaluate programs and projects based on ten policy themes.

1. Overall Transportation System	2. Active Transportation	3. Mobility and Freight	4. Transportation Demand Management
5. Safety	6. Maintenance	7. Funding	8. Health
9. Equity	10. Environment		

# THANK YOU

Thank you for listening and sharing your feedback!

Materials also available online:

[www.multco.us/CompPlan/](http://www.multco.us/CompPlan/)