

Miscellaneous Policies from the County Comprehensive Plan and New Sauvie Island/Multnomah Channel Plan

BACKGROUND: *There are a number of policies and strategies that have not been reviewed by either a subcommittee or the CAC that staff believes ought to be included in the new County Comprehensive Plan. Some of these policies come from the current Comprehensive Plan but pertain to a subject that was not assigned to any of the subcommittees (eg. Housing). Some of the policies come from the new Sauvie Island/Multnomah Channel (SIMC) Plan but could be applied countywide with little or no modification. A few are simply additional policies or strategies that staff believes complement or complete one that the CAC has already approved.*

This paper presents an assortment of proposed policies and strategies from various sources for the CAC's consideration and approval.

Explanation of Different Types of Text in this Document

Standard text – means existing text from the current County Comprehensive Plan or SIMC Plan.

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

Underlined – means new text that is being added.

Bold Underlined – means a new policy or strategy that staff is proposing for the first time

RURAL ECONOMY POLICIES *(From Current Comprehensive Plan Policy 5: Economic Development)*

~~Policy: Maintain the Economic Development Advisory Commission and implement a County Economic Development Program consistent with federal, state and local land use policies and programs and responsive to private sector development needs.~~

Policy 1: Implement policies and strategies related to commercial, office and industrial land use in rural centers included in Chapter 2 of this Plan.

Policy 2: Encourage the retention and creation of employment opportunities and economic development projects designed to meet the needs of business, industry, and the community for a skilled labor force and family wage jobs.

Policy 3: Direct economic development public expenditures and capital improvements projects into ~~comprehensive framework and community plan~~ designated commercial and industrial areas rural centers, which support the timely, orderly and efficient growth and development of these centers.

~~Policy: Determine economic program and project priorities through the use of an evaluation system with criteria and standards consistent with the Comprehensive Plan and overall Economic Development Plan.~~

Policy 4: Prioritize and encourage economic development investments and projects that are consistent with the Comprehensive Plan.

~~Policy: Monitor implementation measures for consistency with economic development goals, plans, and policies.~~

Policy 5: Support economic development investments and land use actions which will:

1. Maximize the use of developable sites zoned for commercially and industrially zoned uses sites;
2. ~~Assure the timely and efficient provision of public services and facilities by public agencies in a coordinated manner or result in a substantial number of the following public benefits:~~
 - a. ~~Expansion of existing commercial and industrial firms;~~
 - b. ~~New commercial and industrial ventures which create permanent job opportunities and increase community employee-per-acre densities;~~
 - c. ~~Small firm and incubator industry growth;~~
 - d. ~~Off-site private capital investment;~~
 - e. ~~Opportunities for local purchasing of goods and services by industry, business, residents, and visitors;~~
 - f. ~~Private and/or public capital improvement investments;~~
 - g. ~~Entry level jobs targeted to the economically disadvantaged and unemployed.~~
2. **Promote agriculture and timber production as economic drivers; and**
3. **Recognize the importance of home occupations as a valid employment option for County residents.**

Policy 6: ~~Help initiate and~~ Actively support community-based economic revitalization and development efforts which create employment opportunities, generate business investment capital, and improve the attractiveness and marketability of commercial and industrial ~~areas~~ sites.

Policy 7: Encourage and stimulate ~~natural resource~~ agricultural and timber processing industries, ~~marketing and pre-processing structures, and information distribution~~ which will improve the economic viability of ~~natural resource farm and forest~~ production within the County. The location of these enterprises must be carefully balanced with the protection of ~~other natural~~ these resource lands when they occur outside the urban growth boundaries.

HOUSING CHOICE POLICIES *(From Current Comprehensive Plan Policy 21: Housing Choice)*

~~The County's policy is to support and assist in the provision of an adequate number of housing units at price ranges and rent levels affordable to the region's households, and to allow for variety in housing location, type and density, the County will:~~

POLICIES

- A. Encourage the provision of housing affordable to residents of all incomes and household types.
- B. Support the provision of housing for the elderly, including low-maintenance, small units within existing communities.
- C. Support the provision of housing in sizes and styles, which suit the needs of smaller households, including single adults and couples without children.
- ~~D. Encourage more efficient utilization of housing in communities to eliminate over housing of the elderly and under housing of large families.~~
- E. Maintain a non-exclusionary housing policy.
- F. Reevaluate its regulations and, where possible, streamline or eliminate requirements to reduce development costs.
- ~~G. Take a direct role in conserving the existing housing stock.~~
- G. Support efforts to conserve existing housing stock, particularly housing that is affordable to community members with low and moderate incomes.**
- H. Accommodate innovative housing construction techniques which decrease development costs.
- I. Cooperate with the private sector to expand the supply of housing which is affordable to low and moderate income residents.

STRATEGIES

- A. ~~Maintain an inventory of buildable lands and monitor the effects of the urban service boundary on land costs.~~
- B. Work with the regional government to determine expected housing demand in the unincorporated County based upon demographic and housing trends, transportation improvements and industrial economic development in the region.
- C. Work with trade associations, community groups and other interested groups to reduce the cost of housing through the formulation of:
 - 1. Alternative road and improvement standards;
 - 2. Legislative amendments to the Uniform Building Code;
 - 3. An expeditious design review, building permit and land division process;
 - 4. ~~An expeditious building permit process;~~
 - 5. ~~An expeditious zoning and land division process;~~
 - 6. ~~Smaller minimum lot sizes.~~
- D. ~~Reduce minimum size of units to 500 square feet for high density elderly apartments in the light rail transit corridor.~~
- E. ~~Reduce parking requirements for high density apartments for elderly persons in the light rail corridor, consistent with adopted community plans and light rail corridor plans.~~
- F. ~~Reevaluate the planned development requirements to reflect prevailing public attitudes regarding common space.~~
- G. ~~Consider amendments to the Zoning Ordinance in order to allow accessory apartments in single family zones.~~
- H. ~~Continue the housing rehabilitation program for owner occupied residences and consider extending the program to investor owned rental property.~~

SAUVIE ISLAND/MULTNOMAH CHANNEL RURAL AREA PLAN POLICIES PROPOSED FOR COUNTY-WIDE APPLICATION

EQUITY POLICIES

Goal: To support access to all people and to ensure that planning policies and programs are inclusive.

Policy 1.1. Acknowledged the needs of low-income and minority populations in future investments and programs, including an equity analysis consistent with required federal, state and local requirements.

Policy 1.2. Consider and seek to achieve social and racial equity in evaluating and making planning decisions.

Strategy 1.2.1 Incorporate an equity analysis when developing implementation standards and processes that accounts for health, safety and disparate impacts on low income, communities of color, and immigrant and refugee communities.

Policy 1.3. Provide meaningful citizen engagement opportunities for communities of color in planning, decision-making and evaluation.

Strategy 1.2.1 Review and work towards removal of barriers to equity through targeted outreach that results in meaningful participation and feedback.

Policy 1.4. Use the county Equity and Empowerment Lens when developing policy, implementing codes, and capital projects.

FARM LAND POLICIES

Policy 3.1 Ensure that transportation policies and policies related to the regulation of activities and events in agricultural zones minimize the difficulties conflicting uses impose on farming practices.

Policy 3.2 Develop and adopt a unified permitting process for review of mass gatherings and other gatherings. Establish more restrictive permitting thresholds for the number of visitors and the frequency or duration of events than the maximums authorized by state law.

Strategy 3.2-1 Provide appropriate public notice of applications for gatherings and coordinate these activities with affected local public agencies.

Strategy 3.2-2 Require through conditions that noise levels associated with gatherings comply with state and local noise ordinances to maintain the rural character.

Policy 3.3 Limit the area, location, design, and function of farm stand promotional activities and gatherings to the extent allowed by law to retain a maximum supply of land in production for farm crops or livestock, to ensure public health and safety, minimize impacts on nearby farming operations, residents, roads, traffic circulation, wildlife, and other natural resources, and maintain the rural character.

Strategy 3.3-1 Require applicants for development of nonfarm uses on land zoned Exclusive Farm Use (EFU) to demonstrate need for the amount of acreage they propose to remove from the agricultural land base for nonfarm uses, including promotional events.

Strategy 3.3-2 The County shall develop reporting requirements in sufficient detail to assess compliance with the 25% total limit on annual farm stand income from fee-based promotional events and from the sale of retail incidental items, including food or beverage items prepared or

sold for on-site consumption. The County may audit farm stands to ensure compliance with this requirement. Implementation of this strategy should balance a reasonable expectation of financial privacy and burden with the need to request information necessary to reasonably demonstrate compliance with the 25% total limit standard.

NATURAL RESOURCES POLICIES

Policy 3.5 Where possible, streamline and simplify the Multnomah County Code to provide and encourage fish and wildlife habitat restoration and enhancement projects on public and private lands conducted by natural resource public agencies such as Metro, Multnomah Soil and Water Conservation Districts and Oregon Department of Fish and Wildlife.

Policy 3.14 Direct the Multnomah County Vector Control staff to coordinate with Oregon Department of Fish and Wildlife, using that agency's map of sensitive areas and their Vector Control Guidance for Sensitive Areas to identify important habitat for sensitive species like red-legged frogs and native turtles where an altered protocol should be used. The county's vector control staff is encouraged to act as a resource in efforts to educate and collaborate with landowners about natural means of mosquito control.