

## Land Use and Public Facilities Session

(Comprehensive Plan Chapters 2, 8, 10 & 11)

April 2016 Community Meetings

The following handout describes a selection of goals, policies and strategies from the Draft Comprehensive Plan. These are examples and are not a complete list for this topic area. To view the full draft document, visit <https://multco.us/landuse/meetings-and-events>.

### MAJOR COMPREHENSIVE PLAN POLICIES -- LAND USE

**Goal:** To implement a land use planning process and policy framework as a basis for all decisions and actions related to use of land that is consistent with state law and community goals and priorities, addresses or mitigates potential conflicts between different land uses, and is implemented in a fair, equitable and reasonable manner.

### MAJOR PLANNING ISSUES

#### 1. MAINTAINING RURAL CHARACTER

- Vision Statements in Chapter 1 help explain what rural character means

#### 2. PROHIBIT NEW USES OR INCREASED DENSITIES

- Rural Reserves Policies adopted in 2010 established this direction

**Policy:** The County will not amend the zoning to allow new uses or increased density in rural and urban reserve areas except in compliance with applicable state rules.

#### 3. ABILITY TO REUSE VACANT COMMERCIAL AND INDUSTRIAL BUILDINGS IN RURAL CENTERS

**Policy:** Ensure that new commercial and industrial uses within rural centers are small scale and low impact in nature as defined by County code so that these uses will not adversely impact agriculture or forestry uses and will reinforce the rural nature of the community, while also providing economic and employment opportunities by allowing for the maximum use of floor area for existing lawfully established buildings and parking areas to the extent allowed by State law. Commercial uses shall serve the rural community and surrounding area but industrial uses need not serve the rural community and surrounding area.

**Policy:** Implement design standards regulating commercial and industrial development which reflect and enhance the rural character of rural centers. Design standards shall be oriented to rural areas and may differ from those applied in urban areas of the County. Where appropriate, design standards should include flexibility associated with landscaping, parking, or other site and design requirements.

**Strategy:** (Add architectural standards) Architectural design of commercial, industrial and civic uses that enhances design quality and ensures compatibility with surrounding rural character;

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#### 4. LACK OF CODE ENFORCEMENT

**Policy:** Enforce compliance with the County Comprehensive Plan and Zoning Code in a fair and consistent manner in all cases of verifiable code violations.

**Strategy:** Coordinate and work with appropriate local, state, and federal agencies to ensure compliance with the County's Comprehensive Plan and Zoning Code.

**Strategy:** To ensure compliance, the County Zoning Code shall provide the County a method and degree of enforcement that best fits the type and circumstances of a given violation of the County Comprehensive Plan or Zoning Code.

**Strategy:** Seek voluntary compliance by providing the person(s) responsible for an actual or alleged code violation with information about the County's Zoning Code and by providing such person(s) an opportunity to comply with the County's Comprehensive Plan and Zoning Code within reasonable timeframes with little or no penalty. Such timeframes should be closely monitored and enforced to avoid unnecessary delays to achieving compliance.

**Strategy:** Fines should be set at a level that will prevent willful violators from becoming unjustly enriched and will serve as an incentive for voluntary code compliance. Knowing or willful violations will result in fines that are substantial and objective.

## MAJOR COMPREHENSIVE PLAN POLICIES – HOUSING

**Goal:** To support housing opportunities for rural County residents (including lawfully authorized marinas and moorages and floating residential units) while meeting health and safety concerns, minimizing environmental impacts, and complying with state land use requirements.

### MAJOR PLANNING ISSUES

#### ALLOWING ACCESSORY DWELLING UNITS

- Accessory dwelling units are not permitted. Several state rules strictly regulate allowed housing types and densities outside UGB.

#### 2. FLOATING HOMES AND LIVE-ABOARD BOATS AT MARINAS ALONG MULTNOMAH CHANNEL

- The issue is specific to that community. Policies were adopted with the Sauvie Island/Multnomah Channel Plan and have been carried over to the County Comp Plan.

## MAJOR COMPREHENSIVE PLAN POLICIES – PUBLIC FACILITIES

**Goal:** To coordinate and collaborate with service providers and affected agencies to ensure an appropriate level of public services to rural areas of the County, consistent with their rural character.

### MAJOR PLANNING ISSUES

#### 1. UNDERGROUNDING EXISTING OVERHEAD UTILITY LINES TO MINIMIZE SERVICE INTERRUPTIONS AND IMPROVE SCENIC QUALITIES.

**Policy:** Work with utility and communications companies that own transmission, distribution and communication lines to bury the lines to provide more secure power and communications service during emergency situations and improve scenic qualities.

**Strategy:** Determine the costs and benefits of burying power and communication lines in conjunction with utility and telephone service providers and community representatives.

**Strategy:** Amend the Zoning Code to require new or replacement development to underground personal power and communication lines serving the development, with exceptions for unusual circumstances.

## MAJOR COMPREHENSIVE PLAN POLICIES – PARKS AND RECREATION

**Goal:** To help meet the recreational needs of Multnomah County rural residents and visitors to its rural areas through support of, and coordination with, local, regional, state and federal agencies that manage recreational facilities and sites within the County.

### MAJOR PLANNING ISSUES

#### 1. BALANCE RECREATIONAL NEEDS AND NATURAL RESOURCE PROTECTION, PRIMARILY WILDLIFE HABITAT.

**Policy:** Encourage the development of recreation opportunities by public agencies and private entities consistent with wildlife habitat and wildlife corridor protection.

**Policy:** Consider the impacts of proposed recreation facilities on nearby private properties and require applicants to avoid and minimize significant adverse impacts to nearby properties.

#### 2. RECREATIONAL BICYCLISTS -- PRIMARILY ADDRESSED BY POLICIES IN THE TSP BUT SOME ARE INCLUDED IN THE COMPREHENSIVE PLAN

**Policy:** Require areas for bicycle parking facilities in development proposals where appropriate.

**Policy:** Explore opportunities to provide public rest stop facilities for the most heavily used travel routes, especially along popular recreational and tourist routes.

**Strategy:** Rest stop facilities may include amenities such as restrooms, picnic tables, garbage disposal containers and water fountains.

**Strategy:** Inform the traveling public of rest stop locations through wayfinding signage.

**Strategy:** 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.

**Strategy:** Involve affected stakeholders in the decision making process for rest stop locations and amenities.

**Strategy:** 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.