





# Long-Range Planning Work Program, 2021-23

**Revised: October 2022**

KEY	
Comp Plan	The <b>Clackamas County Comprehensive Plan</b> is made up of policies, implementing strategies and standards that guide general land use and transportation in the county. See it online at <a href="http://www.clackamas.us/planning/comprehensive">www.clackamas.us/planning/comprehensive</a> .
	<b>Issue papers</b> are prepared to provide details on implementation issues such as costs, direct and indirect effects, community response, and consistency with state and regional standards. Projects are grouped with the related Comprehensive Plan chapter and evaluated as a part of the issue paper. This will provide the Planning Commission and Board of Commissioners more information about the project before deciding whether to move forward.
ZDO	<b>Clackamas County Zoning &amp; Development Ordinance</b> – the requirements and standards that are applied to determining land use in the county. See the ZDO online at <a href="http://www.clackamas.us/planning/zdo">www.clackamas.us/planning/zdo</a> .

**HOUSING: H-1. LAND USE HOUSING STRATEGIES.** Update Comprehensive Plan Chapter 6: Housing, including the following topics:

**Phase 1**

- Consider permanent regulations to allow for transitional shelter communities.
- Consider providing a tiered density bonus for inclusion of affordable housing.
- Consider increasing or removing maximum density requirements for multifamily developments in commercial zoning districts.
- Consider creating a hierarchy of minimum parking standards based on proximity to transit and/or dwelling unit affordability.

**Phase 2**

- Modify the ZDO to have clear and objective criteria for housing (required by state law).
- Make duplexes, triplexes, cottage clusters, townhouses, and quadplexes a use allowed outright in urban single family zones (required by state law).
- Clarify Comprehensive Plan policies for rezoning in low-density residential districts.

**Phase 3**

- Review potential to add housing to schools, places of worship and church-owned property.
- Consider creating a transferrable development rights (TDR) bonus system.
- Consider rezoning land to preserve manufactured dwelling parks.
- Explore opportunities for permitting additional housing types, such as micro-units, co-housing, live/work units, and mixed-use development.

**TRANSPORTATION**

**T-1: Damascus Area Transportation Needs** – Review current plans for transportation projects on county roads in the unincorporated area formerly in the city of Damascus and outside Happy Valley’s planning jurisdiction, and identify needed projects to include in the county’s Transportation System Plan (TSP).

**T-2: Arndt Road Goal Exception & Highway 99E/Barlow Road Analysis** – Explore alignment options and undertake, as necessary, development of a Statewide Planning Goal exception to support the crossing of the Molalla River to provide access from I-5 to the city of Canby. This project is partnered with the Community Road Fund project to study the Highway 99E / Barlow Road intersection.

~~**T-3: Willamette River Pedestrian/Bicycle Crossing Corridor Identification** – Following the recommendation from the Oak Grove to Lake Oswego Ped/Bike Feasibility Study, this project will expand the area to consider for a ped/bike bridge connection over the Willamette River.~~

**T-4: Bike Walk Clackamas** – Update the Pedestrian and Bikeway Plans. Consolidate into one document. Funded through state TGM program.

**T-5: Transportation System Plan Update** – Update the Transportation System Plan to review and adopt capital roadway improvement priorities and projects.

**T-6: Sunrise Community Visioning Project** -- State funding has been awarded for this project.

**T-7: Climate Friendly and Equitable Communities (CFEC) Administrative Rule Implementation** -- Amend the ZDO or implement alternative parking management programs to address mandatory Metro-area parking requirements adopted by the Oregon Land Conservation and Development Commission.

**ECONOMICS:**

~~**E-1: Update Comprehensive Plan Chapter 8, Economics**~~

~~**E-2: Economic Opportunity Activation.** Complete an issue paper to provide the foundation for updating the Economics chapter of the Comprehensive Plan. Work with the county’s Business and Community Services Department to identify funding for an Economic Opportunity Analysis to allow the county to take a big look at future economic development needs and related land use implications. Depending on the funding source (possibly grants), the project may also focus on a specific area in the county.~~

**NATURAL RESOURCES:**

**NR-1: Update Comprehensive Plan Chapter 3, Natural Resources.** Complete an issue paper to address the various items listed in Attachment B under the NR-1 row.

**NR-2.** Amend Flood Hazard Development overlay zone regulations per Biological Opinion.

**OPEN SPACE, PARKS AND HISTORIC SITES**

**OS/P/HS-1: Luscher Farm Park** – Work with Lake Oswego to adopt a local parks master plan for Luscher Farm to support existing and planned uses at the farm and on associated public open space properties.

**OTHER:**

**O-1: Minor and Time Sensitive ZDO Amendments** will be presented for action to the Planning Commission and the Board of County Commissioners once a year, as needed. In addition to other amendment recommendations that arise during the work program period, the following will be considered:

- Public notice appeal period review
- Artisan Manufacturing – adopt a definition and allow uses in C-2 and C-3 zones
- Historic overlay districts – protection of structures during land divisions
- Review ZDO Section 707, as needed, to conform to state law for delisting of historic landmarks, as suggested by the Planning Commission

**O-2: Audit Zoning and Development Ordinance** – Continue and complete multi-year Zoning and Development Ordinance audit

Projects: Rem=Remote (Virtual/Online Meeting)	Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec
	9	23	13	27 Rem	13 Canc.	27	10	24	8 Canc.	22	12	26 Rem	10	24	14	28	11 Rem	25	9	23	13	27	11
Housing Needs Analysis (Erik / PP 22-0005; LU 23-0023)				CCSS 2/21			W-3	CCSS 4/18	U				Notice 7/24		H	F		CCPH 10/3	CC-FCO 10/17				
Housing Production Strategies (HB 2003) (Erik / PP 22-0005)		W-2																				CCSS 11/21 w-4	
Nonconforming Res Develop. (Scot / LU 22-0008)	F		CCPH 2/7	CC-FCO 2/21																			
2022 Annual CDC Amendments (Johanna / LU 22-0038)		CCPH 1/17	CC-FCO 2/7																				
Palisades Mid-Century Overlay (Erik / PP 21-0005)																							
Climate-Friendly & Equitable Communities (Parking) (Erik / PP 22-0001)	U												W-1			CCSS 9/5	W-2						CCSS 12/5 W-3
Historic Preservation for Accessory Bldgs (Paul / TBD)																							
Mitigation for Ministerial Development (Erik / LU 22-0031)						CCSS 3/21		F		CCPH 5/16	CC-FCO 6/6												
John's Woods - Uplands NA Boundary Change Request (Erik / PP 23-0003)						CCI			CC 5/2														
Psilocybin Time, Place, and Manner Regulations (Jessica / LU 23-0001)		W-1		W-2 (P)				W-3	Notice 5/8		H	F		CCPH 7/18							cc-fco 11/7		
1710 South Shore Road Rezoning (Paul / LU 22-0058)			H	F			CCPH 4/4	CC-FCO 4/18															
Middle Housing Cleanup + Annual Code Amendments (Ellen/TBD)																					w-1		w-2
Vertical Housing Tax Credit Program (Erik/PP 23-0006)															U		CCSS 9/19		Tax Dist. Notice 10/20				ccph 12/19
Other CCI/PC Items	GS S 1/12								L				RTP, EV		tr tbd						GS		
<b>TOTAL (Includes Findings)</b>	3	2	1	2	0	1	1	2	0	2	1	1	2	1	1	1	1	1	0	1	1	1	2

Key: W = Work Session; H = Public Hearing; F = Findings; P = Panel; CC = City Council (CC-PC = Joint meeting with City Council); R = Retreat; S=Boards and Commissions Summit; CCI = Commission for Citizen Involvement Agenda Item; T= Tour; U = Project Update; Ⓚ = Cancelled; EV = Electric vehicle charging policy presentation; RTP = Metro Regional Transportation Plan update / presentation; tr = Training on Oregon Land Use Policy and Quasi-Judicial Decision-Making Processes; L = Update on 2023 State Legislative Session. Lower-case 'w' and 'h' are tentative. **Green** indicates PC work in progress. **Blue** indicates City Council milestones. **Yellow** indicates pending City Council direction and/or State legislation. GS=Goal Setting Work Session-Work Plan Review per City Council Goals.

Projects: Rem=Remote (Virtual/Online Meeting)	Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec	
	8	22	12	26	11	25	8	22	13	29* Weds	10	24	8	22	12	26	9	23	14	28	13* Weds	25	9	
<b>Housing Production Strategies (HB 2003)</b> (Erik/PP 22-0005)			ccss 2/6	w-5					ccss 5/7 w-6		Notice 6/17			h	f		ccph 9/3	cc-fco 9/17						
<b>Climate-Friendly &amp; Equitable Communities (Parking)</b> (Erik/PP 22-0001)					ccss 3/5 w-3						ccss 6/4 w-4				Notice 8/19		h	f			ccph 11/5	cc-fco 11/19		
<b>Mitigation for Single-Family Dwellings (TBD)</b>																								
<b>Middle Housing Cleanup + Annual Code Amendments (Ellen/TBD)</b>	Notice 1/8		h	f			ccph 3/19	cc-fco 4/2																
<b>Stormwater Code Amendments (Sonja/TBD)</b>				u						w-1 ccss 6/4	Notice 7/8			h	f		ccph-1 9/17	ccph-2/ ccfco-1 10/1	ccfco-2 10/15					
<b>Other CCI/PC Items</b>	GS																							
<b>TOTAL (Includes Findings)</b>	1	0	1	3	1	0	0	0	1	0	2	0	0	1	2	1	0	1	1	0	0	0	0	

**PLANNING COMMISSION PROJECTS TO BE SCHEDULED**

- Comprehensive Community Development Code Audit (pending Council direction)
- Community Development Code Audit for Economic Development (pending Council direction)
- Citizen Involvement Guidelines Update (Resume work on PP 19-0006)
- Commissioner Trainings
- Neighborhood Tours
- Potential revisions to Foothills Framework Plan, pending outcome of Tryon Creek WTP public-private partnership

**CITY COUNCIL PROJECTS TO BE SCHEDULED**

- Tryon Creek WTP Overlay (LU 17-0064) – Subject to outcome of P3 replacement of WTP

# 2023 DRAFT PC WORK PROGRAM SCHEDULE

Updated 12/14/2022

AGENDA ITEMS			
Date	Informational	Work Sessions	Public Hearings
<b>JANUARY 11</b>	•	• Frog Pond E+S Implementation	
<b>FEBRUARY 8</b>	•	• Frog Pond E+S Implementation • Frog Pond E+S TSP	
<b>MARCH 8</b>	•	• Frog Pond E+S Implementation	• Wastewater Treatment Plant Master Plan • Frog Pond E+S TSP
<b>APRIL 12</b>	• Annual Housing Report	• Transit Master Plan • Frog Pond E+S Implementation	
<b>MAY 10</b>		•	• Transit Master Plan • Frog Pond E+S Implementation
<b>JUNE 14</b>	•	• Housing Needs Analysis	
<b>JULY 12</b>	• Frog Pond E+S Infrastructure Financing Plan and Policy	•	
<b>AUGUST 9</b>		• Housing Needs Analysis	
<b>SEPTEMBER 13</b>		•	•
<b>OCTOBER 11</b>	•	• Housing Needs Analysis	
<b>NOVEMBER 8</b>			• Housing Needs Analysis
<b>DECEMBER 13</b>			
<b>JAN. 10, 2024</b>			
<b>2023 Projects</b>		<b>Future (2024)/Potential Fill In Projects</b>	
<ul style="list-style-type: none"> <li>• Annual Housing Report</li> <li>• Housing Needs Analysis</li> <li>• Housing Production Strategy</li> <li>• Transit Center TOD</li> <li>• Transit Master Plan Update</li> </ul>		<ul style="list-style-type: none"> <li>• Frog Pond E&amp;S TSP Ammend.</li> <li>• Frog Pond E&amp;S Devt. Code</li> <li>• TC Programming Plan</li> <li>• TC Ec Dev/Business Retention</li> <li>• Mobile Food Vendor Standards</li> <li>• Basalt Creek Zoning</li> <li>• Basalt Creek Infrastructure</li> <li>• CFEC Parking Code Updates &amp; TC Parking Study</li> <li>• CFEC Transportation Model Update</li> <li>• CFEC TSP Update (2025)</li> </ul>	

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## Long-Range Planning Projects Timeline 2023-2027

### WINTER/SPRING 2023

Adoption of Sherwood West Concept Plan – complete

Begin Annexation policy work – complete

1-year extension letter to DLCD for CFEC – complete

### SUMMER 2023

Scope CFEC and obtain Council input-- complete

Scope additional Sherwood West infrastructure work and amend Metro Planning Grant – complete/pending award

Scope Sherwood West Transportation Feasibility Work (Elwert/Edy Road realignment) -- complete

Draft SZCDC code update: Annexation criteria and Annexation Agreements – complete

Prepare draft Title 11 Findings for Metro to review – complete

Meet with Finance about CFEC and commercial parking tax program -- complete

### FALL 2023

Obtain Council input on LOI to Metro for UGB expansion

- Additional community engagement?
- What additional information to make an informed decision?
- Maybe an educational annexation work session?

LOI to Metro by December 1, 2023

CFEC Development Code Audit

### WINTER 2024

Draft final UGB Proposal to Metro

Adopt Sherwood West Addendum and Metro Title 11 findings

Begin to scope Sherwood West Comprehensive Planning work and budget

- General Plan Map
- Development Code Updates (Middle Housing Zone, Cottage Cluster Zone, Hospitality Zone, rural edge buffering, etc.)
- ESEE Analysis
- Comprehensive Plan update – new policy updates for economic development, strategic/collab governance, housing, infrastructure, parks, etc.
- Beginning to Scope TSP work and budget

Complete CFEC Development Code Audit

Complete draft of CFEC commercial parking tax program

### SPRING 2024

Submit Formal UGB Proposal to Metro – April 5, 2024

Sherwood West Comp Plan work – low hanging fruit (mapping)

Adopt CFEC code updates and municipal code updates (unbundled parking and commercial parking lots tax program) by June 30, 2024

**SUMMER 2024**

Sherwood West Comp Plan Work

Secure funding for HNA and Housing Production Strategy (must be adopted by 12/31/2026)

**FALL 2024**

Work with Metro on the scope of Sherwood West Comp. Plan work budget

**Winter 2025**

If Metro expands the UGB – start Comp Plan work (ESEE & Development Code)

Begin TSP update

Begin HNA update and HB 2003 Housing Production Strategy

**SPRING 2025**

Sherwood West Comp. Planning work

TSP Update

Scope updates to facility plans (Water, Storm, Sewer)

HNA update and HB 2003 Housing Production Strategy

**SUMMER 2025**

Sherwood West Comp Planning Work – Adopt ESEE, new goal 5 maps, and natural resource policy/criteria

HNA update and HB 2003 Housing Production Strategy

TSP Update

**FALL 2025**

Sherwood West Comp Plan Work-- Adopt ESEE, new goal 5 maps, and natural resource policy/criteria

HNA update and HB 2003 Housing Production Strategy

Update facility plans update (Water, Storm, Sewer)

Start to scope for SDC Methodology Updates

TSP Update

**WINTER 2026**

Adopt HNA update and HB 2003 Housing Production Strategy

**SPRING 2026**

Adopt facility plans update (Water, Storm, Sewer)

**SUMMER 2026**

Adopt TSP

SDC Methodology work for transportation, storm, sewer, water

Adopt development code updates for Sherwood West

**WINTER 2027**

Adopt SDC methodology and supplemental fees for SW for transportation, storm, water, sewer