

2016-2017 LONG-RANGE LAND USE PLANNING WORK PROGRAM

APPROVED BY BOARD OF COUNTY COMMISSIONERS 3/17/16

	Project Name	Project Summary	Scope of Work	Proposed By	Estimated FTE	Staff Comments
1	Rural Reserves	Re-evaluate three rural reserve areas	Public outreach per Public Involvement Plans drafted and submitted to the state for review; analysis, mapping and writing of revised findings, as needed; Planning Commission and BCC public hearings; adoption of amendments to the Comprehensive Plan	Board of County Commissioners	0.25	The Board already has initiated this project. Work is expected to continue through April 2017. The Public Involvement Plans and some analysis will be completed by a consultant (currently in the process of being hired).
2	Zoning and Development Ordinance Audit	Multi-year project to review and update the entire ZDO (See Attachment 1)	Research; code writing; public notice and outreach; Planning Commission and BCC public hearings; adoption of text amendments to the ZDO and Comprehensive Plan	Staff	1.05	<p>The Board first authorized this project in 2012, and it has been part of the approved work program in each subsequent year. However, work was suspended in July 2015 when staff resources were redirected to the adoption of marijuana land use regulations. The audit, originally envisioned with a five-year timeline, is approximately half complete. Assuming that this project continues to be included in the work program, it is likely to be completed in June 2019.</p> <p>The overarching goal of the audit is to reorganize, streamline and clarify the county’s land use and development regulations. This project has the potential to improve the customer experience for virtually everyone who does business with the division, as well as increase the efficiency of the division’s operations. Proceeding with this work as quickly as possible is important for two key reasons. First, many longtime employees in the division are likely to retire over the next two to five years. Their institutional knowledge is important, both in conducting the audit and in administering regulations that will remain unnecessarily complex until the audit is complete. Second, the structure of the audit was designed so that each year’s work would build upon the prior year’s work. With the audit only partially complete, the inconsistencies and lack of user friendliness in the ZDO have become even more apparent. Just one example: the consolidation of commercial and multifamily site and building design standards in one code section, in anticipation of further audit work, has resulted in a section that is 56 pages long—for just this one element of design review.</p>

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3	Application of County Comprehensive Plan and ZDO to City of Damascus/Urban Growth Management Agreement Boundary Discussions with City of Happy Valley	<p>If the City of Damascus disincorporates:</p> <ul style="list-style-type: none"> Apply the county's Comprehensive Plan and ZDO to the area formerly within the city limits Consider amendments to the county's UGMA with the City of Happy Valley 	Public notice and outreach; Planning Commission and BCC public hearings; adoption of the county ZDO and Comprehensive Plan for the area previously within the Damascus city limits; meetings with City of Happy Valley; drafting and adoption of revised UGMA	Staff	0.2	The need for this project is contingent on the outcome of the May 17, 2016, vote on disincorporation. Although this project would require resources in the short-term, long-term it will be more efficient for the Planning and Zoning Division to administer one ZDO rather than two. Also, Damascus has "opted out" of most marijuana-related uses and has not adopted marijuana land use regulations. If the city disincorporates, the opt-out will no longer apply, and marijuana uses will be unregulated at the local level if the city's ZDO remains in force. In many substantive ways, the Damascus ZDO and Comprehensive Plan are consistent with the county's; however, they do not include amendments made by the county to our ZDO and Plan over the last 11 years. The City of Happy Valley may have interest in annexing areas currently in the City of Damascus, and amending the UGMA between Happy Valley and the county is a likely first step.
4	Marijuana Land Use Regulation Amendments	Consider whether there is a need for refinements to the recently adopted ZDO provisions for regulating marijuana-related land uses	Evaluate current regulations; consult with BCC on desired changes; code writing; Planning Commission and BCC public hearings; adoption of amendments to the ZDO	Staff	0.1	The division has begun administering the new marijuana regulations and processing applications for marijuana-related land use permits and as more experience is gained, there may be a need identified for refinements to the regulations. In addition, marijuana legislation is under consideration in the current session of the Oregon Legislature and the Oregon Health Authority is going through administrative rulemaking on medical marijuana. Either of these state efforts may result in the need for ZDO amendments.
5	Natural Resource District Amendments	Revise ZDO provisions for the EFU, TBR and AG/F Districts for consistency with changes in state law since 2014	Code writing; public notice and outreach; Planning Commission and BCC public hearings; adoption of amendments to the ZDO (depending on the scope of the proposed amendments, the adoption process may be less complex)	Staff	0.1	The county cannot be less restrictive than state law in these zones but may be more restrictive. In effect this means that new restrictions passed by the state must be implemented even if they are not in the ZDO; however, this creates administrative difficulties. Where the state lessens restrictions, the county must amend the ZDO in order to implement the changes. Previously the Board has expressed a commitment to be no more restrictive than state law in these zones. For the foregoing reasons, staff supports regular updates to the ZDO for these zoning districts.