

Table 1 – FINAL 2021-2022 LONG RANGE PLANNING WORK PROGRAM TASKS

TIER 1 (<i>new tasks are italicized</i>)							
No.¹	Tasks	Staff Time	Ordinance	Public Involvement²	Comments	Source of Proposal	Area³
Ongoing Programs and Projects							
	<p>Ongoing nondiscretionary tasks Community Planning, Transportation Planning, and Economic, Demographic and Geographic Information Services (GIS) tasks, including:</p> <ul style="list-style-type: none"> • Plan amendments. • Special district annexations and coordination. • Community plan implementation, including North Bethany land use and transportation. • Planning Commission, Planning Directors, Washington County Coordinating Committee (WCCC) and WCCC TAC support. • Demographic, economic information, data collection and analysis. • Interdepartmental coordination, including on housing issues and economic development. • Rural regulations education. • Monitor state legislation and support government relations staff in legislative analysis and policy development. • Transportation model updates. • Transportation Development Tax/SDC review, updates and annual reporting. • Community and Transportation Planning support. • Implementation of public transportation service per requirements in the Statewide Transportation Improvement Fund (STIF). • <i>Participate in County Climate Action Planning efforts.</i> 	10		L	Day-to-day operations, projects and required services.	Long Range Planning	C, U, R
Regional/State/Federal Coordination							
R1.1	<p>Regional and interagency coordination</p> <p>Participate in and respond to major regional, state and federal initiatives, including:</p> <ol style="list-style-type: none"> a) Employment and housing needs analyses in support of regional growth management decisions. b) Regional Housing Bond support. c) Regional Parks and Nature Bond support. d) Regional trails planning and funding initiatives. 	3		L	Support Board in developing County position on issues of regional, state and national significance and participate in policy advisory committees such as JPACT, MPAC and R1ACT and other special purpose committees.	Long Range Planning	C

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	e) Regional Transportation Plan implementation. f) Major ODOT and Metro projects and policies, including jurisdictional transfer, mobility standard updates and ODOT Toll Program. g) TriMet transit service plans, capital investments and policies. h) Transportation demand management, including Safe Routes to School policies and funding. i) <i>Climate Friendly Rules Advisory Committee.</i> j) Tualatin Watershed Enhancement Collaborative (TWEC).						
R1.2	Planning by cities or others Participate with cities in their planning efforts, particularly related to transportation infrastructure and County goals, including: a) City comprehensive planning for new urban growth boundary (UGB) expansion areas and concept planning in urban reserves. b) Regional and Town Center planning coordination. c) City comprehensive plan/Transportation System Plan (TSP) updates. d) TriMet pilot program for Red Line Station Transit Oriented Development. e) Metro HOPE grant for Tualatin Valley (TV) Highway transit improvements and anti-displacement strategies. f) U.S. 26 and OR 99W corridor studies.	2		L	Supports efforts by partners, funded largely by grants. Board input/acknowledgement may be required on some projects.	Long Range Planning, d) TriMet request	C
R1.3	Urban Planning Area Agreement (UPAA) and Urban Service Agreement (USA) updates Update UPAA's to support continued County/city coordination including planning authority for urban reserves and new urban areas, as well as transportation needs. Review and update USAs as needed. <i>The focus in 2021 will be on updates to the UPAA with Tigard and coordination with Beaverton on its urban service area. Cornelius and North Plains are also potential updates.</i>	.5	Y	L	Response to Statewide Planning Goal 2 for coordination. Ordinance in 2021 to adopt updated Tigard UPAA.	City request, Long Range Planning	C
R1.4	Transportation-focused emerging technology policies, programs and strategies Participate in Metro and other jurisdictions' planning efforts regarding shared mobility, Intelligent Transportation Systems, curb management, and other technology initiatives that relate to mobility and transportation infrastructure.	.25		L	Board input/support for potential coordinated efforts or grants.	Long Range Planning	C

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Comprehensive Planning – Short-Term							
S1.1	<p>House Bill (HB) 2001 (Middle Housing) implementation / housing affordability Collaborate with Housing Services and Community Development departments to modify County regulations to encourage development of a greater variety of housing types and enhance housing affordability. Ensure compliance with state law changes in HB 2001 and HB 2003. Efforts in 2021 focus on HB 2001 implementation and include:</p> <ul style="list-style-type: none"> a) Ongoing participation in state-level implementation. b) Community Development Code (CDC) changes to meet state law and rule requirements that encourage middle housing variety/affordability. c) Public outreach for HB 2001 code concepts. d) Consider how other topics/studies relate to middle housing requirements, including: <ul style="list-style-type: none"> 1. Sidewalk gaps (frontage improvement requirements). 2. Infill concerns (e.g., compatibility). 3. Centers and corridors housing capacity assessment. e) Address state law changes, as appropriate, <i>including Senate Bill (SB) 458</i>. 	3	Y	H	<p>Response to housing affordability concerns of Board and public, as well as recent state law changes.</p> <p>Ordinance(s) to implement new regulations in 2021 or 2022.</p>	Long Range Planning, Equitable Housing Site Barriers and Solutions, State law	U
S1.2	<p>Significant Natural Resources (SNR) follow-up Implementation of recommendations from SNR Program Review and Assessment and follow-up to A-Engrossed Ordinance No. 869 adopted in 2020. Nature of actions for 2021 will depend on Board direction, and could include:</p> <ul style="list-style-type: none"> a) Response to appeals to (Land Use Board of Appeals (LUBA)) of Ord. No. 869A and Habitat Assessment Guidelines, including possible remand. b) Review Community Plan design elements regarding clear and objective standards. c) Develop a web-based SNR mapping tool for community to identify and verify general location of SNRs on properties and make available corresponding database to monitor and enforce new CDC provisions. d) Continue to work with Beaverton and other cities as appropriate regarding SNRs in new UGB areas. 	1.5	Y	H	<p>Response to community concerns and enforcement actions.</p> <p>SNR Assessment published in May 2020. A-Engrossed Ordinance No. 869 adopted in November 2020.</p> <p>Possible longer-term tasks (2022 and beyond) could include other possible tasks requested by community members, with direction from the Board.</p>	Community requests, SNR Assessment, Ord. No. 869A, LUBA appeals	U, R

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S1.3	<p>Transportation System Plan (TSP) updates Update the TSP to:</p> <ul style="list-style-type: none"> a) <i>Include outcomes from the Urban Reserves Transportation Study (URTS).</i> b) <i>Replace the refinement area on TV Highway based on the outcomes of Aloha Tomorrow and Moving Forward TV Highway.</i> c) <i>Add the Tonquin Employment Area (TEA) East/West Collector in Sherwood.</i> <p>General housekeeping. General updates and map edits to roadway and other designations may be required based on planning efforts by other jurisdictions and the Regional Transportation Plan.</p>	.75	Y	M	<p>Updates identified through URTS, TV Highway work and general housekeeping.</p> <p>c) <i>Request by City of Sherwood (May 11).</i></p>	<p>Long Range Planning, Aloha Tomorrow, Moving Forward TV Highway, URTS, <i>City of Sherwood</i></p>	C, U, R
S1.4	<p>Short-term rental license (STR) regulations In response to community complaints about short-term rentals (e.g., homes listed for short-term occupancy in online booking platforms such as Airbnb, Vrbo/HomeAway and Booking.com), an issue paper exploring issues and opportunities with STR regulation was published in February 2020. Based on the findings in the issue paper and work sessions with the Board, an online open house was held Dec. 2020 – Jan. 2021 to gather input. Staff presented the open house results in April and received direction from the Board to move forward with developing STR license regulations for the urban unincorporated area.</p>	.5	Y	M	<p>Ordinance in 2021 to adopt regulations into the County Code of Ordinances.</p> <p>Implementation would include method for tracking compliance and enforcement.</p>	<p>Community member requests</p>	U, R
S1.5	<p>Minor Comprehensive Plan amendments (rural and urban)</p> <ul style="list-style-type: none"> a) Rural omnibus to address state law changes. b) <i>Process for minor modifications of standards and other possible procedural changes.</i> c) <i>Modify Bethany Community Plan maps to delete North Bethany information (information remains on North Bethany maps).</i> d) <i>CDC changes to reflect CCI updated bylaws.</i> e) <i>Minor technical code changes to improve usability of CDC, including clarifications and revisions of standards.</i> f) Other 	1	Y	M	<p>Response to changes in state law, regional decisions, and issues raised by staff, other agencies or the public.</p>	<p>Current Planning, Long Range Planning, community member requests</p>	U, R
S1.6	<p>Community Development Code (CDC) update – Phase 1 and Housekeeping ordinance This ordinance will consist of nonsubstantive “housekeeping” changes to elements of the Comprehensive Plan, particularly the CDC. In addition to typical housekeeping, Phase 1 of the CDC update will include format changes, updated definitions, CDC review for inconsistent, outdated, repetitive or subjective standards.</p>	.5	Y	M	<p>Intended to maintain the Plan’s consistency with federal, state, regional and local requirements, and to improve the efficiency and operation of the Plan.</p> <p>First phase of a multiyear review of the CDC.</p>	<p>Current Planning, Long Range Planning</p>	U, R

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S1.7	FD-20 in new Urban Growth Boundary (UGB) expansion areas Amend County plan documents to designate the following areas added to the UGB in 2019 as future urban development until each is annexed by the respective city: Witch Hazel Village South and West Union Village Square (Hillsboro); Cooper Mountain (Beaverton); and Beef Bend South (King City). This task will move the areas from the Rural/Natural Resource Plan to the appropriate community plans; replace the current rural land use designations with the Future Development 20-Acre (FD-20) land use designation; transfer mapped Goal 5 resources to the community plans and remove urban reserve designations.	.25	Y	M	Ordinance No. 865 filed in 2020 to make needed Comprehensive Plan amendments. Ordinance continued to September 2021, awaiting the outcome of appeals.	Long Range Planning, cities of Beaverton, Hillsboro and King City	U, R
S1.8	Complete Streets Design Update Review and update of Washington County Road Design and Construction Standards, in partnership with Engineering staff. The intent is to implement road standards in 2021 that better reflect the variety of land use contexts within Washington County. Includes an update of the transportation development review process and procedures used to determine transportation safety-related conditions of development approval. Current procedures were adopted by Resolution and Order (R&O) 86-95 in 1986. The TSP calls for a review and update of these procedures to consider the multimodal transportation system.	1.5	Y	M	Set policy groundwork for technical discussions. Ordinance in 2021 to adopt new standards through the Road Design and Construction Standards, TSP and CDC. Updated transportation development review procedures also to be adopted in 2021, either by ordinance or R&O.	Long Range Planning	C
Comprehensive Planning – Long-Term or Multiyear Projects							
L1.1	Trails planning and coordination (urban and rural) This task includes the TGM grant-funded Tualatin Valley Trail project, which will evaluate and select a preferred trail alignment and cross-section, develop project cost estimates, refine the TSP and identify eligible funding programs to help guide the direction of future multimodal investments within the TV Highway Corridor. This trail is the unincorporated Washington County segment of an envisioned regional trail that would connect the Oregon coast to the Portland metro region. The task also includes continuing to actively participate in planning efforts for the Salmonberry Trail, Council Creek Trail and other regional trail facilities.	1		M	Tualatin Valley Trail work funded by Transportation and Growth Management (TGM) grant. Ordinance possible in 2021 to adopt alignment.	Aloha Tomorrow, Board of Commissioners	C
L1.2	Countywide Transit Study planning and implementation a) Implement transit services funded by Statewide Transportation Improvement Fund (STIF). b) Transit Development Plan update. c) Countywide transit study in partnership with TriMet, Metro, ODOT and Washington County cities. Study identifies opportunities to increase transit use and meet potential	.5	Y	M	Board policy discussions and feedback. Plan adopted in 2021.	HB 2017, Transportation Futures Study, First and Last Mile Transit Access Study	C

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	demand identified in the Washington County Transportation Futures Study. Multifaceted efforts to improve transit speed/reliability in key corridors, improve access to transit with bike/sidewalk improvements, explore new transit operations such as bus-on-shoulder and express services, and identify service priorities for input to TriMet.						
L1.3	Major Streets Transportation Improvement Program (MSTIP) <i>Provide project support for the next cycle of MSTIP fund allocations, including development of program criteria, evaluation, development of project lists and cost estimates, public engagement and an equity lens.</i>	1	Y	H	<i>Board policy discussions and feedback.</i>	<i>Long Range Planning</i>	<i>U, R</i>
L1.4	Housing development data collection and assessment to meet state, regional and County information needs <i>Develop clear data for the urban unincorporated area on existing housing and housing production and analyze against need (as identified in regional analyses) to assist in determining whether various County actions are resulting in changes in housing development and if the County is making progress over time toward meeting community housing goals.</i>	.25		M		<i>Long Range Planning</i>	<i>U</i>
L1.5	Community planning Issue Paper for Raleigh Hills Town Center (Beaverton Hillsdale/Scholls Ferry/Oleson Road) <i>Prepare an issue paper in coordination with Economic Development and Housing to assess opportunities for infrastructure improvements that can also support housing, transit, and economic opportunities. This could lead to changes in land use and transportation plans. Project will need grant or other funding source to move forward. Depending on available funding, project could update intersection improvements and identify housing and other development opportunities in partnership with Beaverton, Portland and ODOT.</i>	.25	?	H	<i>Issue Paper may start late in this fiscal year (FY) given other priorities and time commitments. Staff time estimate reflects estimated work this FY.</i> <i>Board consideration and further direction once issue paper is completed.</i>	<i>Long Range Planning</i>	<i>U</i>
L1.6	Racial equity lens <i>Consider how to incorporate equity principles in planning processes and LRP tasks, including:</i> <ul style="list-style-type: none"> <i>a) Inventory of best practices on equity tools for projects and community engagement.</i> <i>b) Develop an equity lens to apply to future LRP work programs and when starting projects.</i> <i>c) Adopt an equity analysis tool for ongoing project use.</i> <i>Update data from a variety of sources for use in analysis of equity focus areas.</i>	.5		M	<i>In concert with County's broader EDI (Equity, Diversity and Inclusion) program.</i>	<i>Long Range Planning</i>	<i>U, R</i>
Full-Time Equivalent (FTE) staff needed for Tier 1 Tasks:		28.25	(26.77 FTE in Long Range Planning budget)				

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TIER 2 <i>(new tasks are italicized)</i>						
No.	Tasks	Staff Time²	Ordinance	Comments	Source of Proposal	Area³
2.1	Revisit recommendations of the Rural Tourism Study Potential implementation measures could include CDC changes, preparation of educational materials and legislative proposals. CDC changes could include implementing SB 960 (2011) and expanding it to other rural districts, as well as minor changes to the “intent” statements and allowed uses in certain land use districts. Work would start with Board work sessions to present findings of 2016 study and determine Board interest.	M	?	Rural Tourism Study acknowledged by the Board in 2016. Possible ordinance, depending on Board interest and direction.	Long Range Planning	R
2.2	<i>Conversions of hotels and motels to affordable housing and shelters</i> <i>Work with the Department of Housing Services to amend the CDC to allow conversions of existing hotels and motels to affordable housing and shelter facilities in all land use districts as required under recent state law changes (HB 3261 and HB 2006).</i>	M	Y	<i>State law will be applied directly until regulations are in place. Doing this work next FY will allow LUT to work with service providers to determine best approach to regulations.</i>	<i>State law changes</i>	U
2.3	Refinements to Alexander Street design Alexander Street was selected for design as a part of MSTIP 3e, with work likely to begin in 2022. Planning staff will support public engagement and refinement of the design to meet community goals.	M		This work will not begin until the MSTIP 3e design funding is available. Coordinate with Engineering and Capital Project staff.	Aloha Tomorrow	U
2.4	Review of land uses permitted in FD-20 District Consider CDC and other Comprehensive Plan amendments to address concerns from adjacent cities with contractors’ establishments in the FD-20 land use district. Concerns include the challenge such uses pose to future urban industrial development, that they tend to be long-term rather than temporary uses and that the uses are not visually compatible with development envisioned for the area.	M	Y	City of Wilsonville request in 2019. Possible assistance from the city in development of amendments.	City of Wilsonville	U, R
2.5	Historic and Cultural Resource Overlay cleanup Update existing Historic and Cultural Resources Inventory, mapping and site designations to reflect changes on the ground (e.g., deletion of the resource). Consider revisions to CDC in light of 2016 Oregon Supreme Court case and Oregon Administrative Rule changes.	M	Y	Request from Graham Colton in 2017, affects multiple properties. Not to include Oak Hills subdivision. Outside funding source needed.	Graham Colton, Colton Properties	U, R
2.6	Homeless shelter/services/camping regulations Coordinate with the Department of Housing Services, the Office of Community Development, and LUT Building Services on potential CDC amendments related to homeless shelter/ services/supportive housing project. LRP staff would play a supportive role to other departments on their work in this area. Address state law changes as required.	H	Y	May be relationship with Supportive Housing work. Regulations for temporary homeless shelters adopted in 2018.	Long Range Planning	C, U

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2.7	<p>Centers and Corridors study – Follow-on work</p> <p>The initial Centers and Corridors assessment indicated the County has available housing capacity across all its residential land use districts. Middle housing requirements under HB 2001 may require reassessment of the study’s findings. Once regulations are refined to address HB 2001, the County may consider options to encourage developers to use more allowed development capacity, particularly in higher-capacity and mixed-use land use districts near centers and corridors. This work could include consideration of ways to encourage transitions between middle housing and multifamily development in some locations, potentially through more targeted community planning in certain areas, for example, Town Center planning for the Raleigh Hills area (Task L1.5).</p>	H	Y	<p>Work will depend on Board direction on Phase 1 and adequate funding from a Metro 2040 Planning and Development grant.</p> <p>Work would coordinate with Task S1.1 (HB 2001 implementation / housing affordability) and Task L1.5 (Community planning issue paper for Raleigh Hills Town Center (Beaverton Hillside/Scholls Ferry/Oleson Road)).</p>	Long Range Planning	U
2.8	<p>Comprehensive Plan review</p> <p>Prepare several issue papers analyzing the current status of Comprehensive Plan elements, focusing initially on the Comprehensive Framework Plan for the Urban Area and possibly community plans. Start with scoping the extent of language/maps that may be outdated and the level of work needed to update, as well as the implications of updating. The CFP is the source document that establishes issues of countywide concern and minimum criteria for community plans and other elements of the Comprehensive Plan. It was prepared in 1983, and many references are now out-of-date.</p>	M-H	Y	<p>Would require outside funding. Potential sources include:</p> <ul style="list-style-type: none"> • 2040 Planning and Development grant (Metro) • TGM grant (DLCD/ODOT) • Technical Assistance grant (DLCD) 	Long Range Planning	U
2.9	<p>Flood plain CDC updates</p> <p>In 2016, the National Marine Fisheries Service (NMFS) released a Biological Opinion to address potential impacts to federally-listed anadromous fish (salmon and steelhead) from development within the FEMA-regulated flood plain. To remain compliant with the National Flood Insurance Program in Oregon, changes will be required to existing state and local regulations specific to development within these federally-regulated flood plains. The extent of amendments to County regulations will not be known until DLCD, working with NMFS, FEMA and local jurisdictions, develops implementation recommendations.</p>	L-M	Y	<p>This work has been delayed by court cases and staffing issues at FEMA. FEMA has delayed the implementation timeline for the Oregon Biological Opinion until fall 2021. It is unknown when DLCD guidance will be forthcoming and when changes will be required.</p> <p>Community Rating System work is pending support from Board, which is pending further work on service and funding options for the TWEC.</p>	NMFS, FEMA	U, R

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TIER 3 <i>(new tasks are italicized)</i>						
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3.1	<p>Comprehensive Community Development Code audit and update – Phase 2</p> <p>Second phase of the CDC update would include an audit to assess the structure and functioning of the CDC and consideration of how to streamline and enhance its functionality and usability. The audit could also include a review of consistency with state law and other requirements. Work could proceed in phases, possibly scoping to focus on specific sections identified as being most in need of revision.</p> <p>Consider specific topics in a potential update to address changing needs, including potentially:</p> <ul style="list-style-type: none"> • Review of CDC Section 415 lighting standards to limit light pollution. • Review Neighborhood Commercial District allowances for service stations, with potential to place size limits. 	H	Y	Funding would need to be identified to do this work. A consultant would likely be required, and a Code work group would be formed to assist with this task.	Long Range Planning	U, R
3.2	<p>Tualatin Basin Dam Safety and Water Supply Joint Project Plan changes</p> <p>Clean Water Services (CWS) has requested possible realignment of several rural roads based on the upcoming results of the alternatives analysis for Scoggins Dam.</p>	L	Y	Scoggins Dam project is being delayed; therefore, this task is placed on Tier 3 until the work resumes.	CWS	R

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