

Table 1 – FINAL FY 2023-25 PLANNING WORK PROGRAM TASKS

Tier 1 – FY 2023-25 Work Program

No.	Tier 1 Tasks	Staff Time	Ordinance	Public Involvement	Source of Proposal	Area
Housing						
1.1	<p>Housing Production/Housing Affordability</p> <p>Collaborate with Department of Housing Services and Office of Community Development to modify County regulations to encourage development of a greater variety of housing types, enhance housing affordability and address housing-related legislative changes made in 2022 and 2023. The expected modifications will be extensive. Staff will:</p> <ul style="list-style-type: none"> a) Participate in development and implementation of state legislation, including rulemaking, as needed. b) Propose changes to Comprehensive Plan elements, including the Community Development Code (CDC), to meet state law and rule requirements and reduce regulatory barriers to incentivize growth and diversity in housing supply and make it less complex to build smaller, more affordable homes. Consider ways to incentivize retention of existing housing stock on development sites, which is typically more affordable than comparable new housing. c) Participate in local implementation of middle housing and identify CDC refinements for consistency with policy changes for middle housing and to eliminate procedural and regulatory barriers to middle housing. d) Coordinate with state, Metro and local cities on Regional Housing Needs Analysis, Housing Capacity Analyses and Housing Production Strategies (extent of work is still to be determined). e) Propose amendments to Comprehensive Framework Plan for the Urban Area (CFP) policies related to anti-harassment and anti-discrimination. f) Work with 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). g) Amend the CDC and CFP consistent with forthcoming recommendations and policy changes resulting from the governor’s Executive Order No. 23-04, Establishing a Statewide Housing Production Goal and Housing Production Advisory Council. 	H	Y	M	Staff, Equitable Housing Site Barriers and Solutions, state law	U
1.2	<p>Community Development Code (CDC) Assessment</p> <p>Assess the structure and function of the CDC. Consider ways to simplify, streamline and improve its efficiency to facilitate its use by applicants and staff. Reduce regulatory and procedural barriers to development, including but not limited to housing. The assessment will include review for: consistency with federal, state, regional and local requirements and policies; inconsistent, outdated, repetitive or subjective standards; equity considerations; and best practices. This would be Phase 1 of a multiphase and multiyear process to update the CDC and would identify the next steps in the update process. Staff intends to hire a consultant to assist with the assessment and include stakeholders to identify issues to be addressed. Grant funds may be available.</p>	H	Y	M	Staff	U, R

H = High, M = Medium, L = Low

C = Countywide, U = Urban Unincorporated, R = Rural

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1.3	<p>Rural Housing Options Issue Paper <i>State legislation adopted over the last several years, as well as some currently being considered, addresses rural housing options. Many of the existing provisions are permissive, meaning the County may (but is not required to) implement them. This issue paper would address these options, including rural Accessory Dwelling Units (ADUs), ADU allowance for historic dwellings in rural residential districts, voluntary relative forest dwelling units (2021) and other dwelling uses possible from the 2023 legislature. Consider new state requirements for clear and objective standards for residential development in certain rural districts. Work likely to start in second year of biennium. Recommendations for work resulting from the issue paper would be addressed in future work programs.</i></p>	M	Y	M	Community request, Staff	R
Natural Resources and Climate Change						
1.4	<p>Significant Natural Resources (SNR) – Limited Goal 5 Program Update Work with Planning Commission (PC) and community to prepare a B-Engrossed Ordinance No. 869 in response to the Land Use Board of Appeals (LUBA) remands of A-Eng. Ord. No. 869 and Habitat Assessment Guidelines. Staff and consultant work includes: a) Updating the SNR maps, reflecting a revised inventory of Wildlife Habitat and water-related resources, focused on the urban unincorporated area. b) Incorporating inventory work of Beaverton and other cities, as appropriate, for SNRs in new UGB expansion areas. c) Following all Goal 5 steps, including Economic, Social, Environmental and Energy (ESEE) analysis and adopting a local Goal 5 Program decision, for both urban and rural areas. d) Developing Comprehensive Plan policies for the urban and rural areas. e) Developing clear and objective standards for the CDC. f) Effective public engagement.</p> <p>Additional work includes development of a web-based SNR mapping tool for community to identify and verify general locations of SNRs on properties and developing a database to monitor and enforce new CDC provisions.</p>	H	Y	H	Community requests, SNR Assessment, A-Eng. Ord. No. 869, LUBA appeals and remands, Department of Land Conservation and Development (DLCD) Enforcement Order	U, R
1.5	<p>Climate Friendly and Equitable Communities (CFEC) Implementation <i>New state rules guiding transportation and land use planning adopted in July 2022 require most local governments in Oregon to make significant changes in their planning regulations and processes. The first requirements, which apply to parking standards and necessitate changes to the CDC by ordinance, took effect in early 2023. Additional changes to Comprehensive Plan documents will be required in later phases of this work. Extent and timing of work is unknown given current Rulemaking process to revise adopted Rules.</i></p>	H	Y	H	DLCD	U

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Multimodal Transportation System Planning and Funding						
1.6	<p>Transportation System Plan (TSP) Major Update Scoping</p> <p>The County's TSP was updated by several ordinances adopted in 2014 and 2015. State and Metro policy changes now require significant TSP updates. This scoping exercise will include community engagement, work with the Planning Commission and sharing information with the Board. Outcomes of the scoping exercise could determine identification of potential funding sources. This is the scoping exercise. Once the work on the major update of the TSP starts, it will take around three years to complete</p>	L	Y	M	Staff and Climate Friendly and Equitable Communities Rules	C, U, R
1.7	<p>Complete Streets Design Update</p> <p>Review and update County Road Design and Construction Standards, in partnership with LUT Engineering, to implement road standards that better reflect the variety of land use contexts within the 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. Technical work is underway and will be completed in 2023 or 2024. This will be followed by ordinances to amend the TSP, Road Design and Construction Standards, and an R&O to adopt new transportation development review procedures in 2023 or 2024.</p>	M	Y	M	Staff	C
1.8	<p>Develop Transportation Element of County Capital Improvement Plan (CIP)</p> <p>The County is in the process of transitioning to a countywide Capital Improvement Plan (CIP) approach to prioritizing County funding for transportation, facilities, and information technology systems needs. Planning staff will continue to support the transportation element of this work. Over the past two years, Planning staff coordinated extensively with Capital Projects Services, County staff in the Office of Equity, Inclusion and Community Engagement (OEICE) and Health and Human Services (HHS), our partners at the cities and Clean Water Services (CWS) to begin the work of prioritizing future transportation projects. That work included extensive and inclusive community engagement and project evaluation.</p>	M	?	H	Staff and Board	U, R
1.9	<p>Farmington Road Concept Plan</p> <p>Corridor concept plan for the section of SW Farmington Road under state jurisdiction between SW 198th Avenue and SW Kinnaman Road. The plan will include a framework for future jurisdictional transfer of this section of Farmington Road from state to County. The preferred corridor design concept will be incorporated into relevant plan documents, including the TSP and Aloha-Reedville Community Plan. Funded by a TGM grant in partnership with ODOT and with support from the city of Beaverton. Project to be initiated in Q1 of FY 2023 and completed in 2024. Ordinance in 2024 or 2025 as part of a TSP update.</p>	M	Y	M	Aloha-Reedville Study, ODOT's Active Transportation Needs Inventory	U

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1.10	<p>Update Transportation Safety Action Plan (TSAP) Review and update the County's existing TSAP in partnership with LUT Traffic and Operations staff. The TSAP will prioritize near-term, effective strategies to address locally identified safety issues in coordination with Washington County cities and regional partners. Inclusive, culturally appropriate, and meaningful engagement of communities and jurisdictional partners will be used throughout the planning process. Funded by a joint federal Safe Streets and Roads for All (SS4A) grant with Metro and city of Tigard.</p>	M	Y	H	Staff	C
1.11	<p>Minor Transportation System Plan (TSP) updates Minor update of the TSP to include outcomes from the Urban Reserves Transportation Study (URTS) and Cooper Mountain Transportation Study (CMTS). This task has been ongoing since 2021, when Ord. No. 882 was filed. The ordinance was engrossed and has been continued to Oct. 24, 2023. County staff will coordinate with city of Tigard staff since a large part of the area affected by this ordinance was brought into the UGB in February 2022 by Metro ordinance.</p>	M	Y	M	Staff, Urban Reserves Transportation Study, Cooper Mountain Transportation Study	C, U, R
1.12	<p>Countywide Transit Planning a) Implement transit services funded by Statewide Transportation Improvement Fund (STIF). b) As a recipient of Statewide Transportation Improvement Funds, which are intended to improve service to low income communities and reduce service fragmentation between transit providers, Washington County must prepare a Transit Development Plan (TDP) every two years. Next update required in 2024.</p> <p>Countywide Transit Study in partnership with TriMet, Metro, ODOT and Washington County cities to identify transit options that expand economic opportunities and improve livability for community members in the county. The study will develop a shared vision and a plan to enhance the transit system to better meet the needs of riders, with a focus on the role of local jurisdictions to support transit access, speed, and reliability. Consultant under contract for Countywide Transit Study and project initiated June 2022. Ordinance may go forward in 2024 as part of a TSP update.</p>	M	Y	M	HB 2017, Transportation Futures Study, Strategic Solutions for First/Last Mile Transit Connections Plan, State rules for STIF allocation	C
1.13	<p>Trails Planning and Coordination Continue to actively participate in planning and implementation efforts for Council Creek Regional Trail (CCRT), Salmonberry Trail, Tualatin Valley Trail, and other regional trail facilities. Staff are leading preliminary design of the CCRT in coordination with Capital Project Services (CPS). The CCRT will be an off-street multiuse pathway connecting Forest Grove, Cornelius, and Hillsboro. CCRT is funded by regional and federal grants as well as local matching funds. Preliminary design of CCRT will be complete by the end of 2023. Construction is anticipated to start in 2025. Staff anticipates filing an ordinance to amend the TSP with the CCRT alignment in 2023.</p>	H	Y	M	Aloha Tomorrow, Board, Metro regional trails plan	C

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Minor code and plan updates						
1.14	<p>UGB Expansion Ordinance(s) and Urban Planning Area Agreement (UPAA) updates</p> <p><i>The Roy Rogers East and West Urban Reserve Area (Tigard’s River Terrace 2.0) UGB expansion/land swap was approved by Metro and acknowledged by LCDC in 2023. Additionally, North Plains recently adopted an ordinance to expand its UGB. Both UGB expansions will require amendments to the Rural/Natural Resource Plan (RNRP) and affected Community Plans or the Comprehensive Framework Plan for the Urban Area (CFP). The process for the North Plains UGB expansion will include adoption of the UGB and an update to the UPAA. This task could also include work on UGB expansion for land for semiconductor industries under 2023 Senate Bill 4.</i></p>	M	Y	M		R
1.15	<p>Minor Comprehensive Plan Amendments</p> <p>Responses to changes in state law, regional decisions, and issues raised by staff, other agencies, or the public. These generally have limited policy implications and may need to be brought forward within the work program time frame due to requirements or to facilitate other work.</p> <p>a) Height limit changes for certain industrial uses (semiconductor-related). b) Manufactured Housing Code changes to address revisions in state law. c) Minor technical code changes to improve usability of CDC, including clarifications and revisions of standards. d) Other</p>	M	Y	M	Staff, Planning Commission	U, R
1.16	<p>Issue Papers for Board Direction</p> <p><i>Exploration of topics that could become larger projects or ordinances in the next work program, depending on Board direction. Work likely to start in second year of biennium.</i></p> <p>a) <u>Contractors Establishments</u> <i>Address concerns from adjacent cities and property owners with contractors’ establishments, particularly in the Future Development (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 compatible with existing and future development envisioned for the area.</i></p> <p>b) <u>Interim Parks System Development Charge (SDC) Program Assessment</u> <i>An interim parks SDC has been in place since 2004 for areas outside the Tualatin Hills Park & Recreation District (THPRD) boundary but within their ultimate service area. The idea was to capture funding for facilities that would serve the area and once annexed, land and funding would transfer to the district. The SDC amount and provisions for spending the funds have not been updated nor has the program been assessed since 2004.</i></p>	M	?	M	Community interest, city of Wilsonville, staff	U, R

Tier 2 – Recommended for future year work programs if funding or staff resources are available

No.	Tier 2 Tasks	Staff Time	Ordinance	Source of Proposal	Area
2.1	<p>Initiate community planning for Raleigh Hills Town Center (Beaverton Hillsdale/Scholls Ferry/Oleson Road)</p> <p>Prepare Area Background and Existing Conditions Report for Raleigh Hills Town Center (RHTC) as a first step in the planning process for this town center and potential future transportation infrastructure improvements. The report would address topics including history of past land use and transportation planning efforts, identification of and coordination with area stakeholders (including cities, ODOT, property owners, CWS), community demographics, current land uses, assessment of existing land use designations, transportation issues, infrastructure assessment, market and retail feasibility assessment, housing affordability, and opportunities for additional housing. Project will need grant or other funding source to move forward. Depending on available funding, project could update proposed intersection improvements and identify housing and other development opportunities in partnership with Beaverton, Portland and ODOT.</p> <p>The County will be required to adopt a boundary for the Raleigh Hills Town Center by Dec. 31, 2025. Since Metro will be amending its Urban Growth Management Functional Plan (UGFMP) requirements for town centers and potentially town center boundaries in late 2024, the extent of this work is not yet known. Metro’s plans to update the 2040 Growth Concept in 2024 may also affect our planning requirements for town centers. Extent of work is uncertain, but it is anticipated to be extensive.</p>	H	?	State rules, staff	U
2.2	<p>Revisit recommendations of the Rural Tourism Study</p> <p>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 the 2016 study and determine Board interest. Rural Tourism Study acknowledged by the Board in 2016.</p>	M	?	Staff	R
2.3	<p>Psilocybin Time, Place and Manner Regulations</p> <p>Measure 109, passed by the state’s voters in 2020, legalized the regulated production, sale, and use of psilocybin (hallucinogenic mushrooms) in Oregon. The state completed rulemaking in December 2022 and started accepting license applications for psilocybin-related land uses and services in Jan. 2023. State rules allow the County to establish limited regulations for psilocybin manufacturers, processors, and service centers. This task includes development of an ordinance to clarify the districts where such uses are allowed and establish possible time, place and manner regulations.</p>	L-M	Y	State law change	U
2.4	<p>Comprehensive Plan review</p> <p>Prepare several issue papers analyzing the status of Comprehensive Plan elements, focusing initially on the Comprehensive Framework Plan for the Urban Area (CFP) 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; many references are outdated. Would require outside funding.</p>	M-H	Y	Staff	U

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2.5	<p>Floodplain 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 Federal Emergency Management Agency (FEMA)-regulated floodplain. To remain compliant with the National Flood Insurance Program (NFIP) in Oregon, changes will be required to existing state and local regulations specific to development within these federally-regulated floodplains. The extent of amendments to County regulations may be limited and will not be known until additional clarification of FEMA's recent announcement is available. This work has been delayed by court cases and staffing issues at FEMA. FEMA has delayed the implementation timeline for the Oregon Biological Opinion. New release from FEMA has restarted the implementation process. It is unknown when DLCD guidance will be forthcoming and when changes will be required.</p>	L-M	Y	NMFS, FEMA	U, R
2.6	<p>Sidewalk Fee-In-Lieu program</p> <p>Raised during A-Eng. Ord. No. 885, HB 2001 Middle Housing implementation discussions and noted for possible future work program task. Task would include research, analysis, program development and adoption.</p>	H	?	Community, Planning Commission	U
2.7	<p>Comprehensive Community Development Code update</p> <p>CDC update would include work recommended by the audit performed in Task 1.2. Work could proceed in phases, possibly scoping to focus on specific sections identified as being most in need of revision. Funding would need to be identified to do this work. A consultant would likely be required, and a CDC work group would be formed to assist with this task.</p>	H	Y	Staff	U, R
2.8	<p>Implications of DOGAMI Natural Hazard Risk Report for Washington County (Open-File Report O-22-04)</p> <p>Consider 2022 report, which provides new information on geological hazards and recommendations for future County actions.</p>	L	?	Staff	C
2.9	<p>Homeless shelter/services/camping regulations</p> <p>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 projects. Staff would play a supportive role to other departments on their work in this area. Address state law changes as required.</p>	H	Y	Staff	C, U
2.10	<p>Centers and Corridors study – Follow on work</p> <p>The Centers and Corridors assessment in 2020 indicated the county has available housing capacity across all its residential land use districts. Middle housing provisions added to the CDC in 2022 increase the capacity and may require reassessment of the study's findings. Follow on work could include incentives for developers to use more allowed development capacity, particularly in higher-capacity and mixed-use land use districts near centers and corridors.</p>	H	Y	Staff	U