



Land Use & Transportation Development Forum Agenda

8:30-10 a.m. Thursday, Oct. 12, 2023

[Video Recording](#)

Welcome & Introductions

- Review Development Forum purpose
- Review agenda

Stephen Roberts, Director, Land Use & Transportation
Erin Wardell, Manager, Planning and Development Services

Staff Update

Erin Wardell

Building Trends

Ken Rencher

Development Review Process Improvement

Erin Wardell

Grading Permit Process for Subdivisions and Partitions

Kimberly Allen and Kofi Nelson-Owusu

Significant Natural Resources and the LCDC Enforcement Order

Theresa Cherniak

Forum Wrap-up and Questions

Spring Development Forum: Thursday, April 11, 2024



Development Forum Resources
Planning and Development Services Division
Department of Land Use & Transportation
<https://www.washingtoncountyor.gov/lut/planning>

Washington County Land Development Process
<https://www.washingtoncountyor.gov/current-planning/land-development-process>

Development Application Forms and Resources
<https://www.washingtoncountyor.gov/current-planning/development-applications-forms-resources>

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Staffing update

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→ Staffing

Building Official Scott Linfesty retired Aug. 4

Derrick Moon is our Interim Building Official

New staff since last Development Forum:

- 4 Inspectors
- 2 Permit Technicians
- 1 Development Review Planner
- 2 Administrative Specialists
- 1 Accounting Assistant



→ Recruitments

We've had several successful recruitments; still have vacancies.

Current job postings:

- Electrical and Plumbing Inspectors
- Engineering Tech III (ETS division)
- Survey Tech III (ETS division)

Future job postings:

- Building Official
- Plans Examiner II
- Engineer and Senior Engineer (ETS division)
- Associate Planner



Residential Building Permit Data Trends for Washington County 2010-2022



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Residential building permit data

Presentation includes:

- Trends for Washington, Multnomah and Clackamas Counties
- Additional insights from Washington County data

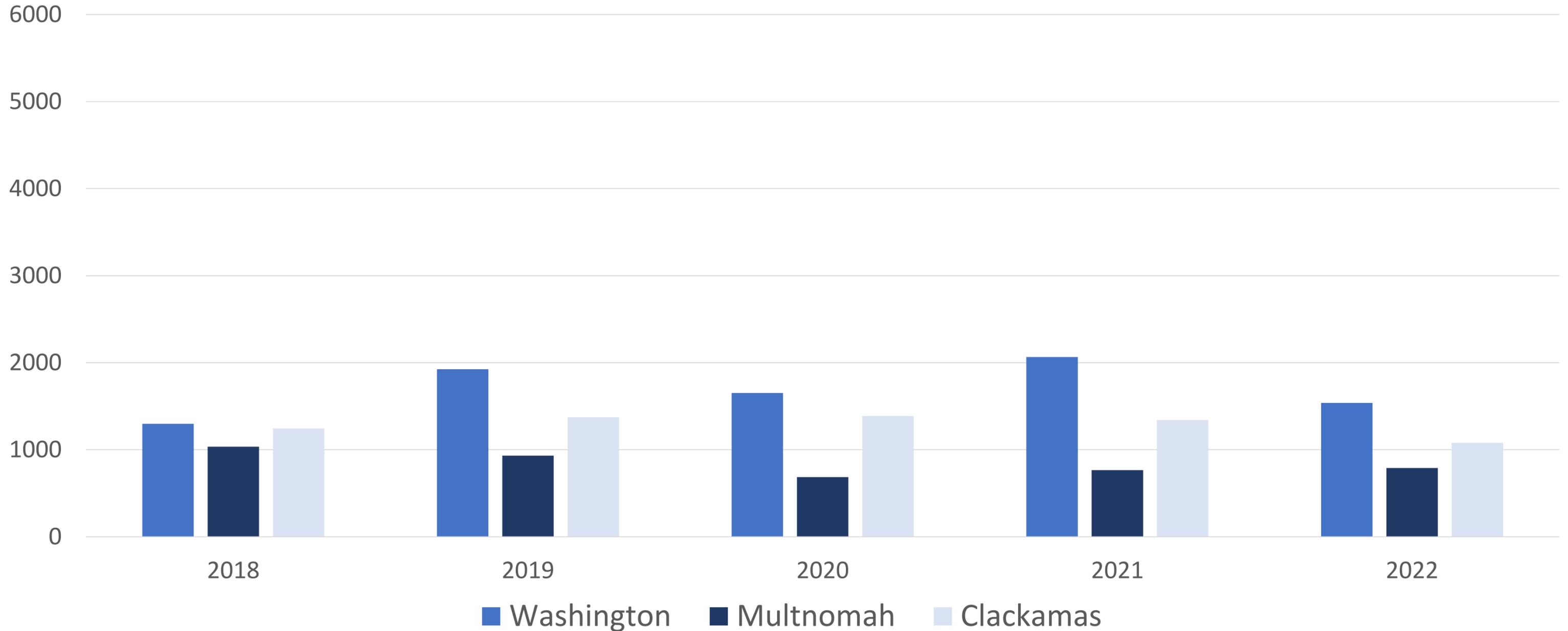
Data notes:

- Single-Family Housing (SFH) includes detached homes and townhomes
- Multi-Family Housing (MFH) includes everything from duplexes to large apartment and condominium developments
- Data from each jurisdiction that issues building permits
- ‘Washington County’ means all of the County, inclusive of the cities
- Source: U.S. Census Bureau’s Building Permit Survey (reported by jurisdictions to the Census)



Washington County in regional context

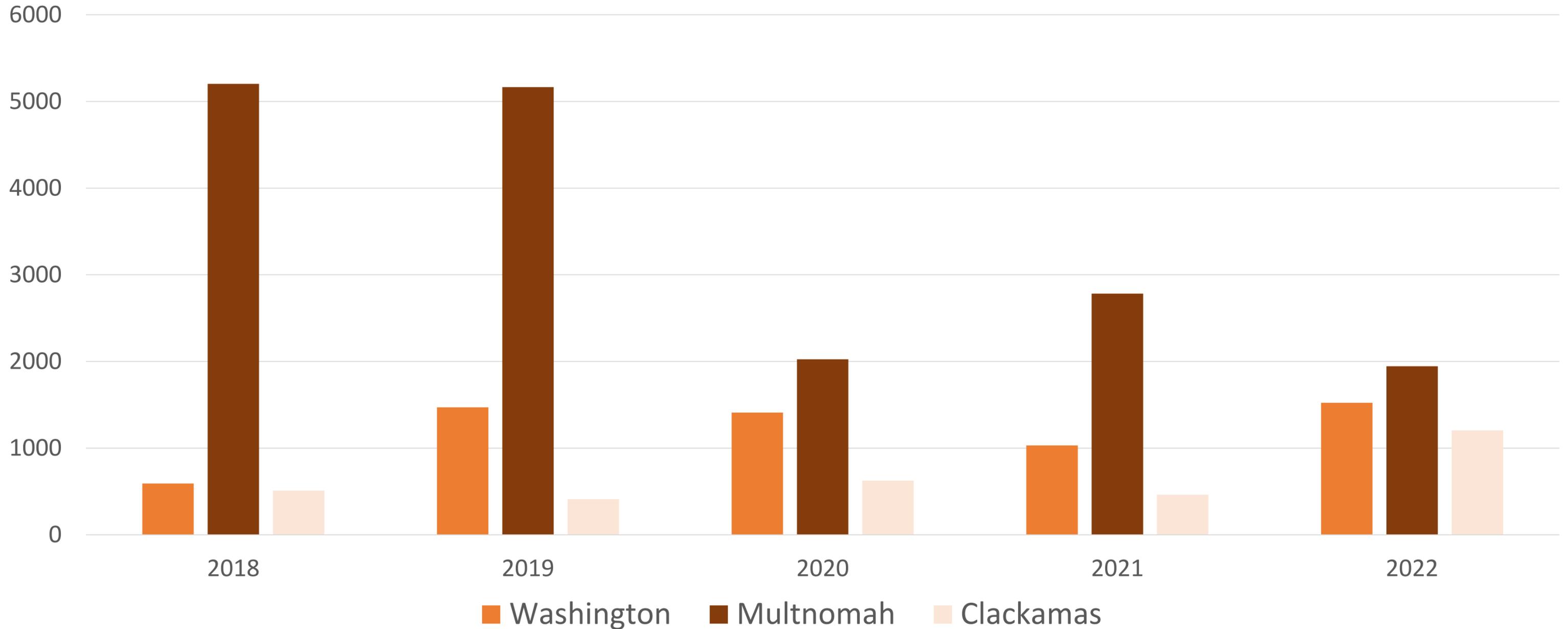
Single-Family Permits Issued





Washington County in regional context

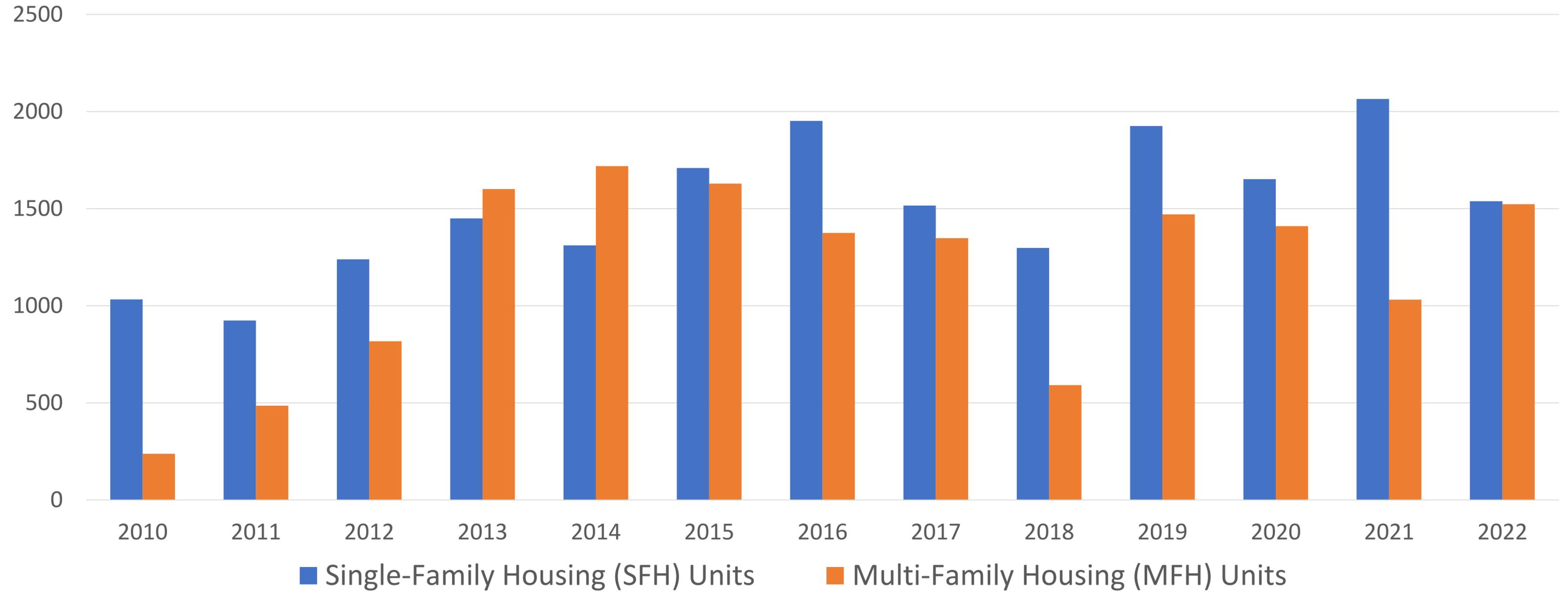
Multi-Family Permits Issued (# of units)





Building permits issued (number of units)

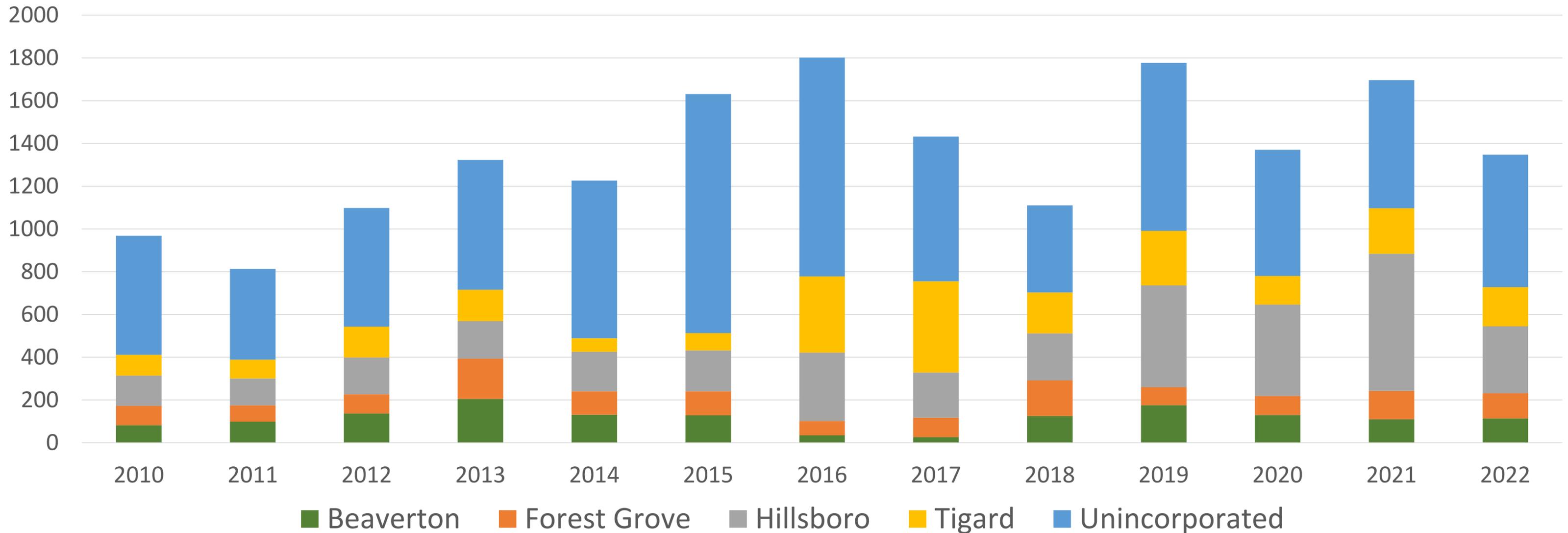
Building Permits Issued in Washington County





Single-Family building permits issued

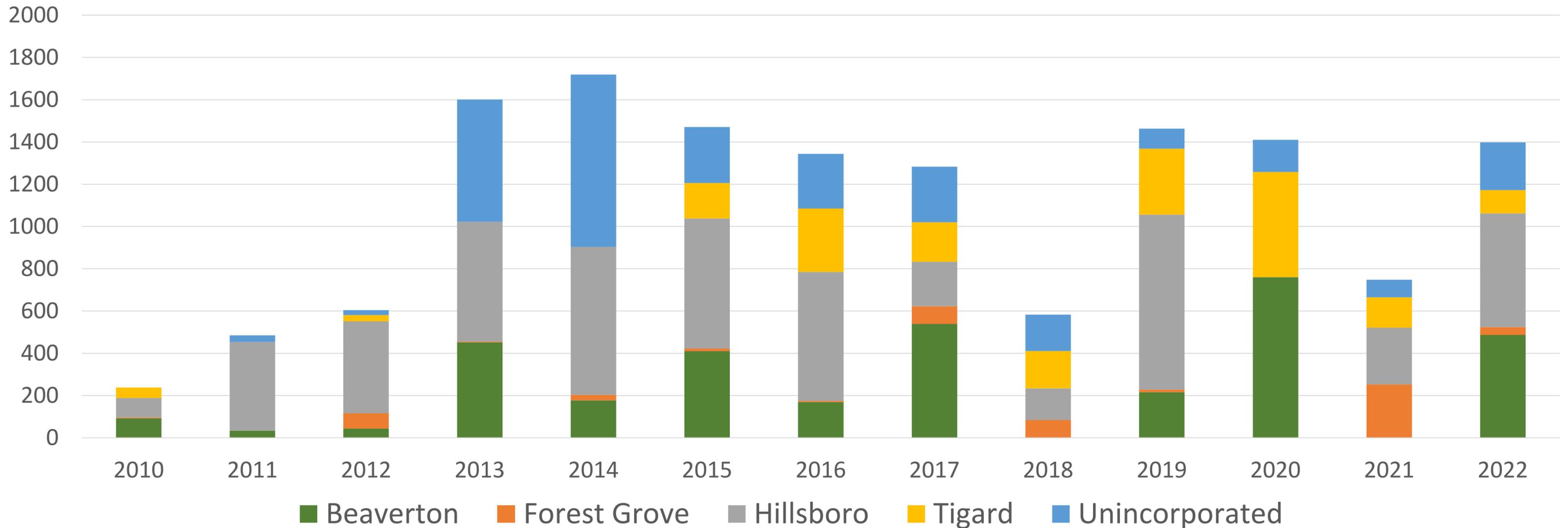
Single-Family Units in Washington County (Selected jurisdictions)





Multi-Family permits issued (# of units)

Multi-Family Units in Washington County (selected jurisdictions)





Process Improvements

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→ Process Improvements – implemented!

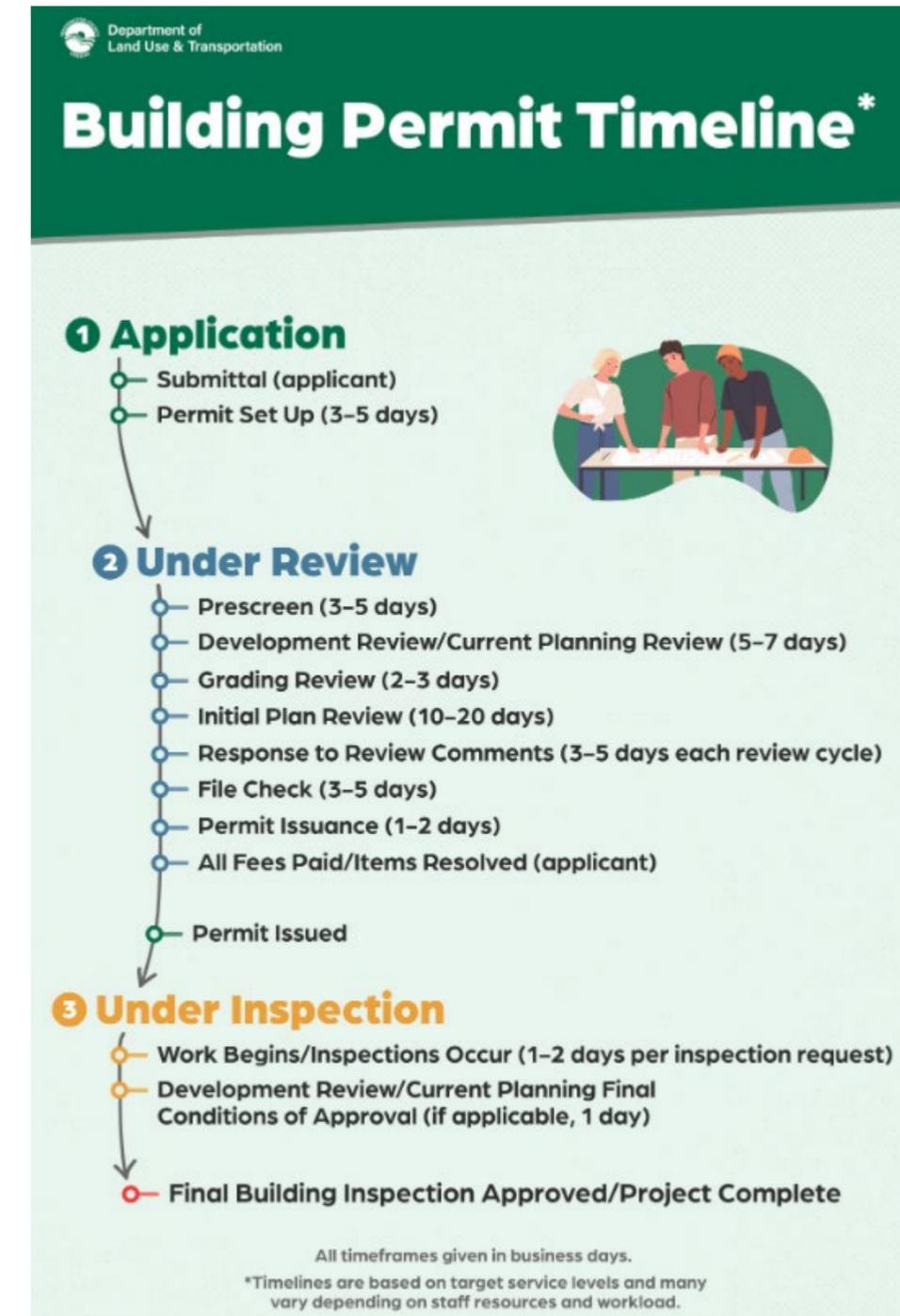
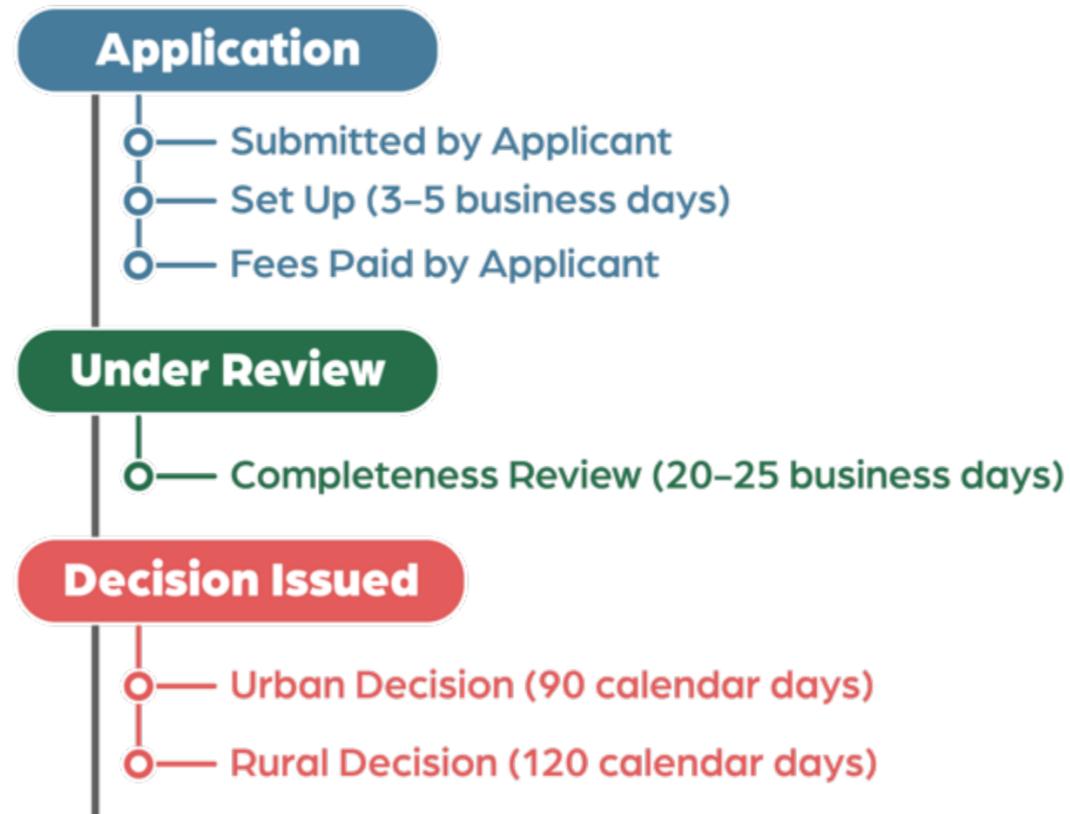
- Target service levels/timelines are now available on our website, and used for staff training and accountability
- Weekly alteration permit review meeting with Development Review/Current Planning, Life Safety and Structural staff moves an average of 6 permits through Prescreen into File Check during that meeting
- Pre-application and floodplain information requests now available online for both submittal and paying fees
- Biweekly process improvement meetings – Development Review/Current Planning and Building staff from each permitting section meet every two weeks to discuss ongoing process-improvement ideas and implementation

→ Target service levels/timelines

Next step:
Show actual review times; update regularly

Development Review Timeline

Type I, II and III Applications





Process Improvements – upcoming!

- Stakeholder interviews to discuss permitting experience to gain knowledge from the user experience
- Implementation of OAS for permit submittal
- Development Review/Current Planning applications and review – work toward this process becoming a paperless system
- Development Review/Current Planning and Building checklists – staff from each section will review current checklists for each permit submittal and update as appropriate



Process Improvements – underway!

- Cloud conversion for Accela and ProjectDox
- Demo and research phase of Online Application System (OAS); will allow for direct permit submittal
- Staff review of current workflows in both Accela and ProjectDox to streamline
- Policy and workflow development for early addressing on applicable lots to allow building plan submittal for review before the plat records



Grading Permit Process

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Grading code objectives

1. Safeguard health, safety, private property protection
2. To minimize across-property-lines drainage and erosion control-issues



Building Services grading permit process

1. Applicant submits grading application, plans and supporting documents
2. Grading application reviewed
 - a. If revisions are necessary, applicant is informed to re-submit and additional review takes place
 - b. If no revisions required, conditions of grading permit approval sent for acknowledgment
 - c. In either case permit status shows “Details” until response received from applicant (either resubmittal or acknowledgement)
3. Once acknowledged, applicant receives notification of approval
4. Once project complete, applicant sends completion forms and as-built plans
5. Final inspection takes place; permit is finalized

→ Grading, drainage and other hazards



→ Drainage, setback and geohazards



→ Property line setbacks, retaining wall issues



→ Preferred side and rear-yard conditions

1



2



3



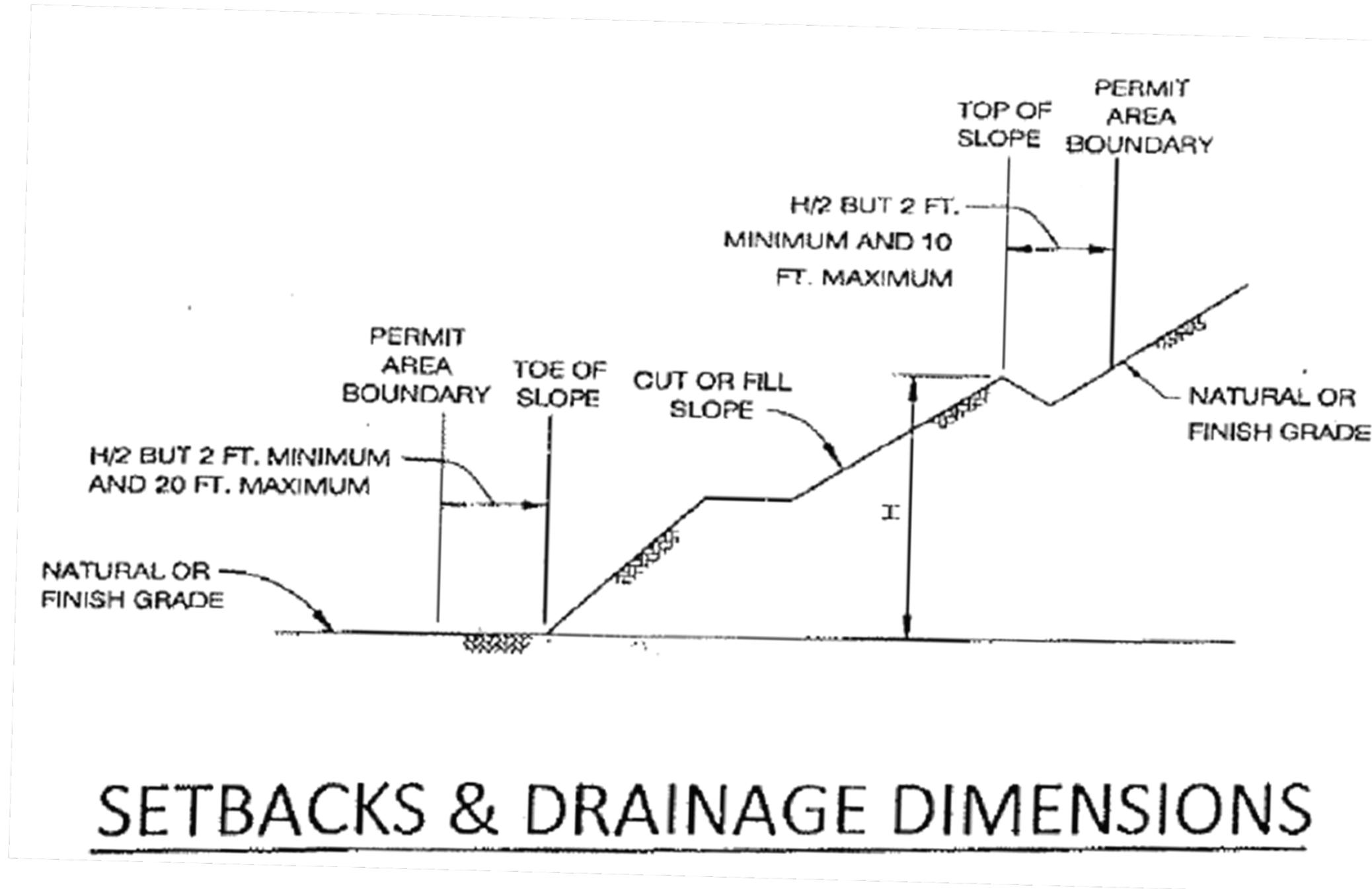
4



5



→ Property line grading requirements



→ Lot-specific drainage issues

Post-subdivision grading permit lot-specific drainage issues can be caused by building footing excavation and/or fill placement on site (side and rear yards).





Significant Natural Resources and Enforcement Order



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→ Background

Statewide Land Use Planning Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) requires local governments to identify and apply appropriate protections to Significant Natural Resource areas.

The County adopted policies and regulations in the early 1980s, which were acknowledged by the state.

State law changes in 2017 expanded the requirements for land use regulations to be clear and objective to apply to all housing, not just needed housing, and on all land, not just buildable land.

As a result, our natural resource regulations have been under legal scrutiny.

→ Enforcement Order and Stay

County regulations adopted in 2020 to address the state law changes were appealed to the Land Use Board of Appeals (LUBA) and remanded to the County for further changes.

Most recently, the Land Conservation and Development Commission (LCDC) agreed with a petitioner that, since some of the County's regulations were not clear and objective, we are out of compliance with Goal 5.

LCDC issued:

- An Enforcement Order directing the County to amend its regulations by Oct. 1, 2024, to address the clear and objective standards requirements
- A stay on certain development that might affect Wildlife Habitat until regulations are effective.

→ Stay on development

The stay issued by LCDC states:

- The County cannot approve new land division and residential development applications that would impact areas mapped as Wildlife Habitat
- Certain development applications on sites with mapped Wildlife Habitat are exempted from the stay and can move forward
- The stay will be in place until new regulations become effective
- New regulations are expected to be adopted by Oct. 1, 2024.



SNR: A Focused Look project



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SNR: A Focused Look at Fish and Wildlife Habitat

This project will update the County's natural resource program including limited updates to the County's inventory maps, policies, and land use development standards.



A Focused Look at Fish and Wildlife Habitat

We are looking at our fish and wildlife habitat regulations related to Statewide Planning Goal 5. We will inventory and analyze habitat resources in the County for their economic, environmental, social and energy (ESEE) impacts and consequences. This will allow us to address changes to the County Comprehensive Plan policies and development review standards.

[Sign up for updates](#) to stay informed and learn of opportunities to share your point of view.



[Housing & Community Planning](#)

[Middle Housing / HB 2001](#)

[Short-term Rentals](#)

[Significant Natural Resources](#)

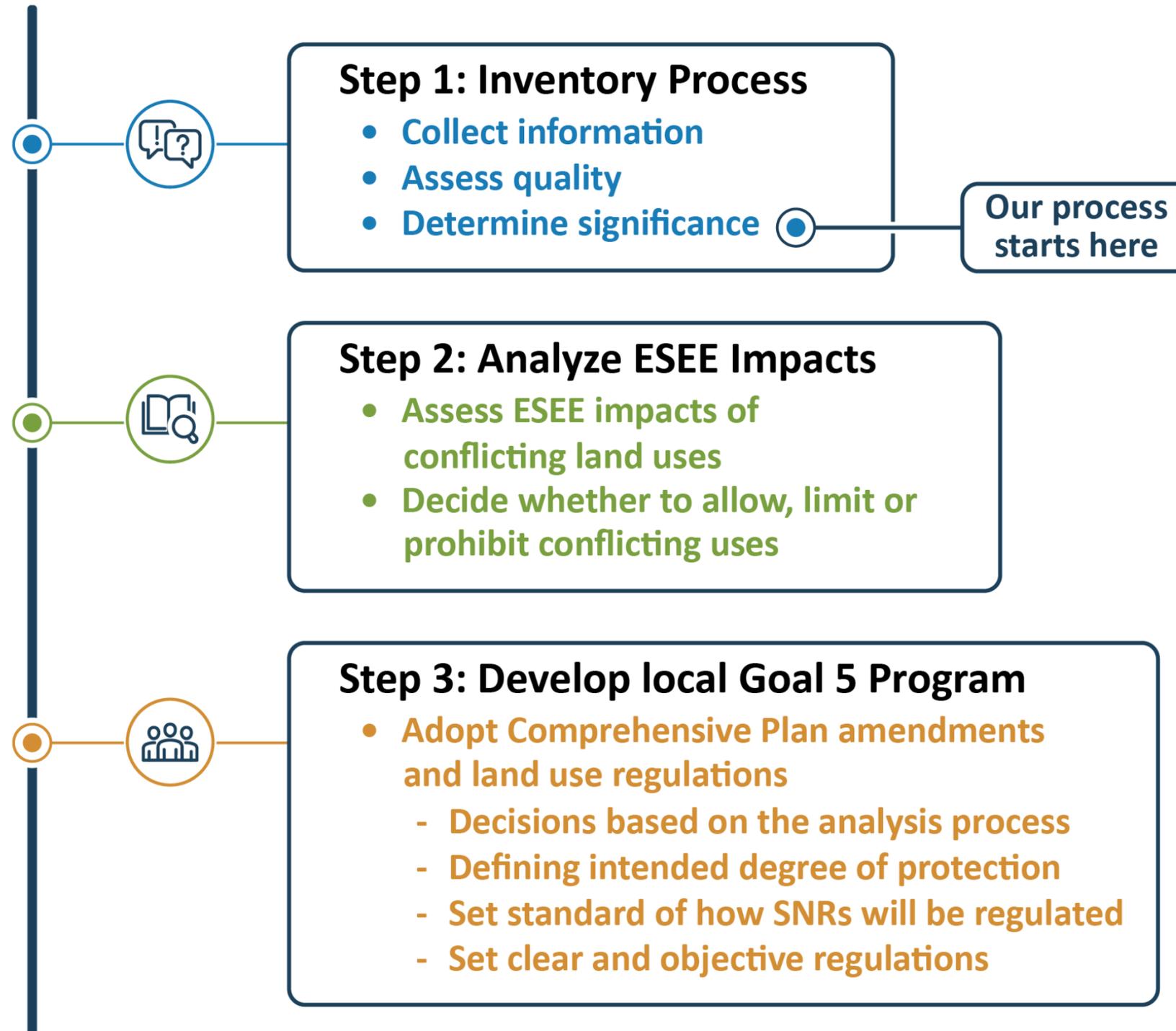
[SNR: A Focused Look](#)

[Climate-Friendly Equitable Communities](#)

[Plan Amendments & Minor Boundary](#)



Process



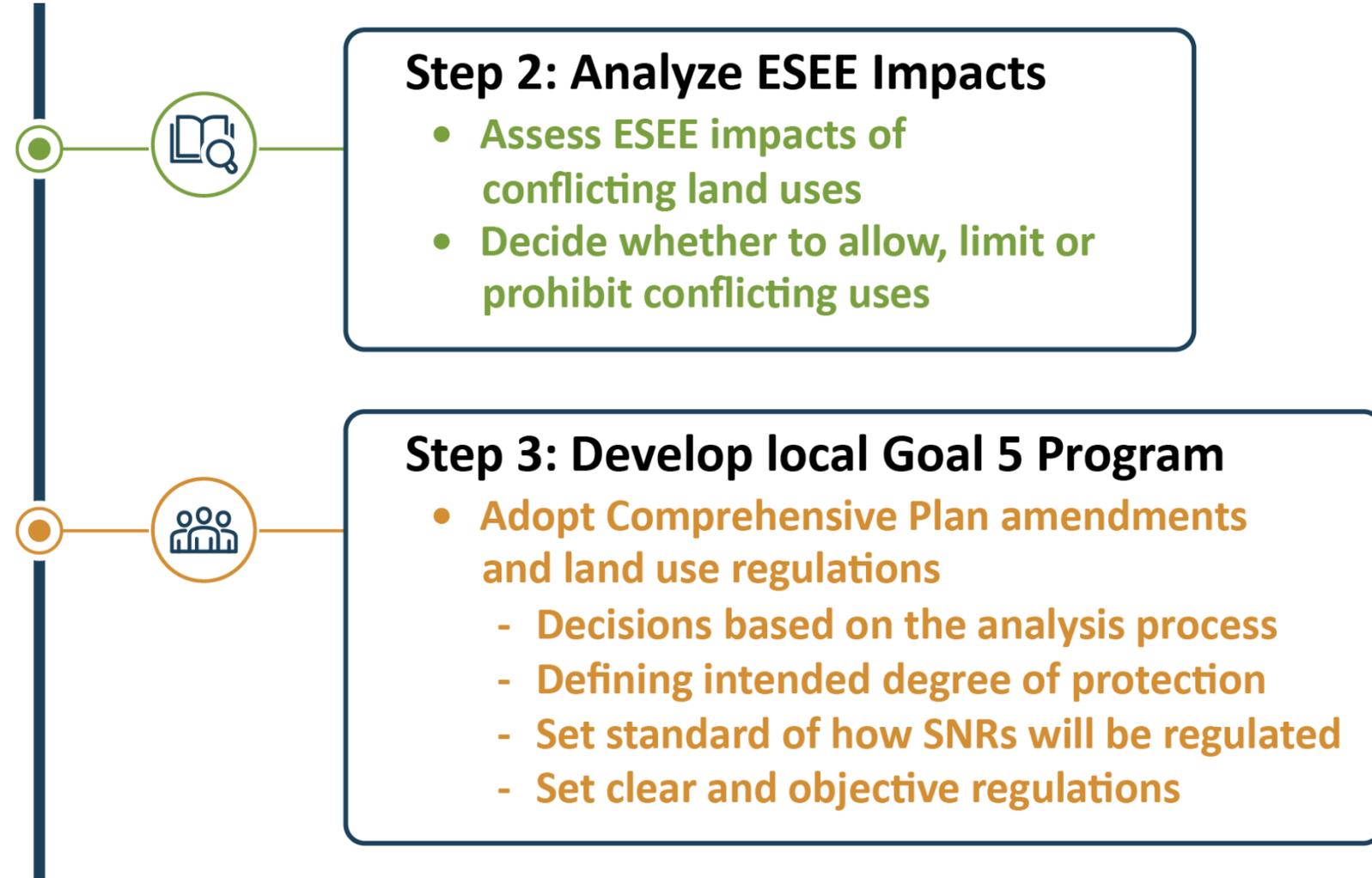


→ Inventory update steps



1. Start with County and Metro mapping for natural resources
2. Overlay and consolidate these two sets of map data
3. Adjust the consolidated map for significance
4. Conduct manual review and data cleanup
5. Incorporate data from more recent planning studies for areas added to the Urban Growth Boundary since the County's original inventory

→ Next steps



Analyze the impacts of allowing uses that might conflict with the identified significant natural resources

ESEE analysis may indicate different levels of protection for the resources, depending on the land use impacts on the type of resources

Develop Goal 5 program, including regulations

Continue Community Engagement

File Ordinance by April 2024

Ordinance adoption by Oct. 1, 2024



Community engagement

Outreach at community events throughout summer

Letter to property owners with mapped significant natural resources mailed Oct. 10

- Online property owner resources available, including interactive mapping tool

Development Forum - Oct. 19

Community Forum - Oct. 24 - Draft Inventory and Economic, Social, Environmental and Energy (ESEE) analysis methods

Online Open House – Oct. 20 through Nov. 10

Presentations to interested community-based organizations are ongoing



Questions or Discussion



Staff contacts

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