



Adopted  
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# **MULTNOMAH COUNTY West of Sandy River Transportation and Land Use Plan**



**MULTNOMAH  
COUNTY**

**Parametrix**

# West of Sandy River Plan Area

## Images



**Multnomah County**  
**West of Sandy River Rural Area**  
**Transportation and Land Use Plan**

*Prepared for*

**Multnomah County Oregon**  
Transportation and Land Use Planning Divisions  
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## EXECUTIVE SUMMARY

The West of Sandy River Transportation and Land Use Plan is a rural area plan that is intended to guide development in the area over the next 20 years. In 1993, the Multnomah County Board of Commissioners initiated a Rural Area Planning Program for five areas of rural Multnomah County in order to recognize community needs and values as they relate to land use issues. This plan represents the fourth rural area plan, and contains policy direction intended to support realization of the community Vision.

The West of Sandy River plan area is located between the Sandy River and the east edge of the cities of Gresham and Troutdale. The landscape consists of gently sloping open land that becomes steeper along the Beaver Creek and Johnson Creek drainages near the cities. The land flattens out toward the east presenting scenic vistas of hills and farms against the backdrop of Mt. Hood, before dropping abruptly down into the forested Sandy River canyon. The area has historically been used for farming, and the high quality soils continue to support cultivation of berries and nursery stock. It is part of a larger nursery growing area that extends southward into Clackamas County, and is the center for nursery farming in Multnomah County.

The plan area is significant in that it has the Multnomah County portion of the Sandy Wild and Scenic River along the east edge, and contains the two rural unincorporated communities of Orient and Pleasant Home. Oxbow Regional Park and Camp Collins are popular attractions for people from all over the region who come to the river for recreation, camping, and nature study. The Orient and Pleasant Home communities, which were first settled in the 1850's, contain a number of old structures and continue to provide services to the rural area. Orient is the larger of the two communities. It is connected to the City of Gresham on the west, has two schools, a fire station, feed store, lumber yard, and several retail nursery businesses.

The West of Sandy River plan addresses a number of needs and mandates. The plan area is adjacent to the growing Gresham-Troutdale urban areas, and is experiencing some impacts from urbanization. Protection of farming in the area from urban influences emerged as an important issue during the planning process. The streams in the plan area do not have the fish and wildlife habitat protection measures found in other areas of the county. This is important because the streams contain or support habitat for salmon which have been designated as threatened under the federal Endangered Species Act. In addition, Title 3 of the Metro 2040 Functional Plan contains mandates to protect water quality which must be met for a large portion of the area. The county must also develop a plan for the Orient and Pleasant Home rural communities in order to continue to allow development there that is more intensive than is otherwise allowed in rural areas. And finally, the county is meeting its responsibility for transportation system planning with the plan.

The plan document is organized into the four subject areas of Environment and Natural Resources, Land Use, Rural Center, and Transportation System Plan. The policies that are within these sections have been consolidated into the following list. They are intended to both implement the community vision and to provide the framework for a zoning ordinance specific to the West of Sandy River area. The policies are organized into the subject areas of:

- Goal 5 - Wildlife habitat and riparian corridors in Policies 1 - 5;
- Water quality – Title 3 in Policies 6 – 8;

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- Policies for the various zones beginning with Exclusive Farm Use in Policies 11 – 15;
- Parks and open spaces in Policies 16 – 19;
- Flood hazard areas in Policy 20;
- The Orient and Pleasant Home rural communities in Policies 21 – 27;
- Transportation system in Policies 28 - 38.

### **West of Sandy River Vision**

The citizen task force created a vision to help guide the planning process, as follows:

As residents and landowners in the area between the cities of Gresham and Troutdale and the Sandy River, our vision is that we will continue to enjoy our rural lifestyle. We value all of the features that make this a rural place including the quiet open spaces, vistas of productive farm and forest lands and of Mt. Hood, country roads, healthy air, soils and streams, and a night sky where we can clearly see the stars.

We envision that the Orient and Pleasant Home rural centers will continue to prosper within defined areas in order to provide for the needs of residents and visitors. We want our roads to continue to serve as the transportation network for the area, while remaining usable for people enjoying the country and accessing the Sandy River, with opportunities for exercise by walking, running, bicycling and horseback riding.

In order to maintain this vision, we recognize that the planned density of residential development must not increase, that the agricultural economy of the area must remain strong, and that development of new non-agricultural businesses should serve the needs of the local area. This plan is intended to help us in our stewardship of the environment, our lifestyle, and our community over the next 20 years.



























































































































































































































































































































































































































