

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**ORDINANCE NO. 1058**

Amending County Land Use Code, Plans and Maps to Adopt Portland's Recent Land Use Code, Plan and Map Revisions Related to the Cascade Station Portland International Center Plan District, South Waterfront Height Opportunity Area and the Regulatory Improvement Transition Project in Compliance With Metro's Functional Plan and Declaring an Emergency

**The Multnomah County Board of Commissioners Finds:**

- a. The Board of County Commissioners (Board) adopted Resolution A in 1983 which directed the County services towards rural services rather than urban.
- b. In 1996, Metro adopted the Functional Plan for the region, mandating that jurisdictions comply with the goals and policies adopted by the Metro Council.
- c. In 1998, the County and the City of Portland (City) amended the Urban Planning Area Agreement to include an agreement that the City would provide planning services to achieve compliance with the Functional Plan for those areas outside the City limits, but within the Urban Growth Boundary and Portland's Urban Services Boundary.
- d. It is impracticable to have the County Planning Commission conduct hearings and make recommendations on land use legislative actions pursuant to MCC 37.0710, within unincorporated areas inside the Urban Growth Boundary for which the City provides urban planning and permitting services. The Board intends to exempt these areas from the requirements of MCC 37.0710, and will instead consider the recommendations of the Portland Planning Commission and City Council when legislative matters for these areas are brought before the Board for action as required by intergovernmental agreement (County Contract #4600002792) (IGA).
- e. On January 6, 2005, the Board amended County land use codes, plans and maps to adopt the City's land use codes, plans and map amendments in compliance with Metro's Functional Plan by Ordinance 1056.
- f. Since the adoption of Ordinance 1056, the City's Planning Commission recommended land use code, plan and map amendments to the City Council through duly noticed public hearings.
- g. The City notified affected County property owners as required by the IGA.

- h. The City Council adopted the land use code, plan and map amendments, set out in Section 1 below and attached as Exhibits 1 through 11. The IGA requires that the County adopt these amendments for the City planning and zoning administration within the affected areas.

**Multnomah County Ordains as follows:**

**Section 1.** The County Comprehensive Framework Plan, community plans, rural area plans, sectional zoning maps and land use code chapters are amended to include the City land use code, plan and map amendments, attached as Exhibit 1 through 11, effective on the same date as the respective Portland ordinance:

<b>Exhibit No.</b>	<b>Description</b>	<b>Effective / Hearing Date</b>
1	Ordinance adopting amendments to the Cascade Station / Portland International Center Plan District and related amendments to the Portland Comprehensive Plan and Zoning Maps ( <b>PDX Ord. #179076</b> )	4/21/2005
2	Exhibit A Amendments to the Cascade Station / Portland International Center Plan District	1/2005
3	Exhibit B Recommended Amendments to Cascade Station / PIC Plan District Findings Report	1/2005
4	Memorandum from Gil Kelley to City Council with Proposed Amendments	2/3/2005
5	Summary of Approved Amendments	2/17/2005
6	Ordinance amending Title 33 to allow modifications through design review to development standards in South Waterfront height opportunity area ( <b>PDX Ord. #179084</b> )	3/26/2005
7	Exhibit A South Waterfront Height Bonus Analysis Project	1/26/2005
8	Exhibit B Amended Ordinance #177082	2/14/2005
9	Exhibit D amending Exhibit A to Ordinance #179084	2/17/2005
10	Ordinance amending Title 32 & 33 to update and improve land use regulations and procedures ( <b>PDX Ord. #179092</b> )	4/1/2005
11	Exhibit A Regulatory Improvement Transition Package Planning Commission Recommendation to City Council	1/31/2005

**Section 2.** In accordance with ORS 215.427(3), the changes resulting from Section 1 of this ordinance shall not apply to any decision on an application that is submitted before the applicable effective date of this ordinance and that is made complete prior to the applicable effective date of this ordinance or within 180 days of the initial submission of the application.

**Section 3.** In accordance with ORS 92.040(2), for any subdivisions for which the initial application is submitted before the applicable effective date of this ordinance, the subdivision application and any subsequent application for construction shall be

governed by the County's land use regulations in effect as of the date the subdivision application is first submitted.

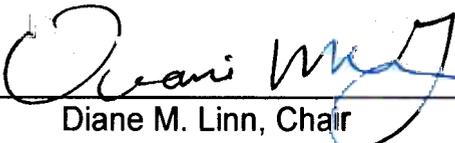
**Section 4.** Any future amendments to the legislative matters listed in Section 1 above, are exempt from the requirements of MCC 37.0710. The Board acknowledges, authorizes and agrees that the Portland Planning Commission will act instead of the Multnomah Planning Commission in the subject unincorporated areas using the City's own procedures, to include notice to and participation by County citizens. The Board will consider the recommendations of the Portland Planning Commission when legislative matters for County unincorporated areas are before the Board for action.

**Section 5.** An emergency is declared in that it is necessary for the health, safety and general welfare of the people of Multnomah County for this ordinance to take effect concurrent with the City code, plan and map amendments. Under section 5.50 of the Charter of Multnomah County, this ordinance will take effect in accordance with Section 1.

FIRST READING AND ADOPTION: April 7, 2005



BOARD OF COUNTY COMMISSIONERS,  
FOR MULTNOMAH COUNTY, OREGON

  
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Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
\_\_\_\_\_  
Sandra Duffy, Assistant County Attorney

## EXHIBIT LIST FOR ORDINANCE

1. Ordinance adopting amendments to the Cascade Station / Portland International Center Plan District and related amendments to the Portland Comprehensive Plan and Zoning Maps (**PDX Ord. #179076**)
2. Exhibit A Amendments to the Cascade Station / Portland International Center Plan District
3. Exhibit B Recommended Amendments to Cascade Station / PIC Plan District Findings Report
4. Memorandum from Gil Kelley to City Council with Proposed Amendments
5. Summary of Approved Amendments
6. Ordinance amending Title 33 to allow modifications through design review to development standards in South Waterfront height opportunity area (**PDX Ord. #179084**)
7. Exhibit A South Waterfront Height Bonus Analysis Project
8. Exhibit B Amended Ordinance #177082
9. Exhibit D amending Exhibit A to Ordinance #179084
10. Ordinance amending Title 32 & 33 to update and improve land use regulations and procedures (**PDX Ord. #179092**)
11. Exhibit A Regulatory Improvement Transition Package Planning Commission Recommendation to City Council

Prior to adoption, this information is available electronically or for viewing at the Multnomah County Board of Commissioners and Agenda website ([www.co.multnomah.or.us/cc/WeeklyAgendaPacket/](http://www.co.multnomah.or.us/cc/WeeklyAgendaPacket/)). To obtain the adopted ordinance and exhibits electronically, please contact the Board Clerk at 503-988-3277. These documents may also be purchased on CD-Rom from the Land Use and Transportation Program. Contact the Planning Program at 503-988-3043 for further information.