

BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. PC 08-002

Recommend to the Board of County Commissioners the adoption of an ordinance amending the non-conforming uses section of MCC Chapters 33, 34, 35, and 36 to clarify concepts and provisions as well as modify the definition of non-conforming use and improve the sequencing of the subsections.

The Planning Commission Finds:

- a. The Planning Commission is authorized by Multnomah County Code Chapter 37 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of Ordinances to implement the Multnomah County Comprehensive Plan.
- b. The individual Code chapters should be periodically updated and improvements adopted. As part of that effort the Planning Commission sees a need to update and reorganize the Non-Conforming Use section.
- c. The proposed amendments will ensure the provisions of the non-conforming use section will flow logically by placing the verification section before the alteration, modification, and expansion section, modify the definition of non-conforming use, and clarify the applicability of off-street parking codes to alterations of non-conforming uses in each chapter.
- d. No regulations are being proposed that further restrict the use of property and no mailed notice to individual property owners is required ("Ballot Measure 56" notice).
- e. A public hearing was held on October 6, 2008 before the Planning Commission for the proposed amendment where all interested persons were given an opportunity to appear and be heard. Notice of the Planning Commission hearing was published in the "Oregonian" newspaper and on the Land Use Planning Program website.

The Planning Commission Resolves:

The proposed Ordinance amending MCC Chapters 33, 34, 35 and 36 is hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 3rd day of November, 2008.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON


John Ingle, Chair