

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 328

An ordinance revising the Comprehensive Framework Plan by adding Alternative Uses in Public School Buildings, Policy 38A.

Multnomah County ordains as follows:

SECTION 1. FINDINGS AND CONCLUSIONS.

- A. The Board finds and concludes, for the reasons stated in Introduction, Section II below, that there is a need to revise the Comprehensive Framework Plan by adding provisions to facilitate the appropriate location of alternative uses in vacant or under-utilized existing public school buildings.
- B. The Comprehensive Plan was prepared prior to recognition of the problems and opportunities of surplus school space and does not fully address them.

SECTION 2. REVISION.

The Comprehensive Framework Plan is hereby revised by adding the following after Policy 38:

"INTRODUCTION.

Declining school enrollments and increasing costs result in the diminished use of schools or the closing of schools for educational purposes. Vacant or under-utilized public school buildings may have serious detrimental effects on the neighborhoods. The school districts and communities cannot afford to leave buildings under-utilized or vacant.

"Reuse of these vacant spaces can provide opportunities for the location of other uses found to be of benefit to the community, and thus reduce any negative effects of building closure. Cooperative pre-planning by the school district, local government and the people of the community can help to identify those beneficial uses and provide flexibility in securing their location. School districts can plan and budget for reuse of their space resources more effectively if appropriate alternative uses are determined and accepted in advance.

"This issue is not confined to the several urban areas covered by the community plans; it applies as well to rural and natural resource areas and to those urban districts not included in any community plan.

"There are currently no provisions treating the subject of previously approved but vacant or under-utilized public school buildings in any of the adopted community plans. The Comprehensive Framework Plan provisions and policies concerning alternative uses of these facilities will be applicable equally in all unincorporated County areas.

"Policy 38A and its Strategies are intended to overcome other plan and implementation measures which may prevent, unnecessarily limit, or delay the ability of the school districts and the community to locate appropriate alternative uses.

"The purpose of this policy is to promote the efficient alternative use of vacant or under-utilized public school buildings by authorizing those uses which are beneficial to or compatible with the community.

"38A. ALTERNATIVE USES OF PUBLIC SCHOOL BUILDINGS.

THE COUNTY'S POLICY IS TO FACILITATE THE LOCATION OF ALTERNATIVE USE OF EXISTING SCHOOL BUILDING SPACE WHERE:

- A. THE SCHOOL DISTRICT BOARD FINDS THAT THE SPACE IS SURPLUS TO CURRENT OR ANTICIPATED NEED FOR SCHOOL PURPOSES; AND
- B. CITIZENS OF THE COMMUNITY ARE AFFORDED OPPORTUNITY TO BE INVOLVED DURING DECISIONS ON AN ALTERNATIVE USE PROPOSAL; AND
- C. LOCATION OF AN ALTERNATIVE USE WILL PROVIDE AN APPROPRIATE PUBLIC FACILITY OR PUBLIC NON-PROFIT SERVICE TO THE IMMEDIATE AREA OR COMMUNITY; OR
- D. THE ALTERNATE USE IS CONSISTENT WITH URBAN AREA NEEDS IN A LOCATION AND UNDER CIRCUMSTANCES REASONABLY SUITABLE FOR THE PURPOSE.

THIS POLICY SHALL NOT AFFECT THE AUTHORITY OF A SCHOOL DISTRICT BOARD TO REDUCE OCCUPANCY, VACATE OR DISPOSE OF ANY EXISTING PUBLIC SCHOOL BUILDING.

"STRATEGIES.

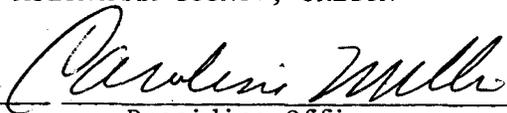
1. The County should assist school districts, community groups and citizens in the cooperative planning and development of programs for the appropriate alternative use of existing public school buildings.
2. The Zoning Ordinance should include measures for the expeditious implementation of this policy, with primary decisions on alternative use made thereunder by the school district board."

ADOPTION

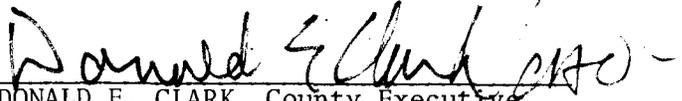
This ordinance being necessary for the health, safety and general welfare of the people of Multnomah County, shall take effect on August 19, 1982, according to Section 5.50 of the Charter of Multnomah County.

ADOPTED this 20th day of July, 1982, being the date of its 2nd reading before the Board of County Commissioners of Multnomah County, Oregon.

FOR THE BOARD OF COUNTY COMMISSIONERS
OF MULTNOMAH COUNTY, OREGON

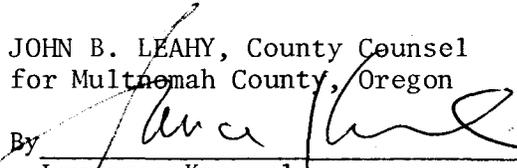
By 
Presiding Officer

Authenticated by the County Executive on the 23rd day of July,
1982.


DONALD E. CLARK, County Executive

APPROVED AS TO FORM:

JOHN B. LEAHY, County Counsel
for Multnomah County, Oregon

By 
Laurence Kressel
Deputy County Counsel