

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

ORDINANCE NO. _____

Adopting the Multnomah County Comprehensive Plan, including the Multnomah County Transportation System Plan; and Superseding and Replacing Certain Prior Plans.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County is required to adopt a Comprehensive Plan. ORS 215.050(1).
- b. A "Comprehensive Plan" is a "a generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs." ORS 197.015(5). In short, a Comprehensive Plan sets forth the maps and policies for coordinated use and development of land over time.
- c. Multnomah County's first, and current, comprehensive plan was adopted on September 6, 1977 through Ordinance No. 147 (the "Comprehensive Framework Plan"). Presently, the Comprehensive Framework Plan is comprised of the base plan, zoning maps, and a series of Rural Area and Transportation System plans.
- d. Although there have been issue-specific amendments to the Comprehensive Plan over the years, the Plan as a whole has not undergone an update in nearly 40 years.
- e. There is a need to amend the nearly forty-year old Comprehensive Plan to address changes in circumstance and, at the Board's direction, the County Land Use Planning and Transportation Planning Divisions commenced a two-year initiative to update the Plan in 2014. This initiative received guidance, input and assistance from contracted consultants and a 16-member Community Advisory Committee.
- f. The Advisory Committee, together with its various subcommittees, met 33 times between January 2015 and March 2016 to craft the policies contained in the proposed new Plan.
- g. The Planning Commission held a public hearing on May 2, 2016, during which all interested persons were given the opportunity to appear and be heard. Notice of the Planning Commission's hearing was published in the Oregonian newspaper and on the website of the Multnomah County Land Use Planning Program. In addition, written individual notice required in ORS 215.503 (commonly referred to as "Ballot Measure 56 notice") was mailed on April 11, 2016, to each owner of each lot or parcel of property that will be or will have to be "rezoned," as that term is defined by statute, under this ordinance because this ordinance may affect the permissible uses of property.

h. Through Resolution No. PC 2014-3436, the Planning Commission has recommended adoption of the proposed new Plan attached hereto. The Planning Commission's recommendation is sound and derives from the proper execution of its duties and authority.

i. On March 28, 2016, the proposed new plan was sent to the Oregon Department of Land Conservation and Development for a 35-day review period.

Multnomah County Ordains as Follows:

Section 1. The Multnomah County Comprehensive Plan, including the Multnomah County Transportation System Plan, attached hereto as Exhibit A is adopted as Multnomah County's "Comprehensive Plan" for purposes of exercising the County's planning and zoning responsibilities.

Section 2. The Comprehensive Plan adopted in Section 1 of this Ordinance supersedes and replaces the Multnomah County Comprehensive Framework Plan adopted by Ordinance 147 (Sept. 6, 1977) as amended, except that the Multnomah County Zoning Map, as most recently amended through Ordinance 1194 (Oct. 11, 2012) shall serve as the statutorily-required comprehensive plan map for the Comprehensive Plan adopted in Section 1 of this Ordinance and may be referred to as the "Comprehensive Plan and Zoning Map" and may be amended from time to time.

Section 3. Of particular note, the superseding and replacement described in Section 2 of this Ordinance includes, but is not limited to, the superseding and replacement of the following amendments to the Multnomah County Comprehensive Framework Plan adopted by Ordinance 147 (Sept. 6, 1977):

- a) West Hills Rural Area Plan adopted by Ordinance 868 (Oct. 17, 1996) as amended;
- b) East of Sandy River Rural Area Plan adopted by Ordinance 882 (July 10, 1997) as amended;
- c) Westside Rural Multnomah County Transportation System Plan adopted by Ordinance 911 (July 2, 1998) as amended
- d) West of Sandy River Rural Area Plan adopted by Ordinance 1001 (Dec. 12, 2002) as amended;
- e) West of Sandy River Transportation System Plan adopted by Ordinance 1001 (Dec. 12, 2002) as amended; and

- f) Sauvie Island and the Multnomah Channel Rural Area Plan adopted by Ordinance 1224 (Sept. 3, 2015);

FIRST READING: August 25, 2016

SECOND READING AND ADOPTION: September 1, 2016

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Jed Tomkins, Sr. Assistant County Attorney

SUBMITTED BY: Kim Peoples, Director, Department of Community Services.