

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 441

An Ordinance amending MCC 11.15, the Multnomah County Zoning Code, establishing Light Rail Transit Zoning District to regulate development in areas designated by the Hazelwood and Rockwood Community Plan as Light Rail Station Areas, establishing development standards, administrative review procedures and public hearing procedures for development in the Light Rail Transit Station Areas; defining terms; all for the purpose of implementing various provisions of the Comprehensive Plan.

Multnomah County ordains as follows:

SECTION 1. FINDINGS.

- A. The Planning Commission is authorized by Multnomah County Code Chapter 11.05 and ORS 215.110 to recommend to the Board of County Commissioners the adoption of ordinances intended to carry out part or all of the Multnomah County Comprehensive Plan;
- B. The County Comprehensive Plan, the Statewide Planning Goals adopted by the Land Conservation and Development Commission and provisions of ORS Section 215.050, require the adoption of a comprehensive plan and implementing ordinances, including a Zoning Code;
- C. The Multnomah County Zoning Code enacted through Ordinance No. 100, adopted periodically between 1955 and 1979, and including various subsequent revisions is inadequate for the purpose of implementing the Light Rail Transit Corridor Goals and Station Area Policies and the Light Rail Transit components of the Hazelwood and Rockwood Community Plans;
- D. As required by Multnomah County Code Chapter 11.05 and ORS 215.060, 15 public meetings were held from April, 1984 through May, 1984 in the Hazelwood and Rockwood Communities, and the Planning Commission held three work sessions on a draft Light Rail Transit Station Zoning Ordinance, amending the Zoning Ordinance;

- E. The Planning Commission held public hearings on the proposed Ordinance on July 30, 1984, August 27, 1984 and October 1, 1984;
- F. The Planning Commission found that the Ordinance was consistent with the Statewide Land Use Goals, the Comprehensive Framework Plan, the Hazelwood Community Plan, the Rockwood Community Plan, the Transit Corridor Goals and the Station Area Policies as set forth in the Finding of Fact attached as Attachment A and recommended for adoption by Resolution PC 4-84a;
- G. The Board of County Commissioners held public hearings on October 30, 1984 and November 6, 1984;
- H. The Board of County Commissioners finds the Zoning Ordinance is in accord with the Statewide Planning Goals, the Comprehensive Framework Plan, the Transit Corridor Goals, the Hazelwood Community Plan, the Rockwood Community Plan and the Transit Station Area Policies as set forth in the Findings of Fact attached as Attachment A;
- I. The Department of Land Conservation and Development has been given notice of the proposed adoption of the Zoning Ordinance.

SECTION 2. Findings of Fact and Amendment of the Zoning Ordinance.

Based on the Findings of Fact set forth in Attachment A and incorporated as part of this Ordinance, the Multnomah County Zoning Code, MCC 11.15, is amended as provided by the document entitled "Light Rail Station Zoning Ordinance" and set forth in Attachment B.

SECTION 3. Adoption.

The Findings of Fact set forth in Attachment A and the Light Rail Zoning Ordinance set forth in Attachment B are hereby adopted.

SECTION 4. Effective Date.

This Ordinance, being necessary for the health, safety and general welfare of the people of Multnomah County, shall take effect on the effective date of Ordinance No. 442 and Ordinance No. 443, however, in no case shall it take effect sooner than the 30th day after its adoption as provided by Section 5.50 of the Charter of Multnomah County.

Adopted this 6th day of November, 1984, being the date of its second reading before the Board of County Commissioners of Multnomah County, Oregon.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

(SEAL)

By Arnold Biskar  
Arnold Biskar, Presiding Officer

AUTHENTICATED by the County Executive on the 9th day of November, 1984.

By Dennis Buchanan  
Dennis Buchanan, County Executive

APPROVED AS TO FORM

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

By Peter Kasting  
Peter Kasting,  
Assistant County Counsel