

BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. PC 2011-2032

Recommend to the Board of Commissioners the adoption of an ordinance amending the list of uses allowable as a Community Service use to include fire stations providing rural service in the MUA-20, RR, PH-RC and OCI general zone districts.

The Planning Commission Finds:

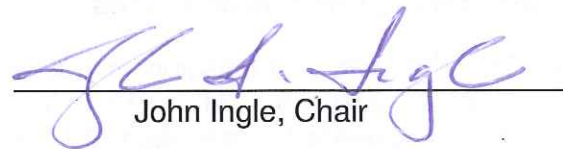
- a. The Planning Commission is authorized by Multnomah County Code Chapter 37.0710 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of Ordinances to amend County's Comprehensive Plan and land use regulations.
- b. The West of Sandy River Rural Area Plan (WSR) adopted in December, 2002, included policies intended to protect the significant commercial agricultural enterprises operating in the area from encroachment by non-farm uses. The adopted plan carries out this policy objective by limiting new nonfarm uses to a scale appropriate to serve the rural area, and by narrowing the list of allowable nonfarm uses. The Commission finds that the overall policy objective of protecting agriculture in the area from encroachment by nonfarm uses remains effective with this change because just one additional nonfarm use is added to the zoning code, and the use will be subject to the rural scale provision applicable to other uses in the plan area.
- c. Multnomah County has designated urban and rural reserves within the West of Sandy River plan area by amending the county plan map and adopting Framework Plan Policy 6A Urban and Rural Reserves in May of 2010. The County's policy is to not amend zoning to allow new uses in reserve areas except in compliance with applicable state rules. The applicable Oregon Administrative Rule 660-027-0070 allows a change if the use could have been allowed at the time the area was designated as a reserve. The County could have amended the code for the MUA-20, RR, PH-RC and OCI zones to allow fire stations pursuant to 215.283(1)(s), and can therefore make that amendment now.
- d. The Community Service list of uses should be amended to include "*fire station*" as a use that may be authorized in the West of Sandy River plan area. This will allow consideration of a fire station that primarily serves the needs of the rural area in the MUA-20, RR, PH-RC and OCI general zone districts.
- e. No regulations are being proposed that further restrict the use of property and no mailed notices to individual property owners are required ("Ballot Measure 56 notice"). Notice of the Planning Commission hearing was published in the Oregonian newspaper and on the Land Use Planning Program internet pages. The Planning Commission held a public hearing on April 2, 2012 where all interested persons were given an opportunity to appear and be heard.

The Planning Commission Resolves:

The proposed Ordinance amending MCC Chapter 36 is hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 2nd day of April, 2012.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON



John Ingle, Chair