

BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. PC 06-001

Recommend to the Board of County Commissioners the adoption of an ordinance amending MCC Chapters 33, 34, 35, and 36 making code changes to allowed uses for all the primary zoning districts for accessory uses and structures. The changes clarify what structures and uses are allowed outright and provide for an alternative review process for other uses and structures.

The Planning Commission Finds:

(a). The Planning Commission is authorized by Multnomah County Code Chapter subsections 33.0140, 34.0140, 35.0140, 36.0140, 37.0710 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). To streamline permitting and provide a clearer code for accessory structures the Planning Commission finds that the Zoning Code needs to include some guidance on what accessory structures are allowed outright as customarily accessory or incidental to the primary use. The proposed code would provide that guidance through a list of uses that include the majority of accessory structures found in rural areas. Furthermore, the Zoning Code should provide an alternative process for consideration of uses or structures that are not included on the list of outright uses.

(c). County Assessment data indicates that approximately 95 percent of the existing non-farm accessory buildings in the county rural areas are 2000 square foot in size or less, and 90 percent of these properties have a cumulative accessory building footprint of 2500 square feet or less. The Planning Commission finds that a cumulative accessory building footprint of 2500 square feet or less is customarily accessory.

(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). Notice of the Planning Commission hearing was published in the "Oregonian" newspaper and on the Land Use Programs web site.

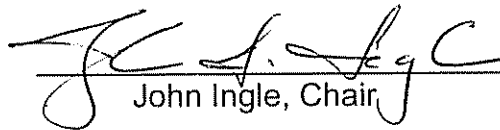
(e). A public hearing was held on December 4, 2006 before the Planning Commission for the proposed amendment where all interested persons were given an opportunity to appear and be heard.

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 2nd day of August, 2006.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON



John Ingle, Chair