

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 679

An Ordinance amending the Multnomah County Code Chapter 11.15 by restricting the Planned Development Subdistrict to the urban and RC, RR and MUA-20 rural districts.

(Language in brackets [] is to be deleted; underlined language is new.)

Multnomah County Ordains as follows:

Section I. Findings.

(A). The 1990 Multnomah County Ordinance Number 643 included amendments to MCC Chapter 11.15 that eliminated the Rural Planned Development (RPD) Subdistrict and permitted the Planned Development (PD) Subdistrict to be applied in the Rural Center (RC), Rural Residential (RR), and Multiple Use Agriculture (MUA) rural “exception” zoning districts. Previously, the PD Subdistrict had been applied only to urban zoning districts.

(B). The 1990 amendments to the Planned Development Subdistrict attempted to exclude the PD provisions from being applied in the rural farm and forest resource protection zoning districts. The “resource” zoning districts are the Exclusive Farm Use (EFU), Commercial Forest Use (CFU) and Multiple Use Forest (MUF).

(C). The amendments were a result of the Periodic Review study of “Changes in Circumstances” completed for the State of Oregon Department of Land Conservation and Development (DLCD). Part of that study included an examination of the number of “non-resource dwellings” that had been approved in farm and forest zones. Such dwellings are not in compliance with the resource lands preservation strategies of Statewide Planning Goals 3, Agricultural Land and 4, Forest Lands. In the Periodic Review Order and in personal contact with DLCD staff it was acknowledged that “non-resource dwellings” would result from planned developments which created small new lots for homes which had only a divided interest in the larger farm or forest “common area tract”.

(D). County Counsel has recently advised that the existing code language would, even after the 1990 amendment, allow the Planned Development Subdistrict to be applied in the resource protection zoning districts. Therefore, subsection MCC 11.15.6201 is added which specifically excludes the EFU, CFU and MUF zoning districts from the list of zoning districts in which the Planned Development Subdistrict may apply.

Section II. Amendment.

Multnomah County Code Chapter 11.15 is amended to read as follows:

11.15.6201 Areas Affected

The Planned Development Subdistrict may only be applied in all urban districts and in the MUA-20, RR and RC rural districts.

Section III. Adoption.

This ordinance, being necessary for the health, safety, and general welfare of the people of Multnomah County, shall take effect on the thirtieth (30th) day after its adoption, pursuant to Section 5.50 of the Charter of Multnomah County.

ADOPTED THIS 14th day of May, 1991, being the date of its second reading before the Board of County Commissioners of Multnomah County.



By Gladys McCoy
Gladys McCoy, County Chair
MULTNOMAH COUNTY, OREGON

REVIEWED:

John DuBay
John DuBay, Deputy County Counsel
of Multnomah County, Oregon