

BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. PC 2012-2248

Recommend to the Board of Commissioners the adoption of an ordinance amending the significant environmental concern provisions for MCC Chapters 33, 34 and 36 to provide a non-discretionary permit for additions and new development.

The Planning Commission Finds:

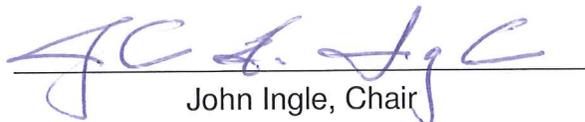
- a. The Planning Commission is authorized by Multnomah County Code Chapter 37.0710 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of Ordinances to amend County's Comprehensive Plan and land use regulations.
- b. The Significant Environmental Concern for wildlife habitat regulations was adopted initially in 1996 in the West Hills and Sauvie Island plan areas, and in 2002 in the West of Sandy River plan area. The code remains substantially the same today. The proposed amendments seek to improve clarity of the regulations, standardize exemptions, and improve the permit processing time for property owners while reducing costs to the County and its customers.
- c. The proposed amendments are intended to maintain existing protection measures for conflicting uses and provide optional mitigation measures for properties with unique physical characteristics that prevent compliance with the non-discretionary standards being developed.
- d. 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 December 3, 2012 where all interested person were given an opportunity to appear and be heard.

The Planning Commission resolves:

The proposed Ordinance amending MCC Chapter 33, 34 and 36 is hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 3rd day of December, 2012.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON


John Ingle, Chair