

BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. PC 2011-1399

Recommend to the Board of Commissioners the adoption of an ordinance amending MCC Chapters 33 through 36 related to Design Review and Off-Street Parking and Loading requirements.

The Planning Commission Finds:

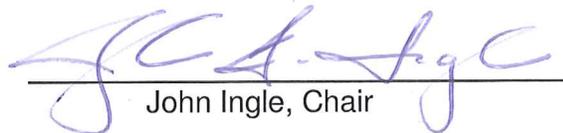
- a. The Planning Commission is authorized by Multnomah County Code Chapter 37.0710 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of Ordinances to amend the County's Comprehensive Plan and land use regulations.
- b. The Design Review and Off-Street Parking and Loading requirements should be amended to improve the appropriateness of the review process and standards for rural development. Two levels of Design Review together with reduced improvement requirements will support economic development by providing flexibility for small-scaled businesses consistent with Framework Plan Policy 19, Community Design.
- c. West of Sandy River (WSR) Rural Area Plan policies direct that home occupations requiring land use approval be reviewed through the administrative review process in WSR rural communities and be subject to Design Review. The proposed amendments implement this Policy.
- d. Simplification of the Design Review submittal requirements will assist customers in preparing application materials. The streamlining of the Design Review process better aligns with Chapter 37 Administrative and Procedures provisions and should reduce processing timelines.
- 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 May 7, 2012 where all interested persons were given an opportunity to appear and be heard.

The Planning Commission Resolves:

The proposed Ordinance amending MCC Chapters 33 through 36 is hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 7th day of May, 2012.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON


John Ingle, Chair