

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 443

An Ordinance adopting Findings of Fact and amending the Multnomah County Sectional Zoning Maps as the Maps apply to lands within the boundaries of the Hazelwood and Rockwood Community Plans in order to implement the Light Rail Station Area Plans.

Multnomah County ordains as follows:

SECTION 1. FINDINGS.

- A. State law requires zoning in accord with the Comprehensive Plan and the County has adopted plans for the Light Rail Transit Station Areas in the form of revisions to the Hazelwood Community Plan and the Rockwood Community Plan;
- B. The County has adopted Light Rail Station Area zones and development standards;
- C. The staff of the Division of Planning and Development, in cooperation with the public, have prepared amendments to a set of Sectional Zoning Maps to implement the Light Rail Transit Station Plan Maps which were presented at 15 public meetings, and considered at formal public hearings held by the Planning Commission on July 30, 1984, August 27, 1984 and October 1, 1984;
- D. The revisions to the Zoning Maps involve parts of Maps No. 373, 380, 381, 382, 383, 385, 386, 387, 493, 494, 495, 500 and 501 and are contained in a set marked "Proposed Transit Station Area Zoning Maps" and consisting of 13 pages;
- E. The Planning Commission held public hearings on Zoning Maps on July 30, 1984, August 27, 1984 and October 1, 1984;

- F. The Planning Commission found the rezoning is in accord with the Statewide Planning Goals, the Comprehensive Framework Plan, the Transit Corridor Goals, the Hazelwood Community Plan, the Rockwood Community Plan and the Transit Station Area Policies as set forth in the Findings of Fact attached as Attachment A and recommended for adoption by Resolution PC 4-84c;
- G. The Board of County Commissioners held public hearings on October 30, 1984 and November 6, 1984;
- H. The Board finds the rezoning is in accord with the Statewide Planning Goals, the Comprehensive Framework Plan, the Transit Corridor Goals, the Hazelwood Community Plan, the Rockwood Community Plan and the Transit Station Area Policies as set forth in the Findings of Fact attached as Attachment A;
- I. The Department of Land Conservation and Development has been given notice of the proposed adoption of the Sectional Zoning Maps.

SECTION 2. Findings of Fact Amendment of Sectional Zoning Maps.

Based on the Findings of Fact set forth in Attachment A and incorporated as part of this Ordinance, the following Sectional Zoning Maps are hereby amended by substituting those Sectional Zoning Maps contained in the book marked "Proposed Transit Station Area Zoning Maps" and consisting of 13 pages of Sectional Zoning Maps and on file with the Multnomah County Department of Environmental Services, Division of Planning and Development:

Maps Nos. 373, 380, 381, 382, 383, 385, 386, 387,
493, 494, 495, 500 and 501.

SECTION 3. Severability.

The zoning on each parcel of land is severable. If the zoning on any parcel of land is adjudged to be invalid by the Land Use Board of Appeals or by any court of competent jurisdiction, the decisions shall not affect the validity of the zoning on the other parcels rezoned by this Ordinance.

SECTION 4. Adoption.

The Findings of Fact set forth in Attachment A and the Sectional Zoning Maps contained in the book marked "Proposed Transit Station Area Zoning Maps" and referred to by number in Section 2 are hereby adopted.

SECTION 5. Repeal of Portions of Zoning Maps.

Those portions of the prior Sectional Zoning Maps adopted by County Ordinance and within the changed boundaries plus designations of the Maps amended by Section 2 and adopted by Section 4 above are repealed.

SECTION 6. Effective Date.

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

Adopted this 6th day of November, 1984, being the date of its second reading before the Board of County Commissioners of Multnomah County, Oregon

(SEAL)

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

By *Arnold Biskar*
Arnold Biskar, Presiding Officer

AUTHENTICATED by the County Executive on the 9th day of November, 1984.

By *Dennis Buchanan*
Dennis Buchanan, County Executive

APPROVED AS TO FORM

JOHN B. LEAHY, County Counsel
for Multnomah County, Oregon

By *Peter Kasting*
Peter Kasting,
Assistant County Counsel