

BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. PC 2011-1796a

Recommend to the Board of Commissioners the adoption of an ordinance amending the alternative energy provisions for MCC Chapter 35 to incorporate House Bill 3516 (2011).

The Planning Commission Finds:

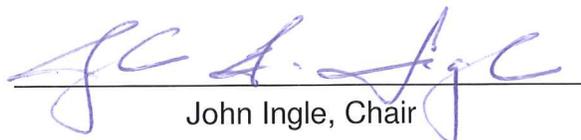
- a. The Planning Commission is authorized by Multnomah County Code Chapter 37.0710 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of Ordinances to amend County's Comprehensive Plan and land use regulations.
- b. The BCC adopted Ordinance 1192 to the accessory alternative energy system regulations and Significant Environmental Concern overlays for scenic resources in order to implement House Bill 3516 (2011) which requires roof top photovoltaic and solar thermal systems to be allowed outright except that system reflectivity in areas designated as significant scenic resources must be minimized. The Board of County Commissioners adopted these amendments in May 2012.
- c. The East of Sandy River Rural Area Plan implementing regulations in MCC 35 also contain protected scenic resources which should also be subject to the same provisions incorporated in the other chapters. The proposed amendment will provide an exception to obtaining a Significant Environmental Concern permit in the East of Sandy River zoning code provided the alternative energy system meets various design criteria and uses non-reflective or low-reflective materials.
- 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 November 5, 2012 where all interested person were given an opportunity to appear and be heard.

The Planning Commission resolves:

The proposed Ordinance amending MCC Chapter 35 is hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 5th day of November, 2012.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON


John Ingle, Chair