



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: Feb. 2017)

Board Clerk Use Only

Meeting Date: 6/7/18
Agenda Item #: R.1
Est. Start Time: 9:40 a.m.
Date Submitted: 5/21/18

Agenda Title: Ordinance Amending MCC Chapters 11.15, 33, and 36 Relating to Affordable Housing Regulations on Unincorporated County Lands Inside the Urban Growth Boundary and Declaring an Emergency.

Requested Meeting: June 7, 2018 **Time Needed:** 10 minutes

Department: Community Services **Division:** Land Use Planning

Contact(s): Adam Barber, Senior Planner

Phone: 503.988.0168 **Ext.** 80168 **Email:** adam.t.barber@multco.us

Presenters: Adam Barber, Senior Planner; Michael Cerbone, Planning Director

General Information

1. What action are you requesting from the Board?

Conduct a public hearing and adopt amendments to Multnomah County Zoning Code Chapters 11.15, 33, and 36 by emergency. These amendments have been recommended to the Board for approval by Multnomah County's Planning Commission.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer(s) this action affects and how it impacts the results.

Senate Bill 1051 (2017 Legislative Session) and a clarification to SB 1051 added through House Bill 4031 (2018 Legislative Session) mandate local governments to implement several practices with the intent of increasing affordable housing supply across the state. For counties, the majority of those practices apply only to unincorporated lands inside the urban growth boundary. Some of the changes to state law became effective on August 15, 2017, and others become effective July 1, 2018. This ordinance implements those changes on unincorporated lands inside the urban growth boundary for which Multnomah County provides planning services; it will not apply to those properties in unincorporated Multnomah County that receive planning services from other jurisdictions pursuant to an intergovernmental agreement between those jurisdictions, such as Portland and Gresham, and Multnomah County.

Generally, the ordinance: (1) allows accessory dwelling units (ADUs) in residential zones within the urban growth boundary, subject to reasonable siting and design standards; (2) establishes those reasonable siting and design standards for accessory dwelling units; and (3) adds to county code provisions in state law allowing uses customarily associated with the practices of religious activity at a nonresidential place of worship, including housing in residential zones within the urban growth boundary.

The ordinance will apply to roughly 600 properties, the majority of which are located in eastern Multnomah County in the vicinity of Pleasant Valley, Springwater, the western portion of Orient, and Interlachen Lane. The ordinance will also apply to one property near Skyline Boulevard in western Multnomah County.

3. Explain the fiscal impact (current year and ongoing).

None.

4. Explain any legal and/or policy issues involved.

The ordinance addresses a state law mandate that counties and cities of a certain size allow the identified housing types on residentially zoned lands inside the urban growth boundary. The ordinance identifies appropriate zones and establishes siting and design standards for qualifying residential development. Because many of the provisions of state law become effective July 1, 2018, adoption by emergency is appropriate to ensure that County standards are in place when the state law becomes effective.

The ordinance does not allow ADUs in areas outside of the urban growth boundary. Such development is generally prohibited by state law and the County Comprehensive Plan.

5. Explain any citizen and/or other government participation that has or will take place.

The Planning Commission held a public hearing on April 2, 2018, during which all interested persons were given an opportunity to appear and be heard. The Planning Commission accepted public testimony and written testimony has been included in the Board packet. The Planning Commission recommended adoption of this ordinance. Notice of the Planning Commission hearing was published in the Oregonian newspaper and on the website of the Multnomah County Land Use Planning Program. In addition, prior to the Planning Commission hearing on this ordinance, the County mailed notices to individual property owners whose property would be impacted by the ordinance.

Required Signature

**Elected
Official or
Department
Director:**

Kim Peoples /s/

Date:

May 17, 2018