

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 442

An Ordinance adopting Findings of Fact and amending the Hazelwood and Rockwood Communities' Comprehensive Plan Maps by adding Light Rail Transit Land Use designations within certain Light Rail Transit Station Areas.

Multnomah County ordains as follows:

SECTION 1. FINDINGS.

- A. The Board of County Commissioners adopted the Comprehensive Framework Plan, under which Policy No. 17, Community Identity Policy, specifies refinement of the Comprehensive Plan for Transit Station Location Areas;
- B. The Board of County Commissioners on April 30, 1980 approved submission of a grant application to the Urban Mass Transportation Agency for a Banfield Light Rail Transit Corridor Master Planning Study;
- C. The Board of County Commissioners on October 16, 1980 approved an Agreement with the Tri-County Metropolitan Transit District to prepare Station Area plans;
- D. November 10, 1981 the Board of County Commissioners adopted one Community Land Use Concept Plan for each Station Area for further study;
- E. The staff of the Division of Planning and Development has undertaken further study of the Concept Plans under an Intergovernmental Agreement with Tri-Met for completion of the Light Rail rezoning project;

- F. The Concept Plans are consistent with the adopted Transit Corridor and Station Area Goals, all applicable Planning Goals adopted by the Land Conservation and Development Commission under ORS Chapter 197, as well as applicable policies of the Multnomah County Comprehensive Framework Plan, as shown in the Findings of Fact document attached as Appendix A;
- G. Legal notice was provided as required by State law and the Multnomah County Code, Chapter 11.05, and in addition, to further opportunities for citizen involvement, 15 public meetings on the Community Land Use Concept Plans were held in April and May of 1984;
- H. The Planning Commission held a public work session on the Community Land Use Concept Plans on June 11, 1984, and three hearings on July 30, 1984, August 27, 1984 and October 1, 1984;
- I. Notification of the first public hearing meetings were sent to 3,600 property owners within Light Rail Station Areas and within 250 feet of a Light Rail Station Area;
- J. The Department of Land Conservation and Development has been given notice of the proposed adoption of the Comprehensive Plan Map amendments;
- K. The Planning Commission based its recommendation on the Findings of Fact attached as Attachment A, submitted to the Commission by the County's Division of Planning and Development, dated September 15, 1984, concerning the above entitled amendment and recommended adoption by Resolution PC 4-84b;
- L. The Planning Commission recommended the adoption of the revisions to the Hazelwood and Rockwood Community Land Use Plan Maps by the Board of County Commissioners as shown on the Maps displayed the hearings and titled "Hazelwood Community Plan Map Amendment for the Light Rail Transit Areas, October, 1984" and "Rockwood Community Plan Map Amendment for Light Rail Transit Areas, October, 1984";
- M. The Board held public hearings on October 30, 1984 and November 6, 1984;
- N. The Board finds the Plan amendments are 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.

SECTION 2. Findings of Fact and Amendment of Comprehensive Plan Maps.

Based on the Findings of Fact set forth in Attachment A and incorporated as part of this Ordinance, the Hazelwood Comprehensive Plan Land Use Map and the Rockwood Community Land Use Maps are hereby amended as shown on the Maps entitled "Hazelwood Community Plan Map Amendment for the Light Rail Transit Areas, October 1, 1984" and "Rockwood Community Plan Map Amendment for Light Rail Transit Areas, October 1, 1984".

SECTION 3. Severability.

The Plan Map designation on each parcel of land is severable. If the Plan Map designation 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 decision shall not affect the validity of Plan Map designation on the other parcels affected by this Ordinance.

SECTION 4. Adoption.

The Findings of Fact set forth in Attachment A and the Comprehensive Plan Maps entitled "Hazelwood Community Plan Map Amendment for Light Rail Transit Areas, October 1, 1984" and "Rockwood Community Plan Map Amendment for Light Rail Transit Areas, October 1, 1984" are hereby adopted.

SECTION 5. Repeal of Portions of Plan Maps.

Those portions of the Comprehensive Plan Maps adopted by Ordinance 197 and Ordinance 202 and within the boundaries of Plan Map Area amended by Section 2 and adopted by Section 4 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.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

(SEAL)

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