

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 429

An Ordinance amending the Zoning Code by updating the zone designations of certain Sectional Zoning Maps of Hayden and Tomahawk Islands and deleting an implementation policy of the Waterfront/Commercial Recreation designation.

SECTION 1. FINDINGS

A. The Planning Commission is authorized by Multnomah County Code Chapter 11.05 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of ordinances intended to carry out part or all of the Multnomah County Comprehensive Plan.

B. The County Comprehensive Plan, the Statewide Planning Goals, and provisions of ORS 215.050 require the adoption of a comprehensive plan and implementing ordinances including a zoning code.

C. Substantial parts of the Multnomah County Zoning Code enacted through Ordinance No. 100, adopted periodically between 1955 and 1962, and including various subsequent revisions were found to be inadequate for the purposes of plan implementation and orderly land development by the adoption of Ordinance No. 205 on June 26, 1979.

D. The purposes of Ordinance No. 205 were to establish new districts and revise and repeal others to regulate development in areas designated "Urban" by the Multnomah County Comprehensive Framework Plan; establish standards and administrative review procedures for developments in areas of historic significance; add revise and repeal certain other sections and define terms; and create a Hearings Officer to replace the Hearings Council and Board of Adjustment; all for the purpose of implementing various provisions of the Comprehensive Plan.

E. That portion of Hayden Island easterly of the Burlington Northern rail line and the entirety of Tomahawk Island were designated "Urban" by the Comprehensive Framework Plan adopted on September 6, 1977.

F. Community plans within the "Urban" area adopted subsequent to September 6, 1977 were implemented through the provisions of Ordinance No. 205.

G. However, the community plan for Hayden Island was adopted on March 6, 1976 and the plan designation of Waterfront/Commercial Recreation for Tomahawk Island on October 6, 1964 and policies adopted for that designation on March 11, 1975 [C 23-74a], each prior to the adoption of Ordinance No. 205.

H. The only zone designations available to implement the Hayden Island Plan and the Waterfront/Commercial Recreation designation were those contained in Ordinance No. 100 and those designations have since been found to be inadequate for the purposes of plan implementation and orderly land development.

I. Subsection V.A-3 was included in the Waterfront/Commercial Recreation Policy to give the approval authority the ability to review the design characteristics of proposed developments, and that ability now exists via the Design Review process adopted in 1977.

SECTION 2. AMENDMENT

- A. Sectional Zoning Maps numbers 218, 228, 229, 230, 241, 242, 243, 244, 254, and 255 are amended as depicted map entitled Proposed Hayden and Tomahawk Island Zoning Classifications.
- B. Subsection V.A-3 of the Waterfront/Commercial Recreation Policy [C 23-74a] is deleted.

ADOPTION

This Ordinance being necessary for the health, safety and general welfare of the people of Multnomah County shall take effect on September 13, 1984, according to Section 5.50 of the Charter of Multnomah County.

ADOPTED this 14th day of August, 1984, being the date of its second reading before the Board of County Commissioners of Multnomah County, Oregon.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF MULTNOMAH COUNTY, OREGON

By *Cornell Bunker*

Authenticated by the County Executive on the 14th day of August, 1984.

APPROVED AS TO FORM:

Dennis Buchanan /CO

JOHN B. LEAHY
County Counsel for
Multnomah County, Oregon

By *Peter Kastig*