



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised 08/02/10)

Board Clerk Use Only

Meeting Date: 2/3/11

Agenda Item #: R-1

Est. Start Time: 9:30 am

Agenda Title: Public Hearing and First Reading of an Ordinance amending MCC Chapters 33, West Hills Rural Area Plan, and 35, East of Sandy River Rural Area Plan, the County Comprehensive Plan, Rural Area Plans, Community Plans, and Sectional Zoning Maps to Adopt Amendments to the Rural Center Districts for the Burlington and Springdale Communities Consistent with Division 22, Unincorporated Communities, of the Oregon Administrative Rules

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: February 3, 2011 **Amount of Time Needed:** 40 minutes
Department: Department of Community Services **Division:** Land Use Planning
Contact(s): George Plummer
Phone: 503-988-3043 **Ext.** 29152 **I/O Address:** 455/1/116
Presenter Name(s) & Title(s): George Plummer, Planner and Joanna Valencia, Transportation Planning Specialist

General Information

1. What action are you requesting from the Board?

Conduct a public hearing, and approve the proposed amendments to the Multnomah County Comprehensive Framework Plan East of Sandy River and West Hills Rural Area Plan components, and amendments to the Multnomah County Zoning Code Chapters 33 and 35. These amendments have been recommended to the Board for approval by the Planning Commission.

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

The amendments to policies and zoning regulations for the Burlington and Springdale communities are to meet the Oregon Administrative Rules. The OARs direct counties to plan for areas that have developed outside of urban growth boundaries to an extent that they are not entirely rural in nature. The rule requires that only communities that were recognized as unincorporated communities prior to the adoption of the state rule in 1994 can qualify. Both the Burlington and Springdale communities are recognized as unincorporated rural communities in the County Comprehensive Plan and were zoned Rural Center in 1977. A similar ordinance and plan was adopted by the county for the Orient and Pleasant Home communities in 2002. In addition to addressing the OARs, the proposed amendments also takes into consideration community input received during public meetings indicating a preference to maintain and preserve the rural character of the community. Policy amendments address community development, transportation, design, and residential,

commercial and industrial development. The policies and strategies include addressing the types of desired community development in terms development density, square footage, and lot coverage limitations, the incorporation of design elements to reflect the rural character of the communities, and the addition of policies addressing transportation options for the communities.

The proposed Zoning Code amendments include revisions to the Rural Center Zoning Districts. The Springdale and Burlington areas are currently zoned as Rural Center, which allows single family residential uses outright and requires a conditional use review to establish some community service uses, commercial and industrial uses. As part of this task, staff worked with stakeholders of the community to amend the existing zoning to reflect these new policies. Proposed revisions to the current Rural Center zoning district in Multnomah County Code Chapters 33 and 35 include revisions for consistency with the state rule, clarification of small scale low impact commercial and industrial uses, addition of on-site sewage disposal system requirements, and development standards for off-street parking requirements and stormwater drainage systems.

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

None.

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

Proposed amendments are included for portions of the Comprehensive Framework Plan for the West Hills Rural Area Plan and the East of Sandy River Rural Area Plan. The proposed policies address community development, transportation, design, and residential, commercial and industrial development and reflect community input received to maintain and preserve the rural character of the communities.

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

The public outreach program for the project included a number of different methods including mailed and emailed notification, conducting a community survey, and holding meetings near the communities. A series of three public meetings were held for each community. These meetings included staff presentations and community stakeholder input sessions.

In addition, the Planning Commission conducted a work session and a public hearing for each of the communities on each of the ordinance amendments. Public notice of these proceedings, and of the Board hearings, has been and will be provided as required in the Multnomah County Code.

Required Signature

**Elected Official or
Department/
Agency Director:**



Date:

1/14/11