

BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. PC 2015-4679

Recommend to the Board of Commissioners the adoption of one or more ordinances consolidating MCC Chapters 11.05, 11.10, 11.12, 11.15, 11.45, 33 through 37, and portions of Chapter 29 into a new Chapter 39 and amending Chapter 38 accordingly (together the "Consolidated Code").

The Planning Commission Finds:

- a. The Planning Commission is authorized by Multnomah County Code Chapters 37.0710, 38.0710 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of Ordinances to amend the County's Comprehensive Plan and land use regulations.
- b. On May 26, 1953, Multnomah County adopted its first zoning ordinance, known as the Interim Zoning Ordinance.
- c. Since 1953, the zoning code has grown to include more than 10 chapters, making the code cumbersome and difficult to navigate.
- d. A Code Consolidation and Reorganization Project began in 2015 as a parallel task to the County Comprehensive Plan update. The primary objectives of the Project are to make the zoning code more streamlined, easier to navigate, and easier to amend and update.
- e. The Consolidated Code combines ten existing chapters (Chapters 11.05, 11.10, 11.12, 11.15, 11.45, 33, 34, 35, 36 and 37) of zoning and certain development regulations (Chapter 29) into one new chapter, Chapter 39.
- f. The Grading and Erosion Control and Flood Hazard provisions of Chapter 29 (Building Regulations) have been moved into the Consolidated Code in order to more closely tie those provisions to the related topics addressed in the Fill and Hillside Development provisions in the chapters now forming the Consolidated Code.
- g. Four chapters of the existing zoning code, MCC Chapters 33, 34, 35, and 36, correspond to geographically discrete planning areas. However, the majority of the text in the four chapters is exactly the same resulting in unneeded redundancy.
- h. The Consolidated Code retains standards that are unique to specific planning areas.
- i. Where sections with similar, but slightly different, standards have been merged in the Consolidated Code, the more permissive standard has been retained.
- j. The existing zoning code contains urban zones that are no longer applied in unincorporated Multnomah County because of annexations. Those zones are deleted from the Consolidated Code.

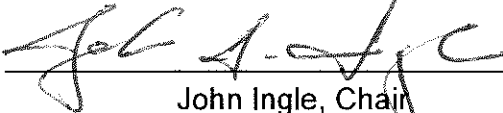
- k. Existing Chapter 38, Columbia River National Scenic Area zoning code, has not been merged into the Consolidated Code because the standards in Chapter 38 implement and derive from the Columbia River National Scenic Area Management Plan, as opposed to the state and local laws that provide the framework for the other chapters. Cross references in Chapter 38 to standards in the Consolidated Code have been updated as part of this Project.

The Planning Commission resolves:

The adoption of one or more ordinances consolidating MCC Chapters 11.05, 11.10, 11.12, 11.15, 11.45, 33 through 37, and portions of Chapter 29 into a new Chapter 39, and amending Chapter 38 accordingly, in a form substantially similar to that approved by the Planning Commission, is hereby recommended to the Board of County Commissioners.

ADOPTED this 2nd day of October, 2017.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON



John Ingle, Chair