



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: Feb. 2017)

Board Clerk Use Only

Meeting Date: 12/13/18
Agenda Item #: R.6
Est. Start Time: 11:25 a.m.
Date Submitted: 11/26/18

**Agenda
Title:
Requested
Meeting**

Ordinance Amending the Multnomah County Zoning Code and Comprehensive Plan to incorporate amendments to the City of Portland's Zoning Code, Sign Code, and the 2035 Comprehensive Plan that Create the Residential Manufactured Dwelling Park Designation and Base Zone and Declaring an Emergency.

December 6, 2018

Time

Needed:

5 Minutes

Department: Community Services

Division: Land Use Planning

Contact(s): Michael Cerbone, Planning Director

Phone: 503-988-0218 **Ext.** 80218 **Email:** michael.cerbone@multco.us
Michael Cerbone, Multnomah County Planning Director

Presenters: Tom Armstrong, Supervising Planner, City of Portland BPS

General Information

1. What action are you requesting from the Board?

Conduct a public hearing and adopt the proposed Ordinance by emergency.

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.

The City of Portland's ("City") Manufactured Dwelling Parks Project creates a new zone for manufactured dwelling parks. The zoning changes create consistent development standards for density, access, setbacks and landscaping that are unique to manufactured dwelling parks.

Pursuant to an intergovernmental agreement executed in 2002 (the "IGA"), the City provides, with certain exceptions, land use planning services for those areas of unincorporated Multnomah County located within the City's Urban Services Boundary (the "Unincorporated Urban Areas").

Because the County retains legislative authority over the Unincorporated Urban Areas, the County assumed an obligation in the IGA to amend County land use policies and regulations to apply applicable City land use policies and regulations, and all subsequent amendments thereto, to the Unincorporated Urban Areas.

On August 22, 2018, the Portland City Council adopted by emergency Ordinance 189137, which amends Portland City Code Titles 33 (Planning and Zoning), 32 (Signs and Related Regulations), and 18 (Noise Control) to create the Residential Manufactured Dwelling Park designation and base zone. With the exception of the amendments to Title 18 (Noise Control), those legislative actions by the City fall within the scope of the IGA.

Ordinance 189137 also included amendments to the *2035 Comprehensive Plan Map* and *Official City Zoning Map*. The map amendments have no implications for the County, as the affected properties are all within the boundary of the City of Portland. Those amendments therefore are not proposed to be adopted by the County.

This ordinance currently has minimal implications for Multnomah County properties, which are largely in low-density residential zones. There are no manufactured dwelling parks located in the Unincorporated Urban Areas. However, because a property owner within the Unincorporated Urban Areas could seek to establish a manufactured dwelling park through a zone change, these amendments could theoretically be applied to properties in the Unincorporated Urban Areas and therefore are within the scope of the IGA.

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

There would be no fiscal impacts.

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

This Ordinance is appropriate for emergency adoption to best ensure consistency with the City plan, code, and map amendments, which also were adopted by emergency.

Under the IGA, if the Board chooses not to adopt the proposed Ordinance, the City may terminate the IGA; in that event, the County would resume responsibility for land use planning in the Unincorporated Urban Areas.

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

Pursuant to City and state notice requirements, as well as the terms of the IGA, the City of Portland sent notice of the Manufactured Dwelling Parks Project proposal and the first evidentiary hearing before the Portland Planning and Sustainability Commission on May 15, 2018 to all neighborhood associations, neighborhood coalitions, and business associations in the City of Portland, as well as other interested persons. The ordinance was adopted by the City of Portland on August 22, 2018. The County published notice of the Board's hearing on this ordinance in the Oregonian newspaper on November 17, 2018.

Notice of the public hearing of this ordinance has been published in accordance with state and county notice requirements.

Required Signature

**Elected
Official or
Department
Director:**

Kim Peoples /s/

Date:

November 26, 2018