

BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. PC 04-006

Recommend to the Board of County Commissioners the adoption of an ordinance amending the Variance sections of the zoning district regulations in MCC Chapters 33, 34, 35, 36, 11.15, and 11.45.

The Planning Commission Finds:

- a. The Planning Commission is authorized by Multnomah County Code Chapter subsection 34.0140 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of Ordinances to implement the Multnomah County Comprehensive Plan.
- b. The individual Zoning Code chapters should be periodically updated and improvements adopted. The last substantive amendments to the variance provisions occurred in 1985.
- c. The Planning Commission recommends amendments that: (1) clearly list which dimensional standards may be modified and to what extent; (2) replace the "Minor Variance" provisions with an "Adjustments" concept that would allow modification of certain dimensional standards by up to 40 percent where it can be shown that the proposed development equally or better meets the purpose of the standard; and (3) amend some of the existing Variance approval criteria that have been difficult to interpret and add the requirement that for a finding that the Variance requested is the minimum necessary to alleviate the difficulty.
- d. No regulations are being proposed that further restrict the use of property and no mailed notice to individual property owners is required ("Ballot Measure 56" notice).
- e. Notice of the Planning Commission hearing was published in the "Oregonian" newspaper and on the Land Use Program web site. The Planning Commission held a public hearing on June 6, 2005 where all interested persons were given an opportunity to appear and be heard.

The Planning Commission Resolves:

The proposed Ordinance amending MCC Chapters 33, 34, 35, 36, 11.15, and 11.45 is hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 6th day of June, 2005.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON



John Ingle, Chair