

BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. PC 05-001

Recommend to the Board of County Commissioners the adoption of an ordinance amending the forest resource zoning district regulations in MCC Chapters 33, 35, and 36 by changing the land use review classification for certain forest dwellings from "Conditional Uses" to "Review Uses."

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. While working on a program to improve the application process for forest dwellings, the staff and the Planning Commission saw an opportunity to improve the review procedures for new dwellings in the forest zones.
- c. Changing the review procedure for "large acreage," "template," and "heritage tract" dwellings from Conditional Uses (Type III permit) to Review Uses (Type II permit) will allow the decision maker to be the Planning Director instead of a Hearings Officer if there is no appeal. The time to reach the decision will be quicker and, if there is no appeal, a public hearing with all its costs and formality is avoided.
- d. Notice of all applications will continue to be given to all owners of property within 750 feet of the parcel proposed to be built upon, with the opportunity for any of them to appeal a decision of the Planning Director to a public hearing.
- e. 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).
- f. 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 March 7, 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, 35, and 36 is hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 7th day of March, 2005.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON


John Ingle, Chair