

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

**ORDINANCE NO. 1335**

Amending Multnomah County's Comprehensive Plan, Zoning Map and Zoning Code to Incorporate Amendments to the City of Portland's Comprehensive Plan, Comprehensive Plan Map, Zoning Map and Zoning Code (Title 33) to Adopt the Montgomery Park Area Plan including amendments to the City's Comprehensive Plan, Comprehensive Plan Map, Zoning Map, Zoning Code, Citywide Design Guidelines, and related amendments to the Guild's Lake Industrial Sanctuary and Northwest District plans; and Declaring an Emergency.

**The Multnomah County Board of Commissioners Finds:**

- a. Pursuant to an intergovernmental agreement executed in 2002 (the "IGA"), the City of Portland, Oregon ("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").
- b. 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 as they relate to the Unincorporated Urban Areas to incorporate applicable City land use policies and regulations, and all subsequent amendments thereto.
- c. Through Ordinance No. 192000 (adopted by the Portland City Council on December 11, 2024), the Portland City Council adopted the Montgomery Park Area Plan (MPAP). The ordinance establishes a new transit-oriented, mixed-use district in Northwest Portland.
- d. Pursuant to the IGA, the City has requested that the County amend the County's Comprehensive Plan, Comprehensive Plan Map, Zoning Code, and Zoning Map, to incorporate the changes implemented in City Ordinance No. 192000.
- e. By its terms, City Ordinance No. 192000 will take effect on June 1, 2025. Section 2 of City Ordinance No. 192000 states that the City's ordinance will take effect on June 1, 2025 subject to Metro Council's approval of Title 4 map amendments, which Metro approved on January 16, 2025.
- f. Pursuant to State and City notice requirements, as well as the terms of the IGA, the City provided public notice of City Ordinance No. 192000 and provided an opportunity for the public to be heard during extensive public engagement, and at public hearings, culminating with hearings before the City's Planning Commission and the City Council.

**Multnomah County Ordains as follows:**

**Section 1.** The County's Comprehensive Plan, Comprehensive Plan Map, Zoning Code, and Zoning Map are amended to adopt and incorporate by reference the following findings and amendments described within City Ordinance 192000: Section 1, paragraphs A through G, and Section 1, paragraphs H through L.

**Section 2.** In accordance with ORS 215.427(3), the changes resulting from Section 1 of this ordinance shall not apply to any decision on an application that is submitted before the applicable effective date of this ordinance and that is made complete prior to the applicable effective date of this ordinance or within 180 days of the initial submission of the application.

**Section 3.** In accordance with ORS 92.040(2), for any subdivisions for which the initial application is submitted before the applicable effective date of this ordinance, the subdivision application and any subsequent application for construction shall be governed by the County's land use regulations in effect as of the date the subdivision application is first submitted.

**Section 4.** Any future amendments to the legislative matters listed in Section 1 above are exempt from the requirements of MCC 39.1210. The Board acknowledges, authorizes and agrees that the Portland Planning Commission will act instead of the Multnomah County Planning Commission for the Unincorporated Urban Areas by employing the City's own legislative procedures, including providing notice to, and facilitating participation from, property owners within Unincorporated Urban Areas. The Board will consider the recommendations of the Portland Planning Commission and City Council when legislative land use matters for the Unincorporated Urban Areas come before the Board for action.

**Section 5.** Under Section 5.50 of the Charter of Multnomah County, an emergency is declared in that it is necessary for the health, safety and general welfare of the people of Multnomah County for this ordinance to take effect at the times listed below to ensure consistency with the City code, plan and map amendments to the extent possible:

The amendments in City Ordinance No. 192000 described in Section 1 of this ordinance shall be effective June 1, 2025.

FIRST READING AND ADOPTION: May 1, 2025



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

Jessica Vega Pederson

Jessica Vega Pederson, Chair

REVIEWED:  
JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
Andrew Mulkey, Assistant County Attorney

**SUBMITTED BY:** Margi Bradway, Director, Department of Community Services