

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

ORDINANCE NO.1344

Amending Multnomah County's Comprehensive Plan, Zoning Map and Zoning Code to Incorporate Amendments to the City of Portland's Comprehensive Plan, Zoning Map and Zoning Code (Title 33) adopting the Affordable Housing Opportunities Project, the Code Alignment Project, the Public Infrastructure Environmental Code, and Regulatory Improvement Code Amendment Package 11; 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. 192146 (adopted by the Portland City Council on February 25, 2026), the Portland City Council adopted the Portland City Council adopted the Affordable Housing Opportunities Project (AHOP). The ordinance unlocks opportunities for developing new affordable housing and supports existing affordable sites by updating zoning map designations.
- D. Through Ordinance No. 192095 (adopted by the Portland City Council on September 24, 2025), the Portland City Council adopted the Code Alignment Project (CAP). The ordinance simplifies codes and policies to make it easier and quicker for customers to obtain a permit.
- E. Through Ordinance No. 192152 (adopted by the Portland City Council on March 11, 2026), the Portland City Council adopted the Public Infrastructure Environmental Code. The ordinance facilitates needed improvements to public infrastructure and allows for management of trees, vegetation, and other natural resources in publicly owned and maintained natural areas.

- F. Through Ordinance No. 192213 (adopted by the Portland City Council on August 6, 2026), the Portland City Council adopted the Regulatory Improvement Project Number 11 (RICAP 11). The RICAP 11 amendments are an ongoing series of minor technical updates, clarifications, and refinements to Portland's zoning regulations. The purpose of this series is to remove barriers to development across the city. The RICAP 11 amendments are grouped into three themes: parking, exterior areas, and regulatory improvement.
- G. The City has requested that the County amend the County's Comprehensive Plan, Zoning Map, and Zoning Code to incorporate the changes implemented in City Ordinance numbers 192146, 192095, 192152, and 192213.
- H. Pursuant to State and City notice requirements, as well as the terms of the IGA, the City provided public notice of City Ordinance numbers 192146, 192095, 192152, and 192213. The City provided an opportunity for the public to be heard 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, Zoning Map and Zoning Code are amended to incorporate the following:

Exhibit No.	Description	County Effective Date
1	Adopts the Affordable Housing Opportunities Project (AHOP) unlocking opportunities for developing new affordable housing and supports existing affordable sites by updating zoning map designations. (Portland City Ordinance 192146)	September 10, 2026
2	Adopts the Code Alignment Project (CAP) simplifying codes and policies to make it easier and quicker for customers to obtain a permit. (Portland City Ordinance 192095)	September 10, 2026

3	Adopts the Public Infrastructure Environmental Code, which facilitates needed improvements to public infrastructure and allows for management of trees, vegetation, and other natural resources in publicly owned and maintained natural areas. (Portland City Ordinance 192152)	September 10, 2026
4	Adopts the Regulatory Improvement Code Amendment Package (RICAP 11) to foster housing production, economic development, and regulatory reduction. (Portland City Ordinance 192213)	November 1, 2026

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 submitted before the applicable effective dates of this ordinance and that is made complete prior to the applicable effective dates 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 dates 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. This ordinance being necessary for the health, safety, and general welfare of the people of Multnomah County, an emergency is declared and adoption of the amendments in City Ordinance Numbers 192146, 192095, and 192152, will take effect on September 10, 2026 and City Ordinance Number 192213 will take effect on November 1, 2026 pursuant to Section 5.50 of the Multnomah County Home Rule Charter.

FIRST READING AND ADOPTION: September 10, 2026



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jessica Vega Pederson, Chair

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

By

June Bradley, Assistant County Attorney

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