BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 1318

Amending MCC Chapter 39 Relating to Commercial Forest Use Zones and the Exclusive Farm Use Zone to conform to State Statutes and to add flexibility for property line adjustments and to provide an option for land divisions for public parks and conservations lands.

(Language stricken is deleted; <u>underlined</u> language is new.)

The Multnomah County Board of Commissioners Finds:

- a. Periodically, there is a need to amend County land use policies or regulations to address a change in law or circumstance; to implement elements of the Multnomah County Comprehensive Plan; or to make technical corrections for, among other things, clarification and consistency (commonly referred to as "housekeeping amendments"). Having identified such need, the Multnomah County Planning Commission recommended the adoption of this ordinance to the Board of County Commissioners. The Planning Commission made such recommendation through adoption of the resolution described below and pursuant to its authority in MCC 39.1645, 38.0340 and in ORS 215.110.
- b. Planning Commission Resolution No. PC 2022-15634 (Exhibit 1) relates to changes in state statutes requiring amendments to the Zoning Code to ensure, among other things, clarity and consistency in the Code.
- c. The amendments include optional provisions to create flexibility in the ability to adjust property lines in the Exclusive Farm Use zone as provided for in Statute.
- d. The amendments include optional provisions to allow the partition of Commercial Forest Use and Exclusive Farm use zoned lands by a provider of public parks or open space, or a not-for-profit land conservation organization for the purpose of purchasing land for parks and/or conservation as allowed by Statute.
- e. No property is being "rezoned," as that term is defined in ORS 215.503, and therefore no mailed notice to individual property owners is required ("Ballot Measure 56" notice). Notice was published in the Oregonian newspaper and on the Land Use Planning Program website. The Planning Commission held a public hearing on September 11, 2023 where all interested persons were given an opportunity to appear and be heard.
- f. The Planning Commission's recommendation is sound and derives from the proper execution of its duties and authority. It is in the public interest to adopt this ordinance.

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Multnomah County Ordains as Follows:

Section 1. MCC Chapter 39 is amended as follows:

CHAPTER 39 – MULTNOMAH COUNTY ZONING CODE

§§:

PART 1 – ADMINISTRATION, PROCEDURES, ENFORCEMENT, PERMITS AND FEES

PART 4 – BASE ZONES

PART 4.A – RESOURCE DISTRICTS

PART 4.A.1 – COMMERCIAL FOREST USE DISTRICTS (CFU)

39.4050- Purposes

39.4055 Area Affected

39.4060 Definitions

39.4065 Uses

39.4070 Allowed Uses

39.4075 Review Uses

39.4080 Conditional Uses

39.4085 Large-Acreage Dwelling Standards

39.4090 Template Dwelling Standards

39.4095 Heritage Tract Dwelling Standards

39.4100 Use Compatibility Standards

39.4105 Building Height Requirements

39.4110 Forest Practices Setbacks and Fire Safety Zones

39.4115 Development Standards for Dwellings and Structures

39.4120 Lot Size Requirements

39.4125 Lots of Exception

39.4130 Lot Line Adjustment; Property Line Adjustment

39.4135 Access

39.4140 Lot Size for Conditional Uses

39.4143 Land Division to Preserve Open Space or Park

39.4145 Off-Street Parking and Loading

39.4150 Single Family Dwellings Condition of Approval – Prohibition on Claims Alleging Injury from Farm or Forest Practices

39.4155 Exceptions to Secondary Fire Safety Zones

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Section 2. MCC 39.1185 is amended as follows:

§ 39.1185 EXPIRATION OF TYPE II OR TYPE III DECISIONS.

(C) A Type II or III decision approving residential development on land zoned for Exclusive Farm Use or Commercial Forest Use outside of an urban growth boundary is subject to the following provisions:

- (4) For the purposes of this section, "residential development" only includes dwellings as provided for under:
 - (a) ORS 215.283(1)(s) alteration, restoration or replacement of a lawfully established dwelling in the EFU zones as provided in MCC 39.4220(J), (L) & (M); and
 - (b) ORS 215.284 dwelling not in conjunction with farm use in the EFU zones (not currently provided for in this Zoning Code); and
 - (c) ORS 215.705 (1) to (3) "Heritage Tract Dwelling" in the EFU zones as provided for in MCC 39.4265(D) and 39.4230 (L) and (M); and
 - (d) ORS 215.705 through ORS 215.730 "Heritage Tract Dwelling" in the CFU zones as provided in MCC 39.4095; and
 - (e) ORS 215.740 "Large Acreage Dwelling" in the CFU zones as provided for in MCC 39.4085; and
 - (f) ORS 215.750 "Template Dwelling" in the CFU zones as provided for in MCC 39.4090; and
 - (g) ORS 215.755 (1) alteration, restoration or replacement of a lawfully established dwelling in the CFU zones as provided in MCC 39.4070 (D) and MCC 39.4075(A); and

Section 3. MCC 39.2000 is amended as follows:

§ 39.2000 DEFINITIONS.

As used in this Chapter, unless the context requires otherwise, the following terms and their derivations shall have the meanings provided below:

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Agricultural Building – Pursuant to ORS 455.315 and any amendments made thereto, means a structure located on a farm or forest operation and used in the operation of the farm for:

- (a) Storage, maintenance or repair of farm or forest machinery and equipment;
- (b) The raising, harvesting and selling of crops or forest products;
- (c) The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees;
- (d) Dairying and the sale of dairy products; or
- (e) Any other agricultural, forestry or horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use, the preparation and storage of forest products and the disposal by marketing or otherwise, of farm produce or forest products.
- (f) An agricultural building may be used for uses in addition to the uses listed above if the additional uses:
 - (i) Are incidental and accessory to the uses listed above:
 - (ii) Are personal to the farm owner and the farm owner's immediate family or household; and
 - (iii) Do not pose a greater hazard to persons or property than the uses listed above.
- (fg) Agricultural and forest practice buildings do not include a dwelling, a structure used for a purpose other than growing plants in which 10 or more persons are present at any one time, a structure regulated by the State Fire Marshal pursuant to ORS chapter 476, a structure used by the public, or a structure subject to sections 4001 to 4127, title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.

Equine Facility – Pursuant to ORS 455.315(2) [2005] and any amendments made thereto, means a building located on a farm and used by the farm owner or the public for: Stabling or training equines; or Riding lessons and training clinics. "Equine facility" does not mean:

- (a) A dwelling;
- (b) A structure in which more than 10 persons are present at any one time:
- (c) A structure regulated by the State Fire Marshal pursuant to ORS chapter 476; or
- (d) A structure subject to sections 4001 to 4127, title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.

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Section 4. MCC 39.4090 is amended as follows:

§ 39.4090 TEMPLATE DWELLINGS STANDARDS.

- (A) <u>As used in this section, "center of the subject tract" means the mathematical centroid of the tract.</u> A template dwelling may be sited on a tract, subject to the following:
 - (1) The lot or lots in the tract shall meet the applicable Lot of Record standards of Part 3 of this Chapter.
 - (2) The tract shall be of sufficient size to accommodate siting the dwelling in accordance with MCC 39.4110 and 39.4115;
 - (3) The tract shall meet the following standards:
 - (a) If the tract is predominantly composed of soils which are capable of producing 0 to 49 cubic feet of Douglas Fir timber per acre per year (cf/ac/yr); and
 - 1. The lot upon which the dwelling is proposed to be sited and at least all or part of 3 other lawfully created lots existed on January 1, 1993 within a 160-acre square when centered on the center of the subject tract parallel and perpendicular to section lines; and
 - 2. At least three dwellings lawfully existed on January 1, 1993 within the 160-acre square and those dwellings either continue to exist or have been replaced by lawful replacement dwellings, or
 - (b) If the tract is predominantly composed of soils which are capable of producing 50 to 85 cf/ac/yr of Douglas Fir timber; and
 - 1. The lot upon which the dwelling is proposed to be sited and at least all or part of 7 other lawfully created lots existed on January 1, 1993 within a 160acre square when centered on the center of the subject tract parallel and perpendicular to section lines; and
 - 2. At least three dwellings lawfully existed on January 1, 1993 within the 160-acre square and those dwellings either continue to exist or have been replaced by lawful replacement dwellings, or
 - (c) If the tract is predominantly composed of soils which are capable of producing above 85 cf/ac/yr of Douglas Fir timber; and
 - 1. The lot upon which the dwelling is proposed to be sited and at least all or part of 11 other lawfully created lots existed on January 1, 1993 within a 160-acre square when centered on the center of the subject tract parallel and perpendicular to section lines; and
 - 2. At least five dwellings lawfully existed on January 1, 1993 within the 160-acre square and those dwellings either continue to exist or have been replaced by lawful replacement dwellings.

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- (d) Lots and dwellings within urban growth boundaries shall not be counted to satisfy Subsections (a) through (c) above.
- (e) There is no other dwelling on the tract.
- (f) No other dwellings are allowed on other lots (or parcels) that make up the tract and deed restrictions established under ORS 215.740 (3) for the other lots or parcels that make up the tract are met.

Section 5. MCC 39.4120 is amended as follows:

§ 39.4120 LOT SIZE REQUIREMENTS.

- (A) The minimum lot size for new parcels or lots shall be 80 acres, except as provided in MCC 39.4125, 39.4130, 39.4140, 39.4143, 39.3010, 39.3020, 39.3030, 39.3040, 39.3050 and 39.3060.
- (B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the size of such lot.
- (C) The minimum Front Lot Line Length is 50 feet, except for flag lots as provided in MCC 39.9510(D). and except as allowed in MCC 39.4143 where the property does not abut a street.

Section 6. MCC 39.4130 is amended as follows:

§ 39.4130 LOT LINE ADJUSTMENT; PROPERTY LINE ADJUSTMENT.

- (A) Pursuant to the applicable provisions in MCC 39.9300, an adjustment of the common lot line between contiguous Lots of Record may be authorized based on a finding that:
 - (1) The permitted number of dwellings will not thereby be increased above that otherwise allowed in this base zone;
 - (2) The resulting lot configuration is at least as appropriate for the continuation of the existing commercial forest practices in the area as the lot configuration prior to adjustment;
 - (3) The new lot line is in compliance with the dimensional requirements of MCC 39.4110;
 - (4) Neither of the properties is developed with a dwelling approved under the provisions for a mobile home on a Health Hardship, or a dwelling for the housing of help required to carry out a farm or forest use; and
 - (5) If the properties abut a street, the required access requirements of MCC 39.4135 are met after the relocation of the common property line.
- (B) Subject to subsection (C) of this section, for land located entirely outside the corporate limits of a city, a county may approve a property line adjustment in which:

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- (1) One or both of the abutting lawfully established units of land are smaller than the minimum lot or parcel size for the applicable zone before the property line adjustment and, after the adjustment, one is as large as or larger than the minimum lot or parcel size for the applicable zone; or
- (2) Both abutting lawfully established units of land are smaller than the minimum lot or parcel size for the applicable zone before and after the property line adjustment.

(C) A property line adjustment may not be used to:

- (1) Decrease the size of a lawfully established unit of land that, before the relocation or elimination of the common property line, is smaller than 80 acres and contains an existing dwelling or is approved for the construction of a dwelling, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;
- (2) Decrease the size of a lawfully established unit of land that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than 80 acres, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;
- (3) Allow an area of land used to qualify a lawfully established unit of land for a dwelling based on an acreage standard to be used to qualify another lawfully established unit of land for a dwelling if the land use approval would be based on an acreage standard; or
- (4) Adjust a property line that resulted from a subdivision or partition authorized by a waiver (as that term is defined in ORS 195.300) so that any lawfully established unit of land affected by the property line adjustment is larger than:
 - (a) Two acres if the lawfully established unit of land is, before the adjustment, two acres in size or smaller and is high-value farmland, high-value forestland or within a ground water restricted area (as those terms are defined in ORS 195.300); or
 - (b) Five acres if the lawfully established unit of land is, before the adjustment, five acres in size or smaller and is not high-value farmland, high-value forestland or within a ground water restricted area (as those terms are defined in ORS 195.300).

Section 7. MCC 39.4143 is added as follows:

§ 39.4143 LAND DIVISION TO PRESERVE OPEN SPACE OR PARK.

A land division to create one new parcel if the proposed division of land is for the purpose of allowing a provider of public parks or open space, or a not-for-profit land conservation organization, to purchase one of the resulting parcels as provided in this section may be approved provided:

(A) A parcel created by the land division that is not sold to a provider of public parks or open space, or a not-for-profit land conservation organization must comply with the following:

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- (1) If the parcel contains a dwelling or another use allowed under ORS chapter 215, the parcel must be large enough to support continued residential use or other allowed use of the parcel; or
- (2) If the parcel does not contain a dwelling, the parcel is eligible for siting a dwelling as may be authorized under ORS 195.120 or as may be authorized under ORS 215.705 to 215.750, based on the size and configuration of the parcel.
- (B) Approval of a land division under this section, requires a condition of approval that requires the provider of public parks or open space, or the not-for-profit land conservation organization, present for recording in the deed records for Multnomah County an irrevocable deed restriction prohibiting the provider or organization and their successors in interest from:
 - (1) Establishing a dwelling on the parcel or developing the parcel for any use not authorized in a Commercial Forest Use (CFU) zone except park or conservation uses; and
 - (2) Pursuing a cause of action or claim of relief alleging an injury from farming or forest practices for which a claim or action is not allowed under ORS 30.936 or 30.937.
- (C) If a proposed division of land under this section results in the disqualification of a parcel for a special assessment described in ORS 308A.718 or the withdrawal of a parcel from designation as riparian habitat under ORS 308A.365, the owner must pay additional taxes as provided under ORS 308A.371 or 308A.700 to 308A.733 before the county may approve the division.

Section 8. MCC 39.4215 is amended as follows:

§ 39.4215 USES.

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this base zone for the uses listed in MCC 39.4220 through 39.4230 when found to comply with MCC 39.4245 through 39.4260 provided such uses occur on a Lot of Record. except those uses listed in ORS 215.283 (1) may occur on Exclusive Farm Use zone lands regardless of Lot of Record status of the land upon which the use will occur.

Section 9. MCC 39.4220 is amended as follows:

§ 39.4220 ALLOWED USES.

The following uses and their accessory uses are allowed, subject to all applicable supplementary regulations contained in MCC Chapter 39.

- (N) Churches A church, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship and cemeteries in conjunction with a churches, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship. consistent with ORS 215.441, wholly within an EFU base zone may be maintained, enhanced or expanded:
 - (1) Use is subject to MCC 39.4235.

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- (2) No new use may be authorized on high value farmland; and
- (3) Must satisfy the requirements of MCC 39.6500 through 39.6600, MCC 39.7525(A), MCC 39.8000 through 39.8050 and MCC 39.6745.
- (4) The maintenance, enhancement or expansion shall not adversely impact the right to farm on surrounding EFU lands.
- (5) Activities customarily associated with the practice of religious activity include worship services, religion classes, weddings, funerals, <u>meal programs</u>, child care and meal programs, but do not include private or parochial school education for prekindergarten through grade 12 or higher education.

(Y) Land application of reclaimed water, agricultural or industrial process water or biosolids. or the onsite treatment of septage prior to the land application of biosolids, for agricultural, horticultural or silvicultural production, or for irrigation in connection with a use allowed in the Exclusive Farm Use zone. Subject to the issuance of a license, permit or other approval by the Department of Environmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251. For the purposes of this paragraph, onsite treatment of septage prior to the land application of biosolids is limited to treatment using treatment facilities that are portable, temporary and transportable by truck trailer, as defined in ORS 801.580, during a period of time within which land application of biosolids is authorized under the license, permit or other approval.

Subject to the issuance of a license, permit or other approval by the Oregon Department of Environmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with rules adopted under ORS 468B.095, and with the requirements of ORS 215.246, 215.247, 215.249 and 215.251, the land application of reclaimed water, agricultural process or industrial process water or biosolids for agricultural, horticultural or silvicultural production, or for irrigation in connection with a use allowed in exclusive farm use zones under OAR Chapter 660 Division 33.

(BB) In the West of Sandy River Rural Planning Area and the East of Sandy River Rural Planning Area only, a single, one-day agri-tourism event subject to MCC 39.8925.

(CC) A facility for the processing of farm products as described in ORS 215.255.

Section 10. MCC 39.4225 is amended as follows:

§ 39.4225 REVIEW USES.

(A) Utility facilities necessary for public service, including wetland waste treatment systems but not including commercial facilities for the purpose of generating power for public use by sale or transmission towers over 200 feet in height provided:

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- (U) In the West of Sandy River Rural Planning Area and the East of Sandy River Rural Planning Area only, agri-tourism events subject to MCC 39.8930.
- (V) Dog training classes or testing trials, which may be conducted outdoors or in preexisting farm buildings, when:
 - (1) The number of dogs participating in training does not exceed 10 dogs per training class and the number of training classes to be held on-site does not exceed six per day; and
 - (2) The number of dogs participating in a testing trial does not exceed 60 and the number of testing trials to be conducted on-site is limited to four or fewer trials per calendar year.

(W) A cider business, as described in ORS 215.451.

(X) A farm brewery, as described in ORS 215.449.

Section 11. MCC 39.4230 is amended as follows:

§ 39.4230 CONDITIONAL USES.

The following uses may be permitted when found by the approval authority to satisfy the applicable provisions in MCC 39.7000 to 39.7035 and the criteria listed for the use:

- (T) Notwithstanding the authority in MCC 39.8300 39.8315 to expand a nonconforming use, but in addition and not in lieu of the authority therein to continue, alter, restore or replace a nonconforming use, schools located in an EFU base zone that are no longer allowed under ORS 215.283 (1)(a), as in effect before January 1, 2010, but were established on or before January 1, 2009, a public or private school, including all buildings essential to the operation of the school, formerly allowed pursuant to ORS 215.283 (1)(a), as in effect before January 1, 2010, and are not rural schools as defined in MCC 39.4230 (S) may be expanded only if:
 - (1) The expansion meets the requirements for approval of Community Service Uses in MCC 39.7500 39.7525 in lieu of the Conditional Use Provisions of MCC 39.7030 39.7035 and, if located within three miles of an urban growth boundary, the requirements set forth in MCC 39.4235;
 - (2) The expansion occurs on the tax lot on which the use was established prior to January 1, 2009, or a tax lot contiguous thereto that was owned by the applicant on January 1, 2009. The expansion complies with ORS 215.296.
 - (3) The school was established on or before January 1, 2009;
 - (4) The expansion occurs on a tax lot:
 - (a) On which the school was established; or
 - (b) Contiguous to and, on January 1, 2015, under the same ownership as the tax lot on which the school was established.
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- (5) The school is a public or private school for kindergarten through grade 12.
- (6) A school expansion under this section cannot be denied upon any rule or condition establishing:
 - (a) A maximum capacity of people in the structure or group of structures;
 - (b) A minimum distance between structures; or
 - (c) A maximum density of structures per acre.

Section 12. MCC 39.4250 is amended as follows:

§ 39.4250 EXCEPTIONS TO LOT SIZE FOR SPECIFIC USES.

- (A) Lots less than the minimum lot size specified in MCC 39.4245 (A) may be created for uses listed in MCC 39.4220(V), MCC 39.4225(A), MCC 39.4230(C) and (E) based upon:
 - (1) The parcel for the nonfarm use is not larger than the minimum size necessary for the use;
 - (2) The nature of the proposed use in relation to its impact on nearby properties; and
 - (3) Consideration of the purposes of this base zone.
 - (4) Land that is divided under this section may not later be rezoned for retail, commercial, industrial or other nonresource use, except as provided under the statewide land use planning goals or under ORS197.732.
- (B) Except as otherwise provided by MCC 39.3070, no sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot or yard requirements or result in a lot with less than the area or width requirements of this base zone.
- (C) A land division to create one new parcel for the purpose of purchasing one of the resulting parcels as provided in this section and to manage the new parcel as public park land or conservation land may be approved provided:
 - (1) The land division is for the purpose of allowing a provider of public parks or open space, or a not-for-profit land conservation organization, to purchase at least one of the resulting parcels; and
 - (2) A parcel created by the land division that contains a dwelling is large enough to support continued residential use of the parcel.
 - (3) A parcel created pursuant to this subsection that does not contain a dwelling:

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- (a) Is not eligible for siting a dwelling except as may be authorized under ORS 195.120;
- (b) May not be considered in approving or denying an application for siting any other dwelling:
- (c) May not be considered in approving a redesignation or rezoning of forestlands except for a redesignation or rezoning to allow a public park, open space or other natural resource use; and
- (d) A parcel created and purchased by the provider of public parks or open space or to a not-for-profit land conservation organization may not be smaller than 25 acres unless the purpose of the land division is:
 - (i) To facilitate the creation of a wildlife or pedestrian corridor or the implementation of a wildlife habitat protection plan; or
 - (ii) To allow a transaction in which at least one party is a public park or open space provider, or a not-for-profit land conservation organization that has cumulative ownership of at least 2,000 acres of open space or park property.

Section 13. MCC 39.4255 is amended as follows:

§ 39.4255 LOT LINE ADJUSTMENT; PROPERTY LINE ADJUSTMENT.

- (A) Pursuant to the applicable provisions in MCC 39.9300, an adjustment of the common lot line between contiguous Lots of Record may be authorized based on a finding that:
 - (1) All dwellings that were situated on the same lot prior to the adjustments must remain together on the reconfigured lot; and
 - (2) The following dimensional and access requirements are met:
 - (a) The relocated common property line is in compliance with all minimum yard and minimum front lot line length requirements; and
 - (b) If the properties abut a street, the required access requirements of MCC 39.4260 are met after the relocation of the common property line; and
 - (3) The reconfigured lot areas will each:
 - (a) Be a minimum of 80 acres, or
 - (b) Retain the same lot area that existed prior to the exchange. If one or both parcels is currently less than 80 acres neither parcel will be reduced to less than 2 acres after the adjustment; and

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(c) The adjustment will not separate a temporary hardship dwelling, relative farm help dwelling, home occupation or processing facility from the parcel on which the primary residential or other primary use exists.

(4) A property line adjustment may not be used to:

- (a) Decrease the size of a lawfully established unit of land that, before the relocation or elimination of the common property line, is smaller than 80 acres and contains an existing dwelling or is approved for the construction of a dwelling, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;
- (b) Decrease the size of a lawfully established unit of land that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than 80 acres, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;
- (c) Allow an area of land used to qualify a lawfully established unit of land for a dwelling based on an acreage standard to be used to qualify another lawfully established unit of land for a dwelling if the land use approval would be based on an acreage standard; or
- (d) Adjust a property line that resulted from a subdivision or partition authorized by a waiver (as that term is defined in ORS 195.300) so that any lawfully established unit of land affected by the property line adjustment is larger than:
 - (i) Two acres if the lawfully established unit of land is, before the adjustment, two acres in size or smaller and is high-value farmland, high-value forestland or within a ground water restricted area (as those terms are defined in ORS 195.300); or
 - (ii) Five acres if the lawfully established unit of land is, before the adjustment, five acres in size or smaller and is not high-value farmland, high-value forestland or within a ground water restricted area (as those terms are defined in ORS 195.300).

FIRST READING:

November 16, 2023

SECOND READING AND ADOPTION:

November 30, 2023



BOARD OF COUNTY COMMISSIONERS FOR MULTNOMAH COUNTY, OREGON

Jessica Vega Pederson, Chair

Justica Vega Pedusor

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REVIEWED:

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

By Deal

David N. Blankfeld, Senior Assistant County Attorney

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

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