

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

**ORDINANCE NO. 1325**

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 Lower Southeast Rising Area Plan Amendments; to Adopt the Regulatory Improvement Code Amendment Package 10; and Amending the County's Zoning Code to Incorporate Amendments to the City of Portland's Title 33 to Update Land Division Regulations and Related Code Provisions 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. 191698 (adopted by the Portland City Council on May 2, 2024), the Portland City Council adopted the Lower Southeast Rising Area Plan (LSRAP) amendments. The amendments apply Comprehensive Plan Map designations, base zones and zoning overlays within the plan area.
- d. Through Ordinance No. 191779 (adopted by the Portland City Council on June 13, 2024), the Regulatory Improvement Code Amendment Packages (RICAP) are an ongoing series of minor technical updates, clarifications, and refinements to Portland's zoning regulations. RICAP 10 amendments are grouped into three themes: housing production, economic development, and regulatory reduction.
- e. Through Ordinance No. 191848 (adopted by the Portland City Council on July 31, 2024), amendments to Portland's Land Division Code are proposed in order to encourage new housing development, streamline and speed up the residential land division review process, and reduce regulatory barriers.

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- f. 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 191698, 191779, and 191848.
- g. Pursuant to State and City notice requirements, as well as the terms of the IGA, the City provided public notice of City Ordinance numbers numbers 191698, 191779, and 191848. 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	Adopt the Comprehensive Plan Map designations, new zones, overlay zones and associated regulations to the Lower Southeast Rising Area Plan (LSRAP) (Portland City Ordinance 191698)	October 1, 2024
2	Adopt the Regulatory Improvement Code Amendment Package (RICAP 10) to foster housing production, economic development, and regulatory reduction. (Portland City Ordinance 191779)	October 1, 2024
3	Amend the Land Division Code are proposed in order to encourage new housing development, streamline and speed up the residential land division review process, and reduce regulatory barriers. (Portland City Ordinance 191848)	October 1, 2024

**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 and Sustainability 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 and Sustainability 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 191698, 191779, and 191848, will take effect on October 1, 2024 pursuant to Section 5.50 of the Multnomah County Home Rule Charter.

FIRST READING AND ADOPTION: August 22, 2024



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

*Jessica Vega Pederson*

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Jessica Vega Pederson, Chair

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

By *D. Blankfeld*  
David N. Blankfeld, Senior Assistant County Attorney

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

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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 Lower Southeast Rising Area Plan Amendments; to Adopt the Regulatory Improvement Code Amendment Package 10; and Amending the County's Zoning Code to Incorporate Amendments to the City of Portland's Title 33 to Update Land Division Regulations and Related Code Provisions and Declaring an Emergency.