

ADMINISTRATIVE POLICIES

This Section contains the following policies and guidelines:

POLICY 1: PLAN RELATIONSHIPS

POLICY 2: OFF-SITE EFFECTS

POLICY 1: PLAN RELATIONSHIPS

INTRODUCTION

The purpose of this policy is to establish and maintain the relationships between this Comprehensive Framework Plan (“Framework Plan”) and its implementation measures.

1. The statewide planning goals adopted by the Land Conservation and Development Commission;
2. The Urban Growth Boundary adopted by METRO;
3. The Comprehensive Plan in effect prior to September, 1977, (“Preexisting Plan”); and
4. The Wilkes and Hayden Island Community Plans adopted prior to September, 1977, and all other community plans adopted after September, 1977.

This policy also establishes the relationship between this Framework Plan and County zoning regulations.

POLICY 1

It is the County’s policy that:

- A. This Framework Plan, with its component individual community plans and all future County plans and plan revisions, shall be designed to be consistent with the statewide planning goals adopted by the Land Conservation and Development Commission and the Urban Growth Boundary and its implementing policy adopted by the METRO Council.
- B. Community plans and implementation measures adopted by Multnomah County after the effective date of this Framework Plan shall be designed to be consistent with this Framework Plan.
- C. In determining the permissible uses of a specific parcel, the provisions of an applicable community plan, if any, shall control over conflicting provisions of this Framework Plan or the preexisting plan. Furthermore, unless a specific Framework Plan policy states that it is to supersede a community plan policy, in case of land use actions where any conflict occurs between the Framework Plan and the community plan, the community plan will prevail.
- D. In areas designated by this Framework Plan as natural resource or rural, the comparable land use designations on the preexisting plan shall be repealed on the date the Framework Plan is adopted. At that time, zoning regulations implementing the Framework Plan designations shall be adopted.

- E. In areas designated by this Comprehensive Framework Plan as urban, and where an applicable community plan has not been adopted, the preexisting plan and County zoning shall remain in effect. Any change in such designations shall be consistent with this Comprehensive Framework Plan. Where a proposed use is permitted by both the preexisting plan and the zoning map, required permits may be issued, notwithstanding a conflict with this Comprehensive Framework Plan.
 - F. This plan will be updated every five years beginning September, 1977.
 - G. Zoning regulations shall provide for the continuance non-conforming uses. They shall also allow restoration or replacement of non-conforming uses in accordance with Oregon Revised Statutes 215.130(6), and their alteration, expansion or replacement when such alteration, expansion or replacement would not create a greater adverse impact on the neighborhood, or are necessary for the use to comply with State or County health or safety requirements.
[Amended 2000, Ord. 940 § I]
 - H. Any County action taken regarding incorporation of a new city shall be done in accordance with State rules adopted in Oregon Administration Rule 660-14000 through -040.
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POLICY 2: OFF-SITE EFFECTS

INTRODUCTION

Development proposals which meet all required standards may have “off-site” effects on surrounding properties or the community. Therefore, the County may attach appropriate conditions to approval of all land use actions which minimize these effects.

POLICY 2

The County’s policy is to apply conditions to its approval of land use actions where it is necessary to:

- A. Protect the public from the potentially deleterious effects of the proposed use; or
 - B. Fulfill the need for public service demands created by the proposed use.
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