



Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

Welcome to Multnomah County Land Use Planning Division. Our planning staff is here to assist you in understanding rules for developing property and to help you tailor your project to meet them. As part of that effort, we have developed a series of handouts to explain the development standards and processes that you will need to follow. This handout explains what is required to develop within the Willamette River Greenway (WRG). In addition to this introductory sheet, we have prepared a worksheet to help you prepare your Greenway application.

What is the Willamette River Greenway Overlay?

One of the principles of land use planning in Oregon is Goal 15, the Willamette River Greenway Goal, established in 1975. The goal is to protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreation qualities of lands along the Willamette River. The state of Oregon determined what land is inside the Willamette River Greenway, which is reflected on the Multnomah County zoning maps. It is possible that your property is within this greenway zone if it is in close proximity to the Willamette River or Multnomah Channel.

What is in this handout?

- What is a Willamette River Greenway?
- When is the permit required?
- How do I apply?

When Is a Permit Required?

A Greenway permit is required for development in the zone district. There are some exceptions, including certain activities accessory to a primary use. Please speak with our planning staff if you have questions about whether or not you need a permit. Greenway rules influence the manner in which development occurs. They do not prohibit uses, meaning all uses permitted by the underlying zoning district are allowed in the greenway.

Why Do I need a Permit to Develop within the Greenway?

The purpose of the permit review is for the county to determine whether or not your project meets these protection and conservation goals. For that to happen, you will need to prepare a greenway design plan showing current and proposed site development, as well as illustrating how the proposal meets the approval criteria. In general, the regulations protect farm land, fish and wildlife habitat and natural vistas, and require preservation and enhancement of the site's natural vegetation. Often times, new development is required to be setback from the river at least 150 feet. Additional information will be required if development will occur within a mapped Significant Wetland buffer. Not all areas within the Willamette River Greenway zone are mapped within a Significant Wetland buffer overlay.

How Do I Apply for a Willamette River Greenway Permit?

The following information is required for a Willamette River Greenway permit application:

- A signed General Application Form;
- A title report issued within the last 30 days;
- A copy of the current property deed;
- Copy of the deed first creating the property in its current configuration (see Lots of Record handout for further instruction);
- Two copies of a map of the property, drawn to scale, showing all information listed on the Building Permit Checklist;
- Completed 'Willamette River Greenway Work Sheet'; and
- Filing fee (see Land Use Planning Fees schedule for current fees).

Related Handouts:

- Lots of Record
- Building Permit Checklist
- Type II Process Steps
- Willamette River Greenway worksheet

The County uses a Type II process to review Greenway applications (see separate handout for explanation of this process). Once you submit the required materials and the application is deemed complete, a planner will provide notice to surrounding property owners, evaluate the documents against the applicable zoning rules, and prepare a written decision. There is a 14 day appeal period before the decision is final. This process typically takes 4-5 months.

If you have questions, please contact our staff and they will be happy to assist you.