

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

ORDINANCE NO. 1273

Amending Multnomah County's Zoning Code as it Applies to the Unincorporated Urban Areas to Incorporate Amendments to Title 33 to Update the Neighborhood Contact Regulations.

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. 189488, the City Council adopted the Neighborhood Contact Code Update Project. The Neighborhood Contact Code Update Project amends the City of Portland's Title 33 regulations to simplify, clarify and make more effective the existing Required Neighborhood Contact (33.700.025) rules. City Ordinance No. 189488 will apply to the Unincorporated Urban Areas by requiring people developing a property to informally share information and gather constructive feedback about it with people who will experience the development in the neighborhood. The City has requested that the County amend the County zoning code as it relates to the Unincorporated Urban Areas to incorporate the changes implemented in Ordinance No. 189488.
- d. Pursuant to State and City notice requirements, as well as the terms of the IGA, the City provided public notice of its pending action on City Ordinance No. 189488. The City provided an opportunity for the public to be heard at several public hearings, culminating with hearings before the City's Planning and Sustainability Commission and the City Council.
- e. The City Council adopted Ordinance No. 189488 on May 8, 2019, and it goes into effect on December 2, 2019.

Multnomah County Ordains as Follows:

Section 1. The Multnomah County Zoning Code is amended to incorporate the City of Portland's Title 33 amendments adopted through City Ordinance No. 189488 to update the Neighborhood Contact Regulations.

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 that is submitted before the

applicable effective date of this ordinance and that is made complete prior to the applicable effective date 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 date 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.

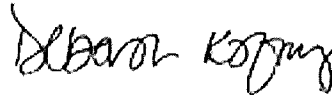
Section 4. Any future amendments to the legislative matters listed in Section 1 above are exempt from the requirements of MCC 39.1210. The Board acknowledges, authorizes and agrees that the Portland Planning and Sustainability Commission will act instead of the Multnomah County Planning Commission for 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. The effective date of this ordinance is December 2, 2019.

FIRST READING: _____ June 27, 2019 _____

SECOND READING AND ADOPTION: _____ July 11, 2019 _____

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Deborah Kafoury, Chair



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

By Katherine Thomas
Katherine Thomas, Assistant County Attorney

SUBMITTED BY: Kim E. Peoples, Director, Department of Community Services.