

**BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON**

ORDER NO. T4-2019-12624

Recommending to the Board of County Commissioners approval of an exception to Statewide Planning Goal 3 (Agricultural Lands), and an amendment to the Multnomah County Comprehensive Plan, to authorize a zone change from Exclusive Farm Use (EFU) to Rural Residential (RR) on the property located at 2326 SE Troutdale Road in east rural Multnomah County.

The Multnomah County Planning Commission Finds:

- a. The Planning Commission is authorized by Multnomah County Code Chapter 39.1645 and 39.1105(D), and by ORS 215.406, to conduct hearings on Type IV applications, including recommending to the Board of County Commissioners approval of applications that require amendments to the County Comprehensive Plan.
- b. Statewide Planning Goal 3 (Agricultural Lands) limits the ability to establish residential uses on EFU-zoned land. Properties zoned EFU generally are eligible for a single-family dwelling only if the dwelling will be used in conjunction with farm use, with limited exceptions.
- c. The 0.93-acre subject property, which is located at 2326 SE Troutdale Road within the EFU zone, has not been farmed for over 100 years, and may never have been farmed. The subject property is developed with a structure built in 1927 as a schoolhouse, which was converted into a residence in the 1970s. Today, the structure is being used as a residence and photography studio. However, neither the residential use nor the photography studio use has received land use or building permit approvals. As currently used, the structure does not qualify for approval as a residential use in the EFU zone. As a result, the applicant is seeking an exception to Goal 3 to change the zone from EFU to RR as the first step in the process of obtaining the necessary land use and building permit approvals for the structure.
- d. In the event of approval of a Goal exception, State law requires the County to document such approval through amendment of the Multnomah County Comprehensive Plan and Zoning Map.
- e. Notice of the Planning Commission hearing was mailed to all parties consistent with county noticing requirements. Notice was also published in the Oregonian newspaper and on the website of the Multnomah County Land Use Planning Program. The Planning Commission held a public hearing on the proposal on July 6, 2020, during which all interested persons were given the opportunity to appear and be heard.
- f. It is in the public interest to approve the application in T4-2019-12624 based on the findings of fact, reasons, and conditions of approval set forth in the staff report attached hereto as Exhibit 1.

The Planning Commission Orders:

1. The findings of fact and statement of reasons contained in the T4-2019-12624 staff report, attached hereto as Exhibit 1, demonstrate that the standards for an exception to Statewide Planning Goal 3 have been met and, therefore, are recommended for adoption by the Board of County Commissioners.
2. The exception to Statewide Planning Goal 3 requested through T4-2019-12624 is recommended for approval by the Board of County Commissioners, subject to the conditions stated in the T4-2019-12624 staff report.
3. If the Board of County Commissioners approves the application in T4-2019-12624, the Planning Commission recommends that the Board amend the Multnomah County Comprehensive Plan to document and incorporate the exception, including the findings of facts and statement of reasons adopted by the Board that demonstrate that the standards for an exception have been met, as follows:

[Formatting Note: The table below amends the 'Administration' section of the Multnomah County Comprehensive Plan, (page xi). Double underlined text is new.]

Administration

Adopted Amendments

Effective Date	ORD #	Amendment Topic
<u><i>(placeholder for effective Board adoption date)</i></u>	<u><i>(placeholder for effective Board order number)</i></u>	<u>Approving exception to Statewide Planning Goal 3 to change the zoning from Exclusive Farm Use to Rural Residential on property located at 2326 SE Troutdale Road in east rural Multnomah County</u>

ADOPTED this 6th day of July, 2020.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON



John Ingle, Chair