



OFFICE OF COUNTY COUNSEL

PUBLIC SERVICES BUILDING
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April 30, 2015

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Board of County Commissioners
Clackamas County

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Members of the Board:

**Adoption of Zoning and Development Ordinance 253,
Amendments to the Development Review Process and Criteria for
Discretionary Permits Provisions of the Comprehensive Plan and the ZDO**

Purpose/Outcome	Amend the Comprehensive Plan and the Zoning and Development Ordinance
Dollar Amount and Fiscal Impact	None
Funding Source	NA
Safety Impact	None anticipated
Duration	Indefinitely
Previous Board Action/Review	Board of County Commissioners held a policy session on March 25, 2015, and a public hearing on April 8, 2015
Contact Person	Jennifer Hughes, 503-742-4518
Contract No.	None

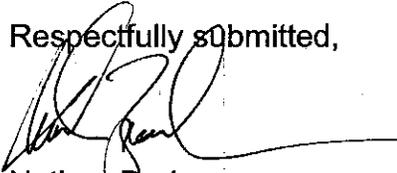
BACKGROUND:

The Planning and Zoning Division is in the midst of a five-year work program to "audit" the Zoning and Development Ordinance (ZDO). The intent is to complete, by the end of the five-year work program, a comprehensive review and proposed amendments for every section of the ZDO. This third year of the work program has focused, in part, on provisions related to the development review process and criteria for discretionary permits, resulting in the consideration of amendments to these provisions. Also included is a proposal to amend the Comprehensive Plan to ensure consistency with the ZDO.

The amendments proposed for adoption by Ordinance were considered previously by the Board at a policy session and a public hearing and remain largely unchanged from the drafts included in the Board's public hearing packet. In preparing the final documents for adoption, staff made housekeeping changes for consistency (e.g., standardizing formatting, updating citations).

RECOMMENDATION: Staff recommends the Board adopt the attached ordinance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Nathan Boderman', with a long horizontal flourish extending to the right.

Nathan Boderman
County Counsel

ORDINANCE NO. ZDO-253

An Ordinance amending Chapter 4 of the Clackamas County Comprehensive Plan and Sections 202, 315, 316, 317, 510, 511, 512, 513, 601, 602, 604, 706, 710, 711, 1007, 1009, 1013, 1017, 1102, 1103, 1105, 1107, 1202, 1203, 1204, 1205, 1206 and 1307 of the Clackamas County Zoning and Development Ordinance (ZDO); adopting Sections 840 and 1311 of the ZDO; and repealing Sections 803, 1101, 1104 and 1106 of the ZDO

WHEREAS, the approved work program for the Planning and Zoning Division includes a five-year audit of the Clackamas County Zoning and Development Ordinance (ZDO) intended to updated, streamline and clarify the County's land use regulations; and

WHEREAS, the third year of the ZDO audit is focused in part on the development review process and criteria for discretionary permits, resulting in a proposal to amend the related ZDO provisions; and

WHEREAS, an on-going process of amendments to the Zoning and Development Ordinance is necessary to clarify provisions and maintain consistency throughout the Ordinance and respond to changes in statutes and public input; and

WHEREAS, amendments to the Comprehensive Plan are necessary to ensure continued consistency between the Comprehensive Plan and the ZDO; and

WHEREAS, it is a policy of the Board of County Commissioners to provide excellent public service to citizens and the development community, streamline permitting processes, encourage sound land use and development and improve the Comprehensive Plan and ZDO as necessary; and

WHEREAS, the proposed amendments are consistent with the Clackamas County Comprehensive Plan, the Statewide Planning Goals and Guidelines and the Metro Urban Growth Management Functional Plan; and

WHEREAS, after a duly-noticed public hearing on March 23, 2015, the Clackamas County Planning Commission recommended approval of amendments to the Comprehensive Plan and ZDO; and

WHEREAS, the Board of County Commissioners held a public hearing on April 8, 2015, and orally approved a modified version of the Planning Commission's recommendation; now therefore;

The Board of Commissioners of Clackamas County ordains as follows:

Section 1: Chapter 4 of the Clackamas County Comprehensive Plan is hereby amended as shown in Exhibit A, hereto attached.

Section 2: Sections 202, 315, 316, 317, 510, 511, 512, 513, 601, 602, 604, 706, 710, 711, 1007, 1009, 1013, 1017, 1102, 1103, 1105, 1107, 1202, 1203, 1204, 1205, 1206 and 1307 of the Clackamas County Zoning and Development Ordinance (ZDO) are hereby amended; Sections 840 and 1311 of the ZDO are hereby adopted; and Sections 803, 1101, 1104 and 1106 of the ZDO are hereby repealed, as shown in Exhibit B, hereto attached.

Section 3: This ordinance shall be effective on June 1, 2015.

ADOPTED this 30th day of April, 2015

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary