



LAND USE PLANNING DIVISION
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<https://multco.us/landuse>

THIS IS TO NOTIFY YOU THAT MULTNOMAH COUNTY HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES

Updated Public Hearing Notice
(GGF-80 ZONED PROPERTIES)

**MULTNOMAH COUNTY PLANNING COMMISSION HEARING TO CONSIDER AMENDMENTS TO MULTNOMAH COUNTY CHAPTER 38 ZONING CODE AND COMPREHENSIVE PLAN
IN RESPONSE TO FEDERALLY MANDATED REVISIONS TO THE MANAGEMENT PLAN FOR THE COLUMBIA RIVER GORGE NATIONAL SCENIC AREA APPROVED BY THE COLUMBIA RIVER GORGE COMMISSION (GORGE 2020 PROJECT) AND OTHER AMENDMENTS TO CHAPTER 38 CODE AND THE COUNTY COMPREHENSIVE PLAN NOT RELATED TO THE MANAGEMENT PLAN REVISIONS**

**PROJECT # PC-2021-14505
OCTOBER 4, 2021 AT 6:30 P.M.**

A Notice regarding the virtual Public Hearing referenced above was mailed to you on September 10, 2021 as an owner of property zoned Gorge General Forestry-80 (GGF-80) within Multnomah County's portion of the Columbia River Gorge National Scenic Area. This hearing is regarding whether to recommend adoption of amendments to the Multnomah County Chapter 38 zoning code and Comprehensive Plan in response to federally mandated revisions to the Management Plan for the Columbia River National Scenic Area approved by the Columbia River Gorge Commission (Gorge 2020 Project). Other amendments are also proposed to Chapter 38 code and to the Multnomah County Comprehensive Plan not related to the Management Plan revisions.

The prior notice, which was also mailed to every property owner in the National Scenic Area, provided detailed instructions on how to participate in the October 4th public hearing and also provided a general summary of the proposed amendments. Information regarding participation in the public hearing has been restated at the end of this notice for your convenience.

Staff with the Columbia River Gorge Commission recently clarified that certain new restrictions proposed in the Gorge General Forestry-40 (GGF-40) zone identified in the prior notice are mandated by the Management Plan for the Columbia River Gorge National Scenic area to also apply to land zoned Gorge General Forestry-80 (GGF-80). Gorge Commission staff indicated the policy intent of these mandated restrictions was to prevent future conversion of large forest lots (GGF-40 and GGF-80 zoned land) to residential uses. Multnomah County is required to adopt these new restrictions in both the GGF-40 and GGF-80 zones to remain in compliance with the Columbia River Gorge National Scenic Act.

The applicability of these new restrictions in the GGF-80 zone was not understood by county staff before the prior public notice was mailed. The purpose of this updated notice is to provide a revised summary of relevant amendments applicable to the GGF-80 zone given they were not identified in the prior notice. The other proposed amendments described in the September 10 notice will also be considered by the Planning Commission but are not restated here.

The new information is shown below in double underlined text.

(Gorge General Forestry Zones, GGF)

- Removes allowance for a new single-family dwelling in the GGF-40 and GGF-80 zones (38.2025)
- Removes provision in GGF-40 and GGF-80 zones for a second single-family dwelling for a farm operator's relative (38.2025)
- Limits life estates to the GGF-20 zone. This use has been removed from the GGF-40 and GGF-80 zones as required by the Management Plan (38.2030 & 38.7355).

At the conclusion of the October 4th hearing, Multnomah County staff will plan to request that the Planning Commission continue the October 4th hearing to a future date to provide additional time for owners of GGF-80 property to understand the proposed changes and provide public testimony before the Planning Commission votes on the proposal. The Multnomah County Board of Commissioners will make the final decision on the proposed amendments during a public hearing if recommended for adoption by the Planning Commission. Information on upcoming Board meeting agendas and how to participate in the public hearing process can be found on the Board Clerk's website: http://multnomah.granicus.com/ViewPublisher.php?view_id=3

The full version of the proposed ordinance, which will be summarized by staff during the October 4th Planning Commission hearing, can be viewed online at <https://multco.us/landuse/planning-commission>. If you have questions or would like additional information about the proposal after reviewing the ordinance, please contact Adam Barber, Deputy Planning Director, at the Multnomah County Land Use Planning Division (adam.t.barber@multco.us / 503.988.0168).

Information on how to participate in the public hearing

The Planning Commission meeting will be held virtually. Instructions for attending the meeting online or by phone is available online: <https://multco.us/landuse/planning-commission>. Instructions for attending are also available by contacting staff prior to the meeting at the email or phone number provided below. Those requiring special accommodations, and those with questions about how to participate can contact staff prior to the meeting at the email or phone number provided below. The Planning Commission will hear public testimony and, based on the entire record in this matter, determine whether to recommend approval of the ordinance to the Multnomah County Board of Commissioners. **Multnomah County has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zones, and may change the value of your property.**

The proposed ordinance can be viewed online beginning September 24, 2021 at <https://multco.us/landuse/planning-commission>. The proposed ordinance is also available for inspection, and at a cost of \$0.40/page a copy is available for purchase, at the Multnomah County Land Use Planning office. However, due to the COVID-19 pandemic, our office will be open by appointment only. To make an appointment to inspect the ordinance, or request a copy, please contact staff at 503.988.3043 or lup-hearings@multco.us

An opportunity for public comment will be provided at the Planning Commission hearing. Please contact staff as soon as possible if you would like to register to provide public comment during the Planning Commission hearing (lup-hearings@multco.us or 503.988.3043). Although registration is preferred and recommended, it is not required. There will be an opportunity for all attendees of the virtual public hearing to provide public comment, even if a person did not register in advance. Any comments received by noon on October 1st (submitted to lup-hearings@multco.us) will be forwarded to the Planning Commission prior to the public hearing. Comments received after that time will be introduced into the record at hearing.

FORWARDING SERVICE REQUESTED

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE
FORWARDED TO THE PURCHASER.**