

Memorandum

Comprehensive Plan Update

October 21, 2015

To: Community Advisory Committee
From: Kevin Cook, Multnomah County Planner
Re: Draft Policy addressing Parking Lot Item #19 (utility infrastructure in the unincorporated county serving urban development).

OVERVIEW

19	6/24/15 CAC	Can we prohibit public utility infrastructure in the rural county that is solely intended to serve urban developments?
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At the last CAC meeting (Sept. 23, 2015) the Committee discussed this parking lot topic and asked staff to draft a policy that requires an alternatives analysis for locating certain utility infrastructure outside the UGB if it will solely serve development inside the UGB.

Staff specifically listed local electrical substations and water system storage tanks or reservoirs in the policy in order to minimize confusion about the type of utilities subject to the policy.

The policy requires a finding in the land use permit decision that there is no practical alternative site for the infrastructure.

POLICY

Policy:

Except as otherwise provided at law, new electrical substations and water system storage tanks or reservoirs intended to solely serve uses within the urban growth boundary shall not be located outside the urban growth boundary unless it can be demonstrated that there is no practical alternative site within the urban growth boundary that can reasonably accommodate the use.

Strategy:

Amend the County Zoning Code to require a finding that all reasonable alternatives to the location of the electrical substation or water system storage tank or reservoir have been explored and that all of the alternatives are impractical. The cause for an alternative to be impractical shall not be of the applicant's own making and shall not be based solely on financial grounds.