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BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

MULTNOMAH COUNTY
PLANNING

RESOLUTION NO. PC 2011-1796

Recommend to the Board of Commissioners the adoption of an ordinance amending the Alternative Energy related provisions in MCC Chapters 33 through 36 and Chapter 38 to incorporate the "net metering" concept for Accessory Alternative Energy Systems, implement House Bill 3516(2011) and add to Commercial Photovoltaic Facilities to the Exclusive Farm Use zones.

The Planning Commission Finds:

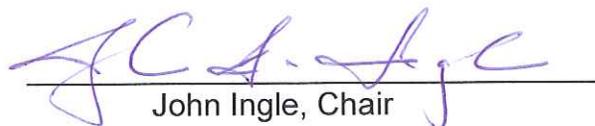
- a. The Planning Commission is authorized by Multnomah County Code Chapter subsection 37.0710 and 38.0710 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of Ordinances to amend County's Comprehensive Plan and land use regulations.
- b. Multnomah County adopted zoning code provisions for accessory alternative energy systems in March of 2011. Included in those regulations is a cap limiting the total amount of energy that could be produced by those systems. Changing technology, government incentives for greater alternative energy production and market forces all point to a need to remove the capacity limit thereby expanding opportunity to increase renewable energy production.
- c. The proposed amendments are needed to make Chapters 33 through 36 and Chapter 38 consistent with House Bill 3516. That legislation requires roof top photovoltaic & solar thermal systems to be allowed outright except that system reflectivity in areas designated as significant scenic resources must be minimized.
- d. The Exclusive Farm Use zone districts should be amended to provide a process for consideration of commercial photovoltaic energy facilities on high-value farmland. Locating these facilities in appropriate areas supports Multnomah County's objectives related to sustainability and supports the State's Renewable Portfolio Standard for energy from renewable resources while protecting high-value farm land.
- e. No regulations are being proposed that further restrict the use of property and no mailed notices to individual property owners are required ("Ballot Measure 56 notice"). Notice of the Planning Commission hearing was published in the Oregonian newspaper and on the Land Use Planning Program internet pages. The Planning Commission held a public hearing on March 5, 2012 where all interested persons were given an opportunity to appear and be heard.

The Planning Commission Resolves:

The proposed Ordinance amending MCC Chapters 33, 34, 35, 36, and 38 is hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 5th day of March, 2012.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON


John Ingle, Chair