



LUP Hearings <lup-hearings@multco.us>

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## Input to the Planning Commission's November 1st meeting

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Robert Grott

Mon, Oct 25, 2021 at 4:12 PM

To: lup-hearings@multco.us



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Please accept the attached letter as input to the Planning Commission's November 1st meeting on the 2022 Workprogram and code amendment priorities for 2022.

Thank you

Robert Grott  
720 SE Pounder Rd.  
Corbett, OR 97019



**Renewable Energy proposal for Planning Commission.docx**

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Date: October 25, 2021

From: Robert Grott

To: Multnomah County Planning Commission

Re: Input to the 2022 Planning Commission Work Program  
regarding Residential Renewable Energy Permitting

Dear Commissioners:

Due to the fact that I installed solar panels on my home in 2011, and because of my past involvement in the renewable energy industry, a number of neighbors have shared with me their challenges in getting solar panels installed in unincorporated Multnomah County – in particular the encumbrances and delays involved in a full land use and permit review. Some are now avoiding the process altogether. I also hear that installation contractors are turning down jobs in this area due to the long time lines and uncertainties tied to the permitting process. This was not the case several years ago.

#### **Cause**

My understanding is that county staff are applying Zoning Code Chapter 39, Section 1515 – Code Compliance and Applications (see below) as the basis for a comprehensive land use and permit review of a property before approving a rooftop solar installation.

#### **Justification for Simplifying the Solar Permitting Process**

While much can be said regarding the benefits of renewable energy for the community, I will simply point to the June 1, 2017 unanimous vote by the Multnomah County Board to *“to commit the county to reaching its goal of 100 percent renewable energy use community-wide by 2050. The county’s targets touch on all energy sectors and will require action at all levels: individual and community, local and state government, and businesses and utilities.”*

#### **Recommendation for Action**

A relatively simple step that the county could take would be to modify Section 39.1515 by adding an item to the exceptions list in subsection (A). For example: *“(4) It is for the Installation of a Residential Renewable Energy project, including associated battery storage.”*

#### **§ 39.1515 CODE COMPLIANCE AND APPLICATIONS.**

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

- (1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Zoning Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or
- (2) It is necessary to protect public safety; or
- (3) It is for work related to and within a valid easement over, on or under an affected property.

Thank you for your consideration.

Robert Grott  
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