

DEPARTMENT OF COMMUNITY SERVICES
LAND USE AND TRANSPORTATION PROGRAM
MULTNOMAH COUNTY PLANNING COMMISSION

MINUTES OF JANUARY 4, 2010

- I. **Call to Order-** Chair John Ingle called the meeting to order at 6:35 p.m. on Monday, January 4, 2009 at the Multnomah Building, Room 101, located at 501 S.E. Hawthorne Blvd., Portland, OR.
- II. **Roll Call-** Present- Chair Ingle; Chris Foster; John Rettig; William Kabeiseman; Patrick Brothers; Katharina Lorenz
Absent- Julie Cleveland; Greg Strebin
- III. **Approval of Minutes of November 2, 2009.**
Motion by Commissioner Gregory; seconded by Commissioner Foster.
Motion passed unanimously.
- IV. **Opportunity to Comment on Non-Agenda Items.**
None
- V. **Work Session to Finalize 2010 Planning Commission Work Program.**

Chuck Beasley, Senior Planner presented the proposed 2010 Work Program for Land Use and Transportation. The refined plan is intended to allow resources to focus on relatively large planning efforts, such as Springdale and Burlington Rural Centers, Bonny Slope West, and Urban and Rural Reserves. The proposed planning projects are outlined in the staff report.

There are two areas in particular that staff would like the Commission to consider in order to clarify implementation, as there has been unclear direction in the code regarding these issues.

Guest Houses: Currently, base zones do not allow “guest houses”. Staff believes it would be beneficial to define and consider authorizing this kind of structure, and develop standards to ensure they do not become unauthorized second dwellings. It is also proposed that existing definitions for related terms, like “cooking facilities” and “dwelling” be clarified regarding intent and facilitate permitting.

Type B Home Occupation, Cottage Industries, Limited Rural Service Commercial Uses and Tourist Commercial Uses: Staff has concerns that the Type B Home Occupation use may provide opportunity for business uses that might not be allowed within other categories intended for more intensive uses. Also noted is the extent to which home occupations result in use of rural residential areas to serve urban markets. Site improvement requirements should be evaluated in the code amendment process to ensure improvement requirements are necessary, given the scale of use. It is proposed to better define uses, and examine applicable standards for each to determine the appropriate improvements and limitations for the different uses.

- VI. **Work Session: Chapter 37 Amendments to Incorporate Conflict of Interest Rules for Planning Commissioners.**

Sandra Duffy, County Counsel, discussed the proposed amendments to the script template used by the Chair of the Planning Commission for Legislative Hearing in order to become consistent with the State Statutes. A question had been raised regarding the legal requirement for disclosure

of “bias”. The staff report explains the background information relating to “bias” and outlines the proposed zoning code language. The relevant sections with proposed changes include § 37.0710 (PC) Legislative Hearing Process; § 37.0780 Ex Parte Contact, Conflict of Interest and Bias; § 37.0790 Procedural Objections; and § 37.0610 Hearings Process – Type II Appeals, Type III or Type IV Applications.

VII. Briefing: Urban and Rural Reserves IGA Map for Public Outreach

Beasley submitted Attachment A. to Resolution 09-153, which outlined the Multnomah County Board of Commissioners recommendations and rationale for reserve designations. This was presented to the Core 4 for use in conjunction with reserves recommendations from Clackamas and Washington counties and Metro. The recommendations will complete the regional reserves map for public comment prior to finalizing Intergovernmental Agreements between the parties.

VIII. Director’s Comments.

Karen Schilling, Land Use Planning & Transportation Director, said there was much preparation to be done for Staff to present the next agenda items to the Commission, and it was unlikely to be complete in time for a February PC meeting, but Chuck would let the Commissioners know. If not, the Commission will convene in March.

Meeting adjourned at 8:00 p.m.

The next Planning Commission meeting will likely be March 1, 2010.

Recording Secretary,

Kathy Fisher