

DEPARTMENT OF COMMUNITY SERVICES  
LAND USE PLANNING DIVISION  
MULTNOMAH COUNTY PLANNING COMMISSION

MINUTES OF MARCH 6, 2017

- I. **Call to Order:** Chair John Ingle called the meeting to order at 6:29 p.m. on Monday, March 6, 2017 at the Multnomah Building, Room 101, located at 501 SE Hawthorne Blvd., Portland, OR.
- II. **Roll Call:** Present - John Ingle, Katharina Lorenz, Susan Silodor, Alicia Denney, Timothy Wood and Bill Kabeiseman. Absent –Jim Kessinger and Chris Foster
- III. **Approval of Minutes: February 6, 2017** - Motion by Wood; seconded by Denney. Motion passed unanimously.
- IV. **Opportunity to Comment on Non-Agenda Items:** None.
- V. **Briefing: Code Consolidation Project (PC-2014-3436)** - Kevin Cook, Multnomah County Senior Planner, stated that this consolidation project was a product of the Comprehensive Plan that will combine and reorganize seven of the existing codes into one user friendly zoning code. The National Scenic Area Code will be kept separate partly because it is unique enough to stand on its own. Amendments to this section require adoptions by the Columbia River Gorge Commission. Staff are retaining standards that are unique to rural areas such as the West of Sandy River as well as rectifying small differences in standards that existed in multiple sections of the codes. Out of date code references and zones will be deleted; the six Commercial Forest Use zones have been consolidated for clarity while maintaining the unique standards of each of the zones.  
  
Several minor amendments that came out of the Comprehensive Plan are being added, such as the right to farm covenant in the Multiple Use Agriculture 20 zone. New Floating Home Moorages were removed as a Community Service Use by the Sauvie Island/Multnomah Channel Plan and carried forward in the Comprehensive Plan will be updated in the new code. Staff is creating a table to assist applicants and staff in tracking standards from the previous code to the new code sections. The new definitions sections should eliminate redundancy. The Hillside Development overlay zone is being renamed the Geological Hazards overlay in anticipation of work underway to address landslides and other hazards. The Lot of Record standards will be combined into one section; gender specific references will be eliminated; various typos will be corrected. The table of contents is laid out to make the code more accessible, less redundant and much more customer friendly. The goal is to have the draft code before the Planning Commission in April for a Work Session with a potential hearing in May.
- VI. **Briefing: Mass Gatherings** - Rich Faith, Multnomah County Senior Planner, started by describing mass gatherings as the “fourth leg of the stool” related to Agri-tourism, Farmstands and Wineries addressing promotional activities and commercial events allowed on resource lands. Gatherings differ from the other three in that they aren’t focused on agricultural related events and are allowed in all zones. Oregon Revised Statutes 433.735-770 is legislation that specifies what is allowable as an outdoor mass gatherings and how they are to be handled. Mass gatherings are not a land use decision as defined in statute and are subject to review by a planning commission when they exceed more than 3,000 persons for more than 120 hours. Senate Bill 960 was legislation that stated that a county could not approve an agri-tourism event as a gathering if the local jurisdiction adopts the discretionary agri-tourism provisions as an allowed use. Oregon Administrative Rule (OAR) 660.033 pertaining to agriculture lands stating that outdoor mass gatherings are allowed uses in the Exclusive Farm Use zone.

Statute does not address those mass gatherings that are less than twenty-four hours in duration nor are mass gatherings that are less than three thousand people assembled for more than a hundred twenty hours in duration. Extended gatherings as defined in OAR are subject to Planning Commission review with specific requirements for permitting and other regulations.

Faith went on to share provisions adopted by Marion County who distinguished between small and large gatherings. Marion County requires that all permits are approved by their Board of Commissioners following a hearing and large gatherings require a Conditional Use permit. Deschutes County breaks gatherings into the categories of outdoor mass gatherings and extended outdoor mass gatherings. Deschutes County has two different decision making bodies for their two types of gathering permits. Several other jurisdictions have adopted a wide array of discretionary provisions.

Faith concluded his overview to the Planning Commissioner by asking them to consider within the boundaries of State law how should mass gatherings be defined with relationship to the number of people and duration of these events; what issues should be addressed within a gathering ordinance; and, what priority should a gathering ordinance be given in relation to other code amendments identified in the work program.

To help put the numbers in perspective, Chair Ingle asked for an example of numbers of participants at known local events, citing the Sauvie Island half marathon; would that have been a small gathering or a mass gathering under State law.

Michael Cerbone, Planning Director, responded that more than two thousand runners attended in the half marathon last year excluding spectators, vendors and other participants. The 2016 Single Speed Cyclocross World Championship event drew over five thousand from around the world. Many issues of concern with these events could be addressed through a gathering ordinance and permit process.

Commissioner Silodor described the difference between the two events; one being highly organized and monitored and the other was not. She would like to see this issue become a priority but doesn't want to delay critical priorities identified by the staff.

Cerbone stated that code amendments pertaining to life safety issues are our highest priority. He identified the following life safety ordinance priorities for the long range planning program; the grading ordinance, the floating home regulations, fire safety setback in the Commercial Forest Use, Rural Residential and Multiple Use Agriculture-20 zones, and the Significant Environmental Concern expansion ordinance. Mass gatherings likely wouldn't come to the Planning Commission until next fall.

**VII. Work Session: Election of Officers** - Commissioner Kabeiseman *moved that John Ingle continue as Chair*; seconded by Commissioner Wood. **Approved unanimously.** Commissioner Kabeiseman *moved that Katharina Lorenz be appointed as Vice-Chair*; seconded by Commissioner Silodor. **Approved unanimously.**

**VIII. Director's Comments:** Michael Cerbone, Planning Director, announced that Chris Liu, one of the Code Compliance Specialists, has been selected to fill the new Assistant Planner position. He announced that they have started their Code Compliance education outreach meetings in the community. The first meeting is scheduled for March 8 from 6:30 -8PM at the Skyline Elementary School, the second on March 28<sup>th</sup> from 6:30-8 at the Corbett Grange, and the third on April 4 from 6:30-8PM at Sauvie Island Academy.

Meeting adjourned at 7:50 p.m.  
Recorder, Stuart Farmer