

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

MINUTES OF JUNE 3, 2019

- I. **Call to Order:** Chair John Ingle called the meeting to order at 6:34 p.m. on Monday, June 3, 2019 at the Multnomah Building, Room 101, located at 501 SE Hawthorne Blvd., Portland, OR.
- II. **Roll Call:** Present – John Ingle, Victoria Purvine, Stephanie Nystrom, Kari Egger, Chris Foster, Tim Wood, Bill Kabeiseman, Alicia Denney and Susan Silodor,
- III. **Approval of Minutes:** April 1, 2019  
Motion for approval by Purvine; seconded by Wood. Motion passed unanimously.
- IV. **Opportunity to Comment on Non-Agenda Items:** None.
- V. **Work Session:** Significant Environmental Concern for Scenic Views (PC-2019-11927)  
Kevin Cook, Senior Planner presented the staff report and stated that he is seeking direction on three questions prior to drafting code. They include; are there other types of projects that should be considered or exempted from a Type 1 review, do the proposed standards achieve a reasonable process while protecting the scenic resource, and are there other type of standards that would ensure a good outcome for both the applicant and the resources. He went on to discuss the exceptions proposed in MCC 39.5515 listed in the table included in the staff report.

Cook then discussed the “clear and objective standards” presented in the staff report; non-reflective materials and the approved color palate from the National Scenic Area, exterior lighting, the removal of trees, and requirements for additions.

Commissioner Silodor asked if any of these exemptions would apply to floating home in the Multnomah Channel. Cook pointed out that the SEC-v overlay stops on the slope of the Tualatin hills to the south of Hwy 30 but that the Willamette River Greenway overlay does have some scenic standards that do apply to the banks of the channel.

Commissioner Kabeiseman supports the concept of taking some of the Type 2 applications and making them Type 1 applications to simplify the process for the community. He would like to see staff use the exemptions to their greatest extent so that people can avoid jumping through as many hoops.

Commissioner Silodor has serious concern about expanding the opportunity to use the exemption process and feels that there would abuse of this process.

Commissioner Nystrom asked if the approved paint colors were readily available in local paint stores. Cook indicated that staff have not worked with retailers in the area to stock paint but that most paint stores have the ability to create paint from the palette that is available to applicants.

Commissioner Purvine felt that the 100% screened criteria would be difficult to establish from all angles and vantage points. Cook responded that with the graphic information system mapping tools available to staff, they can apply a view layer to determine if they can satisfy the standard.

Chair Ingle asked staff to compile an estimate of how many Type 2 applications potentially could be handled as a Type 1 application to demonstrate the efficiencies achieved by the reduction of regulations. He felt that it may be helpful to share with the public the dollars saved by this action.

Cook stated that he could prepare a rough estimate to present at the public hearing. He thanked the Commissioners for their comments, input, and felt that he received enough to begin drafting an ordinance for their review.

- VI. Briefing:** Department of Land Conversation and Development Farm and Forest Report 2016-2017 Kevin Cook, Senior Planner presented a PowerPoint he created from the report and began by stating that every two years the State prepares a report on the uses of resource lands. For Multnomah County, that includes Exclusive Farm use (EFU) lands and the Commercial Forest Use (CFU) lands. All thirty-six counties report permitting activity to be combined in the report demonstrating statewide land use trends. He summarized a graph titled “Types of Dwelling Approvals” from the report by stating that under half the dwelling approvals were replacement dwellings. He discussed other dwelling approvals such as lot of record, heritage tract, hardship, accessory farm help, relative farm help and non-farm and primary farm dwellings.

Commissioner Egger asked how the County knows if a relative help or hardship dwelling is no longer applicable and if there is a check and balance system. She went on to ask if the property owner could then sell the property with the additional dwelling. Cook responded that he is unaware of any County that has a mechanism in place to check or verify the continued use. He stated that Health Hardship permits expire in two years and are tracked for renewal. He was hesitant to comment on the question regarding the ability to sell the additional dwelling; it is unclear and remains an open question.

Commissioner Silodor asked if someone could have farm help live in a trailer or motor home. Cook responded that RVs would not meet the criteria or building code for a dwelling and must be a manufactured or stick build dwelling. Code Compliance would need to be notified to have the RV or trailer removed.

Cook closed his presentation by comparing dwelling approval types by counties around the State.

- VII. Director’s Comments:** Adam Barber, Interim Planning Director, indicated that Michael Cerbone resigned as Planning Director to take a position in Skagit County. Barber went on to share that his focus has broadened from just the legislative program to everything else and warned that there could be a drop in Planning Commission activity as his previous position remains vacant. The Metro Parks application staff report is being drafted and should come before the Commission for a hearing on October 7<sup>th</sup> with a potential continued hearing in November 4. He explained that the 2020 fiscal year budget was recently adopted and the Code Compliance program lost one full time staff position effective July 1. This will have an impact on the speed with which the program can respond to complaints. He shared that the Sam Barlow sewer expansion project was approved by the Board of County Commissioners and on June 14<sup>th</sup> we will hold the Type 3 hearing before the Hearing Officer. He reviewed several current planning projects that he felt the Commission would find interesting.

Chair Ingle asked when the Commissioners might see the staff report for the Metro Parks application. Cook indicated that he is targeting the end of August to provide ample time to review the material prior to the hearing.

Barber explained to the members that due to staffing capacities there will be no meeting in July or August and hopes to have a meeting in September.

Meeting adjourned at 8:27 p.m.

Recorded by Stuart Farmer