

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

MINUTES OF JANUARY 12 2026
Virtual Meeting

This is not a full transcript. Time indicators reference the meeting recording, which is accessible at the following Dropbox link: <https://www.dropbox.com/scl/fi/ype65df57o1c319o44hdw/January-12-2026-Planning-Commission-Zoom-Recording.mp4?rlkey=zh2p2nfhw8v4z799w96vjzffw&st=ml192d4t&dl=0>

1. Call to Order

(00:00:03) Chair Kabeiseman calls the meeting to order at 6:36 p.m. on January 12, 2026.

2. Roll Call

(00:00:05) Chair Kabeiseman conducts a role call and declares a quorum present.

- Present – Larry Bailey, Hope Beraka, John Chen, Kari Egger, John Houle, Bill Kabeiseman, Stephanie Nystrom, Tim Wood

3. Introductions: Welcome new Planning Commissioners Beraka and Bailey

(00:01:31) Megan Gibb, Director, welcomes the two new commissioners and asks them to introduce themselves, and then the rest of the commission and staff does the same. Larry Bailey introduces himself as a chemical engineer working at a law firm and the president of the Multnomah County Farm Bureau. Hope Beraka introduces herself as the owner of a real estate firm and a resident of Corbett since 2016. The current commissioners and staff at the meeting introduce themselves, including their tenures and professional backgrounds to the new commissioners.

4. Approval of Meeting Minutes

(00:10:16) Minutes from the December 1, 2025 meeting are presented for adoption.

(00:10:52) A motion to approve is made by Commissioner Nystrom.

(00:10:53) The motion is seconded by Commissioner Alexander.

(00:10:59) A roll call vote is held. The motion to approve minutes is passed unanimously.

5. Opportunity for Public Comment on Non-Agenda Items

(00:11:50) Chair Kabeiseman asks to see if there is anyone from the public joining the meeting wanting to give public comment on non-agenda items. Scott Robison, Recording Secretary, lets him know that no one from the public had signed up to give testimony. He did let them know Chris Foster had joined the meeting to listen. Chair Kabeiseman acknowledges former Commissioner Chris Foster thanking him for his years of valuable service to the commission.

6. Presentation: East Multnomah Soil and Water Conservation District (EMSWCD) – Headwaters Farm, Farm Incubator Program Does

(00:13:00) Rowan Steel, Headwaters Farm Program Manager for the EMSWCD, introduces himself and gives his presentation on the Farm Incubator Program. The Headwaters Farm Incubator Program, a 60-acre property is designed to launch viable, stewardship-minded farm businesses. The program leases land to experienced farmers lacking financial resources, using a graduated lease structure over a five-year period. It addresses barriers such as cost, access to knowledge, and farm networks. To date, the program has worked with 45 farmers, and 25 farm businesses have graduated with a 90% retention rate in farming.

(00:36:34) Commissioner Alexander asks about potential expansion into areas like brownfields or greenhouses. Steele notes that while valid, their focus remains on land-based soil health. Commissioner Chen asks if graduates purchase land after the program finishes. Steele clarifies that most graduates continue by leasing land due to high costs. Commissioner Egger inquires about financial viability for the farmers and Steele estimates about 20% of graduates use farming as their sole income source.

7. Hearing – Proposed Amendments to Planning Commission’s Adopted Rules of Order

(00:49:12) Kevin Cook, Principal Planner, presents updates to the Planning Commission Rules of Order, last adopted in 2011, to reflect current practices regarding virtual/hybrid meetings and state law.

(00:54:49) Chair Kabeiseman proposes an amendment to Section 5C regarding postponements, ensuring that late requests for withdrawal (less than 10 days prior) are decided by the Commission rather than staff.

(00:58:11) Commissioner Houle asks about the presence of news media in executive sessions and June Bradley, Assistant County Attorney, confirms this is a requirement of Oregon public meetings law.

(00:59:50) There is a discussion regarding codifying attendance requirements. Commissioner Nystrom and others felt existing county code provisions (Section 39.1615) were sufficient and did not need to be added to the Rules of Order.

(01:13:46) Commissioner Nystrom moves to adopt the rules with the Chair’s amendment, seconded by Commissioner Alexander. The motion passes unanimously (9-0) via roll call vote. The rules will be effective in 15 days.

8. Management Schedule Updates and Announcements

(01:15:34) Kevin Cook, Principal Planner, announces there is no content for February, so the next meeting is scheduled for March 2nd. There should be text for the commission to review for the near-term amendments on the Zoning Code Improvement Project.

(01:16:30) Megan Gibb, Director, announces that with the three new hires in place, staff has successfully cleared the backlog of public inquiries, and we are offering more in person appointments.

(01:17:58) Chair Kabeiseman adjourns the meeting at 7:54 p.m.

Recording Secretary,

Scott Robison