

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

**MINUTES OF FEBRUARY 3, 2025**  
Hybrid In-person/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/dc5psbqr0xxol203c6qie/February-3-2025-Planning-Commission-Zoom-Recording.mp4?rlkey=brmyxcddd4u4erfo0jzfea5j9&st=9q82rboh&dl=0>

**1. Call to Order**

(00:00:10) Chair Bill Kabeiseman calls the meeting to order at 6:33 p.m. on February 3, 2025.

**2. Roll Call**

(00:00:36) Chair Ingle conducts a role call and declares a quorum present.

- Present – Chris Foster, Stephanie Nystrom, Kari Egger, Tim Wood, Barbara Alexander, Bill Kabeiseman, John Houle
- Absent – John Chen, Victoria Purvine

**3. Approval of Meeting Minutes**

(00:01:09) Minutes from the October 7, 2024 meeting are presented for adoption.

(00:01:19) A motion to approve is made by Commissioner Alexander.

(00:01:22) The motion is seconded by Commissioner Nystrom.

(00:01:25) A roll call vote is held. The motion to approve minutes is passed unanimously.

**4. Opportunity for Public Comment on Non-Agenda Items**

(00:01:52) 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 three members of the public would like to give testimony in person.

(00:02:53) John Echols from Sauvie's Island Slip 29 at Sauvie's Island Moorage gives testimony about conditions where he lives. He's been at the Moorage for twenty years, and the conditions have impaired the livability of his home. Ramps down to the walkway from the parking lot have been unwalkable, and the boardwalk is in questionable condition every season. Some basic repairs have been done, but not an overall fix. Another issue is the garbage and recycling area are not maintained and are disgusting. He's also found that management will park in one of his parking spaces, and then tell him to park up on the outer road.

(00:09:27) Chair Foster asks the land use staff if a conditional use permit on the moorage might be used given the some conditions are being violated. Health and safety issue complaints are typically the highest priority to deal with.

(00:14:30) Susan Silodor also lives on the Moorage and echoes the same complaints from Mr. Echols. She also is worried that there is no functioning fire suppression system. She and other tenants have tried for three and half years to work with the owner and manager to get it taken care of and not gotten anywhere. There have been fire inspections and checks from the Department of State Lands, but still nothing has happened. Susan asks the commission for help at this point with the ongoing safety issues.

(00:18:19) Jill Altman is the final member of the public from the Moorage to speak on the same safety issues. A city inspector came out in 2017 and found numerous violations that exist in the Moorage and yet nothing has been done in all this time. She also hopes the commission can help with these difficult safety issues that continue to haunt the tenants of the Moorage.

## **5. Briefing – Presentation of Land Use Planning and Transportation Activities**

(00:25:39) Kevin Cook, Interim Deputy Planning Director, talks about the general division activities of land use planning. Megan is the new director, and is helping to stabilize the ship. Land use staff is back in the office at least one day a week, with some coming in more than that. The customer service survey has been completed, and we did the significant environmental concern update for the code. We also completed seven difference amendments that apply to the urban pockets. We've launched the start of the Zoning Code Improvement project and the large Portland Water Bureau project was remanded back to the county after an appeal with LUBA. Currently, we have 250 open code compliance cases that are arranged by priority. The solid waste and recycling program licenses 11 private haulers and oversees garbage and recycling services for the unincorporated areas of Multnomah Count outside of the city.

(00:46:42) Megan Gibb, Director, details the results of the customer service survey. Some of the themes identified in the responses include: complexity of the land use code, accuracy of provided information, response timelines and delays, fees, in-person availability, code enforcement, and the website. Megan shows a slide of showing the percentage of contacts between the customer and land use. It's pretty evenly distributed with email and phone calls being the highest percentage, followed closely by webforms and video meetings. Once we have the executive summary of the results, Megan will pass it onto the planning commission. Megan walks the commission through the land use fee study. We have 18% cost recovery while the City of Portland does 100% of cost recovery. But, when Portland has a down economy, staff gets laid off immediately. Our fees were not raised last year per a directive from the governor. We will be raising them, but not to a 100% cost recovery. Our permit costs are middle of the road in general. Megan mentions the upcoming budget cuts for the county and that input on these cuts is being taken now. She said she will send a link to the commissioners if they'd like to comment on them.

(01:02:01) Commissioner Foster notes that the budget for Land Use has been a steady decline for years, and it's time to fix that.

(01:06:09) Sarah Hurwitz, Public Information Officer for Transportation, talks about the current projects for Transportation. There was a press event in Corbett to understand the road issues on the east and west side. There have been band-aids to the road problems, but they are looking for 65 million dollars a year for the next 10 years and would bring our roads and bridges up to standard. The Stark Street bridge retaining wall repair project is ongoing. They are targeting a full reopening of the bridge for March. The SW 257<sup>th</sup> Avenue safety improvements project construction is coming in early 2025. Improvements

including additional lighting and alter curb ramps to be ADA compliant, and add two flashing crossings. The Burnside Bridge replacement project is needed given the seismic risks in our region. There was a robust public outreach about the project and gave the public options for how the bridge would be built. The inverted Y tower was the winner after 20,000 survey responses. Another project is the Morrison Bridge strengthening project that will strengthen the ramps on each side of the bridge, and construction starts in the summer of this year. Broadway Bridge Lift Deck replacement project will close the vehicle lanes for six months and start at the end of this year. The Access Shuttle is a free shuttle that the county runs every hour. Due to it's success, we're going to have it run every 30 minutes. The Safer Sandy project is on NE Sandy Boulevard between the 201<sup>st</sup> and 230<sup>th</sup> with the goal to make it safer to use. Right now, it's not safe for cyclists or pedestrians to walk on the sides of the road.

(01:31:38) Commissioner Nystrom wants to know if Transportation can work with Google maps and other mapping services to make it clear 18 wheelers can't cross the Stark Street bridge. She believes those trucks are one of the main reasons the bridge has failed.

(01:32:25) Sarah Hurwitz, Public Information Officer for Transportation, will talk to the road teams about the mapping services.

## **6. Current Topics**

(01:45:33) Kevin Cook, Senior Planner, goes over the bills that are of interest in the 2025 legislative session of the approximately 70 bills under review. Some of them include HB 2138 (Governor's housing bill), HB 2178 (Limits appeals to 25 mile radius), HB 2950 (Updates Goal1 'Citizen Involvement' – OAPA's bill), HB 3136 (Removes requirement that a maximum of two real estate professionals may serve on a planning commission, and HB 3133 (Farm Stands). Kevin then talks about the 2025 planning commission recruitment. Currently, Vice Chair Purvine's term expires 9/2/25, Chair Kabeiseman's term expires 11/30/25, and Commissioner Foster's term expires 11/30/25. Commissioners are welcome to reapply for their positions. The recruitment process will begin in May.

(02:02:32) Commissioner Foster wants to know if it would be appropriate for the planning commission to send something to the board regarding the land use budget cuts.

(02:04:06) Commissioners Foster and Wood will come up with a draft of this letter from the commission about the budget with input from other commissioners. The next planning commission meeting in early March will be a time where this letter can be changed if needed, approved, and sent to the board. Kevin will circulate the draft letter to the rest of the commission about a week before the meeting.

## **7. Management and Schedule Updates**

(02:10:25) Megan Gibb, Director, informs the commission that we have 3 open positions currently including a Deputy Director position, a Planner 2 position (being vacated by a planner joining transportation), and a Planner 1 position. Back in 2005, we had 16 people working land use, and now we have 12. The staffing has decreased, which is a real problem given the current workload by the department.

(02:11:30) The meeting is adjourned at 8:45 p.m.

Recording Secretary,

Scott Robison