

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

MINUTES OF APRIL 6 2026
Hybrid 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/xp07ljkgtgq9dvbci66mra/April-6-2026-Planning-Commission-Zoom-Recording.mp4?rlkey=z5j2zw83v23o0qlyfn5ui7kme&st=7j3oad94&dl=0>

1. Call to Order

(00:00:03) Chair Kabeiseman calls the meeting to order at 6:35 p.m. on April 6, 2026.

2. Roll Call

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

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

3. Approval of Meeting Minutes

(00:00:40) Minutes from the January 12, 2026 meeting are presented for adoption.

(00:00:45) A motion to approve is made by Commissioner Nystrom.

(00:00:47) The motion is seconded by Commissioner Egger.

(00:01:24) A roll call vote is held. The motion to approve minutes is passed unanimously.

4. Opportunity for Public Comment on Non-Agenda Items

(00:01:35) 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.

5. Briefing – (Case # PC-2025-0005) – Zoning Code Improvement Project (ZCIP) Near Term Code Amendments

(00:2:06) Kevin Cook, Principal Planner, and Kathy Corliss, MIG consultant, provide a briefing on near-term code amendments for the Zoning Code Improvement Project. These initial amendments aim to address the most burdensome sections of the code, specifically: Lot of Record verifications, non-conforming situations, and full compliance requirements. The goal is to simplify these processes, utilizing Type 1 clear and objective standards where possible instead of lengthier Type 2 processes.

(00:15:20) Alex Howard, Deputy Director, clarifies that "full compliance" reviews for new zoning permits will focus specifically on whether the property's current state relates directly to the proposed project, rather than triggering a full historical site investigation. The county now operates a dedicated, complaint-driven code compliance program to handle violations separately.

(00:21:20) Kevin Cook, Principal Planner, clarifies the difference between non-conforming uses (activities) and non-conforming improvements (structures), with the aim of encouraging the adaptive reuse of existing buildings. Q&A addresses how to handle property partitions mandated by a court and the historical scope of authorized permits.

6. Work Session – (Case # PC-2024-0003) – Zoning Code Improvement Project (ZCIP) Module 1

(00:38:30) MIG Consultants, Matt Hastie and Carrie Brennecke, provide an overview of the broader code update, detailing the project's modular approach. Module 1 focuses on administrative procedures, lot of record provisions, and conditional and community service uses. Key recommendations for Module 1 include: eliminating a highly unusual provision that currently allows the Planning Director to appeal decisions made by the Planning Commission or a Hearings Officer, replacing highly subjective conditional use criteria with standard, objective criteria modeled after the statewide TGM model code, decoupling site design review from conditional use applications so that site review only applies when actual construction or structural changes occur, removing the conditional use requirement for the storage of hobby cars (vehicles of special interest), revisiting and updating the requirements for Type C home occupations, eliminating "community service uses" as a standalone Type 3 category and instead integrating them into the code as conditional, review, or allowed uses within the base zones, eliminating specific siting standards for community service uses and defaulting to base zone requirements, and removing the Type 3 review requirement for public schools wishing to allow community use of surplus school space.

(00:54:14) The Planning Commission held a Q&A session regarding the Module 1 proposals. Discussion topics included standardizing criteria, the definition of "surplus" school space compared to rules for private schools, and ensuring community safety protections are maintained. Ultimately, the Commission expressed general consensus and support for the proposed direction.

7. Management Schedule Updates and Announcements

(01:55:34) Alex Howard, Deputy Director, announces she and the Director are actively reviewing applications to fill the Multnomah County Representative position on the Columbia River Gorge Commission. The next Planning Commission meeting is tentatively scheduled for May 4th.

(01:56:55) Chair Kabeiseman adjourns the meeting at 8:32 p.m.

Recording Secretary,

Scott Robison