

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

MINUTES OF MAY 4 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/2jradij6ey4t1stfkvyc1/May-4-2026-Planning-Commission-Zoom-Recording.mp4?rlkey=4glyj8c12jylszp05s7z8v09z&st=axth75z8&dl=0>

1. Call to Order

(00:00:03) Chair Kabeiseman calls the meeting to order at 6:03 p.m. on May 4, 2026.

2. Roll Call

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

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

3. Work Session – (Case # PC-2024-0003) – Zoning Code Improvement Project (ZCIP) Module 2 – Discussion of Proposed Updates to Two Parts of the Zoning Code: Part 4 – Base Zones, Part 5 Overlays, and Part 6 – Common Development Standards

(00:01:32) MIG Consultants, Matt Hastie and Carrie Brennecke, confirm the work session focuses on Module 2 of the Zoning Code Improvement Project, which covers Base Zones (Part 4), Overlay Zones (Part 5), and Common Development Standards (Part 6). The code rewrite phase aims to make regulations clear and objective while modernizing the code.

(00:06:40) Carrie Brennecke, MIG consultant, presents a staff recommendation to transition to use tables for non-resource residential zones and urban residential zones to improve clarity. She explains that resource zones like EFU (Exclusive Farm Use) and CFU (Commercial Forest Use) would remain in a narrative format because their highly specific, state-mandated caveats do not translate well to tables.

(00:10:28) Commissioners Stephanie Nystrom, John Houle, and John Chen expressed support for the table approach. Hope Beraka asked about ensuring plain language and accessibility from an equity standpoint, which Kevin Cook agreed is an ongoing goal for the County.

(00:25:31) Kevin Cook, Principal Planner, outlines two policy recommendations: ensuring all zones inside the Urban Growth Boundary (UGB) allow ADUs to comply with state law, and an optional policy to allow ADUs in Multiple Use – 20, Rural Residential and Rural Center zones outside the UGB.

(00:34:05) Commissioner Alexander raises concerns about expanding ADUs into forestry lands due to fire risks, though Kevin Cook clarified they are not proposing ADUs in EFU or CFU zones. Commissioners Beraka and Egger strongly supported allowing ADUs to address housing affordability,

multigenerational living, and the housing crisis. Commissioner Bailey expresses caution regarding the impact on groundwater, septic systems, and road capacities.

(01:00:37) Kevin Cook, Principal Planner, presents the topic of allowing duplexes, noting staff does not currently recommend them for Rural Center zones due to higher potential impacts on septic systems and resources compared to ADUs.

(01:13:24) Commissioner Baily and Nystrom argue that the difference in impact between an ADU and a duplex is too subtle to justify allowing one but not the other. Commissioner Beraka strongly advocates for housing choice in these areas, warning against restrictive single-family zoning.

(01:18:32) Chair Kabeiseman notes that while he ultimately prefers intensifying development in already developed areas, he would rather see duplexes in Rural Centers than ADUs in resource-adjacent zones. Megan Gibb, Director, confirms she heard a majority of support from the commission to allow duplexes in Rural Centers.

(01:21:06) Kevin Cook, Principal Planner, presents the policy question of whether to maintain the county-wide ban on short-term rentals in rural areas, citing the massive administrative and regulatory burden of tracking them. Commissioners Nystrom, Beraka, and Houle agree to maintain the prohibition, noting the county currently lacks the budget and staff to manage a registration system.

(01:25:17) Carrie Brennecke, MIG consultant, notes the current sign code is outdated and complex. She recommends researching other counties' best practices, but if a simple replacement isn't found, staff recommends leaving the sign code alone for now due to the heavy project load. Chair Kabeiseman agrees, noting the First Amendment complications involved with sign codes.

(01:27:39) Carrie Brennecke, MIG consultant, proposes moving ground-disturbing activity permits from the zoning code to the building regulations chapter. Alex Howard, Deputy Director, clarifies that environmental and resource protections are handled during the initial land-use approval process, while these specific permits act similarly to a grading permit that follows approval. The commission supports this organizational change.

(01:33:02) Carrie Brennecke, MIG consultant, explains that current parking requirements are a mess and proposed updating urban area rules to align with the state's TGM (Transportation and Growth Management) model code. Kevin Cook, Principal Planner, adds that the rural context needs separate, flexible standards to reflect rural realities. Chair Kabeiseman agrees with the approach, cautioning against using the TGM model without applying the proper context.

(01:36:16) Carrie Brennecke, MIG consultant, outlines that Module 3 will cover definitions, specific use standards, and land divisions, while Module 4 will reconcile the entire code. She informs the commission that stakeholder and community meetings are targeted for August and September. Commissioner Beraka requests avoiding August if possible due to families taking vacations, which staff agreed to try to accommodate. Megan Gibb, Director, notes there will be asynchronous survey options for community members unable to attend live meetings.

4. Opportunity for Public Comment on Non-Agenda Items

(01:40:36) 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. Former Commissioner Chris Foster's written testimony was already in the record for the current meeting.

5. Approval of Meeting Minutes

(01:41:38) Minutes from the April 6, 2026 meeting are presented for adoption.

(01:41:47) A motion to approve is made by Commissioner Nystrom.

(01:41:55) The motion is seconded by Commissioner Houle.

(01:42:05) The motion to approve minutes is passed unanimously.

6. Discussion – PD Appeals of HO Decisions

(01:43:16) Megan Gibb, Director, discusses removing the ability to appeal a hearings officer's decision to the board, noting that relying on the hearings officer's expertise streamlines the process and avoids muddied waters.

7. Management Schedule Updates and Announcements

(01:55:34) Megan Gibb, Director, shares that the department is fully staffed but currently has two planners on leave; however, they are slowly reopening the public counter for in-person appointments.

(01:56:55) Chair Kabeiseman adjourns the meeting at 7:50 p.m., and the next meeting is scheduled in person for June 1st.

Recording Secretary,

Scott Robison