

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

MINUTES OF JUNE 1 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/i1h18e3jncjh6yclug6p/June-1-2026-Planning-Commission-Zoom-Recording.mp4?rlkey=3cuk4bbypv0bmlgx2jiw9az58&st=cgyi7mw1&dl=0>

1. Call to Order

(00:00:03) Vice Chair Alexander calls the meeting to order at 6:31 p.m. on June 1, 2026.

2. Roll Call

(00:00:05) Vice Chair Alexander 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, Tim Wood

3. Opportunity for Public Comment on Non-Agenda Items

(00:01:38) Vice Chair Alexander 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 her know that no one from the public had signed up to give testimony.

4. Approval of Meeting Minutes

(00:00:40) Minutes from the May 4, 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.

5. Work Session – (Case # PC-2024-0003) – Zoning Code Improvement Project (ZCIP) Module 3 – Discussion of Proposed Updates to Three Parts of the Zoning Code

(00:03:06) Matt Hastie and Carrie Brennecke from MIG introduce the Zoning Code Improvement Project (ZCIP) Module 3. Hastie notes that Module 3 focuses primarily on state rule compliance, organization, and code streamlining rather than major policy shifts. He reviews the overall project schedule, noting that the team is currently drafting recommendations for Module 3 and preparing for stakeholder and community meetings later in the summer and fall. The presentation outlines the topics for Module 3 (Parts 8 and 9 of the code), which cover specific use standards and land divisions.

(00:10:43) Carrie Brennecke, MIG consultant, proposes replacing highly subjective site design review criteria (e.g., "relate harmoniously to the natural environment") with clear and objective standards modeled after the state's Transportation and Growth Management (TGM) code. The Commission discusses the proposed criteria regarding impact minimization. Chair Kabeiseman and other Commissioners express concern that terms like "minimize" are too vague and suggest incorporating specific metrics (such as decibel levels for noise) to ensure enforceability. Carrie Brennecke, MIG consultant, recommends relocating specific use standards (like accessory structure guidelines and landscaping requirements) from individual zone chapters into a centralized Common Development Standards section. The Commission strongly supports this organizational cleanup.

(00:34:12) Kevin Cook, Principal Planner, recommends delaying updates to the Farm Store code provisions until the state's Department of Land Conservation and Development (DLCD) issues further rulemaking and guidance on House Bill 4153. Commissioners express concern about the tight timeline, as the state law takes effect January 1. The Commission agrees that it is prudent to wait for state guidance and to conduct thorough community engagement and financial impact analyses before adopting local regulations.

(00:52:55) Carrie Brennecke, MIG consultant, explains that state law requires the County to allow middle housing (duplexes, triplexes, townhomes, cottage clusters) in urban zones within the Urban Growth Boundary (UGB), such as the Interlachen area. Staff integrates the Oregon Housing Needs Assessment (OHNA) model code to provide clear and objective standards. The presentation introduces a plan to streamline land division categories from four down to two: Type 2 (administrative decision for no new streets) and Type 3 (hearings officer decision when a new street is created). The Commission voices support for this simplification. Matt Hastie, MIG consultant, explains middle housing land divisions, which allow individual units of a middle housing development (e.g., a duplex) to be split into separate lots for homeownership. He notes the process is highly expedited (63 days) and limits external appeals. The Commission supports the opportunity to expand homeownership options. Matt Hastie, MIG consultant, outlines the upcoming steps, including drafting Module 4, holding stakeholder meetings in late June, and scheduling community meetings in the early fall.

6. Discussion – ADU's in Unincorporated Multnomah County

(01:26:38) Kevin Cook, Principal Planner, transitions to a discussion on Accessory Dwelling Units (ADUs), reviewing current maps and policy options for allowing ADUs in rural centers and rural residential zones (exception zones) outside of the Urban Growth Boundary (UGB). Staff clarifies that state law prohibits ADUs in Exclusive Farm Use (EFU) and Commercial Forest Use (CFU) zones.

(01:46:49) The Commission discusses the distinction between allowing ADUs versus duplexes in rural centers and addresses the existing prohibition on short-term rentals. A suggestion arises to create an amnesty program for existing unpermitted ADUs to encourage compliance and increase the tax base.

(01:58:11) Vice Chair Alexander adjourns the meeting at 8:29 p.m.

Recording Secretary,

Scott Robison