

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

**MINUTES OF JULY 8, 2024**  
Virtual Meeting/Zoom

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/ad0nhj1ic19xfuhzhmve/July-8-2024-Planning-Commission-Zoom-Recording.mp4?rlkey=pmrtd8muv0ynwc0k4318sjmc&dl=0>

**1. Call to Order**

(00:00:10) Chair John Ingle calls the meeting to order at 6:33 p.m. on July 8, 2024.

**2. Roll Call**

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

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

**3. Introductions for Margi Bradway & D’Metri Mattocks**

(00:01:17) Adam Barber, Interim Planning Director, introduces Margi Bradway, the Director of Community Services to the Planning Commission. Margi joined Multnomah County about 13 months ago and beat out 300 applicants across the country. She came from Metro regional government in the Portland area where she was the Deputy Director in the Planning Development and Research Department, so she is very familiar with the work that we do in land use planning. Adam asks each of the commissioners to introduce themselves, and talk about their role with the commission.

(00:14:58) Margi Bradway, Director of DCS, studied environmental law at Lewis & Clark, then did some work with both EPA and DOJ, and then worked on the private sector side. She worked for the City of Portland for 5 years, and then the Metro as well, both giving her a great regional perspective.

(00:19:46) D’Metri Mattocks, Equity & Inclusion Manager, has a background in higher education, where he worked with college students, faculty, and staff in various capacities, largely in residential education, facility management, and diversity and equity programming. It’s his first month here, and he’s hoping to continue learning more about land use. He’s happy to be here, and feels very comfortable with land use, and transportation, and will be learning more about elections and animal services in his Director role.

**4. Approval of Meeting Minutes**

(00:23:25) Minutes from the April 1, 2024 meeting are presented for adoption.

(00:23:55) A motion to approve is made by Commissioner Nystrom.

(00:24:04) The motion is seconded by Commissioner Alexander.

(00:24:07) A roll call vote is held. The motion to approve minutes is passed unanimously.

## **5. Opportunity for Public Comment on Non-Agenda Items**

(00:24:41) Chair Ingle 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 David Selden would like to give testimony.

(00:25:34) David Selden testifies his business is located in Corbett and has been since 2019. He is a publisher who makes little notebooks that people use to take notes on beer, wine, all kinds of food and drink. He recently became aware that he was in violation of the zoning code in the building where his business is located. The county's conditional approval process was going to take about 12 months and cost about \$5,000, which is a significant burden for a one man business. He feels the code is not necessarily in keeping with the intent of that part of the Springdale Rural center code. David would like to advocate for a low cost and streamlined process for getting people into the using the Springdale Rural center. It's very difficult to run a business in Corbett, and it would be great to make some of these changes to make it easier for businesses to get up and running in the center.

(00:46:15) Peter Schraner testifies that he is the one who purchased the building that Selden's business resides in, and informed him of the code issue. He's hoping that the commission and land use get these policies changed that are a burden on small businesses in his center. Many small businesses who have inquired about space in the center have decided not to rent space given the zoning issues, and \$5000 required to pay up front to deal with those issues, without a guarantee they will be approved.

(00:52:04) Karen Schaaf testifies that she has lived in the Corbett community for 32 years loves the rural area, and how it's been protected by land use. She echoes the concerns by Selden and Schraner about the difficulty in the current zoning for small businesses in the center. Changes that make the process more streamlined, and far less expensive would really help attract small businesses, as opposed to push them away.

## **6. Management and Schedule Updates**

(00:56:08) Margi Bradway, DCS Director, gives a big picture of where things are at with land use. There has been a 43% increase in demand for development review against the same time last year, and we also have a land use staff member out on leave. Not that these are new issues, but that it's hit a critical juncture. She's been working with Adam to brainstorm ways to hit some of the low hanging fruit that we can do at this point. They are looking at ways to streamline processes, and continue to gain efficiencies in the workflow. We did get funding for the first phase of the code update project, which is important and needed.

(00:59:18) Adam Barber, Interim Planning Director, says that we have longer term plans and bigger projects to address concerns that we've heard this evening. It's been difficult with our staffing struggles, and the large increase in land use cases. He thinks it will be a 3 year minimum project to audit and rewrite the zoning code. Some of the areas of focus will be housing, climate change, and hazard planning. The Board has a lot a values, and we want to make sure that those values align with the zoning code.

Recently, we had to save \$82,000 out of our \$2.6 million dollar budget, and we were thankfully able to do so without any staffing reductions. We are fully staffed at this point (not counting the permanent planning director position), but just have staff out for the various reasons. Adam mentions the Customer Service group that has been set up with various stakeholders to find ways on how to best serve customers in the post-pandemic world. A survey will go out in the next month, and be available for customers to take. Lastly, Adam gave an update on the Planning Director recruitment. The recruitment launched three months ago and was not successful. We've now recalibrated and relaunched the recruitment, and it will close for applications on July 11<sup>th</sup>. We are hopeful to have more success this time, and will keep everyone posted.

## **7. Work Session – Case number PC-2024-0001 – Proposed amendments to the Significant Environmental Concern code – reorganization and code clarifications**

(01:25:09) Lisa Estrin, Senior Planner, says the proposed zoning code amendments to the significant environmental concern regulations attempt to accomplish the following objectives: reorganize, clarify, and simplify the various overlays known collectively as significant environmental concern overlays the amendments also seek to refine the rules. A Planning Commission Work Session regarding the proposed amendments was held on April 1, 2024. Lisa attached this staff report titled 'Revised Regulations' containing a clean version of the proposed code revisions as they would appear in the code without underlining and strikethrough text. During the Work Session, Lisa discussed some of the history behind the SEC-s (currently referred to as 'Streams Resource Area') and SEC-wr (currently referred to as 'Water Resource Area'). The SEC-s was originally adopted in 1994, whereas the SEC-wr was adopted in 2003. Because the SEC-wr is based on more current scientific principles than the SEC-s, the SEC-wr requirements provide more direction to applicants as to what is needed to gain approval and prescribes mitigation activities. Therefore, Staff made the proposed changes found in this report to direct properties that are within the SEC-s Overlay to the revised SEC-wr approval criteria. She presented a table listing out all the Planning Commission suggestions, and the staff's response.

(01:25:09) Commissioner Foster wanted to address a couple of comments he made in the last hearing that were referenced in the revised staff report. He made a comment about the fact PGE is cutting trees on private property outside the road right of way and was unclear whose responsibility is to replace those trees. He did some research and found a statute that governs this. PGE is able to remove the trees if they are hazardous to equipment, and he's fine with putting the burden on the landowner for replacing. He also brought up the metal roof issue and their level of reflectivity allowed. There is a standard for metal roofs, and wants to know why we can't create an exception for metal roofs with a low reflective rating.

(01:51:44) Kevin Cook, Senior Planner, took note of Commissioner Foster's questions for the record.

(01:55:06) Commissioner Chen proposes that we move to include shrubs when we could do the one shrub and one tree per 100 square feet. He likes shrubs and believes they're excellent if the objective is wild wildlife habitat improvement. We don't want a monoculture of fir trees.

(02:07:25) Chair Ingle asks if there are any members of the public who'd like to give testimony. The recording secretary, Scott Robison, opens the floor, but no one wanted to provide testimony.

(02:12:59) Commissioner Foster seconds the proposal Commissioner Chen proposed about the shrub change.

(02:13:09) A roll call vote is held. All commissioners approve, except Commissioner Egger, who thinks we're getting too far in the weeds.

(02:12:59) Commissioner Foster moves that we add the language, where we include both. It's better to be continuous with the language rather than change it up and go back to nothing. Commissioner Alexander seconds the motion.

(02:17:10) A roll call vote is held. The motion is passed unanimously.

(02:17:59) Chair Ingle entertains a motion to recommend approval PC-2024-0001 with the amendments that were noted. Commissioner Nystrom moves to approve the motion. Commissioner Foster seconded the motion.

(02:18:24) A roll call vote is held. The motion is passed unanimously.

(02:19:43) The meeting is adjourned at 8:53 p.m.

Recording Secretary,

Scott Robison