

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

MINUTES OF JULY 21 2025

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/s8t4o7uf1tt06b7l9f9ge/July-21-2025-Planning-Commission-Zoom-Recording.mp4?rlkey=a83fszqxe9wutz77y8pdbhwd&st=v7nuagnn&dl=0>

1. Call to Order

(00:00:10) Chair Bill Kabeiseman calls the meeting to order at 6:33 p.m. on July 21, 2025.

2. Roll Call

(00:01:03) Chair Kabeiseman conducts a role call and declares a quorum present.

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

3. Approval of Meeting Minutes

(00:01:15) Minutes from the June 2, 2025 meeting are presented for adoption.

(00:01:21) A motion to approve is made by Commissioner Houle.

(00:01:23) The motion is seconded by Commissioner Nystrom.

(00:01:53) A roll call vote is held. The motion to approve minutes is passed unanimously.

4. Opportunity for Public Comment on Non-Agenda Items

(00:02:20) 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 members of the public have joined the meeting.

5. Hearing – CANCELLED – Case number PC-2025-0002 – Proposed Ordinance to Allow Fee Reductions and Waivers

(00:02:37) Chair Kabeiseman sees this hearing was cancelled, and wants to know the status. Kevin Cook, Principal Planner, is looking into process for this, but doesn't have a firm date yet for when it will be rescheduled.

6. Election of Officers – Open Seat for Planning Commission Vice-Chair

(00:03:05) Kevin Cook, Principal Planner, starts the process to elect a new Vice-Chair for the Planning Commission after Victoria Purvine exited the role. One nomination is for Commissioner Alexander. A roll call vote is held, and Commissioner Alexander is elected unanimously.

7. Briefing – 2025 Legislative Session Recap

(00:08:59) Kevin Cook, Principal Planner, presents a summary of recent legislative bills and rulemaking efforts impacting the county's planning and zoning codes. Senate Bill 75 decouples standards for Accessory Dwelling Units (ADUs) in rural residential zones from the state's wildfire map, which presents a policy choice for the county. Senate Bill 974 mandates expedited land use applications for housing within the Urban Growth Boundary (UGB). House Bill 2138 aims to simplify the process for building middle housing (e.g., duplexes, triplexes) and ADUs. House Bill 3136 modifies rules to allow more than two real estate professionals on a county planning commission. House Bill 3560 extends permissible locations for childcare facilities to help address the ongoing childcare shortage.

(00:30:59) Kevin Cook, Principal Planner, moves on to cover state rulemaking. Farm Stands and Agritourism is a significant discussion focused on proposed rules that could allow a "governing body" to periodically review and potentially revoke or alter existing farm stand permits. Commissioner Egger voiced strong concerns, arguing it would undermine the protections the county had previously granted to farmers. Staff committed to providing more information on the issue at a future meeting. Oregon Housing Needs Analysis changes how housing production goals are calculated and implemented, particularly within the Urban Growth Boundary (UGB). Goal 5 Cultural Areas is a new rulemaking effort is underway to codify a process for protecting culturally significant and historic sites.

8. Management and Schedule Updates

(01:05:01) Kevin Cook, Principal Planner, announces that the Portland Water Bureau's project's approval has been appealed to the State Land Use Board of Appeals (LUBA). Work on the project is currently allowed to continue. For the Zoning Code Improvement Project, a series of public meetings were announced to gather community input for the project throughout July and August.

(01:15:47) Kevin Cook, Principal Planner, informs the commission the next meeting will be on September 8th and will be a hybrid meeting.

(01:16:51) Chair Kabeiseman adjourns the meeting at 7:50 p.m.

Recording Secretary,

Scott Robison