

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

**MINUTES OF THE July 25, 2022 PLANNING COMMISSION MEETING**

Virtual Meeting/Zoom

6:30 PM Meeting Start

This is not a full transcript. Time indicators reference the meeting recording, which is accessible at the following Dropbox link:

<https://www.dropbox.com/sh/2rfbi7o9qokg3ms/AAOWamGeLTnTpbOBHp3JtzDa?dl=0&preview=July+25+2022+Planning+Commission+Zoom+Recording.mp4>

**1. Call to Order**

(00:06:57) Chair John Ingle calls the meeting to order at 6:36 p.m. on July 25, 2022.

**2. Roll Call**

(00:07:17) Chair Ingle conducts a role call and declares a quorum present.

- Present - Kari Egger, John Ingle, Chris Foster, Bill Kabeiseman, Stephanie Nystrom, Susan Silodor, Tim Wood, Alicia Denny
- Absent – Victoria Purvine

**3. Director's Comments**

(00:07:31) Director Johnson thanks the Chair for taking the Director's Comments out of the normal order. She thanks Katherine Thomas for serving so well as our land use attorney, and welcomes David Blankfeld who will be taking over the role. The director also notes that Heidi Konopnicki has moved into a Code Compliance position and Scott Robison is covering her administrative role on a temporary basis while the position is under recruitment. There is a planner vacancy that is also under recruitment as well. The director announces that the equity audit and comprehensive update of the zoning code has been approved by the board. This will allow for the hire of a limited duration position to help with the workload of other planning staff during the duration of this review. The code update will incorporate many of the items that are on the planning commission work program.

**4. Approval of Meeting Minutes**

(00:11:42) Minutes from the March 7, 2022 meeting are presented for adoption.

(00:11:55) A motion to approve is made by Commissioner Nystrom.

(00:12:10) The motion is seconded by Commissioner Kabeiseman.

(00:12:30) A roll call vote is held. The motion to approve minutes is passed unanimously.

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

(00:13:25) Chair Ingle invites public comment on non-agenda items.

(00:13:48) Kevin Cook introduces Peter Fry as someone wanting to give public comment.

(00:15:43) Peter Fry believes the proposed amendments are well done, and wants to talk specifically about the equal area requirement in the last line of the adjustment criteria for Multnomah county EFU zone. The private purpose of Mr. Fry's request is to add five acres to the west side of his property. The public purpose for Mr. Fry's request for the change is based on equity, to acquire property around the lot, not the entire property. He believes the equal area provision is an archaic provision that was not dealt with and carried along over the years.

## **6. Hearing – Proposed Amendments to MCC Chapters 29, 38, and 39 to Make Minor Amendments, Technical Corrections and Other Housekeeping Code Amendments (PC-2022-13166)**

(00:26:37) Kevin Cook, Senior Planner, shares a presentation about the supplemental staff report. The staff report has a few minor changes and is noted on the left hand column of the document. Mr. Cook gives an overview of the report. Section 3.1 deletes a provision that was removed from the Gorge Management Plan in 2008. Section 3.3, 4.28, and 4.3, essentially reduces the regulatory burden for minor improvement projects such as solar panels, heat pumps, etc. Section 3.5, 4.11, and 4.40 specify that submittals can be done by electronic means, which has been done since the start of the pandemic. Section 4.7 fixes an incorrect code citation by deleting text referring to residential development. Section 4.15 clarifies that structural fill supporting a structure is different than other types of fill, such as stockpile fills, and large fills. Section 4.26, we have criteria that was previously located in the west of Sandy river plan area code and we're adding that back for clarity. Section 4.38, we're adding the reference to onsite sewage systems and CFU zone that is consistent with other zones where residential development occurs. Section 4.45 makes changes to Chapter 39 table of contents that results from the proposed amendments. Mr. Cook thanks Commissioner Nystrom for the alternative text for the amendment at the top of page 12, so the language would read rooming house, boarding house, or collegiate residence.

(00:35:11) Commissioner Foster questions the exemption for small projects that the planning director makes a determination on and wonders what happens if someone brings 12 at one time.

(00:35:53) Mr. Cook answers by saying there is a cumulative calculation in the code to address the situation that Commission Foster brings up as an example.

(00:38:45) Commissioner Silodor asks about changes in regards to solar, does this extend to residential areas like moorages?

(00:38:07) Mr. Cook answers that yes, the residential areas are included with the change.

(00:38:45) Commissioner Egger questions whether the solar panels code change proposal was a recent change to the zoning law?

(00:39:09) Mr. Cook answers that this is a newly proposed change.

(00:40:18) Chairman Ingle says this was a great staff report and probably long overdue. The only comment concerns the text saying the planning director may require some or all the required application materials to be submitted electronically.

(00:41:11) Mr. Cook answers that we try our best to accommodate folks. We can scan applications for applicants as needed.

(00:42:01) Director Johnson agrees with Mr. Cook that the department will accept paper plans over the counter and will scan on behalf of the applicant.

(00:44:00) Commissioner Nystrom discusses section 4.1 of the code, minimum required off street parking spaces. The section A4 reads as proposed rooming, boarding, or collegiate residence. The proposal was to add house to each of those to make it clearer. It would change to rooming house, boarding house or collegiate residence.

(00:46:37) A motion to approve the proposed resolution number, PC-2020-13166, is brought forward by Chairman Ingle.

(00:47:21) Commission Silodor approves the motion. The motion is seconded by Commissioner Foster.

(00:48:13) Mr. Blankfeld, attorney for the county, clarifies that the vote is going to be on the staff recommendation being made into the resolution that would then get signed by the Chair. He explains that we don't actually have the rest of final resolution here to vote on.

(00:48:49) A roll call vote is held. The motion to approve the staff report with the recommended amendment is passed unanimously.

(00:48:49) Director Johnson thanks the planning commission for this special meeting so that we could move forward with these changes.

(00:50:26) Chair Ingle announces that the next meeting is tentatively scheduled for 6:30 p.m. on September 12, 2022, and is expected to be virtual.

(00:50:35) The meeting is adjourned at 7:20 p.m.

Recording Secretary,

Scott Robison