

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

MINUTES OF AUGUST 11 2026

Virtual Meeting

This is not a full transcript. A recording of the hearing is available upon request.

1. Call to Order

(00:00:03) Commissioner Wood calls the meeting to order at 6:33 p.m. on August 11, 2026.

2. Roll Call

(00:00:05) Commissioner Wood conducts a roll call and declares a quorum present.

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

3. Opportunity for Public Comment on Non-Agenda Items

(00:01:38) Commissioner Wood 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

(00:01:12) Minutes from the June 1, 2026 meeting are presented for adoption.

(00:01:33) A motion to approve is made by Commissioner Beraka.

(00:01:36) The motion is seconded by Commissioner Chen.

(00:01:44) A roll call vote is held. The motion to approve minutes is passed unanimously.

5. Discussion – ADU's in unincorporated Multnomah County

(00:03:58) Kevin Cook, Principal Planner, presents an overview of Accessory Dwelling Units (ADUs) in unincorporated Multnomah County. Cook explains that 2018 regulations currently allow ADUs inside the urban growth boundary (UGB) in Rural Residential and MUA-20 zones. He points out that these existing rules are restrictive and have resulted in only one ADU approval in eight years. Kevin Cook, Principal Planner, outlines new state legislation (SB 391, SB 644, and SB 1013) that permits ADUs and rental RVs on properties of at least two acres outside the UGB in exception zones. Land Use staff proposes allowing ADUs and RVs in rural non-resource zones to increase housing options, support multi-generational living, and address community demand. Kevin Cook, Principal Planner, clarifies that this proposal excludes legacy rural centers like Sauvie Island and Bonneville. He opens the floor for commission discussion and policy direction on these proposals.

(00:17:15) Commissioner Nystrom questions the definition of a "permanent rental RV". Kevin Cook, Principal Planner, clarifies it requires a month-to-month rental agreement, not a short-term or vacation rental. Commissioner Bailey expresses general support but asks the county to create a pathway to legalize existing unpermitted structures so residents do not lose current housing. Matt Hastie, MIG consultant, clarifies the state statute regarding RVs, noting it requires a residential rental agreement.

(00:31:07) Commissioner Houle questions the practical value of 900-square-foot ADUs. Matt Hastie, MIG consultant, responds that 900 square feet comfortably accommodates a one- to two-bedroom unit suitable for small households, noting that Clackamas County successfully processes three to four ADU applications a month. Megan Gibb, Director, adds that ADUs act as "silver buckshot" rather than a "silver bullet" for the housing crisis. Kevin Cook, Principal Planner, and Matt Hastie, MIG consultant, clarify that mobile and manufactured homes classify as dwellings under state law, not RVs. Megan Gibb, Director, shifts the discussion to potential design standards, such as the required distance from the main home. Kevin Cook, Principal Planner, presents visual examples of different ADU configurations, including attached units, basement conversions, and tiny homes.

(00:48:45) Commissioner Houle asks how septic capacity is evaluated for new ADUs. Kevin Cook, Principal Planner, explains that City of Portland sanitation staff review any dwelling additions for septic capacity. Chair Kabeiseman joins the meeting, apologizes for his delay, and expresses concern regarding ADU impacts on Significant Environmental Concern (SEC) zones, water resources, and fire risk. Kevin Cook, Principal Planner, and Commissioner Beraka clarify that the proposal applies to exception zones, not resource zones like Exclusive Farm Use (EFU) or Commercial Forest Use (CFU). Kevin Cook, Principal Planner, adds that existing SEC overlay standards still apply and that property owners adjacent to farm or forest zones must sign a covenant acknowledging agricultural and forestry activities.

(01:08:37) Kevin Cook, Principal Planner, and Matt Hastie, MIG consultant, outline the next steps, which include drafting code language, holding community meetings in the fall, and incorporating the ADU standards into the larger code update.

6. Management Schedule Updates and Announcements

(01:09:50) Megan Gibb, Director, announces that land use staff will coordinate with neighborhood associations to schedule the upcoming community meetings. The next tentatively scheduled Planning Commission meeting is September 14th.

(01:11:23) Chair Kabeiseman adjourns the meeting at 7:45 p.m.

Recording Secretary,

Scott Robison