

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

MINUTES OF OCTOBER 5 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) Vice Chair Alexander calls the meeting to order at 6:33 p.m. on October 5, 2026.

2. Roll Call

(00:00:05) Vice Chair Alexander conducts a roll call and declares a quorum present.

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

3. Opportunity for Public Comment on Non-Agenda Items

(00:01:34) 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

(00:01:58) Minutes from the August 11, 2026 meeting are presented for adoption.

(00:02:41) A motion to approve is made by Commissioner Nystrom.

(00:02:55) The motion is seconded by Commissioner Houle.

(00:03:03) A roll call vote is held. The motion to approve minutes is passed unanimously.

5. Zoning Code Improvement Project Update Briefing

(00:03:58) Kevin Cook, Principal Planner, outlines the schedule for upcoming ZCIP public open houses. The meetings occur on October 6th (Sauvie Island Grange), October 7 (Skyline Grange), October 21th (Corbett Fire Station), and October 29th (online). Cook, Principal Planner, explains that the open houses feature information stations covering topics such as code streamlining, farm stores, ADUs, lot of record/compliance, and the National Scenic Area. In response to Vice Chair Alexander, Cook, Principal Planner, confirms that translation services are available for the open houses if requested in advance. He also advises that commissioners attending the open houses do not need special preparation and should engage with the public on topics that interest them.

6. Farm Stores Briefing

(00:14:12) Alex Howard, Deputy Director, presents an overview of House Bill 4153, which mandates that counties allow "farm stores" in Exclusive Farm Use (EFU) zones. The legislation establishes a standards-based approach, removing the previous receipts-based requirements. The bill permits up to 10,000 square feet of permanent enclosed structures, allows kitchens and ready-to-eat food (but prohibits cafe or table service), and authorizes agritourism activities that promote the farm. The state limits local regulations strictly to hours of operation, noise, parking, traffic management, and waste management.

(00:24:02) Alex Howard, Deputy Director, outlines the staff's initial concept of implementing a two-tier review process (Type 1 and Type 3). The Type 1 process involves a simple, low-impact permit with daytime hours and no amplified noise. The Type 3 process requires a public hearing to address variable impacts, allowing for extended evening hours and amplified noise with specific distance requirements. Additional local regulation concepts include parking capacity limits, traffic compatibility assessments, and waste screening.

(00:31:04) Alex Howard, Deputy Director, reviews the timeline, noting that the state law takes effect January 1, 2027. Staff plans to write the local code in the fall, return to the Commission in the winter, and coordinate outreach alongside the ZCIP process.

(00:32:15) Commissioner Nystrom supports aligning Type 1 operating hours with daylight hours, which shift seasonally, and emphasizes the need for enforceable lighting standards to protect dark skies and migratory birds. Commissioner Bailey expresses concern about overly detailed regulations and suggests focusing primarily on off-farm impacts (like noise and light pollution) rather than strict prohibitions.

(00:41:26) Commissioner Beraka agrees with starting with a simple Type 1 process and warns against adopting overly restrictive, HOA-style rules. She advocates for allowing evening hours during the summer when people recreate later in the day. Commissioner Egger highlights the challenges of mandatory timed entry and paved parking limits, noting that Oregon's weather often forces farms to use gravel to prevent vehicles from tracking mud onto public roads. She also asks for clarification on what activities legally promote the farm under the new agritourism definition.

(00:53:32) Vice Chair Alexander asks whether benefit concerts or educational classes (like wreath-making) qualify under the bill. Alex Howard, Deputy Director, confirms that educational classes promoting the farm are specifically allowed by the statute. Alex Howard, Deputy Director, warns that if the county does not adopt local regulations by January 1st, the state statute automatically applies without any local controls on hours, noise, parking, or waste. The Commission and staff agree that a simplified Type 1 checklist is crucial for preventing applicant burnout.

7. Management Schedule Updates and Announcements

(01:41:17) Kevin Cook, Principal Planner, requests that commissioners submit their nominations for Chair, Vice Chair, and Second Vice Chair by the close of business the following day.

(01:45:51) Vice Chair Alexander adjourns the meeting at 8:20 p.m.

Recording Secretary,

Scott Robison