

DEPARTMENT OF COMMUNITY SERVICES
LAND USE AND TRANSPORTATION PROGRAM
MULTNOMAH COUNTY PLANNING COMMISSION

MINUTES OF NOVEMBER 4, 2013

- I. **Call to Order:** Chair John Ingle called the meeting to order at 6:30 p.m. on Monday, November 4, 2013 at the Multnomah Building, Room 101, located at 501 SE Hawthorne Blvd., Portland, OR.
- II. **Roll Call:** Present – Chair Ingle, Vice-Chair Jim Kessinger, Paul DeBoni, Chris Foster, Bill Kabeiseman, Katharina Lorenz, Larry Peterson, John Rettig, Jeremy Sievert.
Absent - None
- III. **Approval of Minutes: October 7, 2013.**
Motion by DeBoni; seconded by Sievert, Rettig abstained.
Motion passed.
- IV. **Opportunity to Comment on Non-Agenda Items:**
None.
- V. **Worksession: Amend Description of Violations to Include On-Site Sanitation (PC-2013-3020)**
Lindsey Nesbitt, Multnomah County Senior Planner, presented the staff report for proposed code amendments to Chapter 37 and Chapter 38 to add on-site sanitation violations to the list of violations for which staff could withhold a land use or building permit approval. There is a list of items an applicant must comply with before receiving permit approvals, and the current practice is to withhold approval if there is an on-site sanitation violation. However it was noted that our code does not match the policy and this is intended to rectify that.

The Commissioners agreed that staff should move forward with this item.
- VI. **Worksession: Providing Review Thresholds for Raising Domesticated Fowl in the MUA-20, RR and RC Zones (PC-2013-3094)**
Kevin Cook, Multnomah County Planner, presented the staff report. This item is intended for rural residential zones of one to twenty acres minimums and would not include the resource zones. Because the definition of "livestock" includes domestic fowl, we believe this is an outright allowed use, however in these zones, it is a conditional use to raise fowl for profit. A conditional use permit is a fairly rigorous process that requires a hearing. Staff believes there should be a middle ground to allow for a review use to raise domesticated fowl for profit. The staff report contains a comparison table between the zones in Multnomah County, as well as information about how other jurisdictions manage the raising of domesticated fowl.

In reviewing other jurisdictions, Staff found qualifiers that might help to differentiate between a review use and a conditional use. They include a limitation on the number of fowl, age and gender requirements, set-backs from off-site dwellings, screening and sanitation requirements.

Foster said when it comes to the other counties, it looks like they're making allowed uses subject to these conditions, rather than review uses, which he thought could be an option as well. He also

thought that using a ratio of the number of birds per square foot could capture the wide range of zones we encounter in Multnomah County.

Kessinger added that perhaps there should be a distinction about the type of fowl being raised, and the purpose (i.e. egg-laying vs. meat), as there are variations in the amount of time they would be kept. He liked Lane County's approach, which would allow for a greater number of birds kept for a shorter period of time.

There was discussion about the noise level associated with certain birds. It was thought perhaps there should be a ratio implemented, density, and the care of by-products. There was also some concern about using the correct terminology (i.e. pen vs. coop vs. free-range), and how that is defined. Kessinger suggested broadening the scope to include other animals, such as rabbits.

Cook said he would take the discussion items mentioned this evening and put together some proposed code for another work session at a later date.

VII. Worksession: Proposed 2014 Planning Commission Work Program

Adam Barber, Multnomah County Senior Planner, summarized the proposed 2014 Work Program so the Commissioners have an understanding of the scope of the projects on board and the reasoning behind the prioritization process. He also noted that this is not a mandatory exercise, the Commission is not required to adopt the work program; rather it is an informational process that helps identify priorities and dedicate resources.

Barber noted that 2014 consists of some larger programs than are typical, one of which is the Sauvie Island/Multnomah Channel (SIMC) Rural Plan Area Update, which could affect the meeting schedule for next year.

Barber gave an update of the SIMC project, noting that Winterbrook Planning has been retained as the consultant on this project. So far, there has been one community advisory committee meeting, and we are in the process of scheduling the technical advisory committee meetings. There are three tentative Planning Commission updates throughout the process, and we are considering a couple of open houses on the Island for community outreach.

In closing, he talked about the urban unincorporated areas' Chapter 11, which does not fit with the other Land Use chapters. It's an older code that contains a number of base zones that we do not have authority over, and is rife with outdated information. In thinking about restructuring, we are considering a new chapter, such as Chapter 32, for example. This is a housekeeping issue we would like to tackle if the resources are available in 2014.

Ingle thanked Mr. Barber for the background related to the 2014 workprogram items. Kabeiseman asked about SB 960 regarding agricultural gatherings. Barber directed the commissioners' attention to Exhibit B, which provides project status updates that include a number of the agri-tainment issues, such as mass gatherings and wineries, which have yet to be resolved. There needs to be more discussion and guidance, so this issue may come under the 2015 work program.

Barber asked if the commissioners were ready to finalize the work program this evening, with the amendment of adding the consideration of updating Chapter 11 and potentially rolling it into a new chapter. The commissioners agreed.

VIII. Director's Comments:

Karen Schilling, Planning Director, said that after the September Planning Commission meeting, it was pointed out that our panel did not appear to be very diverse in terms of race and gender. Schilling emphasized that the Commissioners commitment is of great value to us. Since Multnomah County is also committed to diversity, when looking at future recruitments, we will try to reach out to a more diverse community in hopes of attracting a broader audience.

Ingle noted that while that is an admirable task, his recollection is there has been difficulty finding volunteers, which narrows the pool of diverse candidates. Schilling agreed that that has often been a problem, but would be looking at broadening the recruitment efforts in the future.

Barber asked for the Commissioners' opinion about the length of the meetings, whether they preferred shorter, more frequent meetings with less on the agenda, or longer, more intensive meetings. DeBoni said he would rather have fewer intensive meetings than more meetings with a small agenda. Both Ingle and Rettig said it really depends on the content of the agenda items, as they run out of steam towards the end of the longer meetings, especially when there are audience members. They realize that it is sometimes hard to tell when an item is going to take longer than anticipated. Tonight seemed focused, but when there are more intensive agenda items, you feel drained by the end of three hours. It makes for a long day.

Barber mentioned that we anticipate holding some of the 2014 Planning Commission meetings on Sauvie Island to assist with public outreach efforts in regards to the Sauvie Island/Multnomah Channel.

Meeting adjourned at 8:00 p.m.

The next Planning Commission meeting will be December 2, 2013.

Recording Secretary,

Kathy Fisher