

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

MINUTES OF MAY 2, 2016

- I. **Call to Order:** Chair John Ingle called the meeting to order at 6:30 p.m. on Monday, May 2, 2016 at the Multnomah Building, Room 101, located at 501 SE Hawthorne Blvd., Portland, OR.
- II. **Roll Call:** Present - Ingle, Vice-Chair Jim Kessinger, Katharina Lorenz, Chris Foster, Bill Kabeiseman, Susan Silodor, Alicia Denney, Jeremy Sievert, Timothy Wood
Absent - None
- III. **Approval of Minutes: April 11, 2016.**
Motion by Silodor; seconded by Kabeiseman.
Motion passed unanimously.
- IV. **Opportunity to Comment on Non-Agenda Items:**
None.
- V. **Hearing: Update to the Multnomah County Comprehensive Plan and Transportation System Plan (PC-2014-3436)**

Staff Report

Rich Faith, Senior Planner and Project Manager, introduced Joanna Valencia, Transportation Planning and Development Manager and Kevin Cook, Planner. Faith shared some background information and reviewed the purpose of the hearing. He went on to explain that the work began with the formation of a sixteen member Community Advisory Committee (CAC) that developed policies and provided guidance on the project. The CAC was divided into four subcommittees focused on Farm Forest and Rural Economy; Land Use; Air Land Water Wildlife and Hazards; and Transportation and Public Facilities.

He identified the major themes that emerged and are expressed in many of the plan policies.

- Protection of farm and forest lands in compliance with state law as the highest priority
- Maintain current zoning standards that exceed minimum state requirements
- Preserve the rural character through existing and potential new development restrictions
- Consider the impacts of all types of rural development on important wildlife habitat
- Set new standards where appropriate to minimize negative impacts to natural resources – stream corridors, wetlands, wildlife habitat areas

Faith indicated that of the 400 policies and strategies in the document most are up dated or modified versions of existing policy statements from the County Framework Plan and Rural Area Plans. Some of these policies recommend new ideas and establish new direction and programs.

Since the April 11 work session, the County Attorney has reviewed the document and made suggested changes to the draft that is shown in Addendum 1 to Exhibit A of the staff report. Staff finds that none of the policy revisions recommended by the County Attorney's Office alters the meaning of the policy. Therefore staff concurs with those recommended changes.

Valencia stated that the proposed Transportation System Plan (TSP) is unique in that it contains a project list and maps. One of the key maps in the plan is the Bicycle Designation map which looks at the roadways to establish priority bicycling routes based on community feedback. She went on to draw the Commission's attention to ten themes covered by policies in the TSP. They included: Reduce Modal Conflicts; Enhance Safety for all System Users; Manage Travel Demand; Address Increasing Traffic and Safety Issues While Maintaining Rural Character; Bicycle Infrastructure; Better Road Maintenance; Health and Equity; Water Transport; and Wildlife Crossings.

Faith entered four written comments into the record that arrived since the publishing of the staff report. They included correspondence from Steve Baker, Craig Eroh and Andrew Singelakis, Washington County Land Use and Transportation Director, as well as a letter from Kathleen Brennan-Hunter, Metro Parks and Nature Director.

He went on to acknowledge several members of the Advisory Committee present tonight to see their work to its conclusion. He then presented the Commission with three options for their consideration: Recommend approval of both plans without any changes; Recommend approval of the plan with modifications; or recommend denial of the plans. This concluded the staff presentation.

Public Testimony

Gary Shepherd, 600 NE Grand Ave, Portland OR 97232 – Presented Kathleen Brennan-Hunter's testimony and provided an overview of Metro. Metro provided detailed map and language revisions to the plan for consideration (Exhibit H-1). In addition to revised maps and suggested language, Exhibit H-1 contained pictures of recent restoration work at Howell Park on Sauvie Island as well as the Metro Parks and Nature System Plan, Winter 2016.

Commissioner Silodor expressed her concern about the lack of communication between Metro and the residents of Sauvie Island. She encourages Metro to conduct public meetings on the Island to share their intentions for projects in the community.

Commissioner Foster expressed similar concern Metro had not participated in meetings for the past eighteen months and then presenting these revisions at this late stage of the process.

Commissioner Sievert reiterated Commissioner Foster's concern and feels that there is content in the proposed changes that should be considered and didn't feel there would be enough time to review them during the public hearing.

Mr. Shepherd stated that they have been trying to insert themselves in the process for some time but by the nature of the County's community involvement process felt it would be better to comment in total once a draft had been created.

Chair Ingle alluded to the possibility of keeping the record open for interested parties to review the testimony and proposed changes and continuing the hearing to a later date.

Michael Cerbone, Multnomah County Land Use Planning Director, indicated that May 26th would be the next date that the Board room would be available. He also stated that he and Mr. Shepherd had been communicating for the past few months and he encouraged Metro to wait to insert their comments once the CAC had created a draft.

Commissioner Kessinger stated there were suggested changes to the Sauvie Island Plan which is now part of the Comprehensive Framework Plan. He asked if it would be an option to make changes to that part of the plan.

Cerbone replied the Sauvie Island/Multnomah Channel Rural Area Plan is attached to the Comprehensive Plan as Appendix E and that you could make changes to that document but that the Commissioner would be adopting the entire Plan and its Appendixes.

Stephanie Nystrom, 211 NE 365th Ave, Corbett OR 97019 – As a member of the CAC she was encouraged by the amount of public input that was accepted. In addition to the regularly scheduled meetings, her group met three additional times to discuss Accessory Dwelling Units, Agri-tourism and Transportation issues specific to East County. Staff attended all these extra meetings which were greatly appreciated. She recommends adopting Metro's changes 4, 8, 12, and the first part of 15. Not adopt 7, 9, 10, the second part of 15, and 16. She felt that is wasn't the goal of the Multnomah County Comprehensive Plan to tell the world what Metro does so she felt that 1-3 are not relevant.

Andrew Holtz, 6901 SE Oaks Park Way #18, Portland OR 97202 – (Exhibit H-2) He expressed his satisfaction with the experience as a CAC member and felt staff did an exemplary job capturing the concerns and comments of the communities. The document did achieve real consensus. His efforts were focused on Transportation and thanked his fellow sub-committee members for their collaboration. He would have liked to see the point articulated more "that what is special about these rural areas is not despite of the city and the urban area but because of the proximity to the urban area." Commuter traffic is a huge concern and the plans don't address regional traffic and bi-passes to Hwy 26.

Commissioner Kabeiseman asked Mr. Holtz about cut through traffic and wanted his perspective about Washington County's comments about freight movement on Cornelius Pass Road.

Mr. Holtz would caution the County against increasing capacity of any roads serving the rural areas. Bigger roads serving regional interests would further damage rural character and wildlife habitat.

George Sowder, 17817 NW Skyline, Portland OR 97231 - Was a member of the CAC and very impressed with staff and their commitment to the product. He would like to request that the Commission leave the record open for his review on the Metro amendments.

Donis McArdle, 17405 NW Skyline Blvd, Portland OR 97231 – expressed concern that Metro has presented numerous changes at the last moment in the process. Many of the residents in her neighborhood don't understand the process and don't have time to be involved in the process. She expressed concern about Metro's holding in the West Hills and the lack of communication. She also expressed concerns about adding bicycles to Cornelius Pass road. She shared her reservation with the SEC view designation of the west side of the West Hills to protect the view for the Tualatin Valley.

Commissioner Foster drew everyone's attention to the language that specifically states "consider" and that the case has not yet been made to change the designation to SEC-v in that area. Key viewing areas include the Scenic Hwy 30 and the 12,000 acres of Sauvie Island.

Merlin Ramsey, 3026 NW Skyline Blvd, Portland OR 97229 – asked for clarification of the SEC overlay in the West Hills if it would prevent commercial logging and personal timber harvesting on his land. He would like to see a way to “grandfather” this personal use for his father.

Cerbone responded that the Oregon Forest Practices Act would trump the uses prohibited by the overlay. He would need to investigate the issue of personal use of wood not listed in the Forest Management plan established by the property owner. He offered to sit down with Merlin and his father to look at the maps and the resource designation of their property.

Logan Ramsey, 3026 NW Skyline Blvd, Portland OR 97229 – would like to continue the practice of harvesting timber to heat his home. He feels that it is a grandfathered use and would like to see the County add it to the regulations. He shared his concern with proposed mapping changes to the area; the maps presented at the public meetings were small and very hard to make out boundary lines.

Bill Casselman, MP17 Hwy 30, Cassleman Cove Wharf – thanked the Planning Commission for the opportunity comment on the plan. He questions the zoning change to agriculture use on his property and feels that it prohibits his ability to develop his property.

Carol Chesarek, 13300 NW Germantown Road, Portland OR 97231 – she attended most of the CAC meetings and feels that staff and the committee did a great job crafting these policies. She presented written testimony (Exhibit H-3) and felt that the rural lands are not there to create recreation opportunities for urban dwellers and must be protected. She hopes that staff will create larger maps that are legible. She would like to see a map for the Rural Centers and another to show ownership of lands by State, Federal and Metro. She had questions regarding quantities of soil allowed in the GEC code provision for large fills. She expressed support for a new EESE analysis and shared clarification that the conversation regarding SEC was from Hwy 26 and not the entire Tualatin Valley.

Commissioner Foster thanked her for all her contributions as a non-CAC member.

Siva Weilert, 26312 NW St Helens Road, Scappoose OR 97056 – she would like to suggest that sailboats and live-a-boards could help with the low income housing problem and would like to see the regulations remain broad enough to allow this use and generate additional tax revenue for the County.

Chair Ingle closed the public testimony portion of the hearing and asked for a temperature gauge of the Commission for leaving the record open and continuing the hearing.

Commissioner Foster had questions about ODOT’s testimony on the TSP and was concerned that they hadn’t provided their comments earlier. He had specific concerns about Policy 11.

Valencia responded that she had been working with ODOT during their staffing transition and felt that there was some confusion between urban and rural transportation priorities. She hopes that she will get clarification on their testimony before the next hearing. With regard to Policy 11 she explained that the County wanted to explore regional approaches to freight congestion. The tunnel on the Sunset Highway remains a bottle neck and the I-5 and 217 corridors need to be addressed.

Commissioner Kessinger has witnessed crashes on Cornelius Pass and expressed concern with the statement in the TSP that we want to keep the road the same and not increase capacity given Washington County's testimony that we should leave our options open on this issue.

Valencia commented that staff is going through a robust Cornelius Pass safety plan effort in conjunction with the neighbors. There were a number of tiered approaches that come from this effort and the County has funding for the medium cost approaches. These include improved signage and vegetative removal and minor curve improvements. The County will continue to pursue funding for more large scale improvements.

Chair Ingle asked for a motion to keep the public record open for seven days to allow further written comments with a continuation of the hearing to May 26, 2016 for deliberation and no further public testimony at that time.

Kabeiseman moves; Silodor seconds. Motion passed unanimously.

VI. Director's Comments:

Mike Cerbone, Planning Director, stated that the Dark Skies Ordinance will come before you in June. Staff is working on code amendments addressing Agri-tourism, Accessory Structures and Uses as well as FIRM maps of the Sandy River to come before you in the near future.

Meeting adjourned at 8:35 p.m.

The next Planning Commission meeting is scheduled for May 26, 2016.

Recording Secretary,

Stuart Farmer