



WASHINGTON COUNTY PLANNING COMMISSION (PC) MINUTES OF WED., MAY 19, 2021

ALL PUBLIC MEETINGS ARE RECORDED

1. **CALL TO ORDER** - 6:30 p.m. Zoom virtual meeting
The meeting was called to order by Chair Lockwood.

2. **ROLL CALL**

PC Members Present: Blake Dye, Deborah Lockwood, Mark Havener, Jeff Petrillo, Sushmita Poddar, and Benjamin Stadelman; Absent: Matt Wellner

Staff Present: Andy Back, Planning and Development Services (PDS): Theresa Cherniak, Erin Wardell, Jessica Pelz, Suzanne Savin, Todd Borkowitz, Susan Aguilar, and Kurt Walter, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel; Breanna Jackson, Support Services

3. **DIRECTOR'S REPORT** - Andy Back, Manager of PDS:

Updates

- The Board appointed Benjamin Stadelman to the PC (District 4).
- The appointment process for the District 1 PC position continues. The Board is expected to vote on the appointment in June.
- The public review period for the Draft 2021-22 LRP Work Program closed on May 7. The Board will discuss the comments received on June 1 and is expected to adopt the final Work Program on June 22.
- The Board has been discussing land acknowledgements and is scheduled to continue their discussion at the July 20 Work Session.

Today's PC Meeting

Work Sessions on:

- Short Term Rentals (STR) survey results
- Urban Reserves Transportation Study (URTS) update

Upcoming PC Meetings

- June 2 (day) – No agenda items are scheduled, so staff recommends canceling but utilizing the time for a PC training to:
 - Discuss effective communication at PC meetings and possible ground rules
 - Review County Policy No. 301 – *Workplace Discrimination, Harassment, Sexual Assault, and Retaliation Prevention* and applicability to County Boards and Commissions
 - Clarify staff's role during PC meetings and have a refresher on Robert's Rules of Order
- June 16 (night) – Middle Housing and topic to be decided.

PC Discussion and Comments

- A question on why the PC is having a work session on short term rentals if the topic is outside of the scope of land use and transportation.

4. ORAL COMMUNICATIONS – (none)**5. WORK SESSION****a. Short Term Rentals (STR) survey results**

Suzanne Savin, Senior Planner with the LRP Community Planning group of LRP, gave a PowerPoint presentation on the STR survey results. It included detailed description of the online open house survey questions and what we heard and the Board's subsequent direction on the topic. The regulations will focus on the County's urban unincorporated areas.

Staff noted that regulation of STRs will move forward as a license process, which means the regulations will be adopted into the County Code rather than the Community Development Code. As such, the ordinance will not be a land use ordinance and will go directly to the Board of Commissioners. Staff noted this briefing is intended to close the loop with the PC since the topic has been discussed at past PC meetings.

b. Urban Reserves Transportation Study (URTS) update

Erin Wardell, Principal Transportation Planner, and Jessica Pelz, Senior Planner, both with the LRP Transportation Planning group, gave a PowerPoint presentation on the URTS and long-range transportation planning for Washington County's urban reserve areas. Staff expects to file ordinances for this project in mid-July.

PC Discussion and Comments

- A question on whether future growth is projected to occur similarly to past growth and how projections consider a potential increase in remote work.
- A question on how congestion in corridors like OR 99W and OR 217 will be alleviated.
- Comments that:
 - Transportation project discussions should include TriMet and consider climate goals;
 - More covered bus stands will better ensure ridership;
 - Streets are not merely connectors but work to create places where people can gather to help develop a sense of community and belonging; and
 - Affordable housing needs to be assured in new development so that average and lower wage families do not get pushed to the urban fringes where transit investment is often lacking.
 - Adequate public involvement should be ensured on transportation projects.

c. CONSIDERATION OF MINUTES – (none)**d. PC COMMUNICATION**

A PC member communicated for the record that a bias incident occurred at a past PC meeting when a sitting PC member was treated disrespectfully and that the County has recognized this and is working toward ensuring such incidents don't occur again. She noted the hope to have a safe and welcoming space for Planning Commission members.

e. ADJOURN: 7:52 p.m.

Chair Lockwood
Washington County Planning Commission

Andy Back, Secretary
Washington County Planning Commission

Minutes approved this _____ day of _____, 2021
Submitted by LRP Staff