



PUBLIC MEETING NOTICE  
FOR THE  
WASHINGTON COUNTY PLANNING COMMISSION

CHARLES D. CAMERON PUBLIC SERVICES BUILDING (AUDITORIUM)  
155 N FIRST AVENUE, HILLSBORO, OR 97124

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WEDNESDAY, OCTOBER 5, 2016

PUBLIC MEETING 1:30 PM

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Prior to scheduled public hearing items, the Planning Commission schedules time to receive briefings from county staff as work session items. These briefings provide the Planning Commission an opportunity to conduct informal communications with each other, review the agenda, and identify questions they may ask before taking action on the agenda items during the public meeting. No public testimony is taken on work session items.

Following work session briefings, the Planning Commission considers items published in their agenda, including scheduled public hearing items and consideration of minutes. The public is welcome to speak during the public hearing portions of the meeting. The public may also speak on any item not on the agenda during the Oral Communications section of the agenda.

Upon request, the county will endeavor to arrange provision of the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. If you need a sign language interpreter, assistive listening device, or a language interpreter, please call 503- 846-3519 (or 7-1-1 for Telecommunications Relay Service) by 5:00 p.m. on the Monday preceding the meeting date.

A handwritten signature in black ink, appearing to read "Andy Back", is written over a horizontal line.

**Andy Back**

Planning and Development Services Division Manager

# WASHINGTON COUNTY PLANNING COMMISSION

## CHARLES D. CAMERON PUBLIC SERVICES BUILDING AUDITORIUM

The Planning Commission welcomes your attendance at the Public Meeting. If you wish to speak on a public hearing agenda item or during Oral Communications, please feel free to do so. Time is generally limited to five minutes for individuals and 10 minutes for an authorized representative of a Citizen Participation Organization (CPO). The Chair may adjust the actual time limits. However, in fairness to others, we respectfully ask your cooperation on the following:

Please follow sign-in procedures located on the table by the entrance to the auditorium.

- When your name is announced, please be seated at the table in front and state your name and home or business address for the record.
- Groups or organizations wishing to make a presentation are asked to designate one spokesperson in the interest of time and to avoid repetition.
- When more than one citizen is heard on any matter, please avoid repetition in your comments. Careful attention to the previous speakers' remarks will be helpful in this regard.
- If you plan to present written testimony at the hearing, please bring 15 copies for distribution to Commission members and staff.

### PUBLIC MEETING DATES

#### BOARD OF COMMISSIONERS WORK SESSIONS

8:30 a.m. 1st and 3rd Tuesdays

2:00 p.m. 4th Tuesday

#### BOARD OF COMMISSIONERS MEETINGS

10 a.m. 1st and 3rd Tuesdays

6:30 p.m. 4th Tuesday

#### PLANNING COMMISSION MEETINGS

1:30 p.m. 1st Wednesday

6:30 p.m. 3rd Wednesday

***Note: Occasionally it may be necessary to cancel or add a meeting date.***



**PUBLIC MEETINGS BEFORE THE PLANNING COMMISSION  
CHARLES D. CAMERON PUBLIC SERVICES BUILDING**

**WEDNESDAY      OCTOBER 5, 2016      1:30 PM**

**AGENDA**

**CHAIR:**                                A. RICHARD VIAL  
**VICE-CHAIR:**                        LILES GARCIA  
**COMMISSIONERS:**                ED BARTHOLEMY, TEGAN ENLOE, MARY MANSEAU,  
   ANTHONY MILLS, JEFF PETRILLO, ERIC URSTADT, MATT WELLNER

**PUBLIC MEETING (AUDITORIUM)**

- 1. CALL TO ORDER – 1:30 PM**
- 2. ROLL CALL**
- 3. DIRECTOR'S REPORT**
- 4. WORK SESSION**
  - a. Engineering Standards
  - b. Food Carts
  - c. Meeting Minute Content
- 5. ORAL COMMUNICATIONS (Limited to items not on the agenda)**
- 6. CONSIDERATION OF MINUTES**
  - a. August 17, 2016
  - b. September 7, 2016
- 7. PUBLIC HEARING**
- 8. ADJOURN**



## WASHINGTON COUNTY PLANNING COMMISSION MINUTES OF WEDNESDAY, AUGUST 17, 2016

### ALL PUBLIC MEETINGS ARE RECORDED

#### 1. CALL TO ORDER: 6:30 P.M. Public Services Building Auditorium

The meeting was called to order by Chair Vial.

#### 2. ROLL CALL

Planning Commission (PC) members present: A. Richard Vial, Tegan Enloe, Liles Garcia, Mary Manseau, Anthony Mills, Eric Urstadt, and Matt Wellner. PC members absent: Ed Bartholemy, and Jeff Petrillo.

Staff present: Andy Back, Theresa Cherniak, Stephen Shane, John Floyd, and Susan Aguilar, Long Range Planning (LRP); Rick Sanai, County Counsel.

#### 3. DIRECTOR'S REPORT

Andy Back, Manager for the Planning and Development Services, provided the PC with updates:

- Starting in December of this year, all the PC meetings will temporarily be held at the City of Hillsboro's Shirley Huffman Auditorium. The meeting times will stay the same. The April 5 and 19, 2017 PC meeting times will switch.
- Ordinance No. 801 – North Bethany Buffer was remanded by the Land Use Board of Appeals (LUBA) and subsequently appealed to the Court of Appeals. The parties to the appeal have come to an agreement on this issue and have dropped the appeal, therefore the County can now act on the LUBA remand. There will be a Board of Commissioners (Board) hearing on September 20, 2016 regarding engrossment to Ordinance No. 801. Courtesy notices will be sent out this week regarding this ordinance.
- The Board ordered the engrossment of Ordinance No. 810 to include:
  - Prohibition of all commercial marijuana businesses in Future Development Districts (FD 10 and 20)
  - Limitations on the number of commercial recreational marijuana business licensees of each type (production, processing, wholesale, or retail) to one license for each tax lot.
  - Setbacks from the property lines of 25' for indoor production and processing facilities and 50' for outdoor production for areas outside the Urban Growth Boundary. Buildings existing as of the effective date of the ordinance are exempt from this additional setback requirement
- Upcoming PC meetings:
  - A PC hearing is scheduled for Ordinance No. 816 – TSP (Roy Rogers Road) on September 7.
  - Currently there are no agenda items scheduled for September 21, 2016.
  - There may possibly be a King City Urban Planning Area Agreement coming before the PC, and a possible work session regarding transportation planning and engineering.

**Department of Land Use & Transportation · Planning and Development Services  
Long Range Planning**

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**4. WORK SESSION**

None

**5. ORAL COMMUNICATIONS**

None

**6. CONSIDERATION OF MINUTES**

Commissioner Wellner prior to approving the minutes stated he was not present at the July 20, 2016 PC meeting and that he would be abstaining from voting on these meeting minutes.

- June 15
- July 6
- July 20

Commissioner Mills moved to approve the June 15, and July 6, 2016 minutes. Commissioner Manseau seconded motion. **Vote: 7-0. Motion passed.**

Commissioner	Vote
Bartholemy	Absent
Enloe	Yes
Garcia	Yes
Manseau	Yes
Mills	Yes
Petrillo	Absent
Urstadt	Yes
Vial	Yes
Wellner	Yes

Commissioner Mills moved to approve the July 20, 2016 minutes in the revised version presented. Commissioner Garcia seconded motion. **Vote: 6 – 0 – 1. Motion passed.**

Commissioner	Vote
Bartholemy	Absent
Enloe	Yes
Garcia	Yes
Manseau	Yes
Mills	Yes
Petrillo	Absent
Urstadt	Yes
Vial	Yes
Wellner	Abstained

**7. PUBLIC HEARING**

**a. Ordinance Hearing**

Ordinance No. 815 - Wineries

Theresa Cherniak, Principal Planner and Anne Kelly, Associate Planner from the Community Planning section of LRP provided a PowerPoint presentation regarding Ordinance No. 815 – Wineries. This ordinance was authorized by the Board as part of the 2016 LRP Work Program. Staff provided an overview on current state legislation affecting Standard and Large Wineries in EFU/AF-20 districts, including various allowed activities/uses. Staff explained that this ordinance makes amendments to winery standards that have been in place since 1990. Staff also indicated that these amendments reflect state statute that all counties in Oregon must implement, primarily enacted via Oregon’s House Bill 3280 from 2011 and Senate Bill 841 which became effective in 2013.

Recommendation

- Recommend approval to the Board with minor amendments as shown in the staff report and reflected in Attachment B.

Written Testimony received in Ordinance No. 815

Written testimony included comments from the following parties:

- Planning Commissioner Mary Manseau
- Planning Commission Chair A. Richard Vial
- LRP Staff Responses to the above

Discussion

- Several PC members deliberated over perceived merits and shortcomings of the state statutes applicable to wineries
- One Planning Commissioner expressed enforcement concerns
- Another expressed reluctance to support adoption of state winery standards and a concern that winery allowances of the state are not in balance with those permitted for non-winery farm uses
- Staff noted that the state applies separate legislation to activities allowed at wineries (which counties must implement) vs. certain activities that may be allowed on non-winery farmlands (which counties are not required to adopt)

Final Vote

Commissioner Mills moved to recommend approval of Ordinance No. 815 to the Board of Commissioners with minor amendments proposed by staff. Commissioner Garcia seconded motion. **Vote: 5 – 2. Motion passed.**

Commissioner	Vote
Bartholemy	Absent
Enloe	Yes
Garcia	Yes
Manseau	No
Mills	Yes
Petrillo	Absent
Urstadt	Yes
Vial	No
Wellner	Yes

**8. ADJOURN: 7:32 P.M.**

There being no further business to come before the Planning Commission, the meeting was adjourned.

\_\_\_\_\_  
A. Richard Vial  
Chairman, Washington County  
Planning Commission

\_\_\_\_\_  
Andrew Singelakis  
Secretary, Washington County  
Planning Commission

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Submitted by Long Range Planning Staff

DRAFT



## WASHINGTON COUNTY PLANNING COMMISSION MINUTES OF WEDNESDAY, SEPTEMBER 7, 2016

### ALL PUBLIC MEETINGS ARE RECORDED

#### 1. CALL TO ORDER: 1:30 P.M. Public Services Building Auditorium

The meeting was called to order by Chair Vial.

#### 2. ROLL CALL

Planning Commission (PC) members present: A. Richard Vial, Ed Bartholemy, Tegan Enloe, Liles Garcia, Mary Manseau, Anthony Mills, Jeff Petrillo, Eric Urstadt, and Matt Wellner.

Staff present: Andy Back, Theresa Cherniak, Erin Wardell, Steve Kelley, John Floyd, and Susan Aguilar, Long Range Planning (LRP); Russ Knoebel, Capital Project Management; Jacquilyn Saito-Moore, County Counsel.

#### 3. DIRECTOR'S REPORT

Andy Back, Manager for the Planning and Development Services (PDS), provided the PC with updates:

- Ordinance No. 816 is the last ordinance of the season.
- No King City Urban Planning Area Agreement (UPAA) amendments are scheduled for this year. Staff is still in discussion with King City regarding developing amendments to the agreement.
- The first Technical Advisory Group for the Aloha Tomorrow project will meet next week. CH2M is the prime consultant selected for this project. Sub-contractors are: Angelo Planning Group, DKS Associates, and Johnson Economics.
- Funds received from a TGM grant will be devoted to research transit operations on Tualatin Valley (TV) Highway; which includes researching high capacity transit and bus rapid transit (BRT) along TV Highway.
- Commissioners Garcia and Manseau PC terms will end January 2017. Recruitment will open soon for these PC member positions.
- Staffing updates:
  - Tom Harry is the interim Principal Planner for Current Planning. He will replace Wayne Hayson who has moved to the private sector.
  - LRP will be hiring an Affordable Housing Senior Planner
- PDS statistics for current planning and building for FY 2015-2016

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Chair Vial asked if there were any objections to moving the next pc meeting to the first meeting in October. With no objection, he canceled the next PC meeting of September 21, 2016.

**4. WORK SESSION**

None

**5. ORAL COMMUNICATIONS**

None

**6. CONSIDERATION OF MINUTES**

- **August 3, 2016**

**Commissioners Petrillo and Bartholemy were not present at the August 3, 2016 PC meeting and therefore abstained from voting.**

Commissioner Manseau moved to approve the August 3, 2016 PC meeting minutes with revisions. Commissioner Garcia seconded motion. **Vote: 7 – 0 – 2. Motion passed.**

Commissioner	Vote
Bartholemy	Abstained
Enloe	Yes
Garcia	Yes
Manseau	Yes
Mills	Yes
Petrillo	Abstained
Urstadt	Yes
Vial	Yes
Wellner	Yes

**7. PUBLIC HEARING**

- a. Ordinance Hearing

Ordinance No. 816 – Transportation System Plan (Roy Rogers Road)

Steve Kelley, Senior Transportation Planner with the LRP section presented a PowerPoint presentation regarding Ordinance No. 816. Staff provided background and overview information regarding ordinance, alternative solutions, as well as information regarding the Willamette Water Supply Project. A traffic analysis was completed identifying Roy Rogers Road as exceeding motor vehicle performance targets.

Russ Knoebel, Principal Engineer from Capital Project Management discussed various funding sources and projects.

Nick Augustes, Project Manager for the Tualatin Valley Water District provided information regarding the alignment of the Willamette Water Supply Project relative to Roy Rogers Road.

Recommendation

- Conduct the public hearing and recommend the Board of Commissioners (Board) adopt Ordinance No. 816 as filed.

Discussion

The PC had some general questions and comments regarding:

- The content and conclusions of the traffic study informing the recommendation.
- The alignment and timing of the Willamette Water Supply Project.
- Future project funding for widening of Roy Rogers Road.
- Outreach to adjacent landowners and potential farm impacts.
- Potential future road cross-sections.

Vote:

Commissioner Mills moved to recommend Ordinance No. 816 as written to the Board. Commissioner Garcia seconded motion.

Commissioner Petrillo moved to amend the motion to include design conditions 1 – 8 on page 13 of the Obec Consulting Engineer’s report, to avoid significant changes in farm conditions. Commissioner Manseau seconded motion.

After discussion, Commissioner Petrillo withdrew his motion to amend. Commissioner Manseau withdrew second to the motion.

Commissioner Mills moved to recommend Ordinance No. 816 as written to the Board. Commissioner Garcia seconded motion. **Vote: 9 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Enloe	Yes
Garcia	Yes
Manseau	Yes
Mills	Yes
Petrillo	Yes
Urstadt	Yes
Vial	Yes
Wellner	Yes

Commissioner Petrillo moved that the PC recommend the following conditions for the Board to consider relative to Ordinance No. 816: 1.) Consider reducing proposed five lane width to four lanes with left hand turn lanes at major intersections, where feasible 2.) Adoption of design conditions 1-8 as

shown in the Obec Consulting Engineer’s report on page 13. Commissioner Manseau seconded motion. **Vote: 1 – 8. Motion failed.**

Commissioner	Vote
Bartholemy	No
Enloe	No
Garcia	No
Manseau	No
Mills	No
Petrillo	Yes
Urstadt	No
Vial	No
Wellner	No

**10. ADJOURN: 3:05 P.M.**

There being no further business to come before the Planning Commission, the meeting was adjourned.

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A. Richard Vial  
 Chairman, Washington County  
 Planning Commission

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Andrew Singelakis  
 Secretary, Washington County  
 Planning Commission

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Submitted by LRP Staff