PUBLIC MEETING NOTICE
FOR THE
WASHINGTON COUNTY PLANNING COMMISSION
CHARLES D. CAMERON PUBLIC SERVICES BUILDING AUDITORIUM
155 N FIRST AVENUE, HILLSBORO, OR  97124

WEDNESDAY, DECEMBER 18, 2019  PUBLIC MEETING  6:30 PM

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 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 before the meeting date.

Andy Back
Planning and Development Services Division Manager
The Planning Commission welcomes your attendance at the Public Meeting. Please feel free to speak on a public hearing agenda item or during oral communications. 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 time limits. 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 of the Commission 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 speaker is heard on any matter, please avoid repetition in your comments and be mindful of previous speakers’ remarks.
- If you plan to submit written testimony at the hearing, please bring 15 copies for distribution to Commission members and County staff.

### PUBLIC MEETING DATES

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<thead>
<tr>
<th>BOARD OF COMMISSIONERS WORK SESSIONS</th>
<th>PLANNING COMMISSION MEETINGS</th>
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<tr>
<td>8:30 a.m. 1st and 3rd Tuesdays</td>
<td>1:30 p.m. 1st Wednesday</td>
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<td>2 p.m. 4th Tuesday</td>
<td>6:30 p.m. 3rd Wednesday</td>
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<tr>
<th>BOARD OF COMMISSIONERS MEETINGS</th>
<th>Note: Occasionally it may be necessary to cancel or add a meeting date.</th>
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<tbody>
<tr>
<td>10 a.m. 1st and 3rd Tuesdays</td>
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<td>6:30 p.m. 4th Tuesday</td>
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PUBLIC MEETINGS BEFORE THE PLANNING COMMISSION
CHARLES D. CAMERON PUBLIC SERVICES BUILDING

WEDNESDAY        DECEMBER 18, 2019         6:30 PM

AGENDA

CHAIR: A. RICHARD VIAL
VICE-CHAIR: JEFF PETRILLO
COMMISSIONERS: ED BARTHOLEMY, IAN BEATY, TEGAN ENLOE, DEBORAH LOCKWOOD,
               ANTHONY MILLS, ERIC URSTADT, MATT WELLNER

PUBLIC MEETING (AUDITORIUM)

1. CALL TO ORDER – 6:30 PM
2. ROLL CALL
3. DIRECTOR'S REPORT
4. ORAL COMMUNICATIONS (Limited to items not on the agenda)
5. WORK SESSION
   a. Road Design and Construction Standards
   b. Significant Natural Resources (SNR) Draft Program Review & Assessment (continued
      from Oct. 16, 2019)
   c. House Bill (HB) 2001 Briefing
6. CONSIDERATION OF MINUTES
   a. September 4, 2019
7. ADJOURN
WASHINGTON COUNTY PLANNING COMMISSION
MINUTES OF WEDNESDAY, SEPTEMBER 4, 2019

ALL PUBLIC MEETINGS ARE RECORDED

1. CALL TO ORDER: 1:30 P.M. Charles D. Cameron Public Services Building - Auditorium

The meeting was called to order by Chair Vial.

2. ROLL CALL


Staff present: Andy Back, Planning and Development Services (PDS), Theresa Cherniak, Todd Borkowitz and Traci Shirley, Long Range Planning (LRP); Paul Schaefer, Current Planning; Destanee Smay, LUT Administration; and Jacquilyn Saito-Moore, County Counsel.

2. DIRECTOR’S REPORT

Andy Back, PDS manager, provided the PC with the following:

Staff is recommending there be one PC meeting per month following the ordinance season to hold Work Session topics.

PC engaged in discussion regarding proposed PC Work Session topics handout. The PC agreed upon tentative dates, times, and topics.

- Suggested the PC monthly meeting be in the evenings

Board of Commissioners (Board) action since the last PC meeting:

- The Board adopted the following ordinances:
  - A-Engrossed Ordinance No. 851 – updates to the Transportation System Plan (TSP)
  - Ordinance No. 854 – Amendments to the Rural/Natural Resource Plan (RNRP) related to Baker Rock Resources/Farmington Quarry; and
  - Ordinance No. 857 – Amendments to the Comprehensive Framework Plan (CFP) for the Urban Area, the Aloha-Reedville-Cooper Mountain Community Plan, and the Community Development Code (CDC) to adopt Pedestrian-Oriented Mixed-Use districts and apply them in the Aloha Town Center area.
The Board ordered engrossment of Ordinance No. 858 – an Omnibus ordinance relating to:
- City/County coordination; and
- Development standards associated with
  - Scoggins Dam at Henry Hagg Lake; and
  - Special Use quarries.

Chair Vial moved to cancel PC meetings on Oct. 2, Nov. 6 and Dec. 4, 2019.
**Vote: 6 – 0. No objection. Motion passed.**

3. ORAL COMMUNICATIONS

(None)

4. PUBLIC HEARING

a. Ordinance No. 860 – Tektronix, Inc. Development Agreement

Theresa Cherniak, principal planner with the Community Planning group of the LRP section gave a Power Point presentation on Ordinance No. 860, extending the current development agreement for one year to allow staff time to revisit the terms of the agreement and determine if future changes are needed. The current agreement will expire on Nov. 1, 2019, unless it’s extended by this proposed action.

Staff recommendations:
- Conduct the public hearing; and
- Recommend approval of the Tektronix, Inc. Development Agreement extension to the Board.

PC questions:
- Have all street improvement projects listed in the staff report been completed?
- Were past amendments to the agreement approved by the Board as ordinances?
- Will Tektronix be requesting any rezoning in the near future?

Final vote:
Commissioner Mills moved to recommend approval of Ordinance No. 860 to the Board. Beaty seconded motion. **Vote: 6 – 0. Motion passed.**

**Yes:** Beaty, Lockwood, Mills, Petrillo, Vial, and Wellner; **No:** (None); **Abstain:** (None) and **Absent:** Bartholomey, Enloe and Urstadt.

5. CONSIDERATION OF MINUTES

Commissioner Mills moved to approve the July 24, 2019 PC meeting minutes. Commissioner Lockwood seconded motion. **Vote: 5 – 0 – 1. Motion passed.**

**Yes:** Beaty, Lockwood, Mills, Petrillo, and Vial, **No:** (None); **Abstain:** Wellner; **Absent:** Bartholomey, Enloe, and Urstadt.
6. ADJOURN: 1:55 P.M.

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

______________________________  ______________________________
A. Richard Vial      Stephen Roberts
Chairman, Washington County  Secretary, Washington County
Planning Commission  Planning Commission

Minutes approved this _________ day of ______________________________, 2019

Submitted by LRP Staff