WASHINGTON COUNTY PLANNING COMMISSION
MINUTES OF WEDNESDAY, JUNE 3, 2020

ALL PUBLIC MEETINGS ARE RECORDED

1. CALL TO ORDER: 1:30 p.m. ZOOM VIRTUAL MEETING

The meeting was called to order by Chair Petrillo.

2. ROLL CALL

Present: Ian Beaty, Mark Havener, Deborah Lockwood, Anthony Mills, Jeff Petrillo, Sushmita Poddar, Eric Urstadt and Matt Wellner.

Staff: Andy Back, Planning and Development Services (PDS); Theresa Cherniak, Anne Kelly, Kim Armstrong, Todd Borkowitz, and Susan Aguilar, Long Range Planning (LRP) and Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR'S REPORT

Andy Back, Manager of PDS:

- Tom Harry, the Current Planning group's Principal Planner, has retired. The department will soon be selecting someone to replace him.
- On May 22 the Land Conservation and Development Commission (LCDC) voted to impose an Enforcement Order on the County, finding the County out of compliance with Goal 5 (Significant Natural Resources). LCDC imposed an injunction on development applications that may impact wildlife habitat until the issue is sufficiently addressed and gave Washington County (County) until May 1, 2021 to rectify the issue. The order will be lifted once an ordinance is adopted by the County to address the relevant issues. The County will continue to process applications for proposed projects. Staff is developing a 'frequently asked questions' page for the website to provide the information to the public.

<u>Today's Work Session briefings</u>

- Rural regulations
- House Bill (HB) 2001: "middle housing bill" rulemaking

<u>Upcoming PC meetings</u>

June 17 (via Zoom: 6:30 p.m. start):

- Hearing on Breweries and Cideries Ordinance No. 864
- Short term rentals update

July 1 (via Zoom; 1:30 p.m. start) possible briefings:

- Applying Future Development 20-Acre District (FD-20) to new Urban Growth Boundary (UGB) expansion areas
- Tektronix development agreement

4. ORAL COMMUNICATIONS

(none)

5. WORK SESSION

a. Rural Regulations update

Anne Kelly, Senior Planner with the LRP Community Planning group provided a PowerPoint presentation (PPT) on the relationship between state and county farm and forest land regulations, the subject of an upcoming issue paper intended to aid in decision making on rural ordinances. Staff stated that a presentation to the Board of Commissioners (Board) is scheduled for July 14.

b. House Bill (HB) 2001 update

Theresa Cherniak, Principal Planner and Kim Armstrong, Senior Planner with the LRP Community Planning group provided a PPT on HB 2001 rulemaking, which is intended to provide for a more diverse mix of housing types by reducing barriers to middle housing in order to:

- Encourage more diverse housing
- Provide housing options for people who may not be able to afford a detached single-family home on its own lot
- Increase housing affordability by:
  - Increasing the amount of housing units, and
  - Encouraging smaller housing units

Staff also discussed HB 2001 provisions, exclusions, rulemaking, the schedule for County action and next steps. The County has until June 30, 2022 to develop and adopt regulations.

Next steps:

- Board briefing expected in July or Aug. 2020
- Ordinance(s) anticipated in 2021 and/or 2022
- Oregon Department of Land Conservation and Development (DLCD) Technical Assistance grant to provide economic analysis
- Community engagement process may help craft regulations once rulemaking is complete

<u>PC Discussion and questions</u>

- Will HB 2001 will have building or density regulations for tiny homes, and will accessory dwelling units (ADUs) will be addressed in the Short-Term Rentals (STR) Issue Paper?
- Will on-street parking maximums or minimums apply? Large developments with insufficient parking will impact livability.
- We need more high-density developments near single-family areas to provide a broader variety of affordable housing options that will keep larger families closer together. As seen in Portland, more housing options can minimize gentrification and modernize communities so that affordable housing does not just get pushed out to the fringes.

- Will these new regulations override homeowner association (HOA) rules?
- Consider how best to encourage fee simple ownership.
- There are deterrents to middle housing that make it challenging to build in areas that would otherwise be deemed relatively market affordable.
- Will system development charges (SDCs) apply to new middle housing?
- What will be the impacts of middle housing on system planning for infrastructure such as water, sanitary, storm and transportation?

6. CONSIDERATION OF MINUTES

a. Feb. 19, 2020
Commissioner Mills moved to approve the Feb. 19, 2020 PC meeting minutes. Commissioner Lockwood seconded motion. **Vote: 8-0. Motion passed.**

Yes: Beaty, Havener, Lockwood, Mills, Petrillo, Poddar, Urstadt and Wellner (unanimous).

7. PLANNING COMMISSION COMMUNICATIONS

- Follow-up from May 20, 2020 PC meeting regarding rural regulations for processing marijuana.
  - The County should review marijuana processing.
  - Are there any new marijuana processing facilities in Washington County?
- Interest in the County Sherriff's Office speaking at an upcoming PC meeting regarding Short-term Rentals (STRs) issues.
- PC meeting schedule discussion:
  - Should the PC request permission from the Board to allow it to set its meeting schedule?
  - An option would be to omit Section 4a, 1 and 2 of the Rules of Procedure, which states PC meeting times.

<u>Vote</u>
Commissioner Mills moved to recommend amending the PC Rules of Procedure by deleting Section 4a, 1 and 2 to provide more flexibility for the PC. The motion was seconded by Commissioner Poddar.
Vote: 2-5-1. Motion failed.

Yes: Mills, Poddar; No: Havener, Lockwood, Petrillo, Urstadt, Wellner; Abstained: Beaty

8. ADJOURN: 3:50 p.m.

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Jeff Petrillo, Chair	Andy Back, Secretary
Washington County Planning Commission	Washington County Planning Commission

Minutes approved this _____ day of _____, 2020

Submitted by LRP Staff