



## 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**

155 N First Avenue, Suite 350 MS 14 · Hillsboro, OR 97124-3072

Phone: 503-846-3519 · Fax: 503-846-4412

[www.co.washington.or.us](http://www.co.washington.or.us) · [lutplan@co.washington.or.us](mailto:lutplan@co.washington.or.us)

**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)

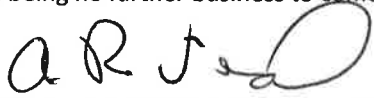
Final Vote

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

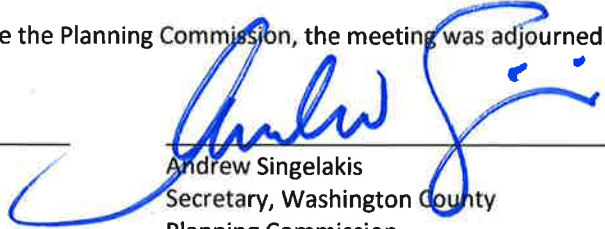
8. **ADJOURN: 7:32 P.M.**

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 6 day of October, 2016

Submitted by Long Range Planning Staff