



**WASHINGTON COUNTY PLANNING COMMISSION (PC)  
MINUTES OF WEDNESDAY, JULY 15, 2020**

**ALL PUBLIC MEETINGS ARE RECORDED**

**1. CALL TO ORDER: 6:30 p.m. Zoom Virtual meeting**

The meeting was called to order by Chair Petrillo.

**2. ROLL CALL**

PC Members Present: Ian Beaty, Mark Havener, Deborah Lockwood, Anthony Mills, Jeff Petrillo, Sushmita Poddar (joined at 6:41 p.m.), and Matt Wellner; Absent: Eric Urstadt

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

**3. DIRECTOR'S REPORT**

Andy Back, Manager of PDS:

- The County will conduct a six - week recruitment July 21 to Sept. 1 for the District 3 PC position vacated by Bart Dickson. Please help spread the word.
- Reminder: The OAPA Planning Commissioner Training is scheduled for Sept. 16 from 5:30 p.m. to 7:30 p.m. Registration details should be available soon. Please let staff know if you have interest in attending.

Today's Work Session Briefings

- Ord. No. 867 – Safe Parking
- Ord. No. 869 – Significant Natural Resource (SNRs) regulations

Upcoming PC Meetings

Aug. 5 (via Zoom; 1:30 p.m. start):

- Hearings on the following:
  - Ord. No 865 – Urban Growth Boundary (UGB) Expansion Areas
  - Ord. No. 866 – Minor Amendments
  - Ord. No. 867 – Safe Parking

Aug 19 (via Zoom; 6:30 p.m. start):

- Hearings on the following:
  - Ord. No 868 – Tektronix Development Agreement
  - Ord. No. 869 – SNR regulations

#### 4. ORAL COMMUNICATIONS

(none)

#### 5. WORK SESSION

##### a. Ordinance No. 867 – Safe Parking

Anne Kelly, Senior Planner with the LRP Community Planning group provided a PowerPoint presentation on the proposed ordinance. Staff discussed the ordinance purpose: allow safe parking/camping for homeless persons as part of a program to help them transition to stable housing. Beaverton requested the ordinance and its basic provisions as part of the FY 2020-2021 LRP Work Program so that the city may extend its own program to serve a site in urban unincorporated Washington County. Staff communicated the legal background/context for the ordinance, similar programs in Beaverton and other areas, proposed Community Development Code (CDC) provisions intending to exempt the use from permit requirements, proposed program rules in another resolution and order, and the project timeline.

##### PC Discussion and Comments

- What would the applicant cost be?
- Questions about how the program might operate, including: Who would inspect and enforce requirements for vehicle proximity to a structure, maximum length of stay and management of waiting lists?
- A use exempt from the permitting requirement wouldn't be subject to public notice to neighbors or an appeal process. Although a Type I development review would not require notice, a Type II or III process would. Without such a permit requirement, neighboring property owners who view safe vehicle parking/camping as an impediment to their property use would not have access to public process for providing feedback.
- Houseless people, including ones who drive cars, often have mobility concerns.
- Some toilet facilities should meet accessibility standards.
- The maximum number of cars allowed on a site using the program provisions should be tied to lot size.
- This is a human rights issue and the PC should be encouraging efforts to provide safe places so people can stay in vehicles safely and with dignity. There should be minimal regulation to make this program as accessible as possible. There is a failure of governance system when anybody should have to live on the street and in their cars.

##### b. Significant Natural Resources (SNR)

Theresa Cherniak, Principal Planner and Michelle Miller, Senior Planner provided a PowerPoint presentation on the upcoming SNR ordinance. Staff provided an update on the current enforcement order issued on June 1, and why the state determined that the County was out of compliance with Goal 5, and the proposed ordinance intended to address the Order. The County was given a May 1, 2021 deadline to adopt regulations addressing the subjective standards in the Community Development Code. An injunction on all new urban residential land division and development applications that may impact mapped wildlife habitat areas was issued as part of the Enforcement Order. Projects submitted before June 1, including building permits that do not impact wildlife habitat and projects subject to a previous land use decision, are not affected by the injunction.

PC Discussion and Comments

- Is the County required to document green spaces in community plan maps? If so, why are certain green spaces not included?
- What does “safe harbor” mean?
- Does field verification happen after a permit application is submitted? Does the County provide the field verification?
- Tree protections in and outside of SNR areas should be explored.
- Construction on sites with SNRs is costly for developers and being cognizant of this is important. The issue should not just be about saving trees, particularly when policy and standards could significantly impact an entire industry.

**6. CONSIDERATION OF MINUTES**

**a. May 20, 2020**

Commissioner Petrillo moved to approve the May 20, 2020 PC meeting minutes.

**Vote: 7 – 0. Motion passed.** (unanimous)

**b. June 3, 2020**

Commissioner Petrillo moved to approve the June 3, 2020\_PC meeting minutes.

**Vote: 7 – 0. Motion passed.** (unanimous)

**7. ADJOURN: 8:30 p.m.**

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Jeff Petrillo, Chair  
Washington County Planning Commission

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Andy Back, Secretary  
Washington County Planning Commission

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020

Submitted by LRP Staff