



WASHINGTON COUNTY PLANNING COMMISSION MINUTES OF WEDNESDAY, AUGUST 3, 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, 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, Erin Wardell, Dyami Valentine, Steve Kelley, Anne Kelly, Sambo Kirkman, John Floyd, and Susan Aguilar, Long Range Planning (LRP); Ryan Marquardt, Current Planning; Rick Sanai, County Counsel.

3. DIRECTOR'S REPORT

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

- An open house regarding the Southwest Corridor Light Rail Project is scheduled in September at Wilson High School.
- Board hearing update:
 - The Board of Commissioners (Board) engrossed Ordinance No. 811 – Flood Plain Maps Update.
 - There will be a second Board hearing for Ordinance No. 810 – Marijuana on August 18, 2016.
- Upcoming PC hearings:
 - A PC hearing is scheduled for Ordinance No. 815 – Wineries on August 17, and a hearing on Ordinance No. 816 – TSP (Roy Rogers Road) is scheduled for September 7.

4. WORK SESSION

a. Ordinance Briefing

Ordinance No. 815 – Wineries

Theresa Cherniak, Principal Planner and Anne Kelly, Associate Planner with the Community Planning of the LRP section provided a briefing on Ordinance No. 815 – Wineries. Staff indicated this ordinance proposed to amend the Community Development Code (CDC) relating to winery standards – primarily within the AF20 and EFU (Exclusive Farm Use) Districts. This ordinance also proposes updates that are generated from House Bill (HB) 3280 from 2011 and Senate Bill (SB) 8041 from 2013. HB 3280 updated rules that have been in place since 1989.

PC Discussion

The PC had some general questions and comments, including:

- Whether state law allowed flexibility regarding events and limitations.
- Concern with issues of noise, traffic, dust, and interference with farming practices
- Allowances and conditions for mass gatherings

Next Step

- A PC hearing on Ordinance No. 815 – Wineries is scheduled for August 17, 2016

5. ORAL COMMUNICATIONS

None

6. CONSIDERATION OF MINUTES

None

7. PUBLIC HEARING

a. Ordinance Hearings

Ordinance No. 814 – Transportation System Planner (TSP)

Steve Kelley provided a PowerPoint presentation regarding Ordinance No. 814. Staff discussed background and overview information, as well as answered questions on the various exhibits. Ordinance No. 814 would amend the Comprehensive Framework Plan to the Urban Area, the Rural/Natural Resource Plan, the TSP and the CDC to address transportation-related issues. Ordinance No. 814 makes housekeeping revisions from past TSP updates.

Recommendation

- Conduct the PC public hearing and recommend the Board adopt Ordinance No. 814 as filed.

Next Step

- September 6, 2016 would be the first Board hearing for this ordinance.

PC Discussion

- Concerns that sections 501 and 502 are in need of more work.

Final Vote

Commissioner Manseau moved to recommend to the Board adoption of Ordinance No. 814 with engrossments to remove sections relating to 501 and 502. Commissioner Enloe seconded.

Vote: 3 – 4. Motion failed.

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

Commissioner Wellner moved to recommend to the Board adoption of Ordinance No. 814 with one engrossment under section 502-1.4 adding language “or as allowed under section 409-3.3a.” Commissioner Mills seconded motion. **Vote: 5 – 2. Motion passes.**

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

Chair Vial asked staff to inform the Board of potential conflict and/or concerns regarding 501 and 502 and concerns that further staff work may be needed.

b. Quasi-Judicial Plan Amendment Application hearingCasefile No. 16-107PA – Catlin Gabel School

Theresa Cherniak, Principal Planner and Sambo Kirkman, Associate Planner from the Community Planning section of LRP provided a PowerPoint presentation on Catlin Gabel's request for a Plan Amendment changing zoning from various residential districts to Institutional. The Plan Amendment would change seven parcels and a portion of two parcels from Transit Oriented: Residential - 9 to 12 units per acre (TO: R9-12), Transit Oriented: Residential - 12 to 18 units per acre (TO: R12-18), and Residential - 5 units per acre (R-5) to Institutional (INST) to match the bulk of the Catlin Gabel campus. The requested changes would place the entirety of the campus within the INST designation.

Written Testimony submitted regarding Plan Amendment Casefile No. 16-107-PA

Written testimony included comments from the following parties:

- Jake Mintz, a Representative from Neighbors for Smart Growth and Manager for Metro Nature in Neighborhoods Grant Project.
- A joint letter from Louise Dix from the Fair Housing Council of Oregon (FHCO) and Mary Kyle McCurdy from Housing Land Advocates (HLA).
- Planning Commissioner Mary Manseau

Issues raised in written comments included the following:

- Concerns regarding pedestrian safety for children walking to school on SW 90th Avenue. Staff found that conditions to address these issues would not be appropriate with this Plan Amendment application, but with a future development application.
- Concerns with impacts to the tracts located in the northwest corner of the project area. Staff clarified that the proposed amendment did not include physical development of the subject properties at this time.
- Concerns that impacts to Statewide Planning Goal 10 (Housing) were not adequately analyzed. Staff found that based on the ownership of the site, and access and natural resource constraints, the potential for residential development of these parcels is low. Furthermore, Metro's Buildable Lands Inventory (BLI) for Washington County excluded the Catlin Gabel owned land, including the subject parcels, from buildable lands.

Oral Testimony submitted regarding Plan Amendment Casefile No. 16-107-PA

- Ben Schonberger, Winterbrook Planning – 310 SW 4th Ave #110, Portland, OR – Mr. Schonberger provided a brief overview regarding the proposed zone changes and long term goal of assuring that all Catlin Gabel School property is under the same institutional zoning for possible future expansion.
- Greg Winterowd, Winterbrook Planning – 310 SW 4th Ave #110, Portland, OR – Mr. Winterowd presented information regarding Catlin Gabel being excluded from the regional buildable lands inventory because it's owned by a school and is not readily available for housing.
- Amber Lukas – 8645 SW Leahy Rd, Portland, OR – expressed her concerns about possible high density residential development on the affected properties under existing land use designations. Ms. Lukas was fine with the school's request as they have been good neighbors in the area.

PC Disclosures and Discussion

Prior to deliberations, Commissioner Manseau disclosed ex parte contact with Jake Mintz of Neighbors for Smart Growth, a testifying party, as well as her involvement with the association. She disclosed the nature of the contact as being limited to the application timeline and availability of the staff report, and did not believe it created a conflict of interest for her.

The PC deliberation centered on the following topics: a condition requiring a new master plan; whether an updated significant natural resource area map is needed; if adequate information was provided in the Traffic Study, and if the parking and traffic issues raised in public comments should be included with the Plan Amendment. No conditions were added by the PC.

Final Vote

Commissioner Manseau moved to recommend the Board approve Plan Amendment 16-107-PA. Commissioner Urstadt seconded. **Vote: 7 – 0. Motion passes.**

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

9. ADJOURN: 3:25 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 8 day of September, 2016

Submitted by LRP Staff