



PUBLIC MEETING NOTICE  
FOR THE  
WASHINGTON COUNTY PLANNING COMMISSION

CHARLES D. CAMERON PUBLIC SERVICES BUILDING (AUDITORIUM)  
155 N FIRST AVENUE, HILLSBORO, OR 97124

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WEDNESDAY, March 2, 2016

PUBLIC MEETING 1:30 PM

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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 they may ask 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 preceding the meeting date.

A handwritten signature in black ink, appearing to read "Andy Back", is written over a horizontal line.

**Andy Back**

Planning and Development Services Division Manager

# WASHINGTON COUNTY PLANNING COMMISSION

## CHARLES D. CAMERON PUBLIC SERVICES BUILDING AUDITORIUM

The Planning Commission welcomes your attendance at the Public Meeting. If you wish to speak on a public hearing agenda item or during Oral Communications, please feel free to do so. 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 the actual time limits. However, 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 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 citizen is heard on any matter, please avoid repetition in your comments. Careful attention to the previous speakers' remarks will be helpful in this regard.
- If you plan to present written testimony at the hearing, please bring 15 copies for distribution to Commission members and staff.

### PUBLIC MEETING DATES

#### BOARD OF COMMISSIONERS WORK SESSIONS

8:30 a.m. 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays

2:00 p.m. 4<sup>th</sup> Tuesday

#### BOARD OF COMMISSIONERS MEETINGS

10 a.m. 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays

6:30 p.m. 4<sup>th</sup> Tuesday

#### PLANNING COMMISSION MEETINGS

1:30 p.m. 1<sup>st</sup> Wednesday

6:30 p.m. 3<sup>rd</sup> Wednesday

***Note: Occasionally it may be necessary to cancel or add a meeting date.***



**PUBLIC MEETINGS BEFORE THE PLANNING COMMISSION**  
**CHARLES D. CAMERON PUBLIC SERVICES BUILDING**

**WEDNESDAY      MARCH 2, 2016      1:30 PM**

**AGENDA**

**CHAIR:**                      A. RICHARD VIAL  
**VICE-CHAIR:**              LILES GARCIA  
**COMMISSIONERS:**      ED BARTHOLEMY, TEGAN ENLOE, MARY MANSEAU,  
   ANTHONY MILLS, JEFF PETRILLO, ERIC URSTADT, MATT WELLNER

**PUBLIC MEETING (AUDITORIUM)**

- 1. CALL TO ORDER – 1:30 PM**
- 2. ROLL CALL**
- 3. DIRECTOR'S REPORT**
- 4. WORK SESSION**
  - a. 2016 Long Range Planning Work Program Update**
- 5. ORAL COMMUNICATIONS**
- 6. CONSIDERATION OF MINUTES**
  - a. February 2, 2016**
- 7. ADJOURN**



WASHINGTON COUNTY PLANNING COMMISSION  
MINUTES OF WEDNESDAY, FEBRUARY 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, Jeff Petrillo, Ed Bartholemy, Liles Garcia, Mary Manseau, Eric Urstadt, and Matt Wellner. PC members absent: Tegan Enloe, and Anthony Mills.

Staff present: Andy Back, Theresa Cherniak, Stephen Shane, Steve Szigethy, Suzanne Savin, Steve Kelley, Dyami Valentine, Joy Chang and Susan Aguilar, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel.

**3. DIRECTOR'S REPORT**

Andy Back, Planning and Development Service Manager, provided the PC with an update:

- Currently there are no agenda items scheduled for the February 17 and March 2, 2016 meetings and the PC should consider canceling these meetings.
- A Plan Amendment is scheduled for the March 16, 2016 PC meeting.

**4. ORAL COMMUNICATIONS**

None.

**5. WORK SESSION**

**a. 2016 Long Range Planning (LRP) Work Program**

Theresa Cherniak, Principal Planner, for the LRP section provided a PowerPoint presentation of the draft 2016 LRP Work Program released by the Board of Commissioners (Board) on February 2, 2016. Ms. Cherniak provided an overview of the work program projects, tasks prioritization, and schedule. A 30 day public comment period is scheduled from February 3 through March 3, 2016. The Board is scheduled to consider adoption of the 2016 Work Program on March 22, 2016.

**b. LRP Issue Papers**

**Solutions for Addressing Walkway Gaps in the Urban Unincorporated Area – Issue Paper**

Steve Szigethy, Principal Planner and Joy Chang, Associate Planner for the LRP section, delivered a PowerPoint presentation providing an overview of the *Solutions for Addressing Walkway Gaps in Urban Unincorporated Area Issue Paper*. Requests were submitted by numerous residents, stakeholders and organizations identifying various incomplete sidewalks and walkways in urban unincorporated Washington County. Staff discussed existing conditions and policies related to sidewalks plus walkways, as well as implementation methods in the context of both development and public projects. Staff discussed 14 recommendations that could be implemented administratively or through legislative changes that would entail public involvement and action by the Board.

Next steps: The PC or Board could direct staff to further investigate any recommendations discussed and/or move forward as ordinances.

**Half Street Requirements for North Bethany Parks – Issue Paper**

Suzanne Savin, Senior Planner for the LRP section, provided a PowerPoint presentation to the PC regarding the *Half Street Requirements for North Bethany Parks Issue Paper*. In North Bethany, all development adjacent to streets, including the development of parks, is required to construct half street improvements. Tualatin Hills Park and Recreation District (THPRD) has submitted a request for exemption from the half street improvement requirements for specific linear park facilities in North Bethany. Staff discussed the content of the Issue Paper, including research that showed several residential development applications were required to construct substantial stretches of half-street improvements adjacent to the linear parks as a condition of their approval. However, THPRD remains potentially responsible for constructing several thousand feet of half-street improvements adjacent to linear parks. It's not yet known how half street improvements for these facilities would be funded if linear parks are exempted. The Issue Paper recommends maintaining the half street improvement requirements for parks until an alternative funding source is identified and secured.

Next steps: Staff will discuss the Half Street Requirements issue paper at the March 8, 2016 Board of Commissioners work session.

**7. SELECTION OF THE CHAIR AND VICE CHAIR**

Commissioner Manseau moved to defer the selection of the Chair and Vice Chair. Commissioner Petrillo seconded. **Vote: 2 – 5. Motion failed.**

Commissioners	Vote
Batholemy	No
Garcia	No
Manseau	Yes
Petrillo	Yes
Urstadt	No
Vial	No
Wellner	No

Commissioner Wellner moved to nominate Commissioner Vial as the 2016 PC Chairperson.

Commissioner Manseau moved to nominate Commissioner Mills as the 2016 PC Chairperson (Commissioner Mills was absent). **No action was taken on the nomination.**

The PC voted on the original motion to nominate Commissioner Vial as the 2016 PC Chairperson.  
**Vote: 4 – 1 – 2 abstention. Motion passed due to a majority vote.**

Commissioners	Vote
Batholemy	Yes
Garcia	Yes
Manseau	Abstained
Petrillo	No
Urstadt	Yes
Vial	Abstained
Wellner	Yes

Commissioner Wellner moved to nominate Commissioner Petrillo as the Vice Chairperson of the PC. Commissioner Petrillo deferred nomination. **Vote: 1 – 6. Motion failed.**

Commissioners	Vote
Batholemy	No
Garcia	No
Manseau	Yes
Petrillo	No
Urstadt	No
Vial	No
Wellner	No

Commissioner Petrillo moved to nominate Commissioner Garcia as the Vice Chairperson of the PC.  
**Vote: 6 – 1. Motion passed due to a majority vote.**

Commissioner	Vote
Bartholemy	Yes
Garcia	Yes
Manseau	No
Petrillo	Yes
Urstadt	Yes
Vial	Yes
Wellner	Yes

## 6. CONSIDERATION OF MINUTES

- November 18, 2015

Commissioner Urstadt moved to approve the November 18, 2015 PC meeting minutes as written. Commissioner Garcia seconded. **Motion passed without objection.**

Chair Vial moved to cancel the February 17, 2016 PC meeting and to schedule a PC meeting on March 2, 2016 to further discuss the 2016 LRP Work Program. **Motion passed without objection.**

**7. ADJOURN: 3:30 P.M.**

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

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A. Richard Vial  
Chairman, Washington County  
Planning Commission

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Andrew Singelakis  
Secretary, Washington County  
Planning Commission

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015

Submitted by Long Range Planning Staff

