



**WASHINGTON COUNTY PLANNING COMMISSION (PC)
MINUTES OF WED., APRIL 21, 2021**

ALL PUBLIC MEETINGS ARE RECORDED

1. **CALL TO ORDER** - 6:38 p.m. Zoom virtual meeting
The meeting was called to order by Chair Lockwood
2. **ROLL CALL**
PC Members Present: Blake Dye, Deborah Lockwood, Anthony Mills, Jeff Petrillo, Sushmita Poddar, and Matt Wellner; Absent: Mark Havener

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

3. **DIRECTOR'S REPORT** - Andy Back, Manager of PDS:

Updates

- The Board discussed PC candidates for Districts 1 and 4 at its April 13 Work Session and is expected to vote on the appointments on April 27.
- The Draft 2021-22 LRP Work Program is open for public comment through May 7. The Board is expected to adopt the final version of the work program on June 1.

Today's PC meeting

Work Sessions on:

- House Bill (HB) 2001 (middle housing) Economic and Market Feasibility Study findings
- Draft 2021-2022 LRP Work Program

Upcoming PC Meetings

May 5 (day) – recommend canceling

May 19 (night) – TBD

PC Discussion and Comments

- A question regarding an indigenous lands' acknowledgement at the start of PC meetings

4. **ORAL COMMUNICATIONS** - (none)

5. WORK SESSION

a. House Bill (HB) 2001 (middle housing): Economic and Market Feasibility Study findings

Kim Armstrong, Senior Planner with the LRP Community Planning group, gave a PowerPoint presentation on HB 2001 rulemaking. She was joined by Becky Hewitt with ECONorthwest to discuss the findings of the report. The analysis tests whether, where, and to what extent middle housing development might be financially feasible if the County implements regulations consistent with “minimum compliance” with HB 2001.

PC Discussion and Comments

- Questions about:
 - How applicable the report findings will be over time.
 - Potential middle housing impacts on home values and neighborhood compatibility.
 - How home price data used in the report were determined.
 - Whether Covenants, Conditions, and Restrictions (CC&Rs) could prevent demolitions to build new middle housing.
- Comments about:
 - Equity and concerns that middle housing does not address housing affordability, including barriers to housing for first time home buyers.
 - Options for increasing housing affordability.

b. Draft 2021-2022 LRP Work Program

Theresa Cherniak and Erin Wardell, Principal Planners with LRP, gave a PowerPoint on the draft 2021-2022 LRP Work Program. The draft work program guides the scope of work over the next fiscal year for the LRP section and identifies and ranks different tasks such as ordinances, studies, special planning projects, and operational tasks. It ensures and demonstrates that staff is working on the highest priority projects identified by the Board.

PC Discussion and Comments

- Homeless shelter/services/camping regulations
 - A comment that homeless related regulations should be moved to Tier 1.
 - A question on what additional homeless related regulations could be created that haven't already been approved by the County.
 - A comment that the County should look for guidance from adjacent counties.
- Tree code regulations
 - Clarification that community members were requesting a tree code for the urban unincorporated area of the County, not countywide (urban and rural areas).
 - A comment that the PC had heard from numerous members of the public and several environmental interest groups with interest in a tree code and that interest in the topic was likely to continue.
- Significant Natural Resources (SNRs)
 - A question on whether habitat friendly planned development was addressed in 2020.
 - A question on the online mapping tool for SNRs and whether it is publicly accessible.
- Parking fees
 - A comment that there should not be additional parking fees because poor transit access in the county makes many residents car dependent and often unable to pay parking fees due to the high cost of housing.

6. CONSIDERATION OF MINUTES

• **March 17, 2021**

PC Discussion and Comments

- Questions on the March 17, 2021 PC minutes and whether staff will correct errors.

Chair Lockwood moved to carry over the March 17, 2021 PC meeting minutes to the next PC meeting without objection.

7. PC COMMUNICATION

PC Discussion and Comments

- Concerns raised with comments made regarding indigenous lands' acknowledgement and discussion about how PC members interact.
- Questions about PC minutes and the amount of detail they include.
- Clarification that meeting recordings are available on the website and that a full transcript is made for each meeting, but that the PC has asked for the minutes to be limited to summaries of discussions and actions.
- A comment that a public hearing should be conducted for future PC briefings on annual draft LUT work programs.

8. ADJOURN: 9:27 p.m.

Deborah Lockwood, Chair
Washington County Planning Commission

Andy Back, Secretary
Washington County Planning Commission

Minutes approved this _____ day of _____, 2021
Submitted by LRP Staff