



PUBLIC MEETING NOTICE  
FOR THE  
WASHINGTON COUNTY PLANNING COMMISSION

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

---

WEDNESDAY, FEBRUARY 3, 2016

PUBLIC MEETING 1:30 PM

---

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      FEBRUARY 3, 2016      1:30 PM**

**AGENDA**

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

**PUBLIC MEETING (AUDITORIUM)**

- 1. CALL TO ORDER – 1:30 PM**
- 2. ROLL CALL**
- 3. DIRECTOR'S REPORT**
- 4. ORAL COMMUNICATIONS**
- 5. WORK SESSION**
  - a. 2016 Long Range Planning Work Program**
  - b. Long Range Planning Issue Papers**
    - Solutions for Addressing Walkway Gaps in the Urban Unincorporated Area
    - Half Street Requirements for North Bethany Parks
- 6. SELECTION OF CHAIR AND VICE CHAIR**
- 7. CONSIDERATION OF MINUTES**
  - a. November 18, 2015**
- 8. ADJOURN**



## WASHINGTON COUNTY PLANNING COMMISSION MINUTES OF WEDNESDAY, NOVEMBER 18, 2015

### 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, Ed Bartholemy, Liles Garcia, Mary Manseau, Anthony Mills, Eric Urstadt, and Matt Wellner. PC members absent: Tegan Enloe and Jeff Petrillo.

Staff present: Andy Back, Chris Deffebach, Theresa Cherniak, Stephen Shane, Dyami Valentine, Susan Aguilar, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel; Sia Lindstrom, County Administrative Office (CAO).

#### Public Comment

- Gary Rogers, 1220 SW King Richard Dr, King City, OR – Mr. Rogers addressed the PC regarding the Fischer Rd. project. He expressed concerns about removing shrubbery that acts as a natural sound barrier. Mr. Rogers is concerned about future trespassing, noise and the amount of traffic. Mr. Rogers and neighbors are petitioning to construct a barrier wall behind some of the homes. It was suggested that Mr. Rogers talk with staff and that staff would forward information to the designated department.

#### 3. DIRECTOR'S REPORT

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

- The following PC member's first year terms will be ending in January 2016: A. Richard Vial, Tegan Enloe and Ed Bartholemy. The CAO will start recruitment in November 24, 2015 and will close January 1, 2016. PC members will need to reapply if they would like to be appointed to a second term.
- The Transportation System Plan (TSP) was adopted last ordinance season and a TSP User's Guide has been developed and will be available in December 2015.
- The LRP section was directed by the Board of Commissioners (Board) to do a Sidewalk Issue Paper as part of the 2015-2016 Work Program. The tentative goal is to have this document available for the public to view in December 2015.
- There are no agenda items scheduled for December 2015.

**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 · lutplan@co.washington.or.us

Theresa Cherniak, Principal Planner for the LRP section, provided an update on the 2015 ordinances:

- All 2015 ordinances were approved by the Board and most will go into effect on November 27, 2015.
- Ordinance No. 801 regarding the North Bethany Natural Features Buffer reduction has been appealed to the Land Use Board of Appeals (LUBA) by Friends of Forest Park.
- The Board chose to fold Bonny Slope West (BSW) Ordinance No. 803 into A - Engrossed Ordinance No. 802. As of November 27, the property owners can apply for land use development; however, the applications can't get approved until the Transportation System Development Charge (SDC) has been approved. The SDC and the methodology have been advertised and on January 5, the Board is scheduled to deliberate on the proposed SDC. A group of residents concerned about the lack of improvements to Saltzman Road have appealed the BSW Infrastructure Funding Plan and A – Engrossed Ordinance No. 802.
- Ordinance No. 804 regarding Marijuana Facilities was approved by the Board with the addition of a buffer of at least one thousand (1000) feet between any Tualatin Hills Park and Recreation District youth-oriented recreational facility and a retail marijuana facility.
- No agenda items are currently planned for January.

#### 4. WORK SESSION

##### a. Metro 2040 Plan briefing

Andy Back introduced Tim O'Brien, Principal Regional Planner for Metro who shared information about Metro's history, services, and the 2040 Plan. Metro is the federally designated metropolitan planning organization managing growth and transportation for Multnomah, Washington and Clackamas Counties. In 1992, voters approved a home rule charter for Metro making growth management the agency's top priority. The 2040 Plan was adopted in 1995. Key strategies of Metro's 2040 Plan are: Growth in Centers and Corridors, Protect Industry, Nature in the City, and Travel Options.

##### b. Washington County Citizen Participation Organization (CPO) Transition

Sia Lindstrom, Deputy County Administrator for the County Administrative Office provided an update on the CPO transition effort. The CPO program was established by the Board and is one of several mechanisms the county addresses the Oregon Statewide Planning Program Goal 1 – Citizen Involvement. Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process."

Over the past 40 years, the county has contracted with Oregon State University (OSU) to coordinate the CPO program. OSU will be stepping away from this role in July 2016. There are 18 CPO's and currently 12 are active.

A CPO transition planning team consisting of representatives from cities, special service districts, and CPOs has been tasked by the Board to explore a broad range of public participation models, strategies, and developing service options for consideration.

Next steps include further information gathering and CPO transition team meeting(s). The transition planning team will deliver recommendations and options to the Board and implementation is scheduled for January through June 2016.

- c. **Washington County Transportation Futures Study**  
Chris Deffebach, Policy Analyst and Dyami Valentine, Senior Planner from the LRP section, gave a PowerPoint presentation to the PC on the Washington County Transportation Futures Study. The purpose of this study is to evaluate long-term transportation strategies and investments needed to sustain the county's economic health and quality of life in the coming decades. The presentation team shared general information regarding challenges and proposed transportation investments/ideas. The study's next steps will be to solicit public input, evaluate performance in early 2016, and share results and trade-offs in the spring of 2016. The last step will be to finalize the study plus share findings in the fall of 2016.
- d. **2016-17 Annual Long Range Planning (LRP) Work Program**  
Theresa Cherniak, Principal Planner for the LRP section, delivered a PowerPoint presentation to the PC regarding the 2016-17 LRP Work Program. Ms. Cherniak discussed the prioritization (Tier one, two and three) of potential LRP Work Program tasks, including ordinances; highlights from 2015-16 Tier one tasks; potential tasks for consideration in 2016-17; and the 2016-17 schedule. On January 19, 2016 the Board will release a draft of the work program for a 30-day public review. Information will be posted to the web for public comment until February 18, 2016. The Board is scheduled to consider and adopt the 2016 -17 LRP Work Program on March 15, 2016.
- e. **Rural Tourism Study update**  
Theresa Cherniak, Principal Planner for the LRP section, delivered a PowerPoint presentation to the PC regarding the Rural Tourism Study background, history, select findings, status and timeline. The final report will be released in early January and will be available for review.

**5. ORAL COMMUNICATIONS**

None.

**6. CONSIDERATION OF MINUTES**

- **September 16, 2015**

Commissioner Mills moved to approve the minutes from the September 16, 2015 PC meeting. Commissioner Garcia seconded. **Vote: 7 – 0 (Commissioners Bartholemy and Wellner were absent from that meeting and abstained from voting).**

Commissioner Vial moved to cancel the December PC meetings. **Vote: 7-0. Motion passed without objection.**

**7. ADJOURN: 8:37 P.M.**

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

---

A. Richard Vial  
Chairman, Washington County  
Planning Commission

---

Andrew Singelakis  
Secretary, Washington County  
Planning Commission

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Submitted by LRP Staff

DRAFT