



PUBLIC MEETING NOTICE
FOR THE
WASHINGTON COUNTY PLANNING COMMISSION

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

WEDNESDAY, JUNE 1, 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. 1st and 3rd Tuesdays

2:00 p.m. 4th Tuesday

BOARD OF COMMISSIONERS MEETINGS

10 a.m. 1st and 3rd Tuesdays

6:30 p.m. 4th Tuesday

PLANNING COMMISSION MEETINGS

1:30 p.m. 1st Wednesday

6:30 p.m. 3rd 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 JUNE 1, 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. Citizen Participation Organization (CPO) Program Transition update – Sia Lindstrom**
 - b. Ordinance briefing**
 - **Ordinance No. 810 – Marijuana regulations – Stephen Shane**
 - c. Right Sizing the Parking Code Study update – Dyami Valentine**
- 5. ORAL COMMUNICATIONS**
- 6. CONSIDERATION OF MINUTES**
 - a. April 20, 2016**
 - b. May 4, 2016**
- 7. ADJOURN**



WASHINGTON COUNTY PLANNING COMMISSION MINUTES OF WEDNESDAY, APRIL 20, 2016

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, Liles Garcia, Tegan Enloe, Jeff Petrillo, Mary Manseau, Anthony Mills, Eric Urstadt, and Matt Wellner. Late arrival: Ed Bartholemy arrived at 6:37 p.m.

Staff present: Andy Back, Theresa Cherniak, John Floyd, Mike Dahlstrom, Anne Kelly, and Susan Aguilar, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR'S REPORT

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

- On March 22, 2016, the Board of Commissioners (Board) adopted the 2016 - 17 LRP Work Program.
- On the appeal for Ordinance No. 801 - North Bethany Natural Features Buffer, the ordinance was remanded by the Land Use Board of Appeals.
- The Marijuana and Winery ordinances are expected to be filed in May. A PC hearing will be scheduled for June 15, 2016.
- A PC hearing on the proposed Omnibus Ordinance No. 809 is scheduled for May 4, 2016.
- Catlin Gabel has filed a Plan Amendment. The PC hearing for this Plan Amendment is expected to be scheduled for June or July.

Commissioner Enloe moved to have both PC meeting times start at 1:30 p.m. Commissioner Mills seconded motion.

Chair Vial tabled motion to next PC meeting. **Motion passed without objection.**

Chair Vial moved a motion to bring back the tabled motion. **Motion passed without objection.**

Department of Land Use & Transportation · Planning and Development Services
Long Range Planning

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Commissioner Enloe moved to amend the first motion to have the day meeting start at 1:30 p.m. and the evening PC meeting start at 6:00 p.m. Commissioner Mills seconded motion.

After discussion, Commissioner Enloe moved to amend the second motion to have the day PC meeting start at 2 p.m. and the evening PC meeting start at 6 p.m. effective in July. Commissioner Manseau seconded motion. **Vote: 5-3-1 (Commissioner Urstadt abstained).**

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

Public Comment

Robert Bailey, 7455 NW Helvetia Road, Hillsboro, OR – Expressed concerns regarding limited citizen involvement on county projects. Citizen Participation Organization (CPO) 8 at times has requested information regarding county projects and has been told report is not available. Mr. Bailey discussed Goal One which ensures the opportunity for citizens to be involved in all phases of the planning process. He also commented that the CPO 8 Workbook specifies that citizen involvement should occur throughout the process. Mr. Bailey recommends with significant projects that LUT develop written public involvement plans and those be submitted to the affected CPO's and the Committee for Citizen Involvement (CCI). When the plan is vetted, the CCI would sign off that the CPO had the opportunity to comment and CCI had reviewed it for sufficiency. Mr. Bailey indicated this would help the county meet its requirement for citizen involvement.

4. WORK SESSION

a. Omnibus Ordinance No. 809 Briefing

Theresa Cherniak, Principal Planner and Mike Dahlstrom, Senior Planner, both from the Community Planning section of LRP provided a PowerPoint presentation on Ordinance No 809. Staff discussed proposed minor amendments to the following elements of the Washington County Comprehensive Plan:

- Rural / Natural Resource Plan: Urban and Rural Reserves
- Comprehensive Framework Plan for the Urban Area
- Bethany Community Plan: North Bethany Subarea Plan
- Cedar Hills-Cedar Mill Community Plan: Bonny Slope West Subarea Plan and
- Five sections in the Community Development Code

The Planning Commissioners discussed the various proposed amendments and provided input to staff for consideration in the ordinance staff report.

The next steps are:

- May 4 – Planning Commission Hearing
- June 7 – Board of Commissioners hearing

b. Rural Tourism Study

Theresa Cherniak, Principal Planner and Anne Kelly, Associate Planner, both from the Community Planning section of LRP provided a briefing on the Rural Tourism Study. A PowerPoint presentation outlining the content of the report was given. The following elements were discussed: General information on rural tourism, study objectives, draft report components, chapter highlights, and potential action items.

The next steps are:

- April 28, 2016 – Citizen Work Group Meeting
- Late May, 2016 – Board Briefing
- Late May, 2016 – Final report release to general public, web posting, and distribution to public libraries
- Summer 2016 – Public comment period

Planning Commissioners discussed and asked questions about the report content. There was discussion about revisiting the schedule for Board discussion of the report to ensure adequate time for public review prior to the Board taking action.

Public Comment

- Robert Bailey, 7455 NW Helvetia Rd, Hillsboro, OR – Stated concerns about the County's public process, and concerns from a previous letter to the county submitted several years ago regarding enforcing the noise ordinance, no funding for county to increase deputies and enforcement in the rural areas.
- Bruce Bartlett – Expressed favor in using rural lands for recreational purposes, the benefits of rural land and tourism.
- Linda de Boer, 11995 NW Dick Rd, Hillsboro, OR – Explained that if more agri-tourism events are going to be allowed than what is already allowed, the county should carefully consider the history of agri-tourism in the county and focus on its impacts, noting that she is especially opposed to sound amplification.
- Chas Hundley, 54730 NW Wilson River Hwy, Forest Grove, OR – Explained that he does not want potential regulations to impact the existing rural tourism industry in Gales Creek. He also expressed interest in obtaining data from the Rural Tourism Study, including information regarding traffic impacts. He added that any regulations should allow farmers that want to offer rural tourism some flexibility to adjust dates, etc., since factors like weather can dictate when certain agriculture operations must occur. He discussed the need for a better infrastructure for the safety of bicyclists on narrow winding roads frequented by log trucks, nursery vehicles, and farm equipment. He also expressed a perception that the community was not involved in providing public comment regarding a bicycle route that was planned as part of a process separate from this study.

5. ORAL COMMUNICATIONS

None

6. CONSIDERATION OF MINUTES

- **March 2, 2016**
- **March 16, 2016**

Commissioner Garcia moved to approve the March 2 and March 16, 2016 PC meeting minutes.

Commissioner Mills seconded motion. **Vote: 9 – 0. Motion passed without objection.**

7. ADJOURN: 9:14 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



**WASHINGTON COUNTY PLANNING COMMISSION
MINUTES OF WEDNESDAY, MAY 4, 2016**

ALL PUBLIC MEETINGS ARE RECORDED

1. CALL TO ORDER: 1:35 P.M. Public Services Building Auditorium

The meeting was called to order by Vice Chair Garcia.

2. ROLL CALL

Planning Commission (PC) members present: Liles Garcia, Jeff Petrillo, Tegan Enloe, Mary Manseau, Anthony Mills, Eric Urstadt, and Matt Wellner. PC members absent: A. Richard Vial and Ed Bartholemy.

Staff present: Andy Back, Theresa Cherniak, John Floyd, and Susan Aguilar, Long Range Planning (LRP) section of the Planning and Development Service (PDS) division; Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR'S REPORT

Andy Back, Manager for the PDS section, provided the PC with updates:

- Staff will present the following issues to the Board of Commissioners (Board) on May 10, 2016 in work session: North Cooper Mountain Land Use Planning Issues and Options, and the Solution for Addressing Walkway Gaps in the Urban Unincorporated Area Issue Paper.
- A plan amendment submitted by Catlin Gabel is scheduled for the PC on August 3, 2016.
- The May 18, 2016 PC meeting is canceled due to Budget hearings.
- There may be a scheduled June 1, 2016 PC meeting if Ordinance No. 809 is carried forward.
- The PC meeting for the proposed Marijuana Ordinance No. 810 is scheduled for June 15, 2016.
- A PC work session is tentatively scheduled for July. The work session topic will involve a discussion on transportation and engineering standards and inclusion in the Community Development Code (CDC).

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Theresa Cherniak, Principal Planner for the Community Planning section of LRP provided an update on the Draft Rural Tourism Study. Staff met with the Rural Tourism Work Group and received initial feedback. The Rural Tourism Work Group includes some farmers, winery representatives, the Washington County Visitors Association, Westside Economic Alliance, Friends of Family Farmers, citizens, Pedal Bike Tours, and a representative from the Rural Road Operations and Maintenance Advisory Committee. The draft was distributed to various groups including interested parties who attended and provided comments at the April 20, 2016 PC meeting.

Next steps:

- Present the final Draft Rural Tourism Study to the Board, and release for public comment period.

Commissioner Manseau commented about having a work session ordinance briefing on the Proposed Marijuana Ordinance No. 810 before the June 15 PC meeting.

Ms. Cherniak confirmed that a briefing on Ordinance No. 810 could be held on June 1, 2016.

Vice Chair Garcia and Commissioners Manseau, Urstadt and Petrillo expressed interest in a June 1 ordinance briefing.

4. WORK SESSION

Theresa Cherniak, Principal Planner for Community Development in the LRP section brought forth the PC meeting time change agenda topic from the last PC meeting. The PC had voted to change the PC meeting times from 1:30 p.m. and 6:30 p.m. to 2:00 p.m. and 6:00 p.m., respectively. Staff had asked the PC for extra time to research the rules and procedures. Ms. Cherniak referred to the PC Rules of Procedure handout provided to all PC members and noted that any changes would require a Resolution and Order approved by the Board. The PC Rules of Procedure indicate that the PC can initiate time changes, but it gives the Board final authority. Ms. Cherniak also referred to a memo from staff that provided information regarding research meeting start times for other jurisdictions. Staff would proceed based on the PC discussion and decision.

Commissioner Urstadt moved to rescind the previously adopted motion to have the day PC meeting start at 2:00 p.m. and the evening PC meeting start at 6:00 p.m. effective in July. Commissioner Petrillo seconded motion. **Vote: 7 – 0 – 2 (Commissioners Bartholemey and Vial were absent). Motion passed without objection.**

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

5. ORAL COMMUNICATIONS

None.

6. CONSIDERATION OF MINUTES

None.

7. PUBLIC HEARING

a. Proposed Ordinance No. 809 – An Omnibus Ordinance Making Minor Amendments to the Rural/Natural Resource Plan, the Comprehensive Framework Plan for the Urban Area, the Bethany Community Plan, the Cedar Hills – Cedar Mill Community Plan, and the CDC.

Summary

Mike Dahlstrom, Senior Planner from Community Development in the LRP section presented a PowerPoint presentation to the PC on the Omnibus Ordinance No. 809. Staff discussed minor amendments in the ordinance correcting inconsistencies, addressing omissions, and providing clarifications as well as implementing changes in state law.

Ordinance No. 809 proposes minor amendments to the following elements of the Comprehensive Plan:

- Rural/Natural Resource Plan: Urban and Rural Reserves
- Comprehensive Framework Plan for the Urban Area
- Bethany Community Plan: North Bethany Subarea Plan
- Cedar Hills – Cedar Mill Community Plan: Bonny Slope West Subarea Plan
- Five sections of the CDC

Based on comments received from the PC at their April 20, 2016 briefing and additional staff research several proposed engrossments were presented.

Staff Recommendations

- Staff recommended conducting the public hearing and forwarding the ordinance with the proposed amendments to the Board.

Next step:

- June 7, 2016 – a Board meeting is scheduled for June 7 at 10:00 a.m.

PC Discussion

- Questions for staff regarding proposed amendments to intersectional site distance requirements in Section 501 of the CDC.
- Questions for staff regarding the relationship between American Association of State Highway and Transportation Officials (AASHTO) standards and the CDC.

Andy Back, Planning & Development Services Manager, responded that these are good topics for a future work session.

Commissioner Wellner moved to recommend approval of proposed Ordinance No. 809 to the Board of Commissioners.

Staff noted that new changes were proposed to the filed ordinance following the April 20, 2016 PC meeting discussion, and that these should be part of the motion.

Commissioner Wellner moved to recommend engrossment of Ordinance No. 809 with proposed amendments in Attachment A of the Staff Report to the Board of Commissioners. Commissioner Urstadt seconded motion. **Vote: 7-0-2 (Commissioners Bartholemy and Vial were absent).**

Motion passed without objection.

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

Commissioner Petrillo moved to adjourn the PC meeting. Commissioner Wellner seconded motion. **Motion passed without objection.**

10. ADJOURN: 2:32 P.M.

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

Liles Gracia
Acting Chairman, Washington County
Planning Commission

Andrew Singelakis
Secretary, Washington County
Planning Commission

Minutes approved this _____ day of _____, 2015

Submitted by LRP Staff

