PUBLIC MEETING NOTICE
FOR THE
WASHINGTON COUNTY PLANNING COMMISSION
CHARLES D. CAMERON PUBLIC SERVICES BUILDING (AUDITORIUM)
155 N. FIRST AVENUE, HILLSBORO, OR 97124

WEDNESDAY, MARCH 4, 2015
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 staff 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.

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) at least 48 hours prior to this event.

Upon request, the county will also 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. Please notify the county of your need by 5:00 p.m. on the Monday preceding the meeting date (same phone number as listed above: 503-846-3519).

[Signature]
Andy Back
Planning and Development Services Division Manager
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

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<th>BOARD OF COMMISSIONERS WORK SESSIONS</th>
<th>PLANNING COMMISSION MEETINGS</th>
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<td>2:00 p.m. 4th Tuesday</td>
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<th>BOARD OF COMMISSIONERS MEETINGS</th>
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<tr>
<td>10 a.m. 1st and 3rd Tuesdays</td>
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<td>6:30 p.m. 4th Tuesday</td>
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*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 4, 2015 1:30 PM  

AGENDA  

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

PUBLIC MEETING (AUDITORIUM)  

1. CALL TO ORDER – 1:30 PM  

2. ROLL CALL  

3. DIRECTOR’S REPORT  

4. WORK SESSION  
   a. 2015 LONG RANGE PLANNING WORK PROGRAM (DRAFT)  

5. ORAL COMMUNICATIONS  

6. CONSIDERATION OF MINUTES  
   a. JANUARY 21, 2015  

7. SELECTION OF CHAIR AND VICE CHAIR  

8. BONNY SLOPE WEST (AREA 93) – Advisory Briefing and Discussion  

9. ADJOURN
WASHINGTON COUNTY PLANNING COMMISSION
MINUTES OF WEDNESDAY, JANUARY 21, 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


Staff present: Andy Back, Theresa Cherniak, Steve L. Kelly, Suzanne Savin, Stephen Shane, Robert Fraley, and Susan Aguilar, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR’S REPORT

Andy Back, Planning Development Services Manager, indicated the Board of County Commissioners (Board) acknowledged the South Cooper Mountain Concept Plan. The Board has not made a decision regarding future land use actions. This will be considered in the 2015 Work Program discussions.

A Bonny Slope West (Area 93) Open House is scheduled for Monday, January 26, 2015 from 5:00 – 7:30 p.m. at Jacob Wismer Elementary School.

LRP released a draft of the 2015 Work Program. A public comment period will open for 30 days until February 26. The Board is scheduled to consider the 2015 Work Program, including comments on Tuesday, March 24, 2015 at 6:30 p.m.

Due to staff changes, Paul Schaefer, Senior Planner, is now in Current Planning. Stephen Shane, Senior Planner in LRP, is now the Planning Commission (PC) Liaison who can assist with issues.

Chair Vial proposed the February 4, 2015 PC meeting be canceled. There was no objection.
Chair Vial proposed that one of the agenda items for the March 4, 2015 PC meeting be the 2015 Work Program.

Theresa Cherniak, Principal Planner updated the PC on the Rural Tourism Study. The Board had asked during last ordinance season for LRP to do a broader study with regards to the needs and desires, regulatory constraints, and impacts related to Rural Tourism. Ms. Cherniak mentioned that Mar Stewart Group, and Cogan, Owens, and Green are the hired consultant firms to perform this study.

They will be exploring existing, trending, and desired conditions for agriculture tourism and their interface in the county’s rural areas. The consultants will be doing interviews and organizing focus groups to gather a full range of point of views.

In addition, a small work group was developed to assist with the study process. The results of the study will be available in June or July of 2015. Chair Vial asked for additional information regarding the study, the work group, and the list of those to be included in focus groups and interviews.

Planning Commissioners had questions regarding meeting summaries that are being prepared for the PC discussions on Bonny Slope West planning. These summaries are intended to be uploaded to the public participation pages on the County website in order to provide a summary of the discussion for members of the public not able to attend the meetings. The Land Use and Transportation (LUT) department wants to ensure a full description of issues and input is provided from all public sessions.

Commissioner Wellner asked for clarification on one of his statements regarding parks to be reflected in this summary.

4. ORAL COMMUNICATIONS

None

5. CONSIDERATION OF MINUTES

- December 3, 2014

Commissioner Wellner moved to approve the December 3, 2014 minutes as written. Commissioner Garcia seconded. **Vote: 9 – 0.** Motion passed.
Commissioner | Vote
---|---
Bartholemy | Yes
Enloe | Yes
Garcia | Yes
Manseau | Yes
Mills | Yes
Petrillo | Yes
Urstadt | Yes
Vial | Yes
Wellner | Yes

• **December 17, 2014**

Commissioner Wellner moved to approve the December 17, 2014 minutes as written. Commissioner Garcia seconded. **Vote: 7 – 0**, Commissioners Enloe and Urstadt abstained. Motion passed.

Commissioner | Vote
---|---
Bartholemy | Yes
Enloe | Abstained – Absent
Garcia | Yes
Manseau | Yes
Mills | Yes
Petrillo | Yes
Urstadt | Abstained - Absent
Vial | Yes
Wellner | Yes

6. **BONNY SLOPE WEST (Area 93) – Advisory Briefing and Discussion**

Staff gave the PC a PowerPoint presentation on infrastructure funding issues and school issues. The Beaverton School District (BSD) 2010 Facility Plan was discussed. This plan identified BSD’s needs for elementary, middle schools and high schools along with BSD’s ownership status of various site locations.

BSD’s request for inclusion of an elementary school site in Bonny Slope West was discussed as well as staff considerations regarding this request.

Infrastructure funding issues for Bonny Slope West were also discussed, particularly with regard to transportation funding.
Public Comment

- **Mary Taylor** – 12425 NW Welsh Dr, Portland, OR re: schools, residential development, road improvements and infrastructure
- **John Orlando** – 3539 NW 120th Ave, Portland, OR re: impact on property owner if land is designated for a school site
- **Mike Nelson** – 12401 NW Thompson Rd, Portland, OR re: impact on property owner if land is designated for a school site
- **Stacey Wainwright** – 12484 NW Welsh Dr, Portland, OR re: density, schools, and infrastructure funding
- **Dan Grimberg** – West Hills Development Arbor Homes re: pending contract with BSW property owner, school siting considerations
- **Powell Quiring** – 3840 NW Loy Ct, Portland, OR re: school, road improvements and land use and stream conservation
- **Clark Vorm** – 16305 NW Bethany Ct #101, Beaverton, OR (signed in, but decided not to speak)
- **Dick Steinbrugge** – Executive Administrator of Beaverton School District re: school funding, the BSD 2010 Facility Plan, and Population Forecast Report
- **Greg Malinowski** – Washington County Commissioner re: schools

7. **ADJOURN: 9:20 P.M.**

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

______________________________   ________________________________
A. Richard Vial                   Andrew Singelakis
Chairman, Washington County      Secretary, Washington County
Planning Commission              Planning Commission

Minutes approved this __________ day of ______________________________, 2015

Submitted by Long Range Planning Staff