



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.**

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).**

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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. Topics included the following:

- Whether there was intent for a public plaza at the northwest corner of the North Bethany Subarea
- How changes to land division standards would affect school siting and Measure 49 claims
- Engineering standards in the CDC

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.



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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 1 day of June, 2016

Submitted by LRP Staff