



**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).

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.

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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 Mills 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 (Commissioners Bartholemy and Vial were absent).

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 (Commissioners Bartholemey and Vial were absent).

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 Garcia
 Acting Chairman, Washington County
 Planning Commission



 Andrew Singelakis
 Secretary, Washington County
 Planning Commission

Minutes approved this 1 day of June, 2015 

Submitted by LRP Staff