



WASHINGTON COUNTY PLANNING COMMISSION
MINUTES OF WEDNESDAY, MARCH 16, 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, Ed Bartholemy, Tegan Enloe, Mary Manseau, Anthony Mills, and Matt Wellner. PC members absent: Jeff Petrillo, and Eric Urstadt.

Staff present: Andy Back, Theresa Cherniak, Sambo Kirkman and Susan Aguilar, Long Range Planning (LRP); Rick Sanai, County Counsel.

3. DIRECTOR'S REPORT

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

- The public comment period for the 2016 LRP Work Program ended on February 26 and a total of 16 comments were received. The Board of Commissioners (Board) is expected to adopt the 2016 LRP Work Program on March 22, 2016.
- An Omnibus Minor Amendment Ordinance will be scheduled for the first or second PC meeting in May [Note: the second PC meeting in May is canceled due to Budget hearings therefore the hearing for this ordinance will likely be May 4].
- Catlin Gabel school has submitted a plan amendment requesting a zone change from residential to institutional. This hearing will be scheduled for the first PC meeting in June.
- The Rural Tourism Study is almost completed. Staff will consider input/recommendations from the PC.
- There are no PC meeting agenda items scheduled for April 5.

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 county ordinances under appeal at the Land Use Board of Appeals (LUBA). The appeal of A-Engrossed Ordinance No. 802, the Bonny Slope West Community Plan as well as the Infrastructure Funding Plan, has been dropped. A LUBA hearing was scheduled today regarding the appeal of Ordinance No. 801, the North Bethany Steep Slopes Natural Features Buffer. The outcome of the hearing is unknown at this time.

Chair Vial moved to instruct staff to cancel the first PC meeting in April. **Vote: 7 - 0. Motion passed without objection.**

4. WORK SESSION

None

5. ORAL COMMUNICATIONS

None

6. QUASI-JUDICIAL PLAN AMENDMENT APPLICATION HEARING

Casefile No: 15-298-PA	Community Plan and CPO:
Applicant: Kemmer Ridge LLC	Aloha-Reedville-Cooper Mountain and CPO 6
Location: 9940 SW 175 th Avenue (northeast corner of SW 175 th SW Weir)	Description: A Plan Amendment to change the plan designation for a portion of a parcel containing a fire station. The parcel is 3.5 acres in size and the Plan Amendment is to the vacant 1.99 acre portion.
Request: A Plan Amendment from INST (Institutional) to R-6 (Residential 5 to 6 acres).	

Summary

Sambo Kirkman, Associate Planner in the LRP section, provided a PowerPoint presentation regarding Kemmer Ridge, LLC's Plan Amendment request. Staff provided an overview regarding criteria, site, proposal, past and present land use, key criteria highlights and staff recommendation. The applicant requested a change to a portion of a parcel from its existing INST (Institutional) plan designation to match the R-6 (Residential 5 to 6 acres) plan designation of neighboring lots. The area under consideration for the plan amendment is the eastern portion of taxlot 1S130DC01600 approximately 1.99 acres in size.

Submitted documents regarding Plan Amendment Casefile No. 15-298-PA

- Questions and comments received from Commissioner Manseau received March 16, 2016.
- Staff response to questions received from Commissioner Manseau on March 16, 2016.

Testimony in favor of Plan Amendment

- Bill McMonagle, Kemmer Ridge LLC, 3437 Cascade Terrace, West Linn, OR - Applicant

Staff recommendation

- Staff recommended that the plan amendment be approved based on evidence contained in the applicant's submittal, and findings provided within the staff reports.

After a brief discussion regarding future fire district plans for the station, Commissioner Wellner moved to approve the Quasi-Judicial Plan Amendment. Commissioner Mills seconded. **Vote: 7 – 0 (Commissioners Petrillo and Urstadt were absent). Motion passed without objection.**

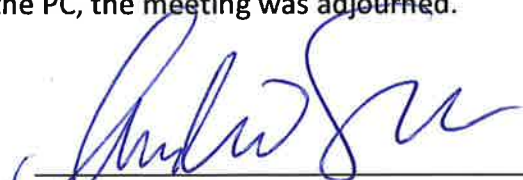
Commissioners	Vote
Bartholemy	Yes
Enloe	Yes
Garcia	Yes
Manseau	Yes
Mills	Yes
Petrillo	Absent
Urstadt	Absent
Vial	Yes
Wellner	Yes

7. ADJOURN: 7:03 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 on the 22 day of April, 2016

Submitted by LRP Staff