



WASHINGTON COUNTY PLANNING COMMISSION
MINUTES OF WEDNESDAY, JUNE 1, 2016

ALL PUBLIC MEETINGS ARE RECORDED

1. CALL TO ORDER: 1:38 P.M. Public Services Building Auditorium

The meeting was called to order by Chair Vial.

2. ROLL CALL

Chair Vial delayed roll call to the end of the meeting.

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

Staff present: Robert Davis, Philip Bransford, County Administrator's Office; Andy Back, Theresa Cherniak, Stephen Shane, Mike Dahlstrom, Dyami Valentine, John Floyd and Susan Aguilar, Long Range Planning (LRP); Rick Sanai, County Counsel.

3. DIRECTOR'S REPORT

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

- On May 10, the Board of Commissioners (Board) directed LRP to meet with the City of Beaverton to discuss the possibility of annexing to Beaverton in the northern area of North Cooper Mountain.
- The Federal Emergency Management Agency (FEMA) has advised all Oregon jurisdictions to update Flood Plain maps. The county Flood Plain map updates are adopted through the ordinance process. A PC public hearing on proposed Ordinance No. 811 – Flood Plain Maps update is scheduled for July 6.
- An electronic version of the Rural Tourism Study is available on the County website and the public can provide comments until September 30, 2016.
- A PC public hearing on proposed Ordinance No. 810 and ordinance briefings on proposed Ordinance No. 811 and the Transportation System Plan update are scheduled for June 15, 2016.

Theresa Cherniak, Principal Planner for the Community Development section of the LRP provided a brief update on the appeal status regarding Ordinance No. 802 – ⁸⁰¹ Bonny Slope West. The appellant has appealed the Land Use Board of Appeals (LUBA) decision to the Court of Appeals. Washington County has filed an application to cross petition. *Bethany Steeg Lopez* *APV*

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4. WORK SESSION

a. Citizen Participation Organization (CPO) Program Transition update

Bob Davis, County Administrator, Philip Bransford, Communications Officer, both from the County Administrator's Office (CAO), and Mike Dahlstrom, Senior Planner from the Community Planning section of LRP presented on the CPO program transition. For 40 years, the Oregon State University (OSU) Extension Service was contracted by Washington County to provide support to the CPO program. OSU Extension Service terminated the Inter-Governmental Agreement (IGA) in June and will no longer support this program. A Transition team was appointed by the Board to discuss the transition and to develop recommendations for the future program. The Board approved the CPO program to be a service the county will manage within the CAO. The Board increased the CPO program budget to work on a broader scope of goals and to hire additional staff. The broader scope includes providing outreach to disadvantaged populations. The county will hire a new Community Engagement Officer to lead the program. The county amended the IGA with OSU to include the transfer of employees to the county. As a result of the CPO Program transition new changes are expected, such as creating a new CPO Program website.

b. Ordinance Briefing

- Ordinance No. 810 – Marijuana regulations

Theresa Cherniak, Principal Planner, and Stephen Shane, Senior Planner, from the Community Planning section of LRP presented a PowerPoint briefing on the proposed ordinance. The presentation provided a review of the county's existing marijuana regulations for retail facilities, how the county will process future development applications for non-retail recreational marijuana business activity, marijuana regulations in other jurisdictions, identified issues, and key proposals of the ordinance. The presentation included maps of existing dispensaries and proposed grow sites.

Next steps:

- A PC public hearing for Ordinance No. 810 is scheduled for June 15, 2016.

Public comment

JC Riggs indicated that he owns a cannabis company in Oregon and that he is a cannabis/hemp grower licensed by the Oregon Department of Agriculture. Mr. Riggs also shared information regarding Oregon Liquor Control Commission (OLCC) fence height requirements and other guidelines, the oil extracting process, and additional information on various uses of Cannabis Sativa; which is a non-THC (Tetrahydrocannabinol) plant.

c. Right Sizing the Parking Study update

Dyami Valentine, Senior Planner from the Transportation Planning section of LRP presented a PowerPoint presentation to the PC. The presentation included an overview of the project, case study findings, challenges, examples of right size parking codes and potential changes being considered by stakeholders and technical work groups.

Next steps:

- April through June – Develop potential comprehensive plan and/or Community Development Code (CDC) amendments, including a menu of options for further consideration, and continue public engagement efforts. Subsequent to the Planning Commission meeting it was determined that an issue paper would be developed, outlining the potential plan and CDC amendments. It will be available in August in preparation for further discussion and a potential 2017 ordinance.

5. ORAL COMMUNICATIONS

None

6. CONSIDERATION OF MINUTES

- April 20, 2016
- May 4, 2016

Commissioner Manseau moved to approve the minutes from April 20 and May 4 with amendments including the correction of Commissioner Garcia's last name. Commissioner Mills seconded motion.

Vote: 8 – 0 (Commissioner Urstadt was absent).

Chair Vial noted that all PC members were present with the exception of Commissioner Urstadt.

7. ADJOURN: 3:48 P.M.

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



A. Richard Vial
Chairman, Washington County
Planning Commission



Andrew Singelakis
Secretary, Washington County
Planning Commission

Minutes approved this 7 day of July, 2016

Submitted by Long Range Planning Staff