



REVISED PUBLIC MEETING NOTICE
FOR THE
WASHINGTON COUNTY PLANNING COMMISSION
ZOOM VIRTUAL MEETING

WEDNESDAY, MARCH 17, 2021

PUBLIC MEETING 6:30 PM

NOTE: Planning Commission meetings are being held virtually, until further notice, via Zoom.

Join online: <https://us02web.zoom.us/j/84682842345>

Online participants will be able to see and hear the proceedings. Online participants' microphones will be muted, unless they are called upon to speak/testify. Participants' cameras will not be activated at any time.

Join by phone: +1-346-248-7799 or +1-669-900-6833; Webinar ID: 846 8284 2345

Participants on phones will be able to hear the proceedings. Phone participants' microphones will be muted, unless they are called upon to speak/testify.

Prior to scheduled public hearing items, the Planning Commission conducts a Work Session to receive briefings from County staff. No public testimony is taken on Work Session items.

Following the Work Session, the Planning Commission considers agenda items, including scheduled public hearing items and consideration of minutes. The public is welcome to speak during the public hearings and time is limited to 3 minutes. The public may also speak on any item **not** on the agenda during Oral Communications. Time is generally limited to 5 minutes for individuals and 10 minutes for an authorized representative of a Citizen Participation Organization (CPO). The Chair may adjust time limits.

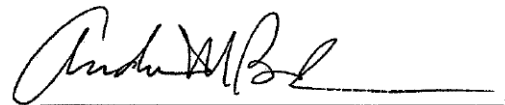
To provide testimony on agenda items or provide oral communication, please complete and submit the sign up form at www.co.washington.or.us/PlanningCommissionTestimony at least 24 hours before the start of a meeting.

To testify, either phone in or log in to Zoom (see instructions above): When your name is called, your microphone or phone will be unmuted. You will have five seconds to begin speaking.

If you do not speak, the next topic/speaker may be called. Please follow these guidelines:

- When your name is called, state your name and home/business address for the record.
- Groups or organizations making a presentation must designate one spokesperson in the interest of time and to avoid repetition.
- When there is more than one speaker on any topic, please avoid repetition.

If you need a sign or spoken language interpreter, please call 503-846-3519 (or 7-1-1 for Telecommunications Relay Service) at least 48 hours prior to this event.



Andy Back

Planning and Development Services Division Manager

PUBLIC MEETING DATES	
BOARD OF COMMISSIONERS WORK SESSIONS 8:30 a.m. 1st and 3rd Tuesdays 2 p.m. 4th Tuesday	PLANNING COMMISSION MEETINGS 1:30 p.m. 1st Wednesday 6:30 p.m. 3rd Wednesday
BOARD OF COMMISSIONERS MEETINGS 10 a.m. 1st and 3rd Tuesdays 6:30 p.m. 4th Tuesday	Note: Occasionally it may be necessary to cancel or add a meeting date.



WASHINGTON COUNTY OREGON

PUBLIC MEETINGS BEFORE THE PLANNING COMMISSION

WEDNESDAY MAR 17, 2021 6:30 PM

ZOOM VIRTUAL MEETING

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REVISED AGENDA

CHAIR: JEFF PETRILLO
VICE-CHAIR: MATT WELLNER
COMMISSIONERS: IAN BEATY, BLAKE DYE, MARK HAVENER, DEBORAH LOCKWOOD,
ANTHONY MILLS, AND SUSHMITA PODDAR

SPECIAL RECOGNITION

1. ACKNOWLEDGEMENT OF OUTGOING PLANNING COMMISSIONER ERIC URSTADT

PUBLIC MEETING

1. CALL TO ORDER
2. ROLL CALL
3. DIRECTOR'S REPORT
4. SELECTION OF CHAIR AND VICE CHAIR
5. ORAL COMMUNICATIONS (limited to items not on the Agenda)
6. WORK SESSION
 - a. Complete Streets Design Update
 - b. Discussion of 2021 Long Range Planning Work Program topics
 - c. Summary of actions on 2020 ordinances
7. CONSIDERATION OF MINUTES
 - a. Jan. 20, 2020
8. PLANNING COMMISSION COMMUNICATIONS
9. ADJOURN

Department of Land Use & Transportation · Planning and Development Services

Long Range Planning

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WASHINGTON COUNTY PLANNING COMMISSION (PC) MINUTES OF WED., JAN. 20, 2021

ALL PUBLIC MEETINGS ARE RECORDED

PC member Ian Beaty was recognized for his public service on the PC. His term will end on Jan. 31, 2021 but he has agreed to serve in the interim until his position is filled.

1. **CALL TO ORDER** - 6:38 p.m. Zoom virtual meeting
The meeting was called to order by Chair Petrillo.

2. **ROLL CALL**

PC Members Present: Ian Beaty, Blake Dye, Deborah Lockwood, Anthony Mills (until 7:58 p.m.), Jeff Petrillo, Sushmita Poddar, and Matt Wellner; Absent: Mark Havener and Eric Urstadt

Staff Present: Andy Back, Planning and Development Services (PDS): Theresa Cherniak, Kim Armstrong, Todd Borkowitz, and Susan Aguilar, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel

3. **DIRECTOR'S REPORT** - Andy Back, Manager of PDS:

Updates

- Board Commissioner Nafisa Fai (District 1) was sworn in, replacing Dick Schouten.
- To ensure PC members have the link to upcoming PC meetings, staff will send a reminder with the online meeting link four hours in advance of a meeting.
- Staff will summarize results of the Short-term Rental Online Open House in a future meeting.
- On Dec. 15 the Board of County Commissioners (Board) adopted the Significant Natural Resources Habitat Assessment Guidelines.

Expected upcoming PC Meetings

Feb. 3 (day) – No items scheduled; staff recommends canceling

Feb. 17 (night)

- Elect new PC chair and vice chair
- Discuss future PC Work Session topics

4. **ORAL COMMUNICATIONS** - (none)

5. **PUBLIC HEARING**

- a. **House Bill (HB) 2001 Middle Housing Rulemaking briefing**

Theresa Cherniak, Principal Planner and Kim Armstrong, Senior Planner with the LRP Community Planning group, provided a PowerPoint presentation on HB 2001 rulemaking.

PC Discussion and Comments

- Questions about aspects of the rules, including:
 - The definition of “master plan” in the Oregon Administrative Rules and whether Planned Development standards would be in the master plan section of the CDC.
 - Whether middle housing rules will be clear and objective.
 - Lot size requirements for the different middle housing types.
 - Off-street parking requirements, particularly where challenging to provide, and a suggestion to consider socioeconomic factors related to car use/ownership.
- Comments that regulations should be based on community needs and that community organizations working with marginalized communities could assist in framework development and providing feedback on the needs of various communities.
- Suggestion to invite a representative from Albina Vision community investment plan in Portland to speak to the PC on the group’s aspiring vision for meeting community needs.
- Discussion about incentives for middle housing in other jurisdictions.
- Suggestion the PC consider health outcomes when proposing increases to housing density.
- Comment that more requirements for middle housing can make it less affordable to build.

b. Work Session Topics

Theresa Cherniak, Principal Planner with the LRP Community Planning group, provided a PowerPoint presentation on results from the PC survey on Work Session topics and priorities.

Highest priorities identified by PC members:

- | | |
|---|--|
| • Joint meeting with County Board (8 votes) | • Transportation System Plan (6 votes) |
| • LRP Work Program (7 votes) | • Legislative update (6 votes) |
| • Middle housing (6 votes) | • Affordable housing (5 votes) |
| | • Statewide planning goals (5 votes) |

6. CONSIDERATION OF MINUTES

• **Nov. 18, 2020**

Commissioner Petrillo moved to approve the Nov. 18, 2020 PC meeting minutes. **Vote: 6 – 0 (unanimous). Motion passed.**

Yes: Beaty, Dye, Lockwood, Petrillo, Poddar, and Wellner

7. PC COMMUNICATION

PC Discussion

- Election process of the PC Chair and Vice Chair

8. ADJOURN: 8:31 p.m.

Jeff Petrillo, Chair
Washington County Planning Commission

Andy Back, Secretary
Washington County Planning Commission

Minutes approved this _____ day of _____, 2021
Submitted by LRP Staff