



PUBLIC MEETING NOTICE
FOR THE
WASHINGTON COUNTY PLANNING COMMISSION

CHARLES D. CAMERON PUBLIC SERVICES BUILDING – AUDITORIUM
155 N FIRST AVENUE, HILLSBORO, OR 97124

WEDNESDAY, AUGUST 7, 2019

PUBLIC MEETING 1:30 PM

Prior to scheduled public hearing items, the Planning Commission schedules time to receive briefings from County staff as work session items. These briefings provide the Planning Commission an opportunity to conduct informal communications with each other, review the agenda, and identify questions before taking action on agenda items during the public meeting. No public testimony is taken on work session items.

Following work session briefings, the Planning Commission considers items published in the agenda, including scheduled public hearing items and consideration of past meeting minutes. The public is welcome to speak during the public hearing portions of the meeting. The public may also speak on any item not on the agenda during the Oral Communications section of the agenda.

Upon request, the County will endeavor to arrange provision of the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. If you need a sign language interpreter, assistive listening device, or a language interpreter, please call 503- 846-3519 (or 7-1-1 for Telecommunications Relay Service) by 5:00 p.m. on the Monday before the meeting date.

A handwritten signature in black ink, appearing to read "Andy Back", is written over a horizontal line.

Andy Back

Planning and Development Services Division Manager

WASHINGTON COUNTY PLANNING COMMISSION

The Planning Commission welcomes your attendance at the Public Meeting. Please feel free to speak on a public hearing agenda item or during oral communications. Time is generally limited to five minutes for individuals and 10 minutes for an authorized representative of a Citizen Participation Organization (CPO). The Chair may adjust time limits. In fairness to others, we respectfully ask your cooperation on the following:

Please follow sign-in procedures located on the table by the entrance to the auditorium.

- When your name is announced, please be seated at the table in front of the Commission and state your name and home or business address for the record.
- Groups or organizations wishing to make a presentation are asked to designate one spokesperson in the interest of time and to avoid repetition.
- When more than one speaker is heard on any matter, please avoid repetition in your comments and be mindful of previous speakers' remarks.
- If you plan to submit written testimony at the hearing, please bring 15 copies for distribution to Commission members and County staff.

PUBLIC MEETING DATES

BOARD OF COMMISSIONERS WORK SESSIONS

8:30 a.m. 1st and 3rd Tuesdays

2 p.m. 4th Tuesday

BOARD OF COMMISSIONERS MEETINGS

10 a.m. 1st and 3rd Tuesdays

6:30 p.m. 4th Tuesday

PLANNING COMMISSION MEETINGS

1:30 p.m. 1st Wednesday

6:30 p.m. 3rd Wednesday

Note: Occasionally it may be necessary to cancel or add a meeting date.



July 31, 2019

To: Washington County Planning Commission

From: Andy Back, Manager 
Planning and Development Services

Subject: **PROPOSED LAND USE ORDINANCE NO. 858 - An Ordinance Amending the Community Development Code Relating to City/County Coordination, Development Standards Associated with Scoggins Dam/Henry Hagg Lake, and Special Use Quarries**

STAFF REPORT

For the August 7, 2019 Planning Commission Hearing
(The public hearing will begin no sooner than 1:30 pm)

I. STAFF RECOMMENDATION

Conduct the public hearing; recommend engrossment of Ordinance No. 858 to the Board of Commissioners (Board), as shown in this report.

II. OVERVIEW

Ordinance No. 858 is an omnibus ordinance proposing minor amendments to the Community Development Code (CDC), an element of the Washington County Comprehensive Plan (Plan). The ordinance proposes to amend sections of the CDC to improve coordination between the County and other jurisdictions in advance of development, and to accommodate previously identified uses (Special Use quarries, Scoggins Dam seismic improvements). The Board authorized this ordinance as part of the 2019-20 Long Range Planning Work Program.

III. BACKGROUND

While preparing the Long Range Planning (LRP) Work Program each year, the County receives requests from other jurisdictions, partner agencies and citizens seeking allocation of staff resources. Requests may advance specific development projects or may address particular issues

related to planning and development. In addition, staff proposes tasks for the Work Program, including changes to the CDC.

This omnibus ordinance addresses the following 2019-20 LRP Work Program requests:

- A. Implement requirements to provide greater coordination between applicants and cities in defined areas adjacent to city boundaries.
- B. Changes necessary to allow seismic and water supply improvements to the Scoggins Dam facility located at Henry Hagg Lake through local land use review, as requested by Clean Water Services (CWS).
- C. Modifications to the special use standards in Section 430-130 (Special Mineral/Aggregate Mining and/or Processing in the EFC District) to clarify how to address requirements for Significant Natural Resources in an application for a special use quarry or mining operation.

The rationale for each proposed change is included in the Analysis section ordered by topic, as is information on topics previously anticipated for inclusion in the 2019 omnibus ordinance that are not proposed at this time.

Ordinance Notification

Notice 2019-11 regarding proposed Ordinance No. 858 was mailed July 8 to parties on the General and Individual Notification Lists (community participation organizations, cities, special service districts and interested parties). A copy of the notice and ordinance was provided to the Planning Commission at that time. A display advertisement regarding the ordinance was published July 19 in *The Oregonian* newspaper.

IV. ANALYSIS

This ordinance addresses the following revisions to the Community Development Code:

A. City/County Coordination Areas

Most urban unincorporated areas adjacent to cities are subject to Urban Planning Area Agreements (UPAAs) to identify policies and mutually-agreeable processes for coordinating comprehensive planning and development between the County and the associated city. The 2018 Washington County – Beaverton UPAA update identified a need for greater coordination on certain development actions in close proximity to the city. Proposed changes to the CDC will implement Section II. B. 2 of the UPAA, which outlines a process for early coordination on proposed development actions within at least a quarter-mile (1,320 feet) of the Beaverton city limits. This coordination is intended to ensure applicants and potential applications “receive timely and relevant information, such as service provision options and/or requirements; annexation availability; and applicable development rules in each jurisdiction.”

The ordinance adds a new submittal requirement in CDC Section 203-4 (Application) for development applications in areas mapped as Coordination Areas to provide a form verifying interactions with the associated city. The form confirms the associated city was made aware of the applicant's intent to submit a development request to the County and the city had the opportunity to communicate regarding potential connection to city services, annexation availability and the city's development regulations.

While at this time the requirement would only apply to certain areas adjacent to Beaverton, the Hillsboro UPAA includes reference to a similar type of coordination, and similar provisions could be included in other UPAA's in the future. Since other cities may also desire increased coordination with property owners proposing development adjacent to the city, the proposed amendment is written to apply to current and potential future coordination areas.

As written in the 2018 Beaverton UPAA, however, the increased coordination applies only to "certain development actions subject to individual property notice," while language in the filed ordinance would apply the requirement to *all* development actions. Staff therefore recommends engrossment of the ordinance to narrow its scope to land divisions and development actions reviewed through the Type II or III development review procedures, which are subject to individual property notice. Additionally, the UPAA specifically mentions the need for coordination when new lots or structures result; therefore, staff recommends changes of use that do not propose new structures be exempt from this requirement.

Staff's recommended changes to Exhibit 1 of the filed ordinance are shown in shaded text below:

1. SECTION 203 - PROCESSING TYPE I, II AND III DEVELOPMENT ACTIONS

203-4 Application

203-4.2 A complete application is one which contains the information required to address the relevant standards of this Code and the applicable standards and requirements of the Comprehensive Plan as specified by this Code. It shall consist of the following:

N. Land divisions and development actions subject to Type II or III development review on ~~For~~ lands within a City Coordination Area (see map(s) on file with Current Planning), documentation from the appropriate city that ensures early coordination has occurred and confirms the City was informed of the pending application and was provided the opportunity to communicate regarding connection to city services. Changes of use that do not propose any new structures are exempt from this requirement. The documentation shall be no more than 180 days old.

B. Tualatin Basin Joint Project (Scoggins Dam/Henry Hagg Lake)

Henry Hagg Lake is located north of Gaston and south of Forest Grove, west of Highway 47, in the southwest portion of the County (see Vicinity map in Attachment A). The lake resulted from the construction of Scoggins Dam by the Federal Bureau of Reclamation. The release of the water contained or impounded in Hagg Lake is controlled by the Scoggins Dam facility located at the southeastern end of the lake.

The Henry Hagg Lake/Scoggins Dam facility supplies water to the Tualatin Valley Irrigation District, Clean Water Services (CWS) and the Joint Water Commission (JWC). The JWC provides drinking water to the cities of Beaverton, Forest Grove and Hillsboro and the Tualatin Valley Water District. The water impounded at this facility is critical to ensure adequate water quantity and quality throughout Washington County.

The Tualatin Basin Dam Safety and Water Supply Joint Project (“Project”) proposes to make improvements to the existing Scoggins Dam infrastructure to increase water supply and seismic safety. The Project is sponsored by CWS, the JWC and the Bureau of Reclamation. Three possible alternatives are currently under study by the Project partners, including the addition of a new impoundment structure in a downstream location.

The downstream land use districts are Exclusive Farm Use (EFU), Agriculture and Forest (AF-5) and Rural Industrial (R-IND), as shown in the Land Use map (Attachment B). The following existing allowances in the downstream land use district would accommodate a downstream component, if needed, to complete the alteration of the existing water facility system:

- Utility necessary for public service in EFU (Section 340-4.1 R.);
- Public utility in AF-5 (Section 348-3.4); and
- Public utility in R-IND (Section 354-3.1 F).

The Henry Hagg Lake/Scoggins Dam facility is located in the Exclusive Forest and Conservation (EFC) district. Existing standards in the CDC for the EFC District identify “all activities and uses associated with an expansion of Barney Reservoir; including but not limited to impoundment structures, water diversion and transmission facilities, road construction, soil and rock extraction/processing, and related alterations” as a Type III use (Section 342-4.1 K.). Staff has proposed to amend this existing provision to add modifications or alterations to the Henry Hagg Lake/Scoggins Dam facility, consistent with how changes were made to accommodate improvements to the Barney Reservoir and Eldon S. Mills Dam facility. Both are lawfully established water facilities that provide water for a variety of public uses and both facilities are located in the EFC land use district in close proximity to significant natural resources.

Riparian corridors and *Water Areas and Wetlands* designated as significant on the Rural/Natural Resource Plan are located in and around Henry Hagg Lake (see Significant Natural Resources map in Attachment C). Development activities that alter vegetation in these areas are limited and the ordinance proposes to add construction activities related to modification and/or alterations to Scoggins Dam/Henry Hagg Lake utility facility to the existing allowance for the Barney Reservoir. During development review, additional criteria in Section 422 will be applied to

ensure that impacts to these areas are mitigated. Compliance with flood plain criteria in Section 421 will also apply, as will state and federal provisions that control development in jurisdictional waterways and wetlands.

In summary, to accommodate local land use review of the Tualatin Basin Joint Project, the ordinance proposes to add the Henry Hagg Lake/Scoggins Dam facility to the existing allowances for Barney Reservoir in:

- Exclusive Forest and Conservation District (Section 342); and
- Significant Natural Resources (Section 422).

C. *Special Use Quarries*

A local supply of mineral and aggregate material is essential to all construction projects, particularly for road-related improvements, maintenance and repair driven by regional infrastructure projects and economic growth. Road surfacing products are currently in limited supply in the Portland Metro region. As part of the County's efforts to increase access to local mineral and aggregate sources, a new special use was added to the CDC in 2017. Section 430-130 (Special Mineral/Aggregate Mining and/or Processing in the EFC District) allows development of quarry sites where aggregate resources are below the quantity threshold required by the state for a mineral deposit to be considered significant.¹ The current regional shortage makes extraction of smaller aggregate deposits more economical at this time.

An initial application has been received under the new regulations; however, during review of that application staff determined there was a need to clarify existing standards regarding applicability of Section 422 (Significant Natural Resources) standards to Special Use quarries in the EFC District.

The existing Special Use quarry standards use more general terms than those in Section 422 for Significant Natural Resources (SNRs), which has led to staff and applicant uncertainty about applicability. In addition, Section 422 further classifies resources into several different types of SNRs, so the existing provision requiring setbacks from "significant natural resources" for Special Use quarries could mean one or more resources as classified in Section 422. The ordinance proposes to clarify the intent that setbacks apply specifically to water-related areas designated as significant *Water Areas and Wetlands* or *Water Areas and Wetlands and Fish and Wildlife Habitat* on the Rural/Natural Resource Plan.

Two other standards for Special Use quarries are also proposed for clarification. The first standard relates to the access plan requirement to show "locations of any Significant Natural Resource areas identified on the Rural/Natural Resource Plan (RNRP) within two hundred fifty (250) feet of the route." The intent of this access standard is to show the relationship between mapped resources and the haul route; therefore, the ordinance proposes to clarify that the SNRs should be those identified on the RNRP.

¹ The quantity threshold of 2 million tons in the Willamette Valley is identified in Oregon Administrative Rule 660-023-0180(3)(a).

The second standard requires applicant findings demonstrating the proposal will “not have a significant adverse impact on sensitive fish or wildlife habitat.” Similar terms are used in state laws and administrative rules; however, there is no regulatory definition for “sensitive fish or wildlife habitat” or “significant adverse impact” in the CDC. Therefore, the ordinance will clarify that the natural resources in question are those identified as SNRs and that impacts to fish and wildlife habitat need to be addressed, consistent with standards of Section 422.

In summary, regarding Special Use quarries the ordinance will clarify the:

- Minimum setback for natural resources applies specifically to water-related areas designated as *Water Areas and Wetlands* or *Water Areas and Wetlands and Fish and Wildlife Habitat*, as defined in Section 422.
- Access plan requirement for haul routes is to show Significant Natural Resources as mapped on the Rural/Natural Resource Plan.
- Requirement that adverse impacts to be addressed by the applicant are those that significantly interfere with habitat, consistent with Section 422.

Additional Work Program Items not Addressed in Omnibus Ordinance

Several items previously identified in the Work Program as part of the omnibus ordinance are not included at this time. Rulemaking and further direction from the state is expected on these topics, as discussed below; therefore, these items may return in future work programs. This includes:

- a) Amendments to the CDC in response to 2018 administrative changes to the Oregon Residential Specialty Code to accommodate “tiny homes” that impacted terminology and allowance for dwellings and manufactured housing, which is used to distinguish between housing types.

Staff Response: *The 2018 administrative changes made by the state regarding “tiny homes” were superseded by 2019 legislative changes.*

- b) Update of Plan documents to implement the 2018 Metro Urban Growth Boundary (UGB) decision, including application of the Future Development (FD-20) land use designation to new urban areas.

Staff Response: *The UGB expansion has been approved by the Land Conservation and Development Commission (LCDC), but the final order and subsequent appeal period has not been completed. The order is anticipated later in the year. Once a final decision on the expansion has been made and any appeals have been resolved, an ordinance to implement the 2018 Metro UGB expansion will be prepared.*

- c) Adding references to state law in the CDC standards for commercial solar power generating facilities on farmland, known as solar farms.

***Staff Response:** Administrative rules related to solar facilities on farmland adopted by the LCDC in May 2019 were more extensive than anticipated and introduced a new voluntary provision that would allow counties to adopt regulations to allow “dual use” or concurrent farming with solar facilities. Analysis to determine what, if any, alterations to County land use regulations are needed to respond to these changes will occur as part of a comprehensive review of this year’s legislative session. Any changes to County regulation identified through that analysis will be included in the 2020-21 Work Program.*

Summary of Proposed Changes

Ordinance No. 858 proposes changes to accommodate previously identified uses and to improve coordination between the County and other jurisdictions through the following CDC amendments:

- Add document submittal requirement in Section 203-4 for land use applications occurring within identified Coordination Areas consistent with adopted UPAAAs.
- Add provisions in Sections 342 and 422 to allow activities associated with the Tualatin Basin Joint Project to expand or alter Henry Hagg Lake/Scoggins Dam.
- Clarify applicable Significant Natural Resource standards in Section 430-130 for Special Use quarries located in the EFC District.

In addition, staff recommends engrossment to:

- Narrow the scope of Coordination Area requirements to Type II and III uses that result in new lots or structures, consistent with the adopted Washington County – Beaverton UPAA.

List of Attachments

The following attachments identified in the staff report are provided below:

Attachment A: Tualatin Basin Joint Project Vicinity map

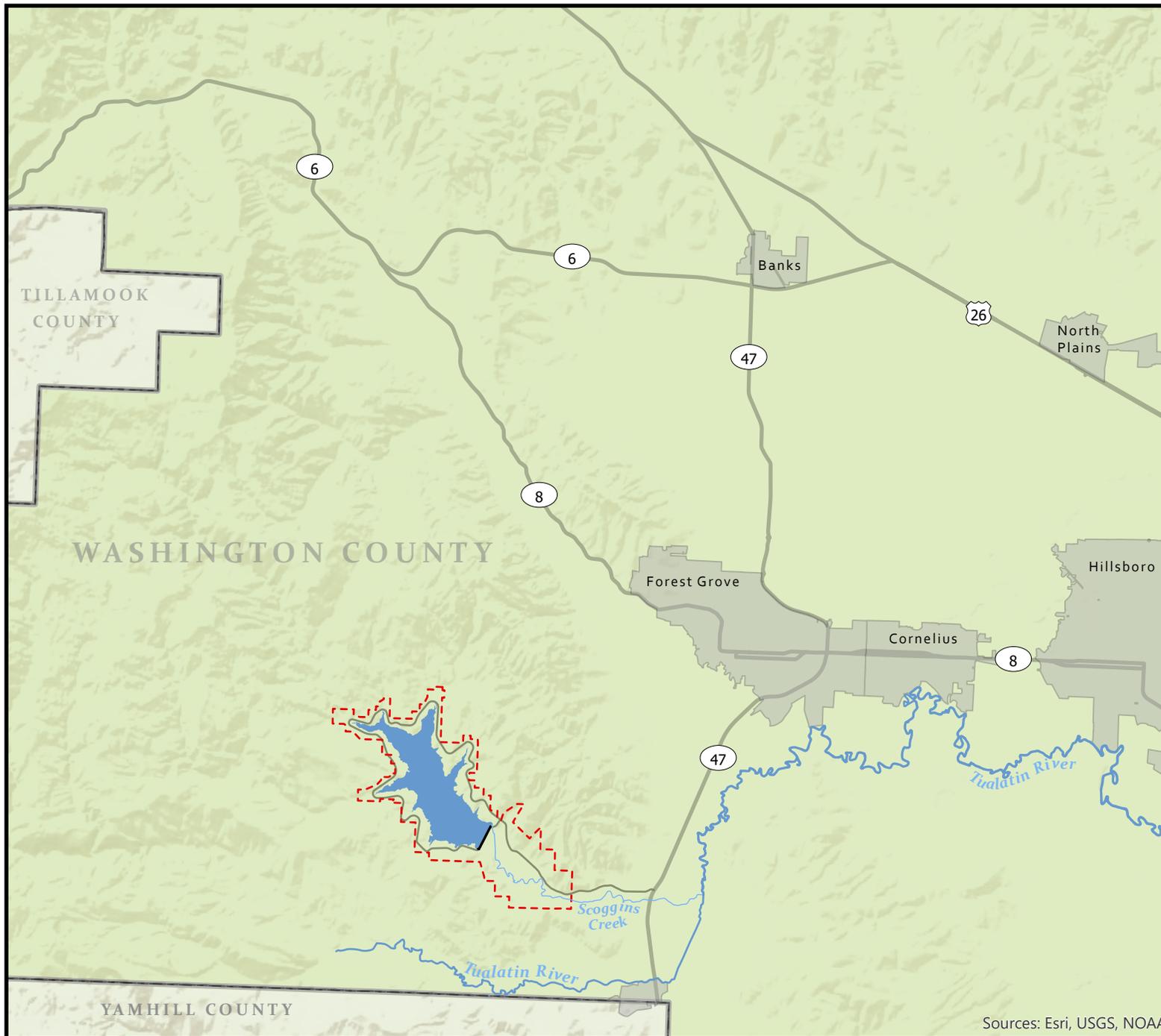
Attachment B: Tualatin Basin Joint Project Land Use map

Attachment C: Tualatin Basin Joint Project Significant Natural Resources map

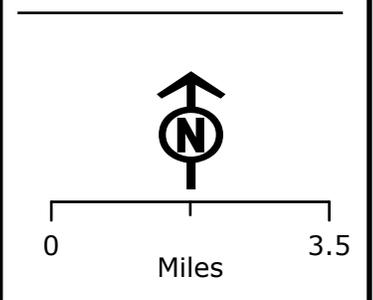
Project Vicinity Map

-  Highway
-  Lake Access Road
-  Hagg Lake
-  Potential Project Area
-  Scoggins Dam
-  City

Attachment A



Sources: Esri, USGS, NOAA



Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl **Projection:** GCS North American 1983 HARN

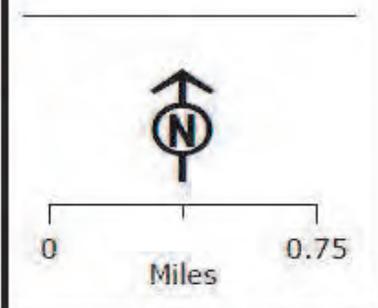
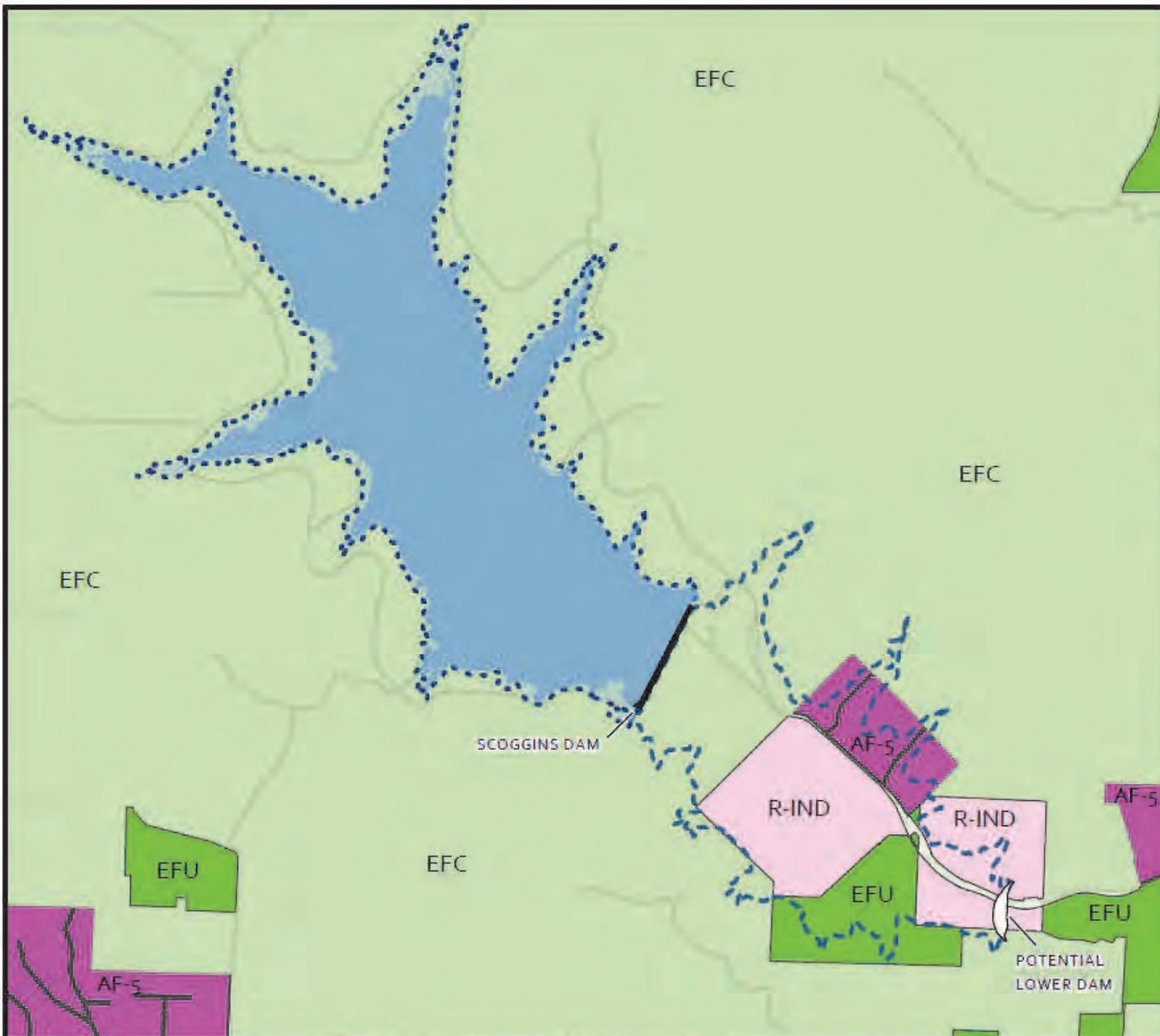
Source: Clean Water Services **Last Updated By:** bakerr on 6/25/2019 2:46 PM **Regional Data:** ©2014 Oregon Metro www.oregonmetro.gov/rlics **Zoning Data:** 2017 Oregon DLCD

Disclaimer: This map and the data represented are not authoritative and are subject to change. This was created for reference and is not intended as a definitive property description. All users of this information should perform a separate investigation of conditions before commencing any plan, design, construction, or other activities. Further, there are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, concerning this information.

Land Use Map

- Land Use Districts*
- EFU
Exclusive Farm Use
 - EFC
Exclusive Forest & Conservation
 - R- IND
Rural Industrial
 - AF-5
Rural Residential
5 acre minimum
- Inundation Areas*
- Current Hagg Lake Level
 - Upper Inundation Area
Option 2: a water rise of 17.5 feet
 - Lower Inundation Area
Option 3: a water level of 303.5 ft.

Attachment B



Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Int Projection: GCS North American 1983 HARN

Source: Clean Water Services Last Updated By: bakerr on 6/25/2017

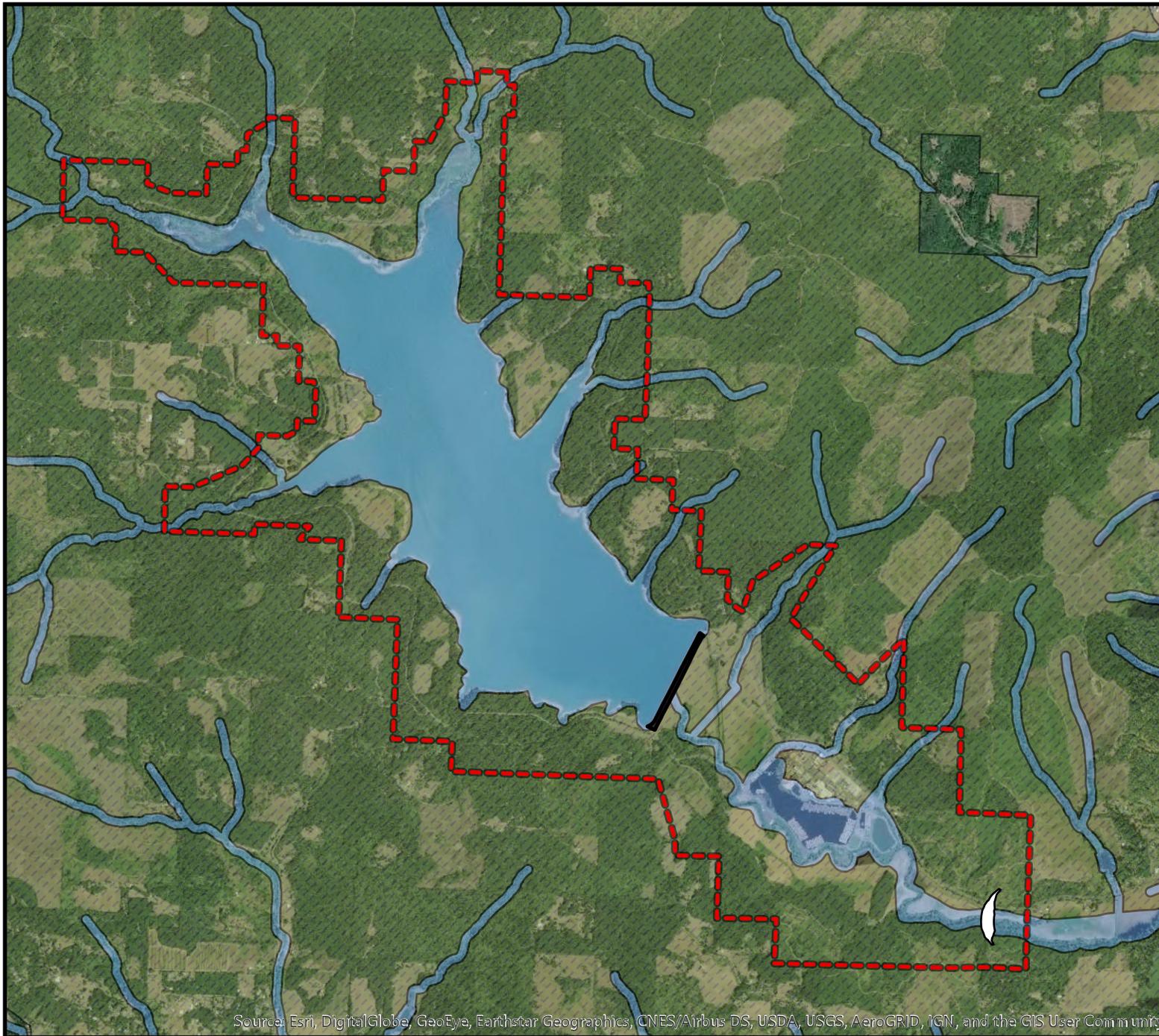
Disclaimer: This map and the data represented are not authoritative and are subject to change. The user should verify the accuracy of the data before commencing any plan, design, construction, or other activities. Further, the user should consult the project conditions.

Navigation toolbar with icons for pan, hand, zoom in (+), zoom out (-), 97.6% zoom level, print, home, and other navigation functions.

Significant Natural
Resources Map

-  Wildlife Habitat
-  Water Areas and Wetlands & Fish and Wildlife Habitat
-  Potential Project Extent
-  Existing Scoggins Dam
-  Potential Lower Dam

Attachment C

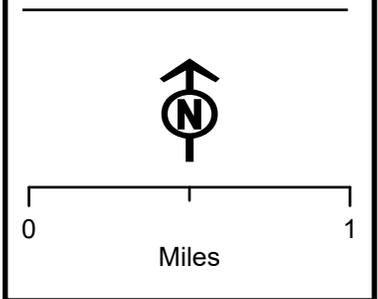


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Coordinate System: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl **Projection:** GCS North American 1983 HARN

Source: Clean Water Services **Last Updated By:** bakerr on 6/25/2019 2:47 PM **Regional Data:** ©2014 Oregon Metro www.oregonmetro.gov/rliis **Resource Data:** Washington County LUT

Disclaimer: This map and the data represented are not authoritative and are subject to change. This was created for reference and is not intended as a definitive property description. All users of this information should perform a separate investigation of conditions before commencing any plan, design, construction, or other activities. Further, there are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, concerning this information.





**WASHINGTON COUNTY PLANNING COMMISSION
MINUTES OF WEDNESDAY, JUNE 19, 2019**

ALL PUBLIC MEETINGS ARE RECORDED

1. CALL TO ORDER: 6:30 P.M. Charles D. Cameron Public Services Building - Auditorium

The meeting was called to order by Chair Vial.

2. ROLL CALL

Planning Commission (PC) members present: A. Richard Vial, Jeff Petrillo, Deborah Lockwood, Anthony Mills, and Matt Wellner. PC members: Ed Bartholemy, Ian Beaty, Tegan Enloe, and Eric Urstadt

Staff present: Andy Back, Theresa Cherniak, Kim Armstrong, Todd Borkowitz and Susan Aguilar, Long Range Planning (LRP); and Jason Bush, County Counsel.

2. DIRECTOR'S REPORT

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

- The Affordable Housing open house event on June 19, 2019 was well attended. Over 30 people attended; a total 14 attendees submitted comments.

Future PC topics:

- In 1990, the Board of County Commissioners (Board) approved a development agreement ordinance with Tektronix that lays out development standards, transportation improvements, and Transportation Development Tax responsibilities. This agreement expires this year. The Board may give direction to file an ordinance to extend this agreement later this year.

July

- July 10: Two ordinance hearings – Ordinance No. 855: Technical Code changes and Ordinance No. 856: Telecommunications Facilities
- July 24: Two ordinance hearings: Ordinance No. 854: Baker Rock Quarry Expansion and Ordinance No. 857: Aloha Tomorrow

August

- Omnibus and other housing related ordinances

3. WORK SESSION

a. Issue Paper 2019-02: Status Report on County Regulation of Recreational Marijuana

Theresa Cherniak, principal planner and Todd Borkowitz, associate planner with the Community Planning section of Long Range Planning (LRP) delivered a PowerPoint presentation to the PC. Staff provided information regarding County regulation history, key regulations at the state and county level, and jurisdictional roles in approving and licensing recreational marijuana activities. In addition, staff illustrated commercial marijuana regulation and data, as well as feedback on current rules and processes, and potential regulatory changes.

Issue Paper 2019-02 conclusions

- The County's administrative oversight of recreational marijuana businesses has gone smoothly, with few complaints
- Businesses in unincorporated Washington County are highly compliant with commercial marijuana regulations
- No recommended changes to the Community Development Code (CDC)

PC questions

- Do all cannabis products need to be tested? Where are marijuana businesses in the county taking their product for testing? Are there testing requirements?
- Have there been any odor complaints associated with cannabis production or processing?
- Why are research labs prohibited in places where it is sold?

4. ORAL COMMUNICATIONS

None

5. PUBLIC HEARING

a. Ordinance No. 853 – CDC Amendment

Kim Armstrong, senior planner with the Community Planning section of the LRP section gave a PowerPoint presentation with ordinance background information. Staff indicated this ordinance came about from the equitable housing project completed in June 2018. The project identified development standards that would potentially cause barriers to develop housing. Technical advisory groups and stakeholders supported the project recommendations which included: reducing those barriers identified to encourage a greater housing supply and a variety of housing types in Washington County to improve housing affordability.

Staff presentation also provided the following information: proposed amendments, current Planned Development (PD) and open space standards, balancing the community needs, and recommendations.

Written testimony received

- Received an email on June 3, 2019 from Diane Dickoff.
- Received a letter on June 19 from Kathy Stallkamp, Committee for Community Involvement (CCI) Chair
- Received a Voc.com article on June 19, 2019 from Jeff Petrillo, vice chair of the PC

Verbal testimony received

- Mary Manseau-CCI member and Washington County resident, 5230 NW 137th Ave, Portland – Ms. Manseau indicated that CCI was not in favor of Ordinance No. 853 that CCI recognizes the urgent need for more housing types in the County to accommodate the continued growth in employment and population, but believes reducing open space requirements is the wrong tool to solve affordable housing. Ms. Manseau as a citizen testified that she believed the reasons PDs had not been used often was not due to Washington County being restrictive, but it was due to not having a minimum common space requirement in regular subdivision standards. She indicated if there was a minimum common space requirement, there would be no need for additional open space in PDs.
- Greg Malinowski, 13450 NW Springville Lane, Portland – Mr. Malinowski advocated that the planned development ordinance allow as many units as possible to provide a variety of different homes sizes and potential condominiums in some places. He noted he would draw the line at allowing private property to count as open space. Open space should be open plus usable by the neighborhood.

PC comments

- Questions and comments:
 - What is the definition of 'progressive site design?'
 - Why is there a lack of PD applications, are there barriers?
 - Perception by some that PDs are not used because of open space requirements
 - What is the reasoning for the proposed percentages on open space requirements?
 - The ordinance states that parking requirements may be reduced to 100 percent; does this mean all parking could be eliminated under a PD?

The PC requested that staff evaluate and consider further reductions to Planned Development open space standards, including:

- A further reduction in overall PD open space
- Allowing natural areas to count toward a greater percentage of PD open space
- Reducing or eliminating the requirement for active recreational uses, especially for smaller PDs
- Allowing an exemption to some PD open space standards for sites located near existing parks or recreational facilities

Final vote

Commissioner Petrillo moved to postpone consideration of Ordinance No. 853 to the July 10 PC meeting. Commissioner Wellner seconded motion. **Vote: 5 – 0. Motion passed.**

Yes: Lockwood, Mills, Petrillo, Vial, and Wellner; **No:** (None); **Abstain:** (None) and **Absent:** Bartholemy, Beaty, Enloe, and Urstadt.

6. CONSIDERATION OF MINUTES

a. May 1, 2019

Commissioner Mills moved to approve the May 1, 2019 PC meeting minutes. Commissioner Wellner seconded motion. **Vote: 5 – 0. Motion passed.**

Final vote:

Yes: Lockwood, Mills, Petrillo, Vial, and Wellner; **No:** (None); **Abstain:** (None) and **Absent:** Bartholemy, Beaty, Enloe, and Urstadt.

b. May 15, 2019

Commissioner Mills moved to approve the May 15, 2019 PC meeting minutes. Commissioner Lockwood seconded motion. **Vote: 5 – 0. Motion passed.**

Final vote:

Yes: Lockwood, Mills, Petrillo, Vial, and Wellner; **No:** (None); **Abstain:** (None) and **Absent:** Bartholemy, Beaty, Enloe, and Urstadt.

7. ADJOURN: 8:45 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

Stephen Roberts
Secretary, Washington County
Planning Commission

Minutes approved this _____ day of _____, 2019

Submitted by LRP Staff