



PUBLIC MEETING NOTICE
FOR THE
WASHINGTON COUNTY PLANNING COMMISSION

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

WEDNESDAY, OCTOBER 3, 2018

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 they may ask before taking action on the 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 their agenda, including scheduled public hearing items and consideration of 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 preceding 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

CHARLES D. CAMERON PUBLIC SERVICES BUILDING AUDITORIUM

The Planning Commission welcomes your attendance at the Public Meeting. If you wish to speak on a public hearing agenda item or during Oral Communications, please feel free to do so. 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 the actual time limits. However, 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 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 citizen is heard on any matter, please avoid repetition in your comments. Careful attention to the previous speakers' remarks will be helpful in this regard.
- If you plan to present written testimony at the hearing, please bring 15 copies for distribution to Commission members and staff.

PUBLIC MEETING DATES

BOARD OF COMMISSIONERS WORK SESSIONS

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

2:00 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.



**PUBLIC MEETINGS BEFORE THE PLANNING COMMISSION
CHARLES D. CAMERON PUBLIC SERVICES BUILDING**

WEDNESDAY October 3, 2018 1:30 PM

AGENDA

CHAIR: A. RICHARD VIAL
VICE-CHAIR: JEFF PETRILLO
COMMISSIONERS: ED BARTHOLEMY, IAN BEATY, TEGAN ENLOE, DEBORAH LOCKWOOD,
ANTHONY MILLS, ERIC URSTADT, MATT WELLNER

PUBLIC MEETING (AUDITORIUM)

- 1. CALL TO ORDER – 1:30 PM**
- 2. ROLL CALL**
- 3. DIRECTOR'S REPORT**
- 4. WORK SESSION**
 - a. Future topics discussion
- 5. ORAL COMMUNICATIONS (Limited to items not on the agenda)**
- 6. PUBLIC HEARING**
 - a. Ordinance No. 844 – An ordinance updating the Transportation System Plan, an element of the Comprehensive Plan, relating to additional roadway capacity for the region
- 7. CONSIDERATION OF MINUTES**
 - a. June 27, 2018
 - b. July 18, 2018
 - c. Aug. 1, 2018
 - d. Aug. 15, 2018
 - e. Sept. 5, 2018
- 8. ADJOURN**



Sept. 26, 2018

To: Washington County Planning Commission

From: Andy Back, Manager 
Planning and Development Services

Subject: **PROPOSED LAND USE ORDINANCE NO. 844 - An Ordinance Amending the Transportation System Plan, an Element of the Comprehensive Plan, Relating to Additional Roadway Capacity for the Region**

STAFF REPORT

For the Oct. 3, 2018 Planning Commission Hearing
(The public hearing will begin no sooner than 1:30 p.m.)

I. STAFF RECOMMENDATION

Conduct the public hearing; recommend approval of Ordinance No. 844 to the Board of Commissioners (Board).

II. OVERVIEW

Ordinance No. 844 proposes to amend the Transportation System Plan (TSP). The proposed amendments add policy language relating to roadway capacity to the goals, objectives and strategies of the TSP.

The Board granted authorization for the ordinance at its Aug. 21, 2018 meeting.

III. BACKGROUND

At its Aug. 1 meeting, the Planning Commission (PC) recommended to the Board that additional policy language relating to roadway capacity should be added to the Transportation System Plan goals, objectives and strategies. The PC recommended that this policy language be added to Ordinance No. 834. Members of the PC believed that a change to the policy section of the TSP was warranted to reflect the findings of the 2017 Transportation Futures Study, address growth in population and jobs and respond to increased traffic congestion and delay on roadways throughout the region.

Ordinance No. 834 was authorized as an ‘omnibus’ type transportation ordinance with several map amendments to the TSP along with refinements to Article VII of the Community Development Code. The Board adopted Ordinance No. 834 as filed at the Aug. 21 hearing, and directed staff to file a separate ordinance containing the policy language presented in Ordinance No. 844.

Ordinance Notification

Notice 2018-16 regarding proposed Ordinance No. 844 was mailed Aug. 30, 2018, 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 Sept. 14, 2018 in *The Oregonian* newspaper.

IV. ANALYSIS

Ordinance No. 844 proposes to amend the TSP to add one objective and four strategies. The TSP provides policy direction to guide transportation planning within Washington County. The amendment language builds on the Transportation Futures Study and supports the study of additional roadway capacity. It is estimated that the transportation system currently serves more than 3.8 million person trips¹ within Washington County each weekday. The majority of these trips are made in private automobiles.

Economic Vitality

Ordinance No. 844 adds a strategy related to the economic benefits of investment in roadway capacity to serve travel within and between urban areas:

Strategy 2.3.4 Consider the economic benefits of additional roadway capacity for the region, both in inter-urban and intra-urban areas.

The Washington County TSP identifies four guiding principles that are to be considered in the development and operation of the transportation system: Safety, Economic Vitality, Livability and Natural Environment. These four guiding principles are intended to complement and balance each other.

The economic vitality of Washington County depends on a transportation system to serve the travel needs of people and businesses. The economic vitality goal outlines the critical function that the transportation system provides for the economy of Washington County. The goal language provides objectives that focus on:

- Roadway freight,
- Railroad, air and pipeline facilities, and
- Transportation investments that serve and enhance the urban and rural economic activities

¹ 2010 Washington County Travel Demand, TSP Users’ Guide Page 12. Table 1.1.

These objectives organize the types of economic activities that depend on transportation. The objectives and strategies recognize truck routes and over-dimensional vehicles, freight rail, air travel and pipelines. The transportation system provides access to and between economic centers, allows works to travel to jobs and employers access to labor and provides routes for rural goods to get to market and services to reach customers.

The Washington County Transportation Futures Study acknowledged the critical role that transportation plays in regional and countywide economic vitality. The proposed strategy will clarify and emphasize the importance of considering the economic benefits of investments in the roadway system.

Mobility

Ordinance No. 844 adds a new objective and two strategies to the mobility goal that focus on motor vehicle capacity and longer regional trips:

Objective 5.5 Provide for efficient motor vehicle capacity to serve longer regional trips.

Strategy 5.5.1 Seek to identify and address motor vehicle capacity needs for the County, as a part of the Region and the State.

Strategy 5.5.2 Coordinate with ODOT, cities, counties and other government agencies, and work with the public and community groups to identify locations or corridors where additional roadway capacity is necessary.

The Mobility goal (along with the Connectivity and Accessibility goals) provides the policy language of the Washington County TSP that defines the development and operation of the Roadway Element. The Washington County TSP also includes an Active Transportation Element and System Management Element. These three elements taken together establish the design and framework of Washington County's transportation system and implement the guiding principles discussed above. The modal elements of the TSP describe an integrated multimodal transportation network to meet the needs of Washington County residents, workers, businesses and visitors. Each modal element identifies the classification, general location and the size and scope of the facility or service to be provided.

The roadway element of the TSP is intended to be addressed, in part, by the mobility goal. The mobility goal includes objectives that focus on:

- Cost-effective and efficient roadway system that serves all modes,
- Systems to efficiently manage and operate the roadways,
- Motor vehicle performance, and
- Travel demand management

The Transportation Futures Study considered a variety of roadway capacity improvements intended to enhance long term regional mobility. The new objective strengthens the existing

language to clarify that motor vehicle capacity can be intended to efficiently serve longer regional trips. This language includes two new strategies that support the identification of motor vehicle capacity needs and the coordination of motor vehicle roadway capacity provision with regional partners.

Connectivity

Ordinance No. 844 adds new a strategy related to the provision of an interconnected transportation network:

Strategy 7.1.6 Encourage the development of a complete roadway network to serve travel needs, both in inter-urban and intra-urban areas.

The Connectivity goal of the TSP also is part of the roadway element along with mobility and accessibility. Connectivity describes a different function of the roadway element than mobility discussed above. The Connectivity goal includes objectives that focus on:

- Provision of an interconnected transportation network
- Identification of locations where new connections are needed, and
- Evaluation of the specific alignment of new connections is to occur through the project development process²

The Transportation Futures Study considered a number of new regional connections to augment the roadway network. The new strategy supports development of a complete roadway network to serve travel needs.

Summary of Proposed Changes

Ordinance No. 844 proposes to amend the Transportation System Plan, an element of the County Comprehensive Plan.

- Amends the Economic Vitality Goal to add a Strategy related to the economic benefits of roadway capacity.
- Amends the Mobility Goal to add an Objective and two Strategies related to the efficient provision of motor vehicle capacity.
- Amends the Connectivity Goal to add a Strategy related to the development of a complete roadways network.

² As described in the Oregon Transportation Planning Rule (660-012-0050)

September 12, 2018



TO: Washington County Planning Commission

RE: Ordinance 844

Dear Chair Vial and Commissioners:

I oppose the adoption of Ordinance 844 to the County's Transportation System Plan., since it commits Washington County to developing new roadway capacity. This approach flies in the face of an increasing number of transportation planners, traffic engineers, and economists who are concluding that adding new roadway capacity does not reduce traffic congestion.¹

There's no argument that traffic congestion is increasing, not only in Washington County, but throughout our metropolitan region. Our economy as well as our population is growing. Yet providing yet another inter-urban roadway will only worsen our traffic problems; the vehicles that travel on a new inter-urban roadway will not be confined to that stretch of road, but will provide only more traffic on local arterials, in already congested intersections, and through our neighborhoods, further degrading the quality of life throughout Washington County.

Additionally, adding a new inter-urban regional arterial will take years to plan, fund, and construct, distracting our attention and funding for near-term solutions that could be addressing traffic congestion problems: safer bicycling and walking facilities that better connect residents of all ages with shopping, schools, employment centers, and transit stops. Although these alternatives do not meet everyone's travel needs, neither does a new regional arterial. The number of all Americans who choose not to drive is steadily decreasing: in 1983, 89% of 19-year-olds had their licenses; more than 30 years later, that percentage had dropped to 69%. Similar decreases are also being other age groups.²

I urge you to reject Ordinance 844 and instead work with staff to craft an ordinance for 2019 that can provide more immediate congestion relief, is cost-effective, serves a wider range of transportation needs, and improves the economy and livability of our communities.

Thank you for your consideration.

Sincerely,

Meeky Blizzard
16815 SW Pleasant Valley Rd
Beaverton, OR 97007
503-758-3597

-
- 1 "Fundamental Law of Road Congestion: Evidence from US Cities," Gilles Duranton and Matthew A. Turner, *American Economic Review*, Vol 101, October, 2011 (pages 2616-52) <https://www.aeaweb.org/articles?id=10.1257/aec.101.6.2616>
 - 2 "More Americans of all ages spurning driver's licenses," *University of Michigan Transportation Research Institute*, January 20, 2016. <http://www.umTRI.com/what-were-doing/news/more-americans-all-ages-spurning-drivers-licenses>



Washington County Planning Committee August 20, 2018
Public Service Building
155 N. First Ave #130
Hillsboro, Oregon 97124



Dear Gentelman,

I am writing this letter in response to an article in the Tribune newspaper regarding the highway bypass. It was a thrill to read the wonders of your plans and I pray for the passage and implementation of this promise.

That has, I believe has been in the plans for over the 25 years, that I have been a resident in Washington County.

I would only add one item I and thousands others would LOVE to see.

That is to extend the road into Washington State with no less than two bridges. To relieve some of the pressure on our other two bridges and of coarse NO TOLLS.

Now is the time with President Trump looking for BIG projects, like the kind that help thousands of people daily

Thank you for your time and for the type of thinking that major planning Takes like you have done, for all of us in this great county Thank you to all of you working for our benefit.

Roger Reschke
6616 sw Sussex St.
Beaverton Or. 97008

503-626-7163
rogrr@msn.com

Thanks very much, Erin. This is helpful.

See you Wednesday!

Deborah

On Mon, Oct 1, 2018 at 2:38 PM Erin Wardell <Erin_Wardell@co.washington.or.us> wrote:

Hi Deborah,

Roger Reschke's letter dated August 20, 2018 refers to "an article in the Tribune newspaper regarding the highway bypass." The testimony does not specify which article, when it was written or what it says. The Tribune has had a couple of articles regarding this issue over the past couple months, and staff can't identify which particular article is the one referenced by the letter.

Regarding your other questions, please see responses below, in blue.

1. Does the proposed additional language for the TSP in this ordinance mandate any additional activities by Washington County, relative to transportation planning? If so, what additional activities are mandated?

Response: No. The new language is policy guidance. It does not mandate new activities. It enhances and strengthens the existing policies related to roadway capacity.

2. Does the proposed additional language for the TSP in this ordinance prevent any activities by Washington County, relative to transportation planning? To clarify, if this ordinance were not adopted, would the County still have the ability to consider additional roadway capacity?

Response: The new language is policy guidance. It does not prevent any existing or proposed activities.

3. Regarding the TSP: in the User's Guide, a graph on p. 11 projects a population increase in Washington County from over 500,000 in 2010 to over 700,000 in 2035. On p. 13, pie charts project virtually the same proportion of "drive alone" car trips in the County, in 2010 and 2035.

My question: Why is the proportion of "drive alone" trips projected to be the same? Are development patterns in the County projected to be the same?

Response: The tables and charts cited, report data from the regional growth allocation and regional travel demand models developed by Metro (the regional government). The models forecast future travel behavior given population and jobs growth in the region as well as anticipated transportation investments. The development patterns in the County (and throughout the region) are forecasted to be consistent with the adopted comprehensive plans.

4. The proposed ordinance includes the strategy, "Consider the economic benefits of additional roadway capacity for the region . . ."

My question: Does Washington County normally study economic benefits of roads, or would this be a new type of endeavor for DLUT?

Response: Economic Vitality is one of the four overarching goals within the TSP, along with Safety, Livability, and Natural Environment. These goals are the guiding principles for the planning, development and operation of the transportation system throughout Washington County. This policy language enhances the existing policy language regarding planning for economic vitality. The policy language does not mandate any specific activities.

Please let me know if I can answer any other questions for you.

Erin Wardell, AICP | Principal Planner
503-846-3876 erin_wardell@co.washington.or.us

From: Susan Aguilar
Sent: Monday, October 01, 2018 11:16 AM
To: Deborah Lockwood; Erin Wardell; Steve L Kelley
Cc: Andy Back; Anthony Mills; Desi Kurtz; E. Bartholemy; Ed Bartholemy; Eric Urstadt; Ian Beaty (ian.r.beaty@gmail.com); Jacquilyn Saito-Moore; Jeff Petrillo; Juli Mills; Kris Brannan; Matt Wellner; Rep. A. Richard Vial; Rich Vial; Richard Vial; Tegan Enloe; Theresa Cherniak; Traci Shirley
Subject: RE: Testimony regarding Ord. No. 844

Hi Deborah,

Thanks for your email. I will forward your email to Erin Wardell and Steve Kelley.

Have a great day!

Susan Aguilar, EMPA | Senior Administrative Specialist

Washington County Department of Land Use & Transportation

Planning and Development Services | Long Range Planning

MAILING ADDRESS: 155 N First Avenue, Suite 350, MS 14, Hillsboro, OR 97124

PHYSICAL ADDRESS: [Adams Crossing](#), 3rd Floor, 161 NW Adams Ave., Hillsboro, OR 97123

503-846-8121 direct | 503-846-4412 fax

Susan_aguilar@co.washington.or.us

Plan Responsibly. Build Safely. Live Well.

From: Deborah Lockwood [mailto:deborahlockwood50@gmail.com]
Sent: Monday, October 01, 2018 10:40 AM
To: Susan Aguilar
Cc: Andy Back; Anthony Mills; Desi Kurtz; E. Bartholemy; Ed Bartholemy; Eric Urstadt; Ian Beaty (ian.r.beaty@gmail.com); Jacquilyn Saito-Moore; Jeff Petrillo; Juli Mills; Kris Brannan; Matt Wellner; Rep. A. Richard Vial; Rich Vial; Richard Vial; Tegan Enloe; Theresa Cherniak; Traci Shirley
Subject: Re: Testimony regarding Ord. No. 844

Thank you, Susan.

I have been looking for the Tribune article that this letter writer refers to. I found the one below.

<https://portlandtribune.com/pt/9-news/404429-302020-washington-county-board-splits-difference-in-bypass-debate>

Can staff confirm whether this is correct?

Thanks,

Deborah

On Thu, Sep 27, 2018 at 2:57 PM Susan Aguilar <Susan_Aguilar@co.washington.or.us> wrote:

Hello everyone,

Attached please find a letter received on Aug. 24, 2018 from Roger Reschke regarding Ord. No. 844. Copies will be distributed at the Oct. 3, 2018 Planning Commission meeting.-

Have a wonderful day everyone!

Susan Aguilar, EMPA | Senior Administrative Specialist

Washington County Department of Land Use & Transportation

Planning and Development Services | Long Range Planning

MAILING ADDRESS: 155 N First Avenue, Suite 350, MS 14, Hillsboro, OR 97124

PHYSICAL ADDRESS: [Adams Crossing](#), 3rd Floor, 161 NW Adams Ave., Hillsboro, OR 97123

503-846-8121 direct | 503-846-4412 fax

Susan_aguilar@co.washington.or.us

Plan Responsibly. Build Safely. Live Well.



WASHINGTON COUNTY PLANNING COMMISSION MINUTES OF WEDNESDAY, JUNE 27, 2018

ALL PUBLIC MEETINGS ARE RECORDED

1. CALL TO ORDER: 6:30 P.M. Washington Street Conference Center

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 Eric Urstadt. PC absent members: Ed Bartholemy, Ian Beaty, Tegan Enloe and Mathew Wellner.

Staff present: Theresa Cherniak, Michelle Miller, Kim Armstrong, and Susan Aguilar, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR'S REPORT

Theresa Cherniak, principal planner for the Long Range Planning section, provided the PC with updates:

- The food cart Ordinance No. 831A was engrossed by the Board of Commissioners (Board). The second engrossment hearing is scheduled for July 17, 2018.
- The next two scheduled PC meetings (July 18, and August 1) will be at the Shirley Huffman Auditorium-Hillsboro Civic Center. The August 15 PC meeting location will be at the auditorium in the Public Services Building.
- An Issue Paper regarding Telecommunications in the right-of-way (ROW) will be presented in the late summer/fall. The portion of Ordinance No. 826 regarding facilities in the ROW was removed from the ordinance; before adoption by the Board. The Board asked staff to research issues related to facilities in the ROW and additional issues raised by the PC and industry representatives.

Tentative future PC topics:

- July
 - July 4 – holiday, no meeting
 - July 18 – Ordinances: Updates to the TSP (Transportation System Plan), Housing related amendments

**Department of Land Use & Transportation · Planning and Development Services
Long Range Planning**

155 N. First Ave., Suite 350, MS14 · Hillsboro, OR 97124-3072
Phone: 503-846-3519 · Fax: 503-846-4412
www.co.washington.or.us · lutplan@co.washington.or.us

- August
 - August 1 - Ordinances: Forest Grove and King City UPAs (Urban Planning Area Agreements), N. Bethany Urban Design Plan
 - August 15 – Ordinances: N. Bethany-Shackelford/Road A, and two Housing related ordinances
- September
 - Sept. 5 – No agenda items

4. ORAL COMMUNICATIONS

None

5. PUBLIC HEARING

a. Ordinance No. 832: Fair Housing and Group Care updates

Theresa Cherniak, principal planner and Kim Armstrong, senior planner, both from the Community Planning section of LRP provided the PC with a Power Point presentation. Staff stated the proposed ordinance amends sections of the Community Development Code (CDC) to better conform with federal Fair Housing requirements and state laws related to residential group care and temporary shelters. The proposed updates were included as a Tier 1 task in the 2018 LRP Work Program, and Issue Paper No. 2018-02: Fair Housing Code Updates was presented to the PC on May 2, 2018 and the Board April 17, 2018. Staff provided background, summary of proposed changes, and recommendations.

Recommendation

- Conduct the public hearing
- Recommend approval of Ordinance No. 832 to the Board

Questions/Comments

- Consider amending standards for retirement housing communities to allow this use in R-5 and R-6 land use districts.
- Consider allowing temporary homeless shelters to operate for more than 12 weeks per year.

Written testimony received in Ordinance No. 832

- Letter received on June 27, 2018 from Louise Dix - Fair Housing Council of Oregon, 1221 SW Yamhill St #305, Portland, OR in support of Ordinance No. 832.

Straw Poll

The PC took a straw poll vote on the following options:

- 1.) Recommend adoption to the Board or
- 2.) Table the issue, and have staff research and provide additional information on temporary homeless shelter operations and the possible impacts of allowing retirement housing communities in R-5 and R-6 districts.

Commissioner	Option 1	Option 2
Bartholemy	Absent	Absent
Beaty	Absent	Absent
Enloe	Absent	Absent
Lockwood	No	Yes
Mills	No	Yes
Petrillo	No	Yes
Urstadt	No	Yes
Vial	No	Yes
Wellner	Absent	Absent

Final Vote:

Commissioner Mills moved to table further action on proposed Ordinance No. 832 - Fair Housing and Group Care Updates with a request for staff to consider amending the ordinance to allow retirement housing communities in additional land use districts and increasing the operation period for temporary homeless shelters. Commissioner Lockwood seconded the motion. **Vote: 5 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Absent
Beaty	Absent
Enloe	Absent
Lockwood	Yes
Mills	Yes
Petrillo	Yes
Urstadt	Yes
Vial	Yes
Wellner	Absent

b. Ordinance No. 833: Omnibus

Theresa Cherniak, principal planner and Michelle Miller, senior planner, both from the Community Planning section of LRP provided the PC with a Power Point presentation. Staff indicated that the proposed ordinance makes 11 minor amendments to the CDC. The proposed CDC amendments will provide consistency with state and local regulations and clarity for all. This ordinance was authorized by the Board as part of the 2018 LRP Work Program.

Recommendation

- Conduct public hearing
- Recommend approval of Ordinance No. 833 to the Board, to include the proposed amendments as described in the staff report.

Written testimony included in Ordinance No. 833

- Letter received from Anthony Stuart of A.W. Stuart Law (representing Western Oregon Dispensary), 11450 NE Kuehne Rd., Carlton, OR

Verbal testimony received in Ordinance No. 833

- Linda Hulme and Matt Brennan, both engineers with Clean Water Services (CWS), 2550 SW Hillsboro Way, Hillsboro, testified in support of the proposed amendments for streamlining CWS' County submittal process for maintenance and wetland enhancement projects. In response to a question regarding notification, Ms. Hulme informed the PC that CWS customarily notifies adjacent property owners before beginning maintenance or restoration work in easements or the right-of-way.

- Anthony Stuart, attorney for Western Oregon Dispensary (WOD) and Sheri Ralston, president of WOD testified in support of the proposed amendments that allow more than one marijuana processor licensee to share a marijuana processing facility as an "alternating proprietor."

They now request that the PC amend the proposed regulations to allow recreational marijuana processing facilities in the Transit Oriented-Retail Commercial land use district, under the proposed alternating proprietor regulations for edible or topical marijuana processors only.

Staff response

- Although the request is limited to a use in one specific land use district, it goes beyond the scope of the current work program and the public notice provided with this ordinance. Staff did not recommend adding this change to the omnibus ordinance for this year, but it may be considered as part of an update to the PC and Board regarding the status of Washington County's recreational marijuana regulations.

The PC discussed this request and whether there were alternatives for WOD. The PC agreed with staff that the land use change was beyond the scope of the 2018 omnibus ordinance and would require more research and analysis. They did not recommend making any changes to the proposed marijuana processing facilities amendments at this time.

Questions/Comments

- Removal of the provision that clarifies that bicycle parking spaces must be "secured, long-term" when used to reduce the minimum vehicular parking requirements.

Final Vote

Commissioner Mills moved to recommend approval of Ordinance No. 833 to the Board with the proposed amendment to remove the provision that bicycle parking spaces must be "secured, long-term" when used to reduce minimum parking. Commissioner Urstadt seconded motion. **Vote: 5 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Absent
Beaty	Absent
Enloe	Absent
Lockwood	Yes
Mills	Yes
Petrillo	Yes
Urstadt	Yes
Vial	Yes
Wellner	Absent

6. CONSIDERATION OF MINUTES

Commissioner Mills moved to approve the May 2, 2018 PC meeting minutes. Commissioner Urstadt seconded motion. **Vote: 5 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Absent
Beaty	Absent
Enloe	Absent
Lockwood	Yes
Mills	Yes
Petrillo	Yes
Urstadt	Yes
Vial	Yes
Wellner	Absent

7. ADJOURN: 9:20 P.M.

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

 Jeff Petrillo
 Acting Chairman, Washington County
 Planning Commission

 Andrew Singelakis
 Secretary, Washington County
 Planning Commission

Minutes approved this _____ day of _____, 2018

Submitted by Long Range Planning Staff



WASHINGTON COUNTY OREGON

WASHINGTON COUNTY PLANNING COMMISSION MINUTES OF WEDNESDAY, JULY 18, 2018

ALL PUBLIC MEETINGS ARE RECORDED

1. CALL TO ORDER: 1:30 P.M. Shirley Huffman Auditorium

The meeting was called to order by Chair Vial.

2. ROLL CALL

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

Staff present: Andy Back, Erin Wardell, Steve Kelley, and Susan Aguilar, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR'S REPORT

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

Future PC topics:

- August
 - August 1: Ordinances – Forest Grove and King City Urban Planning Area Agreements, North Bethany Main Street Urban Design Plan and any continue ordinances

4. WORK SESSION

a. Ordinance No. 838: North Bethany Main Street Urban Design Plan

Suzanne Savin, senior planner with the Community Planning group of the Long Range Planning (LRP) section provided a Power Point presentation regarding Ordinance No. 838-North Bethany Main Street Urban Design Plan. Staff's presentation included information regarding the North Bethany Main Street location, intent, the public process to develop the urban design plan, key elements, recommendation, and next steps. OTAK was hired to assist with developing the urban design plan options. A project advisory committee was convened to provide feedback on the design plan options and the draft ordinance, and two public open house events were held to obtain community feedback on the design plan options. This ordinance will be considered by the PC on August 1.

Planning Commission questions included:

- Ownership within the area and whether Polygon controlled the bulk of land area.
- Why this level of detail was necessary in the proposed ordinance.
- Whether traffic impacts of the Main Street development had been analyzed.

Department of Land Use & Transportation · Planning and Development Services
Long Range Planning

155 N. First Ave., Suite 350, MS14 · Hillsboro, OR 97124-3072
Phone: 503-846-3519 · Fax: 503-846-4412
www.co.washington.or.us · lutplan@co.washington.or.us

5. ORAL COMMUNICATIONS

None

6. PUBLIC HEARING

a. Ordinance No. 832: Fair Housing and Group Home updates – continued from June 27, 2018

Kim Armstrong, senior planner with the Community Planning group of the LRP section, delivered a Power Point presentation on a continued discussion regarding Ordinance No. 832. Staff gave an overview of the ordinance updates and intent, which included: improved compliance with fair housing laws, update to residential group care that include: consolidating types of residential group care, updates to land use districts that allow residential group care, the process type used to approve development applications, and new a temporary use process for temporary shelters.

Written testimony submitted on Ordinance No. 832

- Questions and comments received on July 13 and July 18, 2018 by Commissioner Deborah Lockwood
- Letter submitted on July 18, 2018 by Stacy Pollard of Family Promise
- Email submitted on July 18, 2018 by Brent Boswell-Family Promise
- Letter submitted on July 18, 2018 by Jolene Guptill, executive director of Family Promise of Beaverton
- Letter submitted on July 18, 2018 by Doug Menke, general manager of Tualatin Hills Park & Recreation District
- A sample petition submitted on July 18, 2018 by Al Worman

Verbal testimony submitted in Ordinance No. 832

- Al Worman, 17185 SW Bany Rd, Beaverton, OR – Concerned about Luke Dorf becoming a homeless shelter with ordinance amendments and asked if Luke Dorf would benefit from the ordinance. He stated that Luke Dorf is always changing.
- Brent Boswell, 17840 SW Zenith Pl, Aloha, OR – Mr. Boswell shared that he serves on the Board for Family Promise of Beaverton. He also indicated that Family Promise partners with communities, service organizations and churches to assist families who are experiencing temporary homelessness. Mr. Boswell was concerned with the additional burdens this ordinance would have on churches and service organizations that are doing good in the community. He indicated that the Family Promise program changes the lives of people. He asked that charitable organizations not be required to pay proposed fees for the opportunity to minister to those in need.
- Bonnie Becker, 19055 SW Wedgefield Ln, Aloha, OR – Ms. Becker is a member of the Westside United Methodist Church. She shared a statement from Reverend Brian Shimer and the church. The Westside United Methodist Church faith community has been reaching out to the underprivileged in the area for the past 22 years. The church seeks to serve within the context of the governing authorities and to abide by mandates required to keep people safe. The church has a safe sanctuary policy to protect all individuals from hurt. Ms. Becker shared that the program exists for the benefit of others. The program does not exist for profit. The current proposal, charging a faith community, a non-profit, \$1600 in addition to subjecting the church to governmental requirements will strangle abilities to achieve the goal of making a difference for those who are houseless.
- Diane Dickoff, 7154 SW 171St Dr, Aloha, OR – Ms. Dickoff indicated that her neighborhood doesn't have a plan like the N. Bethany. Family Promise would have to live with whatever is decided by Washington County. She commented on the fair housing law protecting against discrimination with regards to race, color, national origin, religion, sex familial status, and indicated there is a long list of disabilities. She expressed concern that Washington County does not follow this. She indicated that all people should be equally treated.

- Stacy Pollard - regional director, Family Promise, 21544 SW Longacre St, Beaverton, OR – Ms. Pollard was in opposition to this ordinance. She stated that the ordinance would weaken Family Promises' ability to serve the need. She asked that the PC either vote against the ordinance or rewrite the permit process giving an exemption for religious institutions, community centers, schools and non-profits.
- Elise Schaff Laubach, board member for Family Promise of Tualatin Valley, 9370 SW Omara St, Tigard, OR – Ms. Laubach stated that the Tualatin Family Promise hopes to be hosting in the fall and wondered how the ordinance would impact their ability to open and provide services. She indicated homelessness affects children as well, citing numbers from the local area. She indicated that the Family Promise program has an 86 percent nationwide success rate in getting people into sustainable housing, and additional requirements could create barriers. There might be additional concerns regarding lack of community awareness of the drug and alcohol screening and the goal setting including meetings with social workers, that Family Promise does.
- Lois O'Halloran, chair of the Board of Directors, Family Promise of Beaverton, 10612 NW Le Maris Ct, Portland, OR – Shared that it has taken two years to open its doors to assist families who are homeless in the Beaverton School District. The mission is to assist families to transition from homelessness to permanent housing. Family Promise is a national program with over 200 affiliates across the county. The Family Promise model uses existing community resources to solve this community problem. Each affiliate runs a little differently, but all have the same core mission and the same basic model. Families are hosted for one week from 5:30 p.m. until 7:00 a.m. During the day, families work with a case manager to regain independent living. One difficult issue is getting church organizations to step up to host families for fear of the word "homeless." Families are drug tested and backgrounds are checked, which gives comfort to organizations. Ms. O'Halloran shared the Beaverton School District has the highest rate of children experiencing homelessness in Oregon. Passing this ordinance will greatly compromise the organization.
- Scott Huck, director of Family Promise Ministries-Sunset Presbyterian Church, 10521 NW La Cassel Crest, Portland, OR – Mr. Huck indicated that the church is a host site where families can stay overnight during the week, as well as a day center for families. He also indicated that the church has had over 100 people volunteer for the two weeks serving families in June. Mr. Huck expressed concern that the fee process in the proposal could eventually kill the organizations. He also questioned whether permits might also be imposed for youth groups that spend the night once or twice a year and he raised concern regarding whether the proposal was singling out homeless families.
- Peg Pfab, 13980 SW 184th Ave, Beaverton, OR – Ms. Pfab indicated that she is a retired pastor and has served on various committees. She was concerned that the \$1600 fee would be difficult for organizations that also lack volunteers.
- Mary Sue Evers, senior pastor, Cedar Hills United Church of Christ, 11695 SW Park Way, Portland, OR 97225 – stated that seeing families who experience life without homes without privacy and dignity and seeing church members able to host and coordination with other churches makes Family Promise a win-win-win situation. The church runs on a thin margin and if it had to pay \$1,600 it would likely discontinue participation in the program.
- Scott Taylor – president, St. Andrews Lutheran Church, 12405 NE Butner Road, Beaverton, OR 97005 – Mr. Taylor shared that St. Andrews Lutheran Church has been involved with Family Promise for a year and it took an incredible amount of time to get enough organizations and congregations as host sites. He is concerned that the permit cost of \$1600 would be impactful and would cause organizations to drop out of the program including recruiting new organizations to host families. Family Promise is not a walk-in type of temporary shelter. Mr. Taylor suggested a solution to make a distinction between walk-in and shelters that have a check-in process.

PC discussed:

- The PC expressed concern that the proposed temporary use process could pose a significant barrier to temporary shelter programs such as Family Promise.
- The PC acknowledged that it may be preferable for the code to remain silent if the proposed temporary use process would hinder existing shelter operations.
- A proposal to recommend removing the temporary use process for temporary homeless shelters from the proposed ordinance.

Final Vote

Commissioner Urstadt moved to recommend adoption of Ordinance No. 832 to the Board with the elimination of Section B relative to the temporary use process for temporary homeless shelters.

Commissioner Lockwood seconded the motion. **Vote: 9-0. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Beaty	Yes
Enloe	Yes
Lockwood	Yes
Mills	Yes
Petrillo	Yes
Urstadt	Yes
Vial	Yes
Wellner	Yes

b. Ordinance No. 834: Transportation System Plan (TSP) update

Steve Kelley, senior transportation planner presented the PC with a PowerPoint presentation regarding TSP updates. Staff indicated that the ordinance is intended to address a number of relatively non-controversial transportation related items briefly and incorporates several other updates. The Board authorized this ordinance as part of the 2018 LRP Work Program. Staff’s presentation included ordinance background history, overview, review exhibits and discussion.

PC comments

- A question regarding if the ordinance was going to have language regarding options for the “Around the Mountain” concept, due to the regional traffic congestion.
- Add language or ask the Board to add language into the ordinance that highlights the need for new transportation facilities to address congestion.
- Would like to take this opportunity to update our transportation document to put in policy language that recognizes the need for a regional transportation solution to I-5 and I-205 congestion, with a new road in Washington County.

Poll Vote

The PC took a straw poll vote to see who supported recommending to the Board that additional policy language be added to Ordinance No. 834 amending the TSP to recognize the need for a regional transportation solution to I-5 and I-205. A no vote supported the ordinance as is.

Vote: 5-4.

Commissioner	Yes	No
Bartholemy	X	
Beaty		X
Enloe		X
Lockwood		X
Mills	X	
Petrillo		X
Urstadt	X	
Vial	X	
Wellner	X	

The PC continued the hearing on Ordinance No. 834 to August 1, 2018.

c. Ordinance No. 835: Accessory Dwelling Units (ADU)

Bryan Robb, associate planner with the Community Planning group of the Long Range Planning section provided a Power Point presentation to the PC. Staff indicated that the proposed ordinance provides amendments that will update the Community Development Code to comply with Senate Bill (SB) 1051, approved by the Oregon State Legislature in 2017.

Staff indicated that in March of this year, DLCD released guidance on implementing the ADU rules under SB 1051. In summary, the bill requires jurisdictions with more than 15,000 people to allow ADUs in all land use districts where detached single-family dwelling units are allowed. Staff provided a summary of the legislation and overview of the ordinance and recommendations.

Staff recommendation

- Conduct the public hearing
- Recommend approval of Ordinance No. 835 to the Board

PC comments

- A question regarding the County policy on SDCs (system development charges) for ADUs.
- Discussion on language that is being removed to conform with SB 1051 requirements. The PC asked if it was possible to adopt clear and objective design standards instead of removing subjective design standards.
- Discussion regarding the timeline of this ordinance, future possible changes to ADU regulations.

Verbal testimony submitted in Ordinance No. 835

- Richard Ramer, 9380 SW 82nd, Portland, OR 97223 – Expressed concern about SB 1051. By removal of a couple of words, it is being used by the development community to allow for the removal of these natural resources without any pushback. Mr. Ramer indicated that if natural resources are removed, drainage hazard problems become worse. Natural resources have value. The intention of the bill was not to allow developers to remove natural resource properties and he indicated that it had nothing to do with Ordinance No. 835.

PC response to public testimony

PC suggested Mr. Ramer submit a letter in November or December to the department regarding putting this issue on next year’s work program. Mr. Back noted an Issue Paper on this topic is currently in the Work Program.

Final Vote

Commissioner Mills moved to recommend approval of Ordinance No. 835 to the Board as filed.

Commissioner Wellner seconded motion. **Vote: 9 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Beaty	Yes
Enloe	Yes
Lockwood	Yes
Mills	Yes
Petrillo	Yes
Urstadt	Yes
Vial	Yes
Wellner	Yes

7. CONSIDERATION OF MINUTES

None

8. ADJOURN: 10:15 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 _____ day of _____, 2018

Submitted by LRP Staff



WASHINGTON COUNTY PLANNING COMMISSION MINUTES OF WEDNESDAY, AUGUST 1, 2018

ALL PUBLIC MEETINGS ARE RECORDED

1. CALL TO ORDER: 1:30 P.M. Shirley Huffman Auditorium

The meeting was called to order by Chair Vial.

2. ROLL CALL

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

Staff present: Theresa Cherniak, Erin Wardell, Suzanne Savin, Steve Kelley, Michelle Miller, and Susan Aguilar, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR'S REPORT

Theresa Cherniak, principal planner from the Community Planning group of the LRP section provided the PC with updates:

The Department of Land Use and Transportation (DLUT) is no longer on the third floor of the PSB (Public Services Building). DLUT has moved to the third floor of the Adams Crossing Building which is on the west side of the railroad tracks. DLUT will be at this location for nine months. The County Administrative Office, Board of Commissioners (Board), and County Counsel are back in the PSB. The August 15 PC meeting will be at the Shirley Huffman Auditorium located at the Hillsboro Civic Center. The Sept. 5 PC meeting will be at the PSB Auditorium.

Future PC topics:

- August
 - August 15 – Ordinances: Shackelford Rd (Road "A"), Beaverton Urban Planning Area Agreement (UPAA), Housekeeping, and two equitable housing related ordinances.
- September
 - Sept. 5 –No agenda items

**Department of Land Use & Transportation · Planning and Development Services
Long Range Planning**

155 N. First Ave., Suite 350, MS14 · Hillsboro, OR 97124-3072
Phone: 503-846-3519 · Fax: 503-846-4412
www.co.washington.or.us · lutplan@co.washington.or.us

4. WORK SESSION

a. Ordinance No. 843 - The Alignment of North Bethany "Road A"

Erin Wardell, principal planner and Steve Kelley, senior planner both from the Transportation Planning group of the LRP section provided a Work Session briefing regarding Ordinance No. 843. In their presentation, staff indicated that the ordinance would amend the alignment of Shackelford Road between Eleanor Avenue and Kaiser Road. Other amendments include updates to the Comprehensive Framework Plan for the Urban Area, the Transportation System Plan (TSP), and the North Bethany Subarea Plan. Pacific Community Design submitted a work program request last fall and KB Trees, LLC responded to this request. Both parties submitted different alternatives for the transportation plans, to limit or minimize impacts to the wetland in this portion of North Bethany. Staff shared that these alternatives had a fairly comprehensive review process. Staff considered other alternatives and did an independent analysis based on what would be done if this was a capital project. This ordinance will be considered by the PC at the Aug. 15 meeting.

The PC had questions regarding:

- Any flooding concerns regarding the wetlands in the area.
- Whether there had been a discussion with the landowner regarding acquisition.
- Neighborhood acceptance of the proposed alignment.
- Whether the County would have to buy wetland credits if this was a capital improvement project,

5. ORAL COMMUNICATIONS

None

6. PUBLIC HEARING

a. Ordinance No. 834: TSP Update - continued from July 18, 2018

Erin Wardell, principal planner and Steve Kelley, senior planner, both from the Transportation Planning section of LRP provided the PC with a continued discussion regarding Ordinance No. 834 via a Power Point presentation. Staff stated the ordinance proposes amendments to the TSP and the Community Development Code (CDC). Staff received testimony from a number of parties. Commissioner Vial submitted testimony on July 25 and revised testimony on July 31, regarding additional policy language to address principal arterial capacity for inclusion in the ordinance .

Recommendation

- Conduct the public hearing
- Recommend approval of Ordinance No. 834 to the Board.

PC comments

- Should PC proposed amendment be a separate ordinance.
- Why was this PC amendment recommendation not presented as an issue for the work program.
- Metro plans according to city and county feedback.
- How should Washington County address road capacity problems.

Written testimony received on Ordinance No. 834

- Letter received on July 24, 2018 from PC Vice Chair Jeff Petrillo
- Email received on July 25, 2018 and July 31, 2018 from PC Chair A. Richard Vail
- Letter received on July 31, 2018 from Robert Bailey and Allen Amabisca of Save Helvetia, 13260 NW Bishop Rd, Hillsboro, OR 97124
- Email received on July 30, 2018 from Commissioner Eric Urstadt
- County Counsel's response to Commissioner Petrillo's comment dated August 1, 2018
- Letter received on July 31, 2018 from Mary Kyle McCurdy of 1000 Friends of Oregon, 133 SW 2nd Ave, Suite 201, Portland, OR 97204
- Letter received on July 30, 20158 from Mary Manseau, 5230 NW 137 Ave, Portland, OR 97229
- Letter received on July 31, 2018 from Jeannine Rustad, Planning Manager – Tualatin Hills Parks & Recreation District (THPRD), 15707 SW Walker Rd, Beaverton, OR 97007
- Letter received on August 1, 2018 from Meeky Blizzard, 16815 SW Pleasant Valley Rd, Beaverton, OR 97007

Verbal testimony on Ordinance No. 834

- Commissioner Greg Malinowski testified on August 1, 2018 – Commissioner Malinowski stated he didn't believe the public was with the PC regarding the PC's additional policy language proposal. Commissioner Malinowski suggested that the PC disconnect the proposed amendment from the current ordinance.
- Allen Amabisca, 133 SW 2nd, Ste 201, Portland, OR 97204- Mr. Amabisca was in opposition to amendments to Ordinance No. 834. He stated that Ordinance No 834 was publicly noticed as a minor clean-up to the TSP. He indicated that the attempt to bypass public input violates all the extensive efforts of a detailed and lengthy reserves planning process. He also testified that the PC's amendment proposal should have a stand-alone process.
- Jeannine Rustad, THPRD, 15707 SW Walker Rd, Beaverton, OR - Ms. Rustad testified that THPRD would like to see the ordinance adopted as filed to avoid any risk of delay associated with the proposed amendment. She indicated that THPRD discussed with the County about master planning for the Bonny Meadows Park, a 2.5 – acre neighborhood park at SW 187th Ave and the need for a road segment to be removed from the TSP. Ms. Rustad indicated that THPRD had an extensive engagement with the community and they are excited to get the park. She indicated that they would like to see the ordinance adopted so development of this park can move forward.
- Meekly Blizzard, 16815 SW Pleasant Valley Rd, Beaverton, OR – Ms. Blizzard strongly opposed the proposed amendment to the ordinance. She indicated that the proposed amendment drastically changes the nature of the ordinance and makes significant policy changes to the TSP without the opportunity for full public discussion of the amendment. Ms. Blizzard stated that passing the ordinance on to the Board would undermine public trust in the County's efforts to create good public policy. She questioned whether the PC has authority to make such a significant amendment without public process. Ms. Blizzard commented that Chair Vial in his role as a representative for House District 26, introduced House Bill 3231, which would have created what he called the northwest passage. Ms. Blizzard stated she was the Co-chair of the Transportation Futures Study's Advisory Committee. She indicated that modeling of current and future traffic trends concluded that construction of new arterial capacity on the Westside would do little to reduce congestion on regional highways, despite being one of the costliest options studied.

Final Vote

Commissioner Mills recommended approval of Ordinance No. 834 to the Board the following with proposed amendments to the policy section of the TSP:

Goal 2: Economic Vitality

Strategy 2.3.3 Lead efforts to plan for additional Principal Arterial capacity for the region.

Strategy 2.3.4 Recognize the economic benefits that active transportation and transit investments have for recruiting and retaining businesses, attracting talent, and reducing congestion that negatively affects roadway freight transport, and facilitate these investments appropriately.

Goal 7: Connectivity of the TRANSPORTATION SYSTEM PLAN is amended to reflect the following:

Objective 7.4 **Coordinate with cities, counties, and other appropriate jurisdictions to identify as Study Areas locations where new Principal Arterials are necessary.**

Strategy 7.4.1 Within designated Study Areas, require that development demonstrate how the proposal shall accomplish the needs identified by the Study Area.

Strategy 7.4.2 Seek to identify the specific location of the proposed Principal Arterial within Study Areas, amend the appropriate maps and remove the study area designation, as funding and resources allow.

Commissioner Bartholemy seconded motion. **Vote: 4 – 3. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Beaty	No
Enloe	No
Lockwood	No
Mills	Yes
Petrillo	Absent
Urstadt	Absent
Vial	Yes
Wellner	Yes

b. Ordinance No. 836: Washington County - King City Urban Planning Area Agreement (UPAA)

Theresa Cherniak, principal planner and Michelle Miller, senior planner, both from the Community Planning section of LRP provided the PC with a Power Point presentation. Staff's presentation provided background history on UPAA's and outlined the proposed ordinance amendments. Ordinance No. 836 adds the Urban Reserve Areas to maps and identifies concept planning responsibilities. UPAA's serve as a basis for: intergovernmental planning coordination, to fulfill Statewide Goal 2 requiring coordination, and for consistency between local city and county land use comprehensive plans, which includes regional plans. Adopted UPAA's are elements of the comprehensive plan. Metro refers to the city UPAA's when making UGB (Urban Growth Boundary) expansion decisions. Staff shared that King City's first UPAA was adopted 1983. Various updates occurred in 1986, 1988, and the last UPAA update occurred in 2001.

Recommendation

- Conduct the public hearing
- Recommend approval of Ordinance No. 836 to the Board

Written testimony received in Ordinance No. 836

- A letter received on August 1, 2018 from Louise Dix and Mary Kyle McCurdy - Fair Housing Council of Oregon, 1221 SW Yamhill St #305, Portland, OR 97205

PC comments

- A question regarding staff's response to the Fair Housing Council letter received on August 1, 2018 regarding Statewide Goal 10.
- A question regarding the process update changes regarding notifications.

Final Vote

Commissioner Mills moved to recommend approval of Ordinance No. 836 to the Board. Commissioner Bartholemy seconded motion. **Vote: 7 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Beaty	Yes
Enloe	Yes
Lockwood	Yes
Mills	Yes
Petrillo	Absent
Urstadt	Absent
Vial	Yes
Wellner	Yes

c. Ordinance No. 837: Washington County - Forest Grove UPAA

Theresa Cherniak, principal planner and Michelle Miller, senior planner, both from the Community Planning section of LRP provided the PC with a Power Point presentation regarding Ordinance No. 837. Staff shared key provisions of the UPAA which included: adding a new section for concept planning in the Urban Reserve Area, adding Urban Reserves to the Forest Grove Urban Planning Area map, along with other map updates, and other minor changes. These included: an update to notification requirements, removal of unnecessary comprehensive planning and development responsibilities, including providing greater flexibility when amendments are needed to the UPAA. Staff shared that Forest Grove’s UPAA has not been updated since 1988. Forest Grove was part of the grand bargain through House Bills 384 and 2047 which added 246 acres in the north adding directly into the UGB, as well as 38 acres in the south, totaling 284 acres.

Recommendation

- Conduct the public hearing
- Recommend approval of Ordinance No. 837 to the Board

Written testimony received in Ordinance No. 837

- Letter received on August 1, 2018 from Louise Dix and Mary Kyle McCurdy – Fair Housing Council of Oregon, 1221 SW Yamhill St. #305, Portland, OR 97205

PC comments

- A comment regarding staff’s response to a letter sent on August 1 from Fair Housing Council of Oregon regarding their concerns about failing to speak to Statewide Planning Goal 10, confirming staff’s response regarding the County transferring planning jurisdiction, and not making any conclusions about residential land availability or land use designations.

Final Vote

Commissioner Beaty moved to approve proposed Ordinance No. 837 to the Board. Commissioner Wellner seconded the motion. **Vote: 7 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Beaty	Yes
Enloe	Yes
Lockwood	Yes
Mills	Yes
Petrillo	Absent
Urstadt	Absent
Vial	Yes
Wellner	Yes

d. Ordinance No. 838: North Bethany Main Street Urban Design Plan

Theresa Cherniak, principal planner and Suzanne Savin, senior planner, both from the Community Planning section of LRP provided the PC with a Power Point presentation. Staff indicated that the proposed ordinance adopts and implements the recommendations for the North Bethany Urban Design Plan for the Main Street. The ordinance amends the North Bethany Subarea Plan, the Comprehensive Framework Plan for the Urban Area, and the CDC. Staff provided information on the location of the Main Street area and its key elements, as well as the intent and development process for the Urban Design Plan for the Main Street. Staff then provided an overview of the proposed design standards for the Main Street area.

Recommendation

- Conduct the public hearing
- Recommend approval of Ordinance No. 838 to the Board

PC comments

- A question regarding whether THPRD (Tualatin Hills Park & Recreation District) has ownership and will operate the civic area.
- A question regarding whether there have been concerns from builders or developers regarding the proposed Main Street design requirements.
- A concern regarding sufficient loading zone space for businesses.
- A comment regarding the ordinance and how it relates to Statewide Goal 10 related to Fair Housing.
- A question regarding whether staff developed any information regarding increased cost for residential units that would result from the imposition of the design standards.

Written testimony received in Ordinance No. 838

- A letter received on August 1, 2018 from Louise Dix of Fair Housing Council, 1221 SW Yamhill St #305, Portland, OR 97205
- A letter received on August 1, 2018 from Jeannine Rustad of THPRD, 15707 SW Walker Rd, Beaverton, OR 97006

Verbal testimony received in Ordinance No. 838

Jeannine Rustad – Planning Manager, THPRD, 15707 SW Walker Rd, Beaverton OR 97006- Testified on behalf of THPRD regarding the East Community Park and the civic use. Ms. Rustad stated that THPRD would like flexibility of locating the civic use in either the East Community Park or the Park Blocks in the Main Street area for a couple of reasons: The North Bethany Subarea Plan requires preservation of tree groves in the East Community Park, reducing the amount of land available for active recreation uses; and in the West Community park, the amount of land available for active recreation uses was reduced with the discovery of a wetland in that area. Ms. Rustad also expressed concern about the North Bethany Subarea Plan's lack of description of the purpose and intent of the civic element to provide guidance in its development; and its inclusion of the possibility of a community center, since a community/recreation center would require larger site.

Final Vote

Commissioner Beaty moved to recommend adoption of Ordinance 838 to the Board as written and to include the following engrossment proposed by THPRD:

A civic use shall be planned for either the southwest corner of the East Community Park or the eastern end of the park blocks to the immediate west of NW Kaiser Road. The intent of the civic use is to provide a gathering space and focal point for the Main Street area. The elements of the civic use should accommodate both informal and formal gatherings such as farmers markets, concerts, or community picnics and may include elements such as a plaza with prominent features such as a water feature, picnic structure, and/or amphitheaters. As a focal point for the Main Street area, the civic use shall be visible from the NW Kaiser Road. The civic use is designated as a design feature and shall be located consistent with the orientation areas depicted on the neighborhood plan map. If THPRD elects to place the civic use at the parks block the district shall include a significant entry feature such as public art, a plaza or water feature to signify the entry to the Main Street area and the East Community Park.

Commissioner Wellner seconded the motion. **Vote: 7 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Beaty	Yes
Enloe	Yes
Lockwood	Yes
Mills	Yes
Petrillo	Absent
Urstadt	Absent
Vial	Yes
Wellner	Yes

7. CONSIDERATION OF MINUTES

The June 27, 2018 PC Minutes will be considered at the Sept. 5, 2018 PC meeting.

8. ADJOURN: 3:47 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 _____ day of _____, 2018

Submitted by Long Range Planning Staff

DRAFT



WASHINGTON COUNTY PLANNING COMMISSION MINUTES OF WEDNESDAY, AUGUST 15, 2018

ALL PUBLIC MEETINGS ARE RECORDED

1. CALL TO ORDER: 6:30 P.M. Shirley Huffman Auditorium

The meeting was called to order by Chair Vial.

2. ROLL CALL

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

Staff present: Andy Back, Theresa Cherniak, Erin Wardell, Suzanne Savin, Steve Kelley, Anne Kelly, Kim Armstrong, Angela Brown and Susan Aguilar, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR'S REPORT

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

- The Washington County Department of Land Use and Transportation has moved. Planning and Development Services has moved to the Adams Crossing building, across the railroad tracks; 161 NW Adams Avenue, Hillsboro. Building Services is located on the first floor, Current Planning is located on the second floor, and Long Range Planning (LRP) is located on the third floor.
- The Sept. 5 PC meeting location will be the auditorium in the Public Services Building
- Ordinance No. 834 - Transportation Systems Plan Update goes back to the Board of Commissioners (Board) on Aug. 21. Staff briefed the Board at the Aug. 14 Work Session. The Board has not taken official action, but they have directed staff to prepare some alternative language to that recommended by the PC. The Board on Aug. 21 may consider two options: 1) adopt the ordinance as is or 2) Direct staff to file a separate ordinance with new language. If the Board direction is to file a new ordinance, it will have a PC briefing in September and a hearing on Oct. 3.

**Department of Land Use & Transportation · Planning and Development Services
Long Range Planning**

155 N. First Ave., Suite 350, MS14 · Hillsboro, OR 97124-3072

Phone: 503-846-3519 · Fax: 503-846-4412

www.co.washington.or.us · lutplan@co.washington.or.us

Future PC topics

- September
 - Sept. 5, 2018 – Ordinance: possibly cont. public hearing on Ordinance No. 843 – Alignment of North Bethany “Road A.” Work Session: Ordinance No. 844
 - Sept. 19, 2018 – No agenda items

PC comments on work session topics

- A comment regarding inviting people who worked on the Transportation Futures Study to provide a quick summary
- A comment regarding getting information on the models and assumptions, as well as the analysis that showed adding capacity to roadways didn’t solve the regional congestion.
- A confirmation regarding whether a new ordinance will be drafted, and if it will go this year.
- A question regarding public comment during the Work Session and time limitations.

4. WORK SESSION

None

5. ORAL COMMUNICATIONS

None

6. PUBLIC HEARING

a. Ordinance No. 839: Washington County – Beaverton Urban Planning Area Agreement (UPAA)

Theresa Cherniak, principal planner from the Community Planning group of LRP provided the PC with a Power Point presentation containing UPAA background history. Staff shared that Beaverton was the first UPAA, which was adopted in 1979, and that it has been updated several times since then. The last update was in 1988. The staff presentation also included information regarding: changes that have occurred since the last update in 1988, key provisions of the ordinance, proposed map updates, and recommendations.

Recommendation

- Conduct the public hearing.
- Recommend approval of Ordinance No. 839 to the Board.

PC comments

The PC had questions about the following:

- Why the UPAA has not been updated in 30 years.
- Whether other counties have UPAA's.
- Why North Bethany and Bonny Slope West are not included in Beaverton’s urban planning area, and the timeframe for addressing these areas in a UPAA.

Written testimony received in Ordinance No. 839

- A letter submitted on August 15, 2018 by Mary Manseau for CPO7
- A letter submitted on August 7, 2018 from the city of Beaverton

Verbal testimony received on Ordinance No. 839

- Mary Manseau, Community Participation Organization #7 (CPO 7), 4804 Bethany Blvd, Suite I-2, Portland, OR - Ms. Manseau as a member of CPO 7 requested that the UPAA be changed to require the city to notify CPO 7 of all development proposals impacting the CPO. She indicated that Statewide Planning Goal 1 requires citizen involvement in all phases of the land use process. Ms. Manseau stated that CPO 7 wants to participate in identifying which jurisdiction should have planning authority for the properties within CPO 7 that are not currently in a UPAA, specifically N. Bethany, and the Park and Peterkort properties. CPO 7 wants to be an active participant in determining the future governance of these areas. CPO 7 requested the UPAA include a requirement that they be notified and actively engaged if Beaverton seeks planning authority for any of these areas within CPO 7.
- Brian Martin, long-range planning manager for the city of Beaverton, 12725 SW Millikan Way, Beaverton, OR - Mr. Martin indicated the city of Beaverton supported the ordinance. He shared that the ordinance contains important changes that will strengthen the relationship between Beaverton and the County to provide better public service. He shared that Beaverton staff has already started to notify CPOs of city development proposals within or adjacent to CPO boundaries.

Final Vote

Commissioner Wellner moved to recommend approval of Ordinance No. 839 to the Board with proposed engrossments. Commissioner Bartholemy seconded the motion. **Vote: 6 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Beaty	Absent
Enloe	Yes
Lockwood	Yes
Mills	Yes
Petrillo	Yes
Urstadt	Absent
Vial	Absent
Wellner	Yes

b. Ordinance No. 840: Housekeeping

Theresa Cherniak, principal planner and Angela Brown, assistant planner, both from the Community Planning group of LRP provided the PC with a Power Point presentation. Each year, staff proposes a housekeeping ordinance in the annual work program to make limited non-policy changes and updates to elements of the Comprehensive Plan. The ordinance makes minor amendments to the Rural/Natural Resource Plan and the Community Development Code (CDC). The amendments proposed will: 1) Update the Urban and Reserves map to reflect the recent Urban Growth Boundary expansion and subsequent annexation of four parcels and right-of-way into the city of Sherwood; 2) Add a reference to CDC Sections 421 and 709 relating to flood plain and drainage hazard areas due to recent Federal Emergency Management Agency (FEMA) updates of flood insurance rate maps or FIRMS that apply county-wide; and 3) Correct a cross reference that was missed in Section 429 last year.

Recommendation

- Recommend approval of Ordinance No. 840 to the Board

Final Vote

Commissioner Mills moved to recommend approval of Ordinance No. 840 to the Board. Commissioner Lockwood seconded the motion. **Vote: 6 – 0. Motion passed**

Commissioner	Vote
Bartholemy	Yes
Beaty	Absent
Enloe	Yes
Lockwood	Yes
Mills	Yes
Petrillo	Yes
Urstadt	Absent
Vial	Absent
Wellner	Yes

c. Ordinance No. 841: Equitable Housing Flexible Option

Theresa Cherniak, principal planner and senior planners, Anne Kelly, and Kim Armstrong, all three from the Community Planning group of LRP provided the PC with a Power Point presentation. The proposed ordinance is one of several that seek to implement recommendations of the Equitable Housing Site Barriers and Solutions Project which was funded by Metro in 2016 and took place over 2017 and 2018. The proposed ordinance allows design flexibility and density bonuses, for regulated affordable housing that meet certain criteria. Staff provided a brief overview, including information regarding background, ordinance provisions, and recommendations.

Recommendation

- Conduct the public hearing
- Recommend approval of Ordinance No. 841 to the Board of Commissioners (Board)

PC comments

- Questions regarding the definition of a density bonus, and how it might be used.
- Questions regarding the 20 year timeframe requirement for regulated affordable housing, and how it might be implemented.
- A discussion regarding the potential to allow density bonuses for market rate developers who provide a portion of units as “affordable,” possibly without requiring a local, state, or federal compliance agreement to ensure the units remain affordable long term.

Final Vote

Commissioner Mills moved to recommend approval of Ordinance No. 841 to the Board. Commissioner Wellner seconded the motion. **Vote: 6 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Beaty	Absent
Enloe	Yes
Lockwood	Yes
Mills	Yes
Petrillo	Yes
Urstadt	Absent
Vial	Absent
Wellner	Yes

d. Ordinance No. 842: Equitable Housing Amendments

Theresa Cherniak, principal planner and Senior Planners, Anne Kelly, and Kim Armstrong, all three from the Community Planning group of LRP provided the PC with a Power Point presentation. Staff provided an overview of the recommendations in proposed Ordinance No. 842. Staff shared that the proposed ordinance seeks to amend the CDC standards related to yard setbacks, transit-oriented retail-commercial district requirements, landscaping minimums, some private street standards and minimum driveway width recommendations.

Recommendation

- Conduct the public hearing
- Recommend approval of Ordinance No. 842 to the Board.

Final Vote

Commissioner Mills moved to recommend approval of Ordinance No. 842 to the Board. Commissioner Lockwood seconded the motion. **Vote: 6 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Beaty	Absent
Enloe	Yes
Lockwood	Yes
Mills	Yes
Petrillo	Yes
Urstadt	Absent
Vial	Absent
Wellner	Yes

e. Ordinance No. 843: Alignment of North Bethany “Road A”

Erin Wardell, principal planner and Steve Kelley, senior planner, both from the Transportation Planning group of LRP provided the PC with a Power Point presentation. Staff provided background information regarding the proposed ordinance. Ordinance No. 843 has resulted from a work program request from Pacific Community Design submitted on behalf of Polygon, Nov. 29, 2017, regarding the realignment of Shackelford Road (Road “A”) to address the location of a wetland. A response was submitted by KB Trees LLC on Feb. 5, 2018. Each party submitted a different alternative alignment, and staff has researched these and other alternatives. Other information included written testimony and property owner input.

Recommendation

- Conduct the public hearing.
- Continue the public hearing to Sept. 5, 2018 to allow more time for staff to gather information.

PC questions

- Questions about the proposed road included: how wide and how many lanes it would be, and speed limits in general for collector roads and the preferred speed limit around the park.
- Questions about the wetland included the dimensions of the wetland, and rules for mitigation of impacts.

Written testimony received on Ordinance No. 843

- Letter received on August 15, 2018 from Gregory S. Hathaway, attorney representing KB Trees LLC.
- Letter received on August 15, 2018 by Mary Manseau for Community Participation Organization #7 (CPO 7).
- Letter received on August 14, 2018 from Jeannine Rustad of Tualatin Hills Park and Recreation District (THPRD).

Verbal testimony received on Ordinance No. 843

- Stacy Connery, engineering planning consultant - Pacific Community Design, 12564 SW Main St, Tigard, OR 97223 – Commented that Polygon was highly discouraged from pursuing a permit for adopted plan alignment due to a wetland that exists on the Karas' property. Pacific Community Design spent a year or so working with agencies on different alternatives. The southern alignment was the best alternative.
- Gregory S. Hathaway, attorney representing KB Trees LLC-1331 NW Lovejoy St., Ste. 950, Portland, OR 97209 - Mr. Hathaway and his client were not in support of the southern alignment proposed in the ordinance. Mr. Hathaway and his client have suggested an alternative alignment on the north that would have less environmental impact to the wetland and economic impact to the property owner. The southern alignment alternative could be devastating to the development of KB Trees property making this option uneconomical for purposes of development.
- Mary Manseau, CPO 7 representative - 5230 NW 137th Ave, Portland, OR 97229 – Ms. Manseau and CPO 7 support the continuance of Ordinance No. 843. Ms. Manseau had a comment regarding staff not responding to the CPO letter sent July 3, 2018 that recommended the northern route, as well as other concerns/issues such as parking, traffic volume, speed, and connectivity for all modes of transportation of the proposed road.
- Damon Reische, division manager – CWS (Clean Water Services), Mr. Reische confirmed that Polygon submitted a wetland fill permit application and that KB Trees has asked for a different alternative that would change the location of Road A and also change the impacts on their property.
- Jeannine Rustad, planning manager – THPRD, 15707 SW Walker Rd, Beaverton, OR 97006 - Ms. Rustad testified that THPRD was not advocating for either the southern or northern alternative. THPRD is concerned with impacts to the park system including safety. The concerns include: 1.) Advocating that the realignment not encroach on the planned community park. 2.) Access into the park parking is anticipated on the eastside of the park. 3.) The east-west, off-street trail in the linear park meets THPRD standards with minimum connections. 4.) Reduced speed limit around the park.
- Phil Scoles, soil scientist– Terra Science, PO Box 2100, Portland, OR 97208 – Representing KB Trees. Mr. Scoles provided opinion regarding proposed southern and northern alignments. Mr. Scoles testified that he is in support of the northern alignment alternative because he believes it has less wetland impact than the proposed south alignment alternative.
- Pam Verdadero - Polygon Homes, 703 Broadway St, Vancouver, WA 98660 – Expressed that Polygon has been working with the Department of State Lands and the Army Corps of Engineers

regarding the permit submitted. Polygon was strongly encouraged to provide a different alternative to the adopted alignment of the road.

Final Vote:

Commissioner Mills moved for a continuance on Ordinance No. 843 to the Sept. 5 regularly scheduled PC meeting. Commissioner Bartholemy seconded motion. **Vote: 6 – 0. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Beaty	Absent
Enloe	Yes
Lockwood	Yes
Mills	Yes
Petrillo	Yes
Urstadt	Absent
Vial	Absent
Wellner	Yes

7. CONSIDERATION OF MINUTES

The Consideration of Minutes for the June 27, 2018 PC meeting was moved to Sept. 5, 2018

8. ADJOURN: 9:55 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 _____ day of _____, 2018

Submitted by LRP staff



WASHINGTON COUNTY PLANNING COMMISSION MINUTES OF WEDNESDAY, SEPTEMBER 5, 2018

ALL PUBLIC MEETINGS ARE RECORDED

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

The meeting was called to order by Chair Vial.

2. ROLL CALL

Planning Commission (PC) members present: A. Richard Vial, Jeff Petrillo (arrived at 1:38 p.m.), Ed Bartholemy, Ian Beaty, Tegan Enloe (arrived at 1:46 p.m.), Deborah Lockwood, Anthony Mills, Eric Urstadt, and Matt Wellner.

Staff present: Andy Back, Chris Deffebach, Theresa Cherniak, Erin Wardell, Suzanne Savin, and Susan Aguilar, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR'S REPORT

Andy Back, manager for the Planning and Development Services Division, provided the PC with updates: The Board of Commissioners (Board) adopted the following ordinances: Food Carts, Omnibus, Transportation Systems Plan (TSP) Updates, Accessory Dwelling Unit (ADU) Updates, also the King City and Forest Grove Urban Planning Area Agreements (UPAA). On Sept. 18, the Board will consider seven ordinances.

Future PC meetings

- September
 - Sept. 19 – No agenda items
- October
 - Oct. 3 – Ordinance: a hearing on Ordinance No. 844. Work Session: Future topics discussion.

4. WORK SESSION

a. Ordinance No. 844 – Transportation System Plan (TSP) Policy Update

Erin Wardell, principal planner for the Transportation Planning group provided a Power Point presentation with background and an overview of the proposed policy updates. On Aug. 21, 2018, the Board directed staff to file a new ordinance amending the TSP based on the PC recommendations for Ordinance No. 834. Staff worked with the Board and the PC regarding adding policy language to the TSP to update and clarify roadway capacity objectives and strategies consistent with planning efforts. Staff's presentation included next steps and new specific policy language that included: adding one objective and four strategies to the Roadway Element of the TSP.

Department of Land Use & Transportation · Planning and Development Services
Long Range Planning

155 N. First Ave., Suite 350, MS14 · Hillsboro, OR 97124-3072
Phone: 503-846-3519 · Fax: 503-846-4412
www.co.washington.or.us · lutplan@co.washington.or.us

Next steps:

- Oct. 3, 2018 – PC hearing
- Oct. 23, 2018 – Board hearing

b. Transportation Futures Study

Erin Wardell, principal planner for the Transportation Planning group provided a Power Point presentation. Staff's presentation included background information on the study. The State of Oregon awarded Washington County (County) \$1.5 million to evaluate the long-term transportation strategies and investments needed to sustain the County's economic health and quality of life in the coming decades. Staff looked at three different transportation investment packages, and gathered public comments which were used to inform policy makers. Guest speakers Meeky Blizzard and Jerry Willey, (elected County commissioner), both co-chairs of the Transportation Futures Study, also discussed key findings and takeaways.

Written correspondence received regarding the Transportation Futures Study

- A letter received on Sept. 5, 2018 from Marc San Soucie – Beaverton City Councilor.
- Handouts received on Sept. 5, 2018 from Meeky Blizzard.

Public comment

Marc San Soucie – council member, City of Beaverton, 12725 SW Millikan Way, Beaverton, OR 97005 – Offered a different perspective on the Transportation Futures Study findings. He spoke about the study survey questions focusing on projects and not on the transportation needs 50 years. He also said that the study should have taken a broader view; and should have looked at other countries. He stated that there are no models that study behaviors and emerging technology. Mr. San Soucie stated the study also didn't address visioning or the potential lack of funds for road improvements in the future.

PC comments

- A question regarding what questions were asked during the study and what was useful.
- A question regarding the city of Beaverton's planning efforts.
- A concern and question regarding the model that was used, and a suggestion that various models should be used.
- A comment regarding funding and possibly looking at the definition of valuable and what the County needs.
- A comment that the study is survey analysis didn't provide generational feedback.

5. ORAL COMMUNICATIONS

None

6. PUBLIC HEARING

a. Ordinance No. 843: Alignment of North Bethany "Road A"

Erin Wardell, principal planner and Steve Kelley, senior planner, both from the Transportation Planning groups of LRP provided the PC with a Power Point presentation continuing the discussion from Aug. 15. Staff provided updated information regarding meetings with the property owners, an overview of the Department of State Lands (DSL) / Army Corps of Engineers (Corps) Joint Permit Application and staff response to questions.

Recommendation

- Conduct the public hearing
- Continue the public hearing to Sept. 19, 2018 to allow more time for staff to gather information

PC discussion

- Discussion regarding KB Trees LLC proposal for a different northern alignment alternative that appears to impact more of the wetland.
- Questions regarding possible alternative alignments, including whether the following were considered: (1) a roundabout, with a one way road on either side of the wetland, or (2) an off-set intersection of Road A on Kaiser Road to limit impacts.
- Discussion regarding continuance of the public hearing to provide additional opportunities for interested parties to continue discussions and/or negotiate.
- Discussion of the wetland approval processes.
- A question regarding whether the property owners wanted to continue discussions or proceed with the staff recommendation.

Written testimony received on Ordinance No. 843

- Handouts received on Sept. 5, 2018 from Stacy Connery of Pacific Community Design and Mirth Walker of SWCA.
- Handouts received on Sept. 5, 2018 from Gregory S. Hathaway, attorney representing KB Trees LLC.
- Comment received on Sept. 5, 2018 by Mary Manseau for Community Participation Organization #7 (CPO 7).

Verbal testimony received on Ordinance No. 843

- Stacy Connery - Pacific Community Design, 12564 SW Main St, Tigard, OR 97223 – Shared information regarding the impacts to the other properties surrounding tax lot 600.
- Gregory S. Hathaway - attorney for KB Trees LLC, 1331 NW Lovejoy St., Ste. 950, Portland, OR 97209 - Mr. Hathaway and his client are against proposed Ordinance No. 843 as filed because it would cause the property owner significant economic impact to their interests. KB Trees, LLC contracted with Otak to find another alternative that would be less impactful. Mr. Hathaway provided the PC with a new 3a alternative and asked that the PC continue the public hearing to Sept. 19. Mr. Hathaway indicated that KB Trees LLC and Polygon would share the economic impact with the 3a alternative. He also indicated his belief that the Northern alignment has less wetland impact.
- Joe Karas, representing KB Trees LLC, 14740 NW Sethrich Ln., Portland, OR 97229 – Mr. Karas spoke about the financial/economic impact that the proposed southern alignment would have on KB Trees LLC and provided background information. He shared that he has spent a lot of time having discussions regarding alternative alignments. Otak presented an alternative 3a with minimal impact on the wetland. Mr. Karas believes that the regulatory agencies might agree.
- Mary Manseau, 5230 NW 137th Ave., Portland, OR 97229 - Ms. Manseau expressed several concerns to the PC with regards to high traffic volumes from the southern alignment, and that the proposed alignments don't address bike or pedestrian connectivity. She was also concerned about the road connectivity and stated that Current Planning did not ask questions regarding the road connectivity plan, which is a requirement when a land use application is submitted.

- Phil Scoles, soil scientist for Tierra Science, PO Box 2100, Portland, OR 97208 – Representing KB Trees LLC. Mr. Scoles gave a preliminary answer to the question regarding the environmental impact of alternative 3a. He indicated that the proposed south alignment would impact .82 acres of wetland and he confirmed that the new alternative would impact 1.03 acres of wetland.
- Pam Verdadero - Polygon NW, 703 Broadway St, Ste. 510, Vancouver, WA 98660 – Ms. Verdadero described continuing discussions with the regulatory agencies. She indicated that Polygon presented variations of the alignment during these discussions. Polygon was not asking for a revision to the southern alignment and she indicated that the roadway would be permissible within the allowed variation for the southern alignment. Polygon believes that the southern alignment is preferred by the regulatory agencies. She continued that Polygon has purchased development interests in the area over several years and had feasibility studies done only to determine viable approaches to fulfill requirements. Ms. Verdadero shared their economic impact analysis and indicated that the alignment meets the community needs and has benefits for everyone at the developer’s cost.
- Mirth Walker – senior wetland scientist with SWCA, 1220 SW Morrison St, Ste. 700 Portland, OR 97205 – Representing Polygon. Provided background information and feedback received from regulatory agencies. The regulatory agencies advised Polygon to avoid future wetland impacts. Polygon has worked for many months to take necessary steps to avoid wetland impacts. Ms. Walker indicated that Polygon has the support of DSL for the southern alignment, and she believes that the proposed northern alignment has more wetland impact. Ms. Walker suggested it may be preferable that the wetland on tax lot 600 be delineated in the spring since the original delineation was done in August, which is not the ideal time. Polygon has purchased wetland bank credits for the impacts associated with their development.

Final vote:

Commissioner Mills moved to recommend adoption of Ordinance No. 843 to the Board. Commissioner Bartholemy seconded motion. **Vote: 5–3–1. Motion passed.**

Commissioner	Vote
Bartholemy	Yes
Beaty	Yes
Enloe	Yes
Lockwood	No
Mills	Yes
Petrillo	No
Urstadt	No
Vial	Yes
Wellner	Recused

7. CONSIDERATION OF MINUTES

Considerations of minutes for June 20 and July 18 PC minutes was continued to the next regularly PC meeting on Oct. 3, 2018.

8. ADJOURN: 5:30 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 _____ day of _____, 2018

Submitted by LRP Staff

DRAFT