



**PUBLIC MEETING NOTICE
FOR THE WASHINGTON COUNTY
PLANNING COMMISSION
CHARLES D. CAMERON PUBLIC SERVICES BUILDING
155 N. FIRST AVENUE, HILLSBORO, OR 97124**

WEDNESDAY, DECEMBER 3, 2014

**PUBLIC WORK SESSION 1:30 PM
AUDITORIUM**

**PUBLIC MEETING 2:00 PM
AUDITORIUM**

Public Work Session

Prior to the regular public meeting, the Planning Commission meets for a general public work session in the Public Services Building Auditorium. The purpose of this meeting is to provide the 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. The public is welcome to observe. Deliberations by the Commission on agenda items occur during the regular meeting, not during work session.

Public Meeting

The public meeting is the time during which the Planning Commission considers items published in their agenda, including scheduled public hearing items. The public is welcome to speak.

If you need a sign language interpreter, assistive listening device, or a language interpreter, please call (503) 846-8611 (or 7-1-1 for Telecommunications Relay Service) at least 48 hours prior to this event.

The County will also upon request endeavor to arrange for the following services to be provided:

- 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. Please notify the County of your need by 5:00 p.m. on the Monday preceding the meeting date (same phone numbers as listed above: (503)-846-8611 or (503)-846-4598).

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

The Planning Commission welcomes your attendance at the Public Work Session and the Public Meeting. If you wish to speak on a public hearing agenda item or during oral communications during the public meeting portion of the agenda, please feel free to do so. Time is generally limited to 5 minutes for individuals and 10 minutes for an authorized representative of a Citizen Participation Organization (CPO). Time limits may vary for advisory briefings. 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 WORK SESSIONS

1:30 p.m. 1st Wednesday

6:30 p.m. 3rd Wednesday

PLANNING COMMISSION MEETINGS

2:00 p.m. 1st Wednesday

7:00 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 DECEMBER 3, 2014 1:30 PM

AGENDA

CHAIR: A. RICHARD VIAL
VICE-CHAIR: JEFF PETRILLO
COMMISSIONERS: ED BARTHOLEMY, LILES GARCIA, MARY MANSEAU,
 MATT WELLNER, ANTHONY MILLS, ERIC URSTADT,
 TEGAN ENLOE

PUBLIC WORK SESSION (AUDITORIUM)

- 1. CALL TO ORDER – 1:30 PM**
- 2. ROLL CALL**
- 3. DIRECTOR'S REPORT**
- 4. WORK SESSION**
 - **North Cooper Mountain – Update and discussion**

PUBLIC MEETING (AUDITORIUM)

- 5. ORAL COMMUNICATIONS – 2:00 PM**
- 6. CONSIDERATION OF MINUTES**
 - **August 6, 2014**
 - **August 20, 2014**
- 7. AREA 93 (Bonny Slope West) – Advisory Briefing and Discussion**
 - **Project background**
 - **Planning to date**
 - **Public comment period**
 - **Discussion on residential densities/designations**
- 8. ADJOURN**

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

155 N. First Avenue, Suite 350-14, Hillsboro, OR 97124-3072
phone: (503) 846-3519 · fax: (503) 846-4412 · TTY: (503) 846-4598 · www.co.washington.or.us



WASHINGTON COUNTY PLANNING COMMISSION
MINUTES OF WEDNESDAY, AUGUST 6, 2014

ALL PUBLIC MEETINGS ARE RECORDED

1. CALL TO ORDER: 1:30 P.M., Shirley Huffman Auditorium, Public Services Building

The meeting was called to order by Chair Vial.

The agenda was approved without objection.

2. ROLL CALL

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

Staff present: Andy Back, Theresa Cherniak, Stephen Shane, Dyami Valentine, Anne Kelly, Michelle Pimentel, Angela Brown, and Connie McCracken, Long Range Planning; Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR'S REPORT

Mr. Back and Ms. Cherniak gave the PC an update on the Board of County Commissioners (Board) actions and directions to staff at the August 5, 2014 Board meeting. He added that the PC agenda for August 20 will be full, but at this time nothing is scheduled for September 3. The PC discussed the timing of work sessions and public hearings. Staff suggested that the issue be put on the agenda for discussion at the August 20 meeting.

4. ORAL COMMUNICATIONS

None.

Commissioner Bartholemy arrived 2:00 p.m.

5. PROPOSED ORDINANCE NO. 786 - An Ordinance Amending Community Development Code Relating to Residential Standards in the Community Business District – Stephen Shane

Staff gave the PC a PowerPoint presentation of Ordinance No. 786 – Proposed Amendments to Residential Standards in the Community Business District (CBD). Ordinance No. 786 proposes to amend the Community Development Code (CDC) by reducing the cost and expected processing time of residential development applications in the CBD.

Ordinance No. 786

- Proposes to amend the residential application process in the CBD from a Type III Procedure to a Type II Procedure
- Proposes to amend Community Development Code (CDC) Section 404.4 (Planned Development) to provide additional options in meeting open space and active recreation standards required of new residential development in the CBD and Office Commercial (OC) districts
- Proposes living unit decks, patios, and rooftop shared space for residents as options to meet open space requirements for residential development
- Proposes “exercise rooms” as a new option to meet active recreation requirements

CBD – Staff Recommendations

- Conduct the public hearing; recommend approval of proposed Ordinance No. 786 to Board of Commissioners.

Documents submitted regarding of Ordinance No. 786

- None

Testimony regarding Ordinance No. 786

- None

PC Discussion

- Concern about mixed-use lack of lot coverage requirement
- Concern that residential areas are required to be compact but commercial areas are not
- Concern that all ground level structures are not required to be commercial-use
- Questions about stand-alone structure yard constraints
- Concern that ordinance language should be clear to the general public

Commissioner Manseau moved to recommend adoption of the ordinance as drafted, with the change to replace the word “residential” with “attached” and the word “structure” with “building”. She withdrew this motion because the proposed engrossed language addresses this.

Commissioner Manseau then moved to recommend Board adoption of Proposed Ordinance No. 786 as proposed with the exception of changing CDC Section 313-3.40 (2) to read “The standards of the Community Business District shall apply when attached dwelling units are developed in conjunction with another Community Business District use. The attached dwelling units and the other Community Business District use shall be located within the same building.” Commissioner Petrillo seconded. **Vote: 7-0, motion passed.**

<u>Commissioner</u>	<u>Vote</u>
Bartholemy	Yes
Garcia	Yes
Enloe	Yes
Manseau	Yes
Mills	Yes
Petrillo	Yes
Vial	Yes

6. PROPOSED ORDINANCE NO. 787- An Ordinance Amending the Community Development Code Relating to Public Transportation Facilities – Dyami Valentine

Summary

Staff gave the PC a PowerPoint presentation of Ordinance No. 787 – Minor Revisions to Article VII. This ordinance proposes to amend the Community Development Code (CDC) to provide efficiency in the land use review process, consistency with state and federal guidelines, and best management practices for projects related to safety improvements, maintenance and general upkeep of public roads and related facilities.

Ordinance No. 787 proposes to amend the following sections of Article VII of the CDC:

- Section 701 – Intent and Purpose
- Section 702 – Exempt Projects
- Section 703 – Category A Projects
- Section 704 – Category B Projects
- Section 705 – Category C Projects

Staff Recommendations

- Conduct the public hearing, consider testimony, continue to August 20 for further consideration
- OR*
- Recommend approval of proposed Ordinance No. 787 with proposed engrossment to Board of Commissioners

Documents submitted regarding Ordinance No. 787

- None

Testimony regarding Ordinance No. 787

- None

PC Discussion

- Questions about the differences and applications of Categories, A, B, and C

- Concern that language changes could create ambiguity for staff
 - Questions about how impacts on bicycle and pedestrian safety are measured
- Commissioner Manseau moved to recommend Board adoption of Proposed Ordinance No. 787 changes to Community Development Code Subsections 703-1.3 and 703.7.2, removing the phrase “occurring entirely within the existing roadway prism” and changing code subsection 702-4 to add “no decrease in bike and pedestrian safety.” Petrillo seconded.

Commissioner Enloe proposed a friendly amendment to change the language within Section 702 Exempt Projects, Subsection 702-4 to “no reduction in bicycle-pedestrian designated facilities.”

Chair Vial asked if there was any objection to amending Commissioner Manseau’s motion according to the language proposed by Commissioner Enloe. Without objection, the amendment was recognized and a vote taken on the amended motion.

Vote: 7-0, motion passed.

<u>Commissioner</u>	<u>Vote</u>
Bartholemy	Yes
Garcia	Yes
Enloe	Yes
Manseau	Yes
Mills	Yes
Petrillo	Yes
Vial	Yes

7. PROPOSED ORDINANCE NO. 788 - An Ordinance Amending the Comprehensive Framework Plan for the Urban Area and the Community Development Code Related to a General Update and Housekeeping – Anne Kelly

Summary

Staff gave the PC a PowerPoint presentation of Ordinance No. 788 – Housekeeping and General Updates. Housekeeping and general update ordinances are prepared yearly to make limited changes to elements of the Washington County Comprehensive Plan (Plan). Proposed changes are intended to maintain consistency with federal, state, regional and local requirements, and to improve efficiency and functionality.

This ordinance amends the following elements of the Plan:

- Comprehensive Framework Plan for the Urban Area;
- Community Development Code (CDC)

Staff Recommendations

- Conduct the public hearing
- Recommend to the Board, engrossment of Ordinance No 788 to include changes addressed in the staff report

Documents submitted regarding Ordinance No. 788

- None

Testimony regarding Ordinance No. 788

- None

PC Discussion

- One punctuation consideration
- Potential to revise additional existing CDC language in one section

Commissioner Manseau made a motion to recommend Board approval of Ordinance No. 788 as filed with changes as recommended in the staff report and two additional changes recommended by Commissioner Manseau; removal of second comma in 390-8.4 A and rewording of existing CDC section 430-109.4 A language to improve readability.

Commissioner Garcia seconded. **Vote: 7-0, motion passed**

<u>Commissioner</u>	<u>Vote</u>
Bartholemy	Yes
Garcia	Yes
Enloe	Yes
Manseau	Yes
Mills	Yes
Petrillo	Yes
Vial	Yes

8. CONSIDERATION OF MINUTES – JULY 2, 2014

Commissioner Petrillo moved to approve the minutes as proposed. Commissioner Garcia seconded. **Vote: 5-0, 2 Abstained. Motion passed.**

<u>Commissioner</u>	<u>Vote</u>
Bartholemy	Yes
Garcia	Yes
Enloe	Abstained – Did not attend July 2 meeting
Manseau	Yes
Mills	Yes
Petrillo	Abstained – Did not attend July 2 meeting
Vial	Yes

9. ADJOURN: 3:27 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 _____, 2014

Submitted by Long Range Planning Staff

DRAFT



**WASHINGTON COUNTY PLANNING COMMISSION
MINUTES OF WEDNESDAY, AUGUST 20, 2014**

ALL PUBLIC MEETINGS ARE RECORDED

1. CALL TO ORDER: 6:30 P.M., Shirley Huffman Auditorium, 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, Ed Bartholemy, Tegan Enloe, Liles Garcia, Mary Manseau, Matt Wellner and Anthony Mills. Eric Urstadt was absent.

Staff present: Andy Back, Theresa Cherniak, Suzanne Savin, Joy Chang, and Susan Aguilar, Long Range Planning; Wayne Hayson, Current Planning; Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR'S REPORT

Andy Back, Planning and Development Services Manager, reported to the PC that nothing was scheduled for the PC on September 3, unless an agenda item from this meeting carried over. Mr. Back mentioned there would likely be Area 93 briefings in October and/or November.

4. WORK SESSION

Chair Vial opened discussion for Planning Commissioners to discuss the meeting time for Work Sessions and Public Hearings.

Theresa Cherniak, Principal Planner shared with the PC different meeting time options for Work Sessions and Public Hearings, pros and cons, and information on other counties PC meeting times.

Chair Vial invited a motion regarding meeting times. Since there were no motions, he asked that the discussion be added to the agenda for the next PC meeting.

The PC discussed whether the work session location was decided or whether it was still on a trial basis. Chair Vial suggested the discussion be continued to the next PC meeting for decision.

5. ORAL COMMUNICATIONS - None

6. CONSIDERATION OF MINUTES

Commissioner Wellner moved to approve July 16, 2014 PC minutes as written. Commissioner Garcia seconded. **Vote 7 – 0. Motion passed.**

<u>Commissioner</u>	<u>Vote</u>
Bartholemy	Yes
Enloe	Yes
Garcia	Yes
Manseau	Yes
Mills	Yes
Petrillo	Abstained - Absent
Vial	Yes
Wellner	Yes

7. Proposed Ordinance No. 789 – North Bethany: Amendments to West Community Park and Adjacent Street Network – Suzanne Savin

Summary

Staff gave the PC a PowerPoint presentation of Ordinance No. 789 – North Bethany: Amendments to West Community Park and Adjacent Street Network. This ordinance originated from a Work Program request submitted by West Hills Development. The request was to modify the size and configuration of the West Community Park, and to remove, realign and add primary streets in the vicinity of the park. The intent is to minimize impacts to a wetland identified west of the park.

The request was determined to be legislative in nature because it involved amendments to the text of the North Bethany Subarea Plan as well as map amendments. County Counsel has indicated that amendments to text are generally legislative in nature.

Staff Recommendation

- Staff recommends approval of Ordinance No. 789 to the County Board of Commissioners (Board)

Documents submitted regarding Ordinance No. 789

- Letter from Paul Deigel received on August 15, 2014
- Letter from Anchor QEA received on August 15, 2014
- Memorandum from OTAK received August 20, 2014
- Letter from Tualatin Hills Park and Recreation District (THPRD) received August 20, 2014
- Questions and comments from Commissioner Manseau received August 17, 2014
- Staff Responses to Commissioner Manseau's questions submitted August 20, 2014

Testimony regarding Ordinance No. 789

- Mike Robinson – 1120 NW Couch St, Floor 10, Portland, OR
- Don Hanson – OTAC, 808 SW 3rd Ave, Portland, OR
- Gregg Summers – Anchor QEA, 6550 Sequoia Pkwy, Tigard, OR
- Aisha Willits, THPRD – 15707 SW Walker Road, Beaverton, OR
- Lori Waldo – CPO 7, 4804 NW Bethany Blvd, Ste 1-2, Box 173, Portland, OR

PC Discussion

- Questions about how Density Restricted Lands (DRL) requirements apply in this case; what is the impact, if lands aren't density restricted?
- Interest in pedestrian connectivity across the wetland and North/South through the site, between the wetland and park

- Concern regarding proceeding with amendment of the North Bethany Subarea Plan based on generalities and probabilities without delineation and findings on the wetland
- Concern regarding proceeding with the ordinance based on an urgency being voiced by a developer

Commissioner Manseau moved to continue this item to 2015 until a wetland delineation is done and the Density Restricted Lands question is resolved. Commissioner Petrillo seconded. After discussion, Commissioner Manseau withdrew the motion.

Commissioner Wellner moved to recommend adoption of Ordinance No. 789 to the Board of Commissioners and include a density restricted lands designation on the wetland area with the caveat that how density restricted land is chosen – whether it's Goal 5 or park or something else – will be determined by subsequent conversations between staff, West Hills Development and THPRD. Also, the approval would include flexibility to THPRD in terms of the frontage improvements for P20. Commissioner Bartholemey seconded.

Commissioner Enloe moved to amend the motion to include updating the language to say that the park shall include a minimum of 2.72 acres of active park land. The amendment was accepted without opposition.

Commissioner Manseau moved to amend the motion to include deletion of a reference to the north-south access way in ASC 5. The amendment was accepted without opposition.

Commissioner Manseau moved to amend the motion to require two east-west trails. One along a boardwalk through the wetland - bordering the south edge of the wetland and a second north-south trail bordering the eastern edge of the wetland. Motion failed for lack of a second.

PC voted on the motion to recommend adoption of Ordinance No. 789 to the Board of Commissioners as filed with the following amendments:

- Apply a Density Restricted Lands designation to the wetland to the west of the West Community Park. The specific subcategory of Density Restricted Land to be applied will be determined by staff in collaboration with West Hills Development (West Hills) and Tualatin Hills Park & Recreation District (THPRD);
- Add language granting THPRD flexibility for Primary Street P20 street frontage requirements relating to pedestrian elements;
- Add language stating that the West Community Park will have a minimum of 2.72 acres of active park space;
- Amend the language in ASC 11 (as recommended by Commissioner Manseau) to delete references to a proposed north-south pedestrian accessway, since that accessway is discussed in ASC 5 rather than ASC 11;
- Make the map change described in the PC staff report dated August 13, 2014 (remove Primary Street P20 from the Transportation System Plan map, as it is proposed to be a local street rather than a neighborhood route.)

Vote: 6-2. Motion passed.

<u>Commissioner</u>	<u>Vote</u>
Bartholemy	Yes
Garcia	Yes
Enloe	Yes
Manseau	No
Mills	Yes
Petrillo	No
Wellner	Yes
Vial	Yes

8. Proposed Ordinance No. 790 – North Bethany: Proposed Realignment of Primary Street P2 – Suzanne Savin

Summary

Staff gave the PC a PowerPoint presentation of Ordinance No. 790. The ordinance originated from a Work Program request submitted by West Hills Development. The request was to modify a segment of Primary Street P2 (between Primary Street P15 and Kaiser Road) to intersect with Brugger Road rather than Kaiser Road. The request is intended to address access spacing and left-turn movement conflicts along Kaiser Road, and geometric/topography conditions at the P-2/Kaiser Road intersection.

The request was determined to be legislative in nature because it involved amendments to the text of the North Bethany Subarea Plan as well as map amendments. County Counsel has indicated that amendments to plan text are generally legislative in nature.

Staff Recommendation

- Staff recommends approval of Ordinance No. 790 to the County Board of Commissioners (Board)

Documents submitted regarding Ordinance No. 790

- Letter from Jack Trachsel received June 25, 2014
- Commissioner Manseau's comments and questions submitted August 19, 2014
- Staff Responses to Commissioner Manseau's questions submitted August 20, 2014

Testimony regarding Ordinance No. 790

- Mike Robinson – 1120 SW Couch St, Floor 10, Portland, OR
- Mike Peebles – OTAK, 808 SE 3rd, Ste 300, Portland, OR
- Chris Brehmer – Kittelson and Associates, 610 SW Alder, Ste 700, Portland, OR
- Steve Dixon – OTAK, 808 SE 3rd, Ste 300, Portland, OR
- Aisha Willits – Tualatin Hills Park and Recreation District (THPRD), 15707 SW Walker Rd, Beaverton, OR
- Nora Curtis – Clean Water Services, 2550 SW Hillsboro Wy, Hillsboro, OR
- Lori Waldo – CPO 7, 4804 NW Bethany Blvd, Ste 1-2, Box 173, Portland, OR

PC Discussion

- Concern that more time was needed to better understand the THPRD proposal for this neighborhood park
- Concern about suburban cul-de-sacs or out of direction travel in road design
- Concern with PC trying to micro-manage development

Commissioner Mills moved to recommend Board adoption of Ordinance No. 790 as presented by staff. Commissioner Garcia seconded.

Commissioner Garcia moved to amend the motion to remove “seating walls” per THPRD’s request. The amendment was accepted without opposition.

Commissioner Enloe moved to amend the motion to say that the trail crossing at Kaiser Road would directly align with the trail. The amendment was accepted without opposition.

Commissioner Manseau moved to amend motion to strike the language contained in the proposed ordinance as to THPRD’s financial responsibility for the potential under road crossing. Commissioner Petrillo seconded. **Vote: 3-5. The amendment to motion failed.**

<u>Commissioner</u>	<u>Vote</u>
Bartholemy	No
Garcia	No
Enloe	Yes
Manseau	Yes
Mills	No
Petrillo	Yes
Vial	No
Wellner	No

The PC voted on the motion to recommend adoption of Ordinance No. 790 to the Board of Commissioners as presented by staff with the following amendments:

- a) Remove the requirement for seating walls along the east-west trail described in Area of Special Concern (ASC) 7;
- b) Clarify that the trail crossing at NW Kaiser Road shall be a direct trail crossing that shall align with the trail.

Vote: 7-1. Motion passed.

<u>Commissioner</u>	<u>Vote</u>
Bartholemy	Yes
Garcia	Yes
Enloe	Yes
Manseau	No
Mills	Yes
Petrillo	Yes
Vial	Yes
Wellner	Yes

9. Proposed Ordinance No. 791 – Digital Billboards – Joy Chang

Summary

Staff gave the PC a staff report and PowerPoint presentation on Ordinance No. 791.

As part of the 2014-15 Long Range Planning Work Program, a request by Clear Channel Outdoor was received to amend the county’s sign regulations to permit digital signs with appropriate restrictions as outlined in the state sign code.

The Board of County Commissioners (Board) included the task to amend the Community Development Code (CDC) sign standards to implement Senate Bill 639 (SB) and authorized filing of this ordinance as part of the 2014-15 Work Program adoption.

In addition, staff presented information regarding the County Traffic Engineer findings and recommendations.

Staff Recommendations

- After the public hearing, recommend adoption of Ordinance No. 791 to the Board with the following engrossments;
 - Increase the change from one message to another message to be no more frequent than once every 10 seconds
 - Provide screening or other measures to meet Dark Sky requirements for upright and light trespass per the county road standards

Documents Submitted

- Commissioner Manseau's comments and questions received on August 16, 2014
- Best Practices Brief document submitted by Clear Channel Outdoor on August 20, 2014
- Additional Staff Responses to Commissioner Manseau's questions submitted August 20, 2014

Testimony in favor of Ordinance No. 791

- Rob LaGrone, 838 Pool Street #36, Eugene, OR 97401
- Christine Hermann, 715 NE Everett, Portland, OR 97232

PC Discussion

- Questions regarding the County Traffic Engineer recommendation and documentation that support his findings
- Questions about staff recommendations relating to non-conforming use and Dark Sky requirements
- Concerns with allowing digital signs beyond the standard size already allowed
- Discussion about non-conforming uses and interpretations
- Discussion relating to other distractions being far more dangerous
- Concerns about safety impacts of digital billboards and that they have not been around long enough to have before and after crash report analysis

Commissioner Petrillo left meeting at 10:30 p.m.

Commissioner Mills moved to recommend to the Board of Commissioners that Ordinance No. 791 be adopted as written, striking two of the proposed engrossments recommended by staff, but including one engrossment requested by Commissioner Manseau to clarify language regarding residentially designated properties.

Commissioner Vial requested an amendment to the motion to add language that exempts conversion from conventional billboards to digital billboards from triggering the alteration provisions of the non-conforming compliance requirement. Amendment was accepted without opposition.

Vote: 5 – 2. Motion passed.

<u>Commissioner</u>	<u>Vote</u>
Bartholemy	Yes
Garcia	Yes
Enloe	No
Manseau	No
Mills	Yes
Wellner	Yes
Vial	Yes
Petrillo	<i>Left prior to vote</i>

10. Proposed Ordinance No. 792 – Medical Marijuana Dispensaries – Wayne Hayson

Summary

Staff gave the PC a staff report and PowerPoint presentation on Ordinance No. 792. The County enacted a moratorium per Ordinance No. 781 on the operation of registered medical marijuana facilities until May 1, 2015 in order to develop regulations. Senate Bill 1531 allows the governing body to adopt ordinances that impose reasonable regulations on the operation of State registered medical marijuana facilities. Reasonable regulations include reasonable limitations on hours of operation, where facilities may be located and reasonable conditions on the manner in which a facility may dispense medical marijuana.

Staff presented proposed Special Use regulations, proposed amendments to the Community Development Code (CDC), dispensary location requirements for state licensing and statistics regarding the number of dispensary licenses issued as of August 2014.

Staff Recommendations

Conduct the public hearing; recommend engrossment of the ordinance to the Board of County Commissioners (Board) to include the changes described in the staff report.

Documents Submitted

- Letter from AJ Colasurdo received on August 15, 2014
- Questions and comments from Commissioner Manseau received on August 18, 2014
- Staff responses to Commissioner Manseau’s questions and comments sent August 20, 2014
- Map regarding Medical Marijuana Land Use Compatibility submitted by Current Planning on August 20, 2014
-

Testimony in favor of Ordinance No. 792

- Betty Storey – Westside Wellness, 5520 NE Hiddencreek, Hillsboro, OR
- Claudia Lavander – Westside Wellness, 5520 NE Hiddencreek, Hillsboro, OR
- Chris Matthews, 1915 NW Amberglen Pkwy, Beaverton, OR

PC Discussion

- Questioned the purpose of the requirement for a 1500 ft. buffer from the transit stations
- Discussed the 2,000 ft. buffer between registered medical marijuana dispensaries and considered whether to refer back to the state rule of 1,000 ft.

Commissioner Manseau moved to recommend engrossment of Ordinance No. 792 to the Board with the two recommendations proposed by staff. Commissioner Mills seconded.

Commissioner Bartholemy moved to amend the motion to recommend the removal of the requirement for a 1500 ft. buffer from transit platforms everywhere it is currently listed. Amendment was accepted without opposition.

A motion to further amend the ordinance to remove the 2,000 ft. buffer between dispensaries failed for lack of a second.

The PC voted on the motion to recommend engrossment of Ordinance No. 792 to the Board of Commissioners with the two staff recommended revisions and removal of the requirement for a 1500 ft. buffer from transit platforms everywhere it is currently listed.

Vote: 7 – 0. Motion passed.

<u>Commissioner</u>	<u>Vote</u>
Bartholemy	Yes
Garcia	Yes
Enloe	Yes
Manseau	Yes
Mills	Yes
Wellner	Yes
Vial	Yes
Petrillo	<i>Left prior to vote</i>

11. ADJOURN: 11:30 P.M.

Commissioner Manseau moved to cancel the first PC in September. **Without opposition, motion passed.**

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 _____, 2014

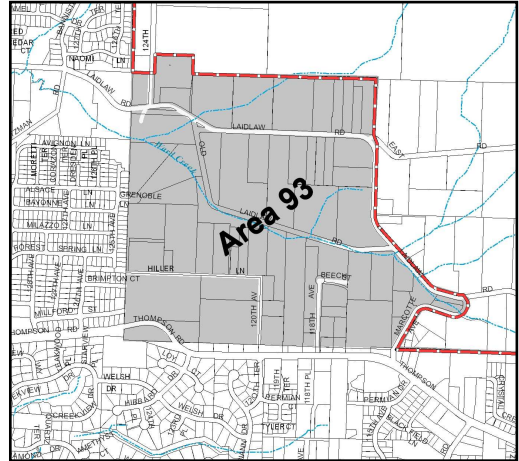
Submitted by Long Range Planning Staff

Bonny Slope West – Area 93 Transfer and Planning History

Bonny Slope West (Area 93), an area of about 160 acres, is located approximately 2.5 miles north of the U.S. Highway 26/Oregon 217 interchange. Historically part of Multnomah County it was brought into the Urban Growth Boundary in 2002 through agreement of the regional government, Metro, and the partnering jurisdictions.

A requirement of inclusion in the Urban Growth Boundary is creation of a concept plan to guide development and meet local, regional, and state development standards. Bonny Slope West is isolated from other urbanized areas in Multnomah County by a rural reserve area (which prohibits urban levels of development) approximately one-half mile in width. The City of Portland's and Multnomah County's challenge was how to provide the services needed for future development.

Bonny Slope West is contiguous however to urbanized areas within Washington County on two sides. Water was already provided by a Washington County service provider. A reasonable solution was to bring the area into Washington County. In 2013, the state legislature did just that. Oregon House Bill 3067 established a process for the transfer of Bonny Slope West (then referred to as Area 93) from Multnomah County to Washington County, the first such boundary change in nearly 160 years. The transfer to Washington County became effective on January 1, 2014.



2013 – The Transfer Process

In February, 2013, Area 93 land owners met with local officials (Washington County Board of Commissioners Chair Andy Duyck, Commissioner Greg Malinowski, Multnomah County staff from Deborah Kafoury's office, Commissioner Loretta Smith, State Representative Brad Witt, State Senator Betsy Johnson, and staff from Washington County, Multnomah County and Metro) to discuss the proposed transfer of Area 93 to Washington County.

As a result House Bill 3067 was introduced into the Oregon Legislature to establish the transfer process of Area 93 from Multnomah County to Washington County. Following House Bill 3067's movement through the House and the Senate for approval, on May 30 A-Engrossed House Bill 3067 was sent to the Governor for approval. On June 6, 2013 Governor Kitzhaber signed A-Engrossed House Bill 3067 into law with additional step outlined in the legislation requiring: the Board of Commissioners for both counties approved the transfer plan; and that the counties jointly notify the Governor that the transfer plan has been approved. The Governor would then issue a proclamation declaring approval of the county boundary change.

On July 25, 2013 The bi-county Transfer Plan Committee, consisting of Chair Andy Duyck and Commissioner Greg Malinowski from Washington County and Chair Jeff Cogan and Commissioner Deborah Kafoury of Multnomah County, met to review and consider the recommended Transfer Plan Agreement for each county's Board. At its August 27 meeting, the Washington County Board of Commissioners adopted the Transfer Plan Agreement, followed by Multnomah County Board of Commissioners adopting it on August 29. Both counties jointly notified the Governor, who issued a proclamation declaring the boundary change approved, as provided in House Bill 3067.

The Planning Process

When Area 93 was brought into the Urban Growth Boundary, Multnomah County embarked on the process to create a Concept Plan for this future community. A Draft Concept Plan was developed with the community's assistance – but with the potential change in jurisdictions the plan was never finalized.

In anticipation of the January 1, 2014 boundary change Washington County's Department of Land Use & Transportation filed Ordinance No. 775 proposing to apply Washington County's interim FD-20 land use district (Future Development; 20-acre minimum parcel size) to Area 93. The Washington County Board of Commissioners adopted the ordinance in October and the land use designation took effect on January 1, 2014.

In December, property owners received a "Welcome to Washington County" mailer with welcome letters from the Board of Commissioners and Sheriff, as well as information on public services provided by Washington County and other agencies.

2014 – Welcome to Washington County

At midnight, January 1, 2014, Bonny Slope West (Area 93) officially became part of Washington County. A media release distributed on December 31, 2013 acknowledged the county boundary change.

A week later (January 7, 2014) the Washington County Board of Commissioners (BCC) held a public hearing on annexation into the Washington County's Enhanced Sheriff's Patrol District (ESPD) and Urban Road Maintenance District (URMD). Two months later (March 25, 2014) the BCC adopted a Resolution and Order to incorporate Area 93 into the boundary of Washington County Citizen Participation Organization (CPO) 1.

Washington County staff from the Department of Land Use & Transportation's Long Range Planning section assumed coordination of the Community Plan for Bonny Slope West. Initial efforts were based on the Multnomah County Concept Plan and focused on revising the plan to meet Washington County's development standards. These efforts were funded in part by a Metro Council Community Planning and Development grant (\$122,605) awarded to Washington County on August 15, 2013.

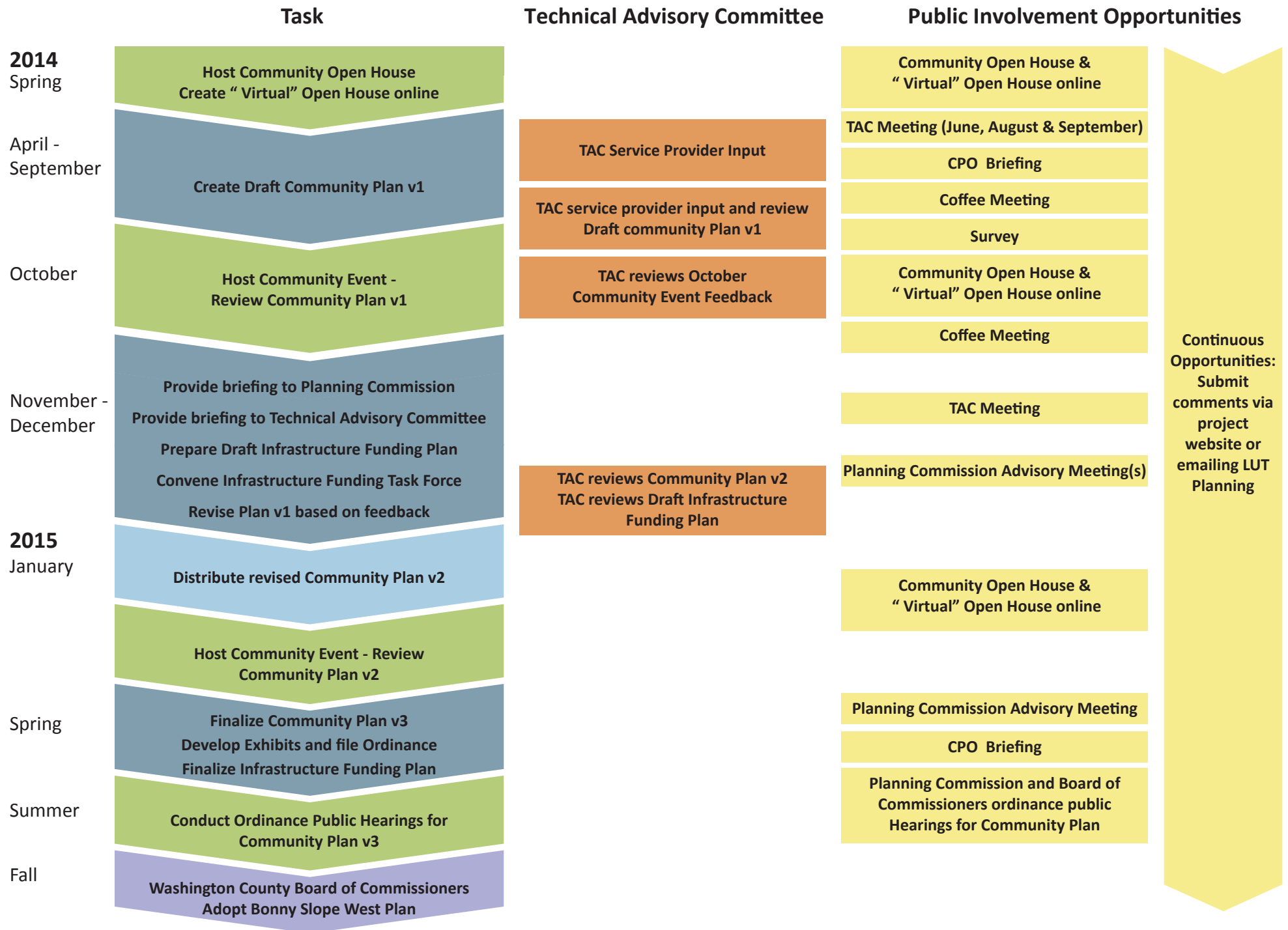
In April, 2014 property owners, developers, service providers, adjacent neighborhoods, and others interested in the future of this area were invited to a community-wide open house. The goal was to determine which elements of the Multnomah County Concept Plan would be carried forward into the revised Community Plan.

Based on input from that event, ongoing discussions with stakeholders, and preparation of more detailed technical information and analysis, Washington County staff has continued working on the revisions to the Community Plan. Those will be shared at the October 21 Community Event for review and discussion. Feedback will inform the next step – crafting a preferred approach – which will be shared once again with the public early in 2015.

Links to the House Bills, Transfer Plan Agreements, Governor's proclamation, Ordinance No. 775, an explanation of FD-20 Land Use, feedback from the April Open House, Technical Advisory Committee meetings and stakeholder surveys, are available on the project website:

<http://www.co.washington.or.us/LUT/PlanningProjects/Area93/area-93-transfer-history.cfm>

Bonny Slope West (Area 93) Project Timeline





Bonny Slope West
Community Input and Frequently Asked Questions
11/25/2014

Community input has been gathered since Bonny Slope West (previously Area 93) was brought into Washington County. To date more than 675 comments have been received and reviewed by the project team. These comments provide the project team with insights into the needs and aspirations identified by the community for their future.

The following “Frequently Asked Questions” sections address topics of significant importance to the community based on the volume of their input. The sections include:

1. General Questions
2. Questions about density (approximately 26% of the comments) *Page 2*
3. Questions about schools (about 6%) *Page 3*
4. Questions about traffic and roads (approximately 15%) *Page 4*

Additional community input was received on the following topics (percentages are approximate):

- Parks and trails (11%)
- Pedestrian and bicycle creek crossings (10%)
- Future commercial center - which is no longer in the plan (8%)
- Marcotte Road auto bridge (6%)
- Natural resources – various topics (3.5%)
- Carrying forward the Multnomah County Concept Plan (1.5%)
- Other topics (sewer, water connections, planning process timing, etc. 12%)

The Bonny Slope West Public Comment Log is available on the project website:

<http://www.co.washington.or.us/LUT/PlanningProjects/Area93/maps-documents.cfm>

GENERAL QUESTIONS

Q: Will Washington County consider adequacy of schools and roads in the Bonny Slope West planning process?

*A: Yes. To address school capacity issues, Washington County’s Bonny Slope West Project Team is coordinating with Beaverton School District (BSD) in the planning of Bonny Slope West. A BSD representative is on the county’s Technical Advisory Committee. BSD is assessing the school capacity needs for future Bonny Slope West residents and how the school district can accommodate those needs.*¹

¹ Answers to school-related questions were provided by the Beaverton School District

To address road and traffic issues, the Project Team is working with our transportation planners and the Traffic Engineering section to determine the road improvements needed in conjunction with the urban development of Bonny Slope West. We are also beginning work with an economic consultant to determine potential ways to fund the needed road improvements. These discussions will continue to evolve as the Community Plan takes shape - transportation improvements and necessary funding relies in part on the proposed amount and timing of new development. The public will have a chance to comment on the Infrastructure Funding Plan and it will be a part of the conversations with the Planning Commission and Board of Commissioners during the plan adoption process.

Q: Is there a commercial center still planned for Bonny Slope West?

*A: Based on community input and review of adjacent land uses and other commercial uses in the vicinity, the county is **not** currently proposing to include any commercial land uses in the plan.*

QUESTIONS ABOUT RESIDENTIAL DENSITY

Q: What is the county's current plan regarding overall housing density and commercial enterprises?

A: When this land was brought into the Urban Growth Boundary (UGB), Metro had a requirement for a density of 10 units per net acre. When the land transferred to Washington County, this specific requirement did not transfer with it. The State Department of Land Conservation and Development (DLCD) has encouraged the County to plan for densities that would achieve the Metropolitan Housing Rule (Oregon Administrative Rule 660-007), which stipulates provision for an overall density of eight (8) or more dwelling units per net buildable acre. This is the "goalpost" that the County is currently working with.

The Metropolitan Housing Rule is intended as a countywide target. Staff is currently reviewing the County's performance in meeting the target. If the County is under the targeted ratio, DLCD is encouraging us to meet the 8 units per net buildable acre in the Bonny Slope area so this average doesn't fall further.

The Metropolitan Housing Rule is one piece in the puzzle in determining appropriate densities for this area. The county is also considering physical site conditions, compatibility with surrounding land uses, and service provider needs and constraints in order to make appropriate recommendations.

The current proposed land use designations for Bonny Slope West include R6 (residential 5-6 units per acre) for most of the area, with some R-9 (residential 7-9 units per acre) in the south western portion of the area. These designations allow for densities that are significantly lower than those proposed by Multnomah County under the 2009 draft

plan. They are also consistent and compatible with the density of the surrounding similarly situated neighborhoods. No commercial designations are currently planned.

QUESTIONS ABOUT SCHOOLS²

Q: What elementary and middle schools will students from Bonny Slope West (Area 93) attend? How much space is available?

A: According to BSD, Bonny Slope West is currently within the boundaries of Bonny Slope Elementary, Cedar Park Middle and Sunset High schools. These are what are referred to as the “home schools” for the area. The table below shows the current space utilization at each school.

School	Enrollment * (10/14/2014)	Occupied Capacity (10/14/2014)
Bonny Slope Elementary	654	84%
Cedar Park Middle	1009	101%
Sunset High	2025	116%

* Does not include students enrolled in Self Contained Special Education programs

Q: Will school boundaries shift for current students? For homeowners whose children have not yet started school?

A: According to BSD, students living within Bonny Slope West will attend their home school, unless school boundaries change. As BSD does not know the exact timing of new developments and student enrollment growth, it is unknown if and when (and where) boundaries would be changed in this area. However, BSD does know that additional population growth is going to occur in the future. The purchase of additional school sites will help to provide BSD with options when determining how to provide relief from overcrowding as the population increases.

Q: When will the new North Bethany elementary school open? Will it have enough capacity to offset the rise in enrollment from the other, already approved / zoned new housing in the area PLUS the new students from Bonny Slope West – or will the elementary schools remain overcrowded / become more overcrowded with students from this area?

A: According to BSD, the new North Bethany elementary school is currently scheduled to open in 2018. It will have a capacity of 750 students. BSD anticipates that this, in addition to larger capacities at William Walker, Hazeldale, and Vose Elementaries resulting from their rebuilding, will provide sufficient capacity to students in the newly developed, as well as existing neighborhoods. The purchase of a new school site will help BSD to provide additional capacity when it is needed in the more distant future. However, when crowding

² Answers to school-related questions were provided by the Beaverton School District

relief becomes necessary, BSD will also consider other means of obtaining relief from overcrowding, which include boundary changes, addition of portable classrooms, and limiting transfers among schools.

Q: Will the new Timberland middle school, which may open in 2020, have enough capacity to offset the rise in enrollment from the other, already approved/ zoned new housing in the area PLUS the new students from Bonny Slope West – or will the middle schools remain overcrowded/become more overcrowded with students from this area?

A: According to BSD, the new Timberland site middle school is currently scheduled to be available for middle school students in 2020. It will have a capacity of 1,100 students. BSD anticipates that this school will provide sufficient capacity to students in the currently developing areas. However, BSD will also consider other means of obtaining relief from overcrowding if needed, which include boundary changes, addition of portable classrooms, and limiting transfers among schools.

Q: If new schools are needed to accommodate families moving to Bonny Slope West – where will this funding come from? Another bond? Development fees?

A: According to BSD, in order to purchase property and construct new schools beyond what is listed in the 2014 Bond, BSD would need to ask voters to approve another bond in the future.

QUESTIONS ABOUT TRAFFIC AND ROADS

Q: Are traffic signals planned for roads in the vicinity of Bonny Slope West? If so, where?

A: No new traffic signals are anticipated to be necessary as part of Bonny Slope West development.

Q: Are safe sidewalks and bike lanes planned for roads in the vicinity of Bonny Slope West?

A: All Arterial and Collector road improvements are required to have pedestrian and bicycle facilities. Ultimately, both Thompson and Laidlaw Roads will be developed to urban standards for their road classification; Thompson Road is an Arterial and Laidlaw Road is a Collector. When improvements are made to these roads, pedestrian and bicycle facilities are expected to be a component of those projects.

Q: Who will pay for improvements to roads in the vicinity of Bonny Slope West?

A: An infrastructure finance strategy for Bonny Slope West will be developed in early 2015. It is expected that new development will pay its fair share of any needed roadway improvements. Some portion of the costs to upgrade both Laidlaw and Thompson Roads to urban standards, will be included in the infrastructure finance strategy. On-site street

improvements will be assumed to be constructed as part of development on Bonny Slope West properties – similar to streets in Remington.

Potential funding sources for transportation improvements include:

- *developer construction of roadway improvements,*
- *county funding (e.g., MSTIP, Road Fund),*
- *Transportation Development Tax (TDT) revenue (assessed countywide on new development),*
- *a supplemental Transportation System Development Charge (SDC) on new development within a defined area, and*
- *potentially a County Service District (CSD) which would result in a tax assessment on all properties within the district.*

As an example, the Transportation Finance Strategy for North Bethany is relying on all of these mechanisms for funding.

Q: Thompson Road has curves and bends that raise safety concerns for motorists and cyclists. Cars travel 45 mph, there are no bike lanes, and cars must travel into the oncoming lane to pass bicyclists. Additionally a bend near Hibbard Drive is dangerous. How will Washington County address current road safety issues and is a future intersection near this bend proposed?

A: Straightening part of Thompson Road near Hibbard Drive is planned at some point in the future. However, engineering of the roadway has not been done. Washington County requires proposed access to county roadways to comply with Sight Distance provisions of the Community Development Code (Section 501-8.5 F).

Q: Will Thompson Road be widened to accommodate more traffic? How wide will Thompson Road need to be to accommodate an increase in traffic?

A: Thompson Road is designated in the county's Transportation System Plan (TSP) as an Urban Arterial. The ultimate plan for Thompson Road is to become a three-lane road requiring a center turn lane, with bike lanes, planter strips and sidewalks per the County Road Standards. The timing of these improvements is not known at this time, and is dependent in part on the timing of Bonny Slope West development, available funding, and other factors. Straightening the curve in Thompson Road may also be addressed separately or together with other future improvements to the road. These improvements will ultimately improve the operation of the roadway.

Q: What will an increase in traffic mean for the Thompson Road / Saltzman Road intersection and Findley Elementary?

A: There will be slightly more traffic at the intersection of Thompson Road and Saltzman Road as a result of the urban development of Bonny Slope West. Additional improvements to the intersection are not anticipated to be necessary. Unrelated to Bonny Slope West

development, however, Thompson Road has long been expected to be realigned to Kenny Terrace west of Saltzman Road.

Q: What does increased traffic mean for safety of kids walking to and from school and activities after school?

A: As development occurs in Bonny Slope West, Thompson Road and Saltzman Road will experience a modest increase in traffic. Even once Bonny Slope West is completely built out to maximum allowable density, the increase in traffic is NOT expected to affect the safe operation of either roadway.

Q: Will Saltzman and Laidlaw Roads be improved to accommodate extra traffic? Who will pay for these improvements?

A: Saltzman and Laidlaw Roads are expected to be built to urban standards for Collector roads. An Infrastructure Funding Plan will be developed in 2015. The Infrastructure Funding Plan will consider how to pay for infrastructure, including roads, to serve Bonny Slope West. This Plan, in part, will determine what proportion of the costs for these improvements would be funded by the new development and what proportion would need to be funded through other means.

Q: Will the urbanization of Bonny Slope West impact emergency vehicle responses?

A: Yes. TVF&R has calculated existing response times to Bonny Slope West. The response times are expected to remain within TVF&R standards.

Q: Are there plans to prevent cut-through traffic in adjoining neighborhoods? Residents are concerned about the safety of children if cut-through traffic on neighborhood streets increases.

*A: The local street patterns will be determined through the land development process. Development within Bonny Slope West will need to comply with Washington County connectivity standards. CDC Section 408-5.1 lays out standards for on-site streets. Among other things, this section requires that streets **shall** connect to all existing and approved stub streets. A development pattern similar to the existing Remington neighborhood could be anticipated.*

It is doubtful there would be a significant change to amount of traffic within the Thompson Highland Neighborhood (Hibbard Dr, Welsh Dr and/or Creekview Dr). If such cut-through traffic does occur, Washington County has a neighborhood streets program which could examine options to discourage drivers from using those routes, including street calming mechanisms.

Q: There are many other turns and bends in Thompson Road as one drives east to Portland. If traffic increases are anticipated, will these bends in the road be straightened for safety? Will the portion of Thompson Road traveling through Multnomah County be widened to handle an increase in traffic? If not, how will this impact traffic east and down the hill?

A: Minimal traffic increase is expected as a result of development in Bonny Slope West, and it is unlikely that improvements to this road to the east into Multnomah County will be necessary due to this development. Particular concerns about this roadway into Multnomah County should be directed to the City of Portland.