

**PLANNING COMMISSION  
MINUTES**

March 12, 2018  
6:30 p.m., DSB Auditorium

Commissioners present: Brian Pasko, Christine Drazan, Mary Phillips, Michael Wilson  
Commissioners absent: Gail Holmes, Mark Fitz, John Gray, John Drentlaw, Tom Peterson  
Staff present: Jennifer Hughes, Karen Buehrig, Mike McCallister, Darcy Renhard

1. Acting Commission Chair Pasko called the meeting to order at 6:36 p.m. There was no public comment on things outside of the agenda items. Planning Commission members had no *ex parte* conflicts to disclose.

Since there are only four commissioners present tonight, we will proceed with the meeting and take public testimony, but any recommendations will be deferred for two weeks.

Karen Buehrig began discussing the 2018-2019 Long Range Planning Work Program. We have worked with outside entities to put together a list of potential projects to work on for the next fiscal year. The purpose of the meeting tonight is to allow the public to provide input and comments on what is being proposed. The Work Program has been widely publicized through newspaper notices, social media, direct notification to CPOs, hamlets, and villages, as well as several other avenues of outreach.

Last year the Planning Commission asked to have clear criteria for how projects move forward. We looked at what kind of staffing would be necessary for each project as well as the work that would be required by other entities. Would the proposed project build off of other projects that we are already working on? Will it result in a change to planning documents that the County works off of (Comp Plan, ordinance, County plans, etc.)? The materials in the packet are a spreadsheet that shows the proposed work for 2018-2019 and how the different project meet the criteria. The second document provides more information on the individual projects. There were a total of 43 projects submitted for consideration. Staff is recommending that 14 of them move forward. We do have additional FTE in Land Use Planning now because of new hires this last year, which means that there is approximately 2.75 FTE of staff time available to work on these projects in the Land Use Planning Division and 1.5 FTE in the Transportation Planning Department.

Jennifer Hughes said that Planning staff is recommending 7 project to move forward. There has been additional public testimony received in support of the Rhododendron concept plan, which is on our list under "Future to be Considered Projects". There is also a recommendation for tree protections that could tie together with another project on the list.

The first project that staff is recommending is completion of the ZDO audit, which we are once again moving on and making good headway. The second project is for a grant project for the Park Avenue Station Development and Design Standards plan. We may also be coming to the Planning Commission with yet another marijuana amendment to limit the number of marijuana production licensees allowed per property. Currently, the way that people are putting these facilities in is having impacts that the public and the BCC are concerned about. There is another project on the list (L-4) to address short term rentals in residential areas. Staff has found that there is a lack of clarity on whether or not these are permitted, and if so, what kinds of restrictions should there be? This would take a considerable amount of staff time because of the technical nature and the coordination with other entities that would be required. Project L-5 would address the lack of clarity in the standards lot sizes within established residential zones in order to prevent upsizing and increased density. L-6 and L-7 relate to the buildable lands inventory and affordable housing. This is actually a top concern for the BCC right now. There is a taskforce assigned to evaluate homelessness and housing affordability in the County.

Commissioner Pasko asked for background on why the Rhododendron project wasn't part of the proposed list for next year. Jennifer replied that we are not entirely sure that this is a land use plan that they need, given that the necessary zoning is already in place. The entire community is pretty much rural tourist commercial zoning, which already allows retail, commercial, parks, and a host of other uses. What they may actually need is some money to do

something to improve the community feel that they are envisioning. Karen reminded the Commission that we actually adopted the Villages at Mt. Hood bicycle plan at the end of 2016-2017. That plan calls out exactly what it is the community wants as far as pedestrian facilities and connectivity. One of the challenges that we face here is that ODOT has jurisdiction of the highway, as well as trying to design the facilities that the community wants. There are two approaches that they can take. One is to have developers do the improvements, the other is to initiate a capital project and acquire funding to do it.

In response to a question from Commissioner Wilson, Jennifer provided a breakdown of how many steps and requirements there actually are in doing a code amendment, which is why it will take .25 FTE.

The Transportation Planning Department has been working on the Safe Routes to School for 12 schools. This project has had very positive impacts on the communities where it has been implemented so far. The next area being discussed is the Molalla School District. The second project on the Transportation Planning group is to address transportation needs in the Damascus area. When Damascus disincorporated, the County had put together plans for roads that were not included inside the City of Damascus. Now we find it necessary to go back and do an analysis of this area that is outside of the area that Happy Valley plans to incorporate. The third project on the list is to do a feasibility analysis to see if it would be cost effective to build a toll bridge over the river instead of maintaining the Canby Ferry. Project T-4 would consist of work on the Arndt Road extension that would provide a better freight route into the City of Canby. This is a high priority for the BCC. The fifth project in the Transportation list has been on the Work Program for a while, but we are still waiting for the conversations around the urban reserves to finish. We were awarded money to look at the infrastructure needs in the Stafford area, it is just a waiting game now. The sixth item on the list is an outcome of a previous project, and finally there is the Barton Park Master Plan. Barton Park is located right next to the Cazadero Trail and a piece of property that is owned by Metro. We would like to do a coordinated project on these properties. Another project that is listed as a potential project is the Land Oswego to Oak Grove/Willamette River Ped-Bike Bridge Feasibility Study. There are challenges to doing this project, as one would assume. It may be more appropriate for the 2019-2020 Work Program than the 2018-2019, even if we were awarded funding. All of the project on this list would require working with a consulting team except for T-6.

Commissioner Phillips feels that promoting small scale manufacturing and production in Community Commercial/ General Commercial districts should happen sooner rather than later. This could provide immediate benefit for both communities and businesses with these zones.

Commissioner Pasko opened the hearing for public testimony.

**Melanie Farnsworth, Rhododendron** – In December of 2016, the Commissioners approve the bike plan and elevated it as a priority because of the safety issues. The Mt. Hood Express is doing a study of how many riders they have each year. That number has increased exponentially over the past 5 years to around 66,000 riders in 2016-2017. They keep inviting the County to come to their CPO meetings and to participate, but nobody ever shows up because it is not on the Work Program. She would like help with obtaining grant funding to change a lot of the egresses to the businesses as well as creating a designated bus stop for the Mt. Hood Express. Karen explained that ODOT has to be involved for anything that proposes changes which may impact Hwy 26. What needs to happen is that there needs to be a design change to the land use functions next to the highway. She is not sure how you do that without a capital project, because it won't happen through redevelopment.

**Joseph Edge, Oak Grove** – Mr. Edge would like to speak largely in favor of the project brought forward by the MAP and Oak Grove. He is also in favor of the Oak Grove/Lake Oswego pedestrian bridge. His main reason for testifying tonight, though, is to speak to small scale manufacturing and short term rentals. He would ask that project L-7 be removed from the list. If short term rentals are allowed, then it decreases the availability of long term rental units that people need. This only serves to exacerbate the current housing shortage issue. If we are going to allow short term rentals, then it should be ADUs or a single bedroom, not an entire dwelling unit. He would like to see the small scale manufacturing project (NRD) replace this one on the high priority list. If small scale manufacturing, such as bakeries or brew pubs, were allowed in the commercial zones, it would serve to revitalize the McLoughlin area as well as Oak Grove. Other communities would also see similar benefits.

**Michelle Lamoreaux, Rhododendron** – Ms. Lamoreaux said that the reason they asked to have the Rhododendron Community Plan added to the Work Program was because they were told by a previous commissioner that was what they needed to do. Karen explained that it is challenging to find where this fits for the County as well. How do we address the needs or take the steps that need to be taken, and then how do we coordinate with ODOT? Commissioner Pasko said that it sounds like they need help from the County to figure out what exactly to do to take that next step.

**Karen Bjorklund, Jennings Lodge** – Ms. Bjorklund works with the Jennings Lodge CPO, who has partnered with the MAP implementation team. Project L-5 is a nexus of the Jennings Lodge interests and MAPIT interests. She would certainly support holding the line on densities as indicated in L-5, but she would also like to see additional things for consideration from the second and third lists. She would like to see anything that is creating a danger to the public added to the list of priorities. The prioritizing criteria should change to consider things that cannot be undone once they are done, or being able to identify whether or not there is funding/grants already available for projects. She would also like higher priority for projects if having them added to the Work Program is the only way to get them done. Two of the highest priorities for the Oak Grove residents are the tall trees and the large lots that add character to the neighborhood.

**Amanda Gresen, Milwaukie** – The Heritage Tree Program should be reinstated. It seems like it has faded away, but she feels that it should be an important part of the community. She suggests that strong language be added to the program that would increase the protections. She is willing to send an email to Planning staff detailing what she thinks are the important aspects that should be included in the program.

The hearing is continued to March 26<sup>th</sup> at 6:30 pm.

There being no further business, the meeting was adjourned at 8:16 p.m.