

CCI Meeting Summary
February 16, 2021 | 7:00 pm – 9:00 pm
Virtual Zoom Meeting

Attendees:

Jim Long (CPO 4M); Mary Manseau (Code and Ordinance Subcommittee Chair); Virginia Bruce (CPO 1, CCI Co-Chair); Ben Marcotte (CPO 3); Stan Houseman (CPO 3); Bruce Bartlett (CPO 1, CCI Secretary); Paul Johnson (CPO 15); Jill Warren (CPO 4M); Gretchen Buehner (CPO 4K); Greg Malinowski (CPO 7); Leslie Shaw (CPO 6); Raymond Eck (CPO 6); Fran Warren (CPO 1 non-voting); Yvonne Johnson (CPO4K);

Meeting Scribes: Highland Edelman and Marcus Ford, Washington County Community Engagement Program Coordinators

County Staff:

Highland Edelman and Marcus Ford, Washington County Community Engagement Program Coordinators; Theresa Cherniak, LUT Principal Planner; Brenda Schaffer, WCSO

Approximate total attendance: 40

Welcome, Introductions, Prior Meeting Summary:

- Meeting Called to Order at 7:02 pm by – Virginia Bruce
- Introductions & Check-in
 - Special thanks to Ian of CPO 1 who is running a live stream of this meeting to Facebook
 - Virginia encouraged all CPO leaders to use the cpo#leaders@gmail.com accounts
 - Virginia noted there may be interest in forming a housing subcommittee regarding HB 2001. Fran notes she may be interested
 - Stan & Virginia discussed consistency in messaging and having a further reach
 - Mary mentioned there is a possibility the CCI March meeting may be moved back a week due to the scheduling issues with presenters because of a changed Board meeting'
 - Ellen Partal has been working on building a marketing list to expand on CCI outreach. Stan says her proposal is very comprehensive. There is a shared sentiment that this is exciting news for CCI and general appreciation for Ellen's efforts.
- Review of minutes – Gretchen moved to approve the minutes (with a correction by Jim) – seconded by Mary – passed 9-0 (3 abstained – Bruce, Leslie, Yvonne)

LUT Presentation – Theresa Cherniak

Presentation focused on the following topics:

Elimination of “ordinance season” improves the land use ordinance process;
Middle housing in Washington County
Significant Natural Resources update
Process and timing of the long-range planning work program

Elimination of “ordinance season” improves the land use ordinance process:

Mary commented that we should be better than other agencies instead of meeting the status quo
In response to Theresa's comments on the forming of best practices for timing around sharing documents with the public - Mary asks why staff cannot give ordinance staff reports to the public, planning commissioners, CPO/CCI members, etc. sooner so they have time to review and process it.

Theresa said it is something they can continue to work on and notes they are sometimes waiting for Board approval before they can release specific things

Gretchen asked if LUT is working with local city jurisdictions with respect to HB 2001 to try and be as consistent as possible – Theresa responded she will get to it in her presentation

Virginia invites Theresa to join them again in April for CCI and notes Chair Harrington will also be at that meeting. Theresa says she can probably do that and notes she is already scheduled for the Code and Ordinance subcommittee meeting in April.

Virginia asked if there has been interest on the part of developers in Middle Housing? – Theresa said they have a couple developers working with them on the feasibility study.

Middle housing in Washington County

Paul asked what the maximum number of stories allowed is – Theresa said they don't have to allow anything more than what they allow for single family (35 feet)

Richard (public) asked is there a minimum sized R-5 lot before one is allowed to have a duplex? Theresa answered no for a duplex. However, lot size does come in to play for other middle housing types. Also, since the R-5 zone has only allowed 4 or 5 units per acre, what would happen in a location which currently has 5 single family lots on one acre if each lot wants to make their property into a duplex? Would they be allowed due to the new middle housing rule or not allowed because the maximum density has already been reached? – Theresa responded yes – each lot would be allowed to turn into a duplex. She thinks density rules will still be used when a subdivision happens, but on each individual lot the density rules will not apply.

Lisa (public) asked: Any possibilities for tiny home developments? – Theresa said you can put a tiny home on a single family lot, but you could probably not use it as a duplex. You may be able to use it as a cottage cluster.

Gretchen asked if the county will be addressing the issues of density transfers specifically? Theresa noted they will need to look at that.

Stan noted: It seems to me that the county and the cities need come up with a 'Smart Neighborhoods' plan that envisions the future of our communities that are self serving and incorporating all the necessities that people need to live in.

This should incorporate the change of the climate, disaster reinforced construction and retrofitting for flood, fire and earthquake on top of the specific needs of the aging population and the young and incoming groups with a focus on inclusiveness and people of color and less fortunate populations.

Virginia added there needs to be a climate change and sustainability focus from the county.

Fran noted she has been trying to get a copy of ordinance 869 without the strikethroughs in it – she asked if the cleanest/newest copy can be put on the website.

A question was raised about ROW/sidewalk requirements on a single family lot without adequate ROW and/or sidewalks when a duplex is planned. Theresa indicated this is an issue still being worked on.

There were still questions that didn't get answered – Theresa put her email in the chat

Communications Subcommittee – Virginia Bruce:

Working on improving communication with CPOs, CCI, LUT, and CE.

Virginia and Mary are working on updates and will get them out to everyone.

Code and Ordinance Subcommittee Update – Mary Manseau:

Much of the update has already been covered earlier in the meeting. We continue to focus on the LUT work plan, ROW and sidewalk issues.

We recommend formation of a Middle Housing subcommittee.

Theresa confirmed to join their meeting on April 14th

There are 2 openings for the planning commission (district 1 & 4) now, and 2 opening in same districts in January 2022

Significant Natural Resources Subcommittee Update – Jim Long:

Connections issues with Jim made this section hard to capture

They may have a Pacific University Senior student volunteer (or possibly more than one) to do Case Study from Feb through December 2021 on a project identified by the SNR Subcommittee.

They have their regular meetings; Jim is using his own Zoom account to schedule these. Virginia asked Jim to get CE the Zoom meeting info so the website can be updated.

Has put together a draft on why SNRs are important, along with a proposal for wetlands restoration they will be sending to public and non-profit sector entities to restore wetlands south of Washington Square.

Trying to partner with developers

They are having another meeting Friday @ 9am

Upcoming proposed CCI meetings – Virginia Bruce

- March – TBD
- April – Chair Harrington and possibly Theresa Cherniak
- May – Science behind SNR protections – who?

Emerging Issues: CPO updates, Relevant, Request for Help, Spark an Idea:

Mary complimented CE about the emails with the CCI meeting reminders. She would like to continue to see the reminder emails in an easier text format.

Jim asked about the participants screen – Virginia clarified.

Virginia noted CPO1 had a presentation about affordable housing for seniors. And a long visit from the Beaverton School District.

Mary noted that if any attendees are interested in being involved in CCI, contact your CPO, or if your CPO is inactive, check with CE

Highland noted CPO10 is having Urban Greenspaces presenting in their meeting on Thursday about a Washington County Tree Code.

Virginia asked for CPOs to get their meeting minutes in.

Public Comment:

No public comment

Adjourn:

Jim moved to adjourn meeting – Gretchen seconded

Meeting adjourned at 8:47pm