



Land Use & Transportation Development Forum Agenda

8:30-10 a.m. Thursday, Oct. 10, 2024

Welcome & Introductions

- Review Development Forum purpose
- Review agenda

Stephen Roberts, Director, Land Use & Transportation
Erin Wardell, Assistant Director, Land Use & Transportation

Customer Service Survey and Process Improvements

Derrick Moon

Improvements to online application system (OAS)

Derrick Moon

Parking regulations update

Dyami Valentine

Significant Natural Resources regulations update

Theresa Cherniak

Forum Wrap-up and Questions

Spring Development Forum: Thursday, April 10, 2025



Development Forum Resources
Planning and Development Services Division
Department of Land Use & Transportation
<https://www.washingtoncountyor.gov/lut/planning>

Washington County Land Development Process
<https://www.washingtoncountyor.gov/current-planning/land-development-process>

Development Application Forms and Resources
<https://www.washingtoncountyor.gov/current-planning/development-applications-forms-resources>

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Development Forum

| Oct. 10, 2024

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Washington County Development Forum

Development Forum Goals:

- For staff to share information about development-related services and initiatives
- For customers to hear and learn how we can better support their needs
- To build productive relationships between staff and customers



Washington County Development Forum

Today's agenda:

- Welcome & Introductions Stephen Roberts, Director, Land Use & Transportation
- Development Forum purpose and agenda Erin Wardell, Assistant Director, Land Use & Transportation
- Staffing updates
- Customer Service Survey and Process Improvements Derrick Moon
- Improvements to online application system (OAS) Derrick Moon
- Parking regulations update Dyami Valentine
- Significant Natural Resources regulations update Theresa Cherniak
- Forum Wrap-up and Questions

Save the Date: Fall Development Forum: Thursday, April 10, 2025



Staffing update

| Oct. 10, 2024

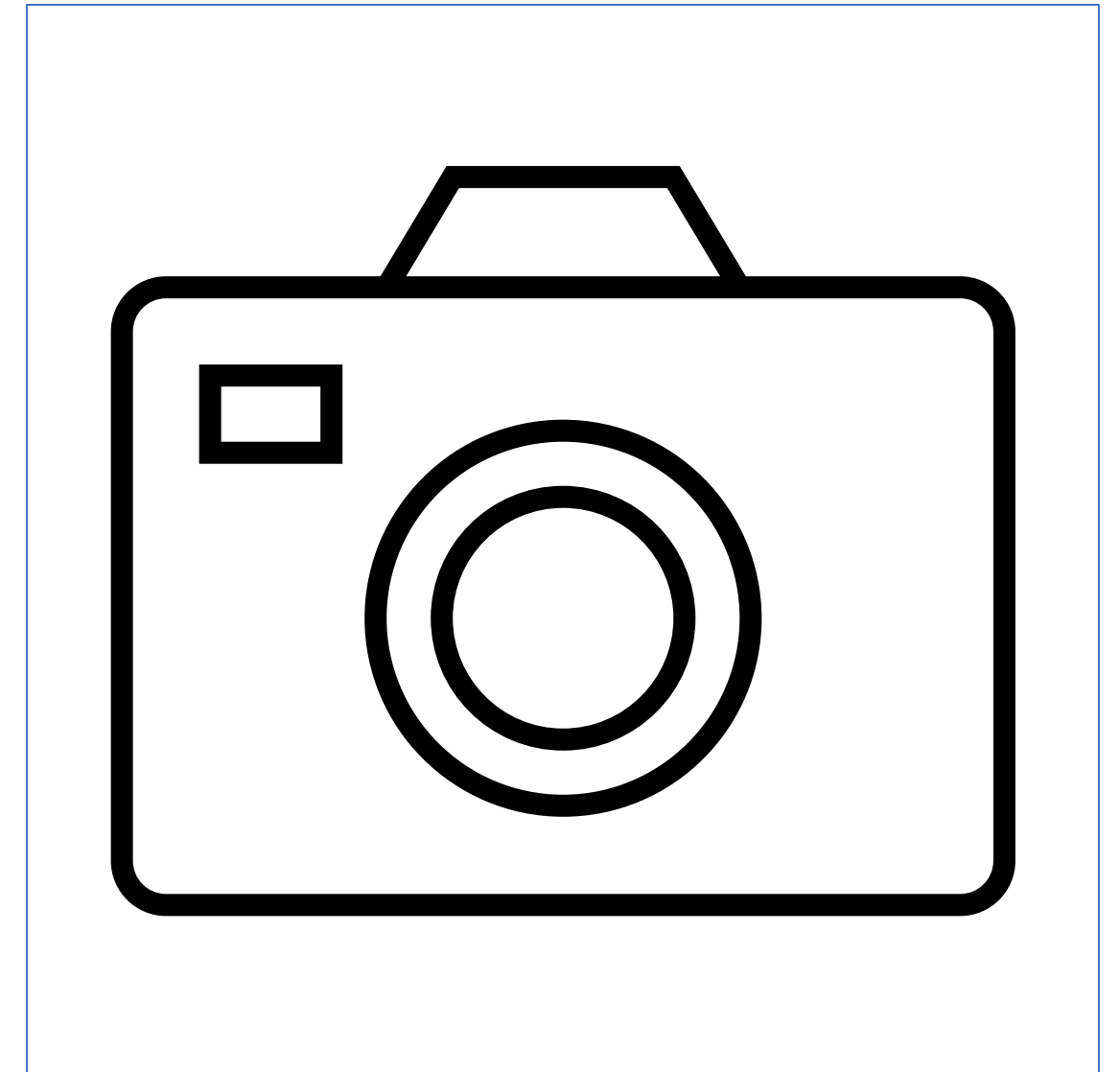
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→ Staffing

New staff since the Spring Development Forum:

- Allyson Armstrong, Plans Examiner II
- Noah Ling, Engineering Associate (facility permit review)
- Anthony (Tony) Mills, Associate Planner (transportation development review)
- Anthony (Tony) Cameron, Inspector II (grading)



→ Recruitments

All current LUT job postings:

- Program Manager, Capital Project Services
- Electrical Inspector II
- Engineering Technician III
- Operations Supervisor
- Senior Engineer
- Senior Planner
- Senior Plans Examiner
- Survey Technician III

Interviews underway for Planning and Development Services Division Manager



Customer Service Survey and Process Improvements



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→ Customer service survey

Customer service survey now live

Available at our front desk on paper or through QR code

Surveys shared with relevant team members and with our process improvement team



Department of Land Use & Transportation

Our employees are working to provide you with the best customer service possible. Please take this survey to let us know how we did! If you prefer, scan the QR code to take the survey online.



1. What was the reason for your visit today?

- Permitting (Building, electrical, grading, plumbing, etc.)
- Survey
- Development Review application assistance
- Code compliance
- Other _____

2. After checking in, how long did you wait until you were assisted?

- 0-10 minutes
- 15-20 minutes
- 20-30 minutes
- More than 30 minutes

3. How was your experience with us? (5 = Excellent; 1 = Poor)

- 1
- 2
- 3
- 4
- 5

4. Please provide feedback on your experience. What could we have done better?

5. I am a:

- Property owner
- Real estate agent
- Developer
- Appraiser
- Consultant
- Contractor
- Other _____

6. Please tell us the date of your visit (Format: 00/00/0000):

7. Please tell us the time of your visit:

8. If you would like us to contact you regarding your experience, please provide one of the following:

- Phone _____
- Email _____

→ Process improvements underway

New phone tree, with the goal of a person answering most calls during business hours

Streamlined workflows in ProjectDox, concurrent review

Transportation development review process update (city developments impacting County roads)

Online submittals for Development Review/Current Planning

Accela migrating to the cloud

Online Application Submittal (OAS)

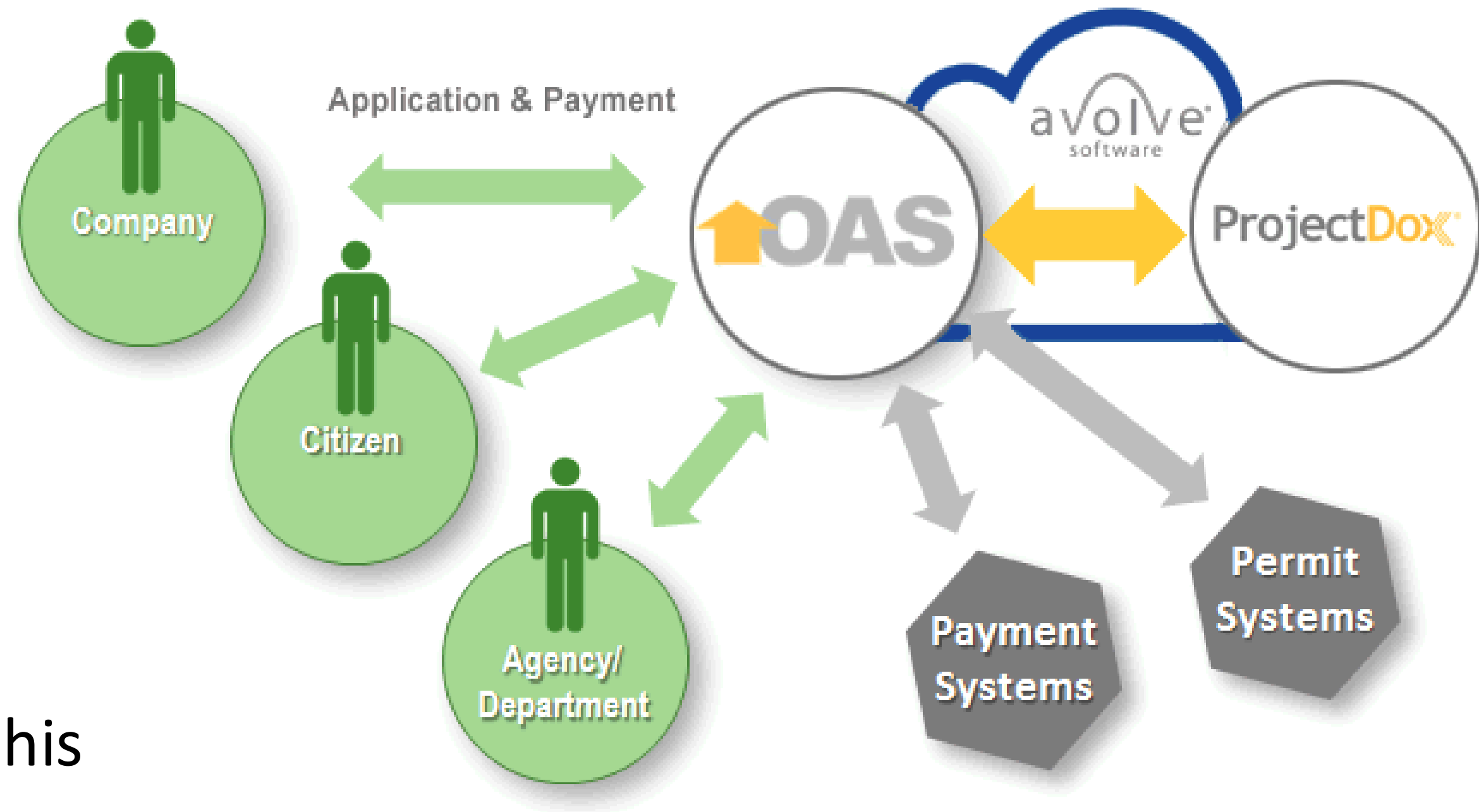
→ OAS (Online Application Submittal)

Direct permit submittal by applicant

Integrated with ProjectDox

Will connect to Accela permit system

Launching later this year





Parking Regulations Update

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Ord. No 903 Parking Reform

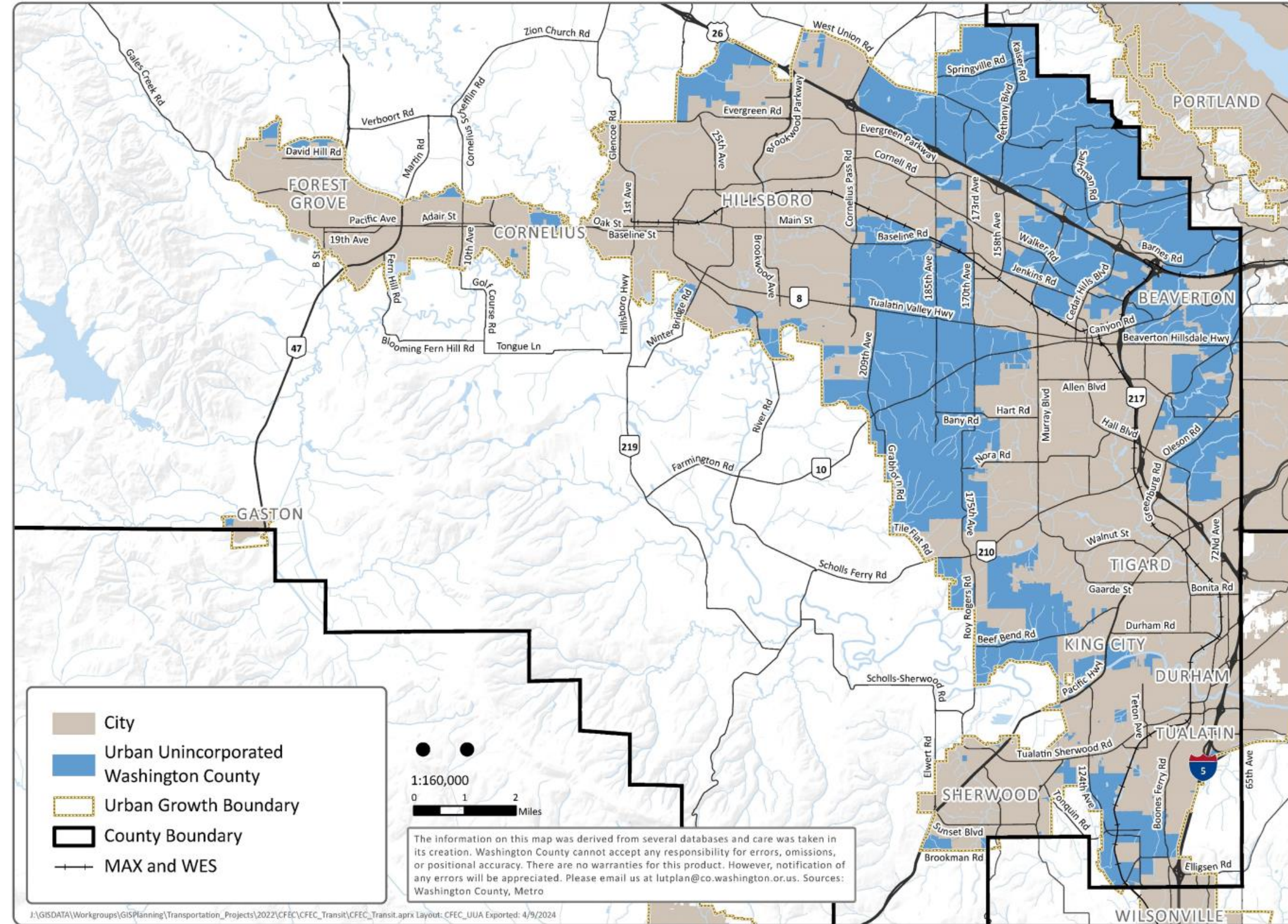
Board to hold first public hearing
on Oct. 15

Applies to urban unincorporated
areas

Proposed changes:

- Remove minimum off-street and on-street parking requirements
- New tree canopy standard for parking lots over 0.5 acre
- Expand maximum parking requirements
- New minimum ADA standard for larger uses

CFEC Parking Reform - Areas Where CFEC Rules Will Apply





Significant Natural Resources regulations update



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Overview

County has been working on this issue for several years to address legal challenges over statutory ‘clear and objective standards’ requirement

Developed updated inventory and regulations for urban unincorporated area based on state requirements

Moving forward with two ordinances:

- **Ordinance No. 901:** Amendments to the Comprehensive Framework Plan for the Urban Area (CFP) and Community Plan maps and text
- **Ordinance No. 902:** Amendments to Significant Natural Resource (SNR) requirements in the Community Development Code (CDC)



Ordinance No. 901

Amendments to CFP and all Community Plans

→ CFP policy changes

Policy 10, Significant Natural Resources, implementing strategy changes include:

- Identifying strategies to limit impacts to mature trees while balancing with the need to provide land for housing and jobs. (Strategy b)
- Having a clear and objective path for mitigation as well as flexible options to allow for a variety of site conditions and constraints. (Strategy b)
- Providing for the protection of Regionally Significant Resources in new UGB expansion areas that complies with Title 13 and Goal 5. (Strategy c)
- Clarifying that SNR requirements for development are included in the CDC, rather than the community plans. (Strategy d)

Policy 41, Map B, updated to show the Goal 5 SNRs for new development areas



Community plan changes

Deleted design elements that are no longer applicable due to annexations to cities or have been fulfilled through development.

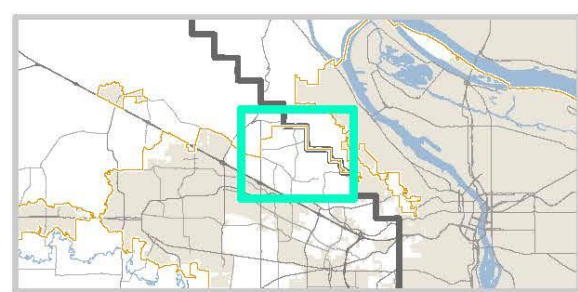
Removed all subjective specific design elements, which are unenforceable.

Made it clear that remaining design elements related to Goal 5 resources are intended to be policy guidance, rather than development requirements.

Added summary of the 2024 Goal 5 update process.

Community Plan map changes, Bethany example

Bethany Community Plan



Significant Natural and Cultural Resources

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Significant Habitat Boundary
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- P** Potential Park/Open Space/Recreation Area (A-G)
 - P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground when plan was adopted.
 - Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Tax lots

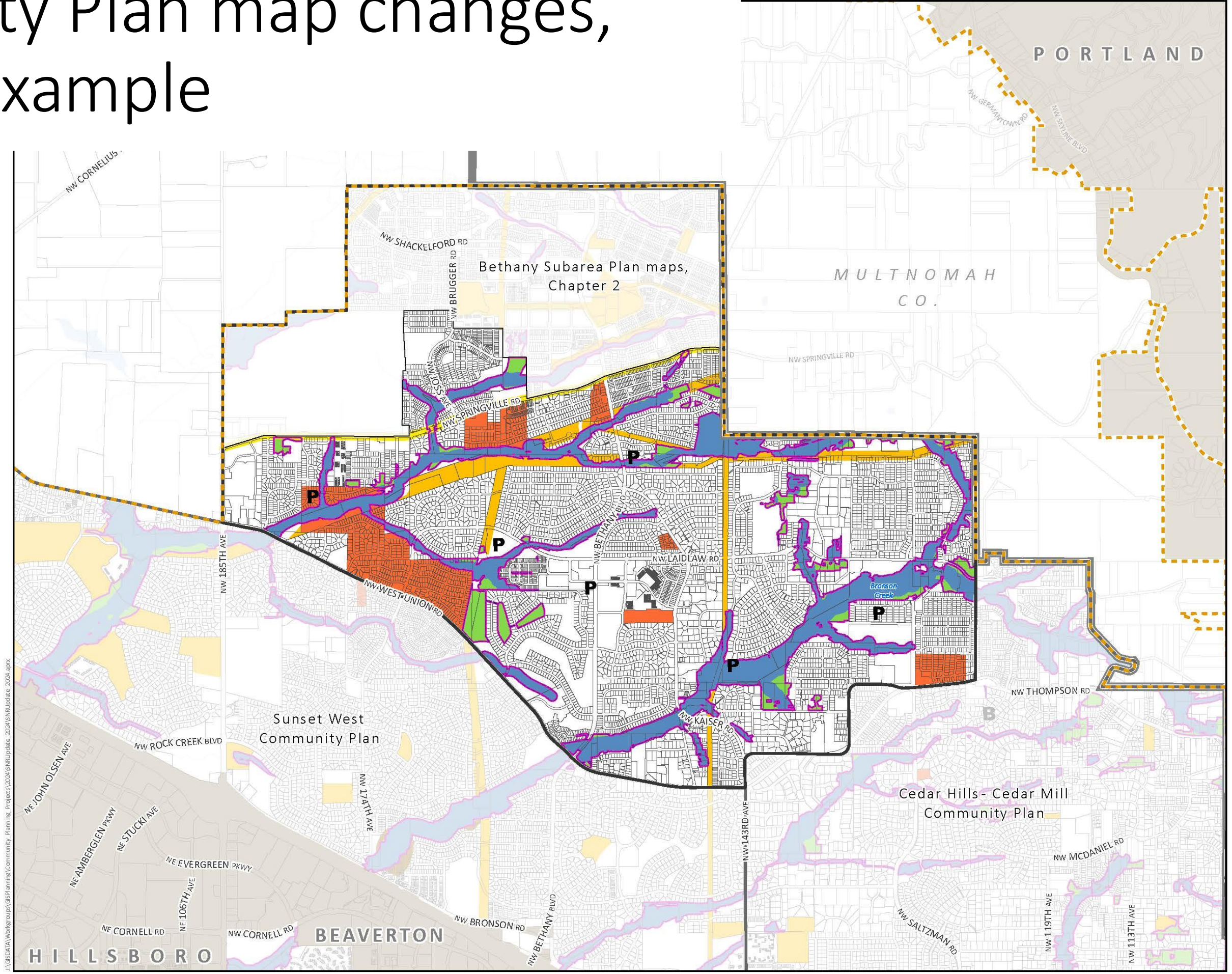
1 inch equals 2,000 feet*
0 1000 2000 Feet



* Printing map at a size other than 11 x 17 will affect stated scale.

Department of Land Use & Transportation
Planning and Development Services Division

Printed: 6/17/2024





Ordinance No. 902

Amendments to the Community Development Code

→ Overview

Draft Community Development Code (CDC) standards for Significant Natural Resources must be clear and objective and meet Goal 5 and Metro Title 13 requirements

Standards for the rural area are not changing - the focus of CDC changes is on the urban area

Purpose of standards includes:

- Protecting significant habitat for its ecological function
- Maintaining and enhancing water quality by limiting impervious surfaces near streams and water areas
- Retaining habitat as a community amenity and balance conservation and natural resources with the economic use of the land.





Riparian Wildlife Habitat

Proposed regulations are similar to current requirements:

- Development is strictly to moderately limited, but some development activities are allowed
- If development impacts Riparian Wildlife Habitat, Clean Water Services (CWS) requirements will likely apply
- No new or expanded alteration of the vegetation or terrain is allowed except for the following activities:
 - Public transportation facilities and utilities
 - Public wildlife viewing areas, recreation or nature trails
 - Stream or creek bank restoration work or other alterations approved by CWS
 - One single dwelling unit/middle housing duplex



Upland Wildlife Habitat

Proposed regulations:

- Will not change currently allowed land uses; development is allowed.
- Focus on tree retention or replacement.
- Provide a clear and objective path that includes a tree inventory; assignment of tree points based on size, species and location; and tree spacing and species mix requirements.
- Include two alternative discretionary paths to attain the level of tree/habitat protection identified in the ESEE analysis.
- Provide a greater degree of protection for Upland Wildlife Habitat within areas added to the UGB after 2005, to comply with Metro Title 13.



Planning Commission consideration

The Planning Commission (PC) considered ordinances during three Work Session briefings and three hearings

Themes from testimony included:

- Requested changes to the mapping
- Concerns about changes to use of property and economic impacts
- Concerns the regulations are not protective enough
- Concerns the regulations will impact housing development
- Comments about monitoring and enforcement

PC recommended several changes to the ordinances, particularly to provide relief for small infill projects



Board of Commissioners direction

The Board considered the ordinances in a hearing on Oct. 1 and ordered changes to both ordinances (engrossment) based on PC and staff recommendations

Ordinance No. 901: Include requested map changes received by Aug. 31, 2024, that are consistent with the criteria used to develop the inventory

Ordinance No. 902: Include amendments to:

- Make minor changes to the exemptions for public facilities
- Reduce the tree percentage points required for small development projects (less than 2 gross acres)
- Clarify and expand provisions for Type I tree removal permit
- Make a number of changes to simplify and clarify requirements
- Consider monitoring and enforcement options in next year's work program

→ Timeline and implications

Board hearings on Engrossed Ordinances on Oct. 22 and Nov. 5, 2024

Adoption of ordinances expected Nov. 5; effective date Dec. 5

Enforcement order and stay on development lifted upon effective date of ordinances

Application materials and online natural resource map will be available as soon as possible after adoption



Questions?

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Network

Visit the
information table

Mark April 10, 2025
on your calendar for
Spring Development
Forum

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