

Attachment A



Washington County
Committee for Community Involvement

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PLANNING AND DEVELOPMENT SERVICES
LAND USE AND TRANSPORTATION

November 17, 2020

Washington County Board of Commissioners
c/o Andy Back, Planning and Development Services Manager
Department of Land Use and Transportation
155 N First Avenue, Suite 450
Hillsboro, OR 97124

RE: 2021-22 Long Range Planning Work Program

Dear Commissioners and Mr. Back,

The Committee for Community Involvement (CCI) would like to recommend the following for inclusion in the 2021-22 Work Program:

Cleanup of Ordinance 869

Changes are needed to address concerns identified during the public comments periods for Ordinance 869 by community members, including Tualatin Riverkeepers, Urban Greenspaces, Audubon, CPO 4M, Ken Dobson, Fran Warren and others.

Improved Incentives for SNR Preservations

Additional incentives are needed to ensure preservation of our ever decreasing upland/wildlife habitat resources. Consideration should be given to creating tools, such as tax incentives and/or consideration for options such as co-housing, row houses, cottage and cluster housing, micro houses and tiny homes, to help facilitate saving these precious resources.

Tree Code

Protection of existing tree canopy is a top priority of residents of urban unincorporated residents. It is well past the time for this important issue to move to Tier 1 of the Work Program. Tools need to be developed—including, but not limited to creating a heritage tree program, providing for additional protections for trees inside of a SNR, but outside of the "Preservation Area," adopting Protected Root Zone Standards, and developing a community based stewardship program--to preserve existing trees. CCI welcomes the opportunity to partner with staff and the development community during the coming year to create tools to provide protections for trees.

Update to County's Infill Policy

We support moving this 2020-21 Work Program Tier 2 issue to Tier 1 for the 2021-22 Ordinance Season, but understand the work on Infill is delayed until decisions are made for Significant Natural Resources and Centers and Corridors. We encourage completion of the work on the Significant Natural Resource and the Centers and Corridor issues to allow the needed updates to the county's Infill Policy.

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Issue Paper on Governance of Urban Unincorporated Areas in Washington County

CCI continues to support an Issue Paper to study the governance of urban unincorporated areas, focusing on gaps in urban services and alternatives for the future. This Issue Paper might include: updating Community Plans with their outdated zoning and transportation plans; creating Urban Service districts to provide locally focused services; ways to coordinate and improve economic development; exploring ways to include cultural and community support for these areas that are more commonly provided by cities; and a plan for annexation of areas best served by a directly adjacent city.

Parking for Multi-family Units

A consistent complaint we hear from neighborhoods with multi-family units is about on-street parking conflicts. Although the CDC requires specific numbers of parking spaces per unit, landlords will often charge an additional fee to renters for these on-site parking spaces. Because of this practice, many renters will opt to use on-street parking instead of paying fees for the parking provided by the CDC regulations. This practice leads to neighborhood friction due to the unavailability of parking for others in the neighborhood, blocked mailboxes and chaos on trash days. Could there be a code fix for this issue? Or would this issue be better addressed through the Neighborhood Street Program providing for permit parking only in areas adjacent to multi-family units?

Light Pollution

Light pollution is wasted energy that affects human health, wildlife behavior and our ability to observe the heavens. It has been found that of all the pollution we face, light pollution is the one that is most easily remedied. We recommend adopting lighting regulations for all new construction and remodeling projects to require all outdoor lighting, including landscape lighting, to be directed downward and to not extend onto neighboring properties. Limits should be placed on light output and color temperature. Consideration should be given to policies encouraging retrofitting of existing lighting to meet these requirements.

Climate Change

Climate change issues are real and solutions to address climate change are important to Washington County residents. We support updates to the Comprehensive Framework Plan, as identified as a Tier 2 task on the 2020-21 Work Program to include provisions to address Climate Change.

Alignment of Rural Regulations with State Goal 3

We look forward to being able to review and comment on the draft 2017 Issue Paper comparison of Washington County rural regulations to State Law. We are hopeful that steps will be taken to ensure farm building approved outside the Urban Growth Boundary will only be approved when they have a specific farm use.

Changes to CCI Membership

In 2017, to be more inclusive, CCI updated their Bylaws to include representatives from other organizations with interest in land use and livability issues in Washington County. Although our intention was an honest attempt to be more inclusion, we just realized that this change does not comply with either R&O 86-58 or CDC 107-6.2. To increase the inclusiveness of CCI, we respectfully request updates to R&O 86-58 and CDC 107-6.2 to bring CCI Bylaws into compliance with other Washington County provisions.

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Clarifications to Group Testimony

Both Planning Commission and the Board of Commissioners allow additional time during public comments or Public Hearings for groups. CDC 205-3 identifies the parties who may participate in a Public Hearing, but is silent on who qualifies as a group. Is a group just more than one person? Does the group need to be formal? Who is responsible for determining who qualifies as a group?

- From the webpage for the Planning Commission, only CPO representatives qualify for additional speaking time for non-agenda items. Time limit for Public Hearings is listed as three minutes and no indication is made that additional time will be provided for groups.
- From the webpage for the Board's webpage, groups are identified as having additional time for 1) items on the agenda and 2) for oral communications. However, what constitutes a "group" is not defined.

The rules for identifying which groups qualify for additional time to speak before the Planning Commission and before the Board of Commissioners needs to be clarified. These time limits should be spelled out on the web pages to allow the public to prepare for their speaking time appropriately.

Sidewalk Gaps

Continue to pursue solutions for addressing walkway gaps in Urban Unincorporated Washington County from the 2016 Walkway Gap Issue Paper, including development of a LID matching program in which the property owners dedicate right-of-way in exchange for the county providing frontage improvements.

Thank you for this opportunity to provide input into the 2021-22 Work Program.

Sincerely,



Kathy Stallkamp
CCI Chairperson

Cc: Stephen Roberts
Theresa Cherniak

Letter Approved 11/17/2020

 12 Yes

 0 No

 0 Abstain