



June 14, 2021

To: Washington County Board of Commissioners

From: Andy Back, Manager 
Planning and Development Services

Subject: **Final 2021-2022 Long Range Planning Work Program**

STAFF REPORT

For the June 22, 2021 Board of Commissioners Hearing
(The public hearing will begin no sooner than 6:30 p.m.)

I. STAFF RECOMMENDATION

Approve the Final 2021-2022 Long Range Planning (LRP) Work Program and authorize filing of Tier 1 and Tier 2 ordinances as shown in Table 1 of this report, including recommended adjustments.

II. OVERVIEW

Each year the Long Range Planning section prepares a Draft Work Program for Board consideration and public review and comment. Based on public comments and Board input at a Work Session, changes from the Draft are now proposed, and staff is presenting the Final Work Program for Board consideration and adoption.

III. BACKGROUND

At its April 6 Work Session, the Board authorized release of the Draft 2021-22 LRP Work Program for a month-long comment period spanning April 7 to May 7. The draft staff report was sent to the Washington County Committee for Community Involvement (CCI), Community Participation Organizations (CPOs), cities and service districts, and interested parties. It was also posted on the County's Annual Long Range Planning Work Program webpage.

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At its June 1 Work Session, the Board received a presentation on Draft Work Program comments and staff recommendations for the Final Work Program. From the time the Draft was released, 36 comment letters were received concerning a variety of topics. Based on the comments and input received from the Board, some changes are proposed from the Draft Work Program. These proposed changes are described in the **Staff-Recommended Changes** section starting on page 3. The comment letters are described in the **Public Input** section starting on page 5. Copies of the comment letters are provided in Attachment B to this report.

This final report has been distributed to all parties listed above and posted on the LRP Work Program webpage:

www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/annual-work-program.cfm

IV. SUMMARY OF WORK PROGRAM AND RECOMMENDED CHANGES

Summary of Work Program

As in the past, this year's Work Program is ambitious. The recommended Work Program reflects staff's judgement on the breadth and depth of tasks that can be accomplished this year. The estimated total number of full-time equivalent (FTE) staff resources required to do the work is shown in Table 1. As presented, this final report indicates staff resources are 5% over programmed, assuming all positions are filled. Staff notes the budget challenges in Current Planning will likely impact the ability to successfully implement the Work Program and result in some tasks taking longer than anticipated. Additionally, these budget challenges could delay decisions regarding filling vacant positions in Long Range Planning, creating further challenges.

In the event the Board wishes to add more tasks to Tier 1, or speed up the timelines, staff will propose the Board to move some Tier 1 tasks to Tier 2. Further adjustments to the Work Program may be needed if additional tasks are added, existing tasks are expanded, or LRP's proposed budget for fiscal year 2021-22 is changed through the budget adoption process. Staff will return to the Board for refinements to the Work Program as needed.

Much of the significant work of Long Range Planning is long-term and ongoing. Many tasks that were started in 2020 will be completed in 2021 through ordinances, issue papers or other products. The flow of work does not neatly start and end with adoption of a new work program, so a number of tasks are carried over from 2020-21 to 2021-22. In addition to ongoing tasks, some tasks are likely to proceed over several years, either due to their nature, funding limitations, or likelihood of intensive public response. The following tasks will likely be undertaken over this year and the next to ensure sufficient staff time and attention:

- Urban Planning Area Agreement (UPAA) and Urban Service Agreement (USA) updates (Task R1.3)
- House Bill (HB) 2001 (Middle Housing) implementation / housing affordability (Task S1.1)
- Significant Natural Resources (SNR) follow-up (Task S1.2)
- Complete Streets Design Update (Task S1.8)
- Trails planning and coordination – urban and rural (Task L1.1)
- Countywide Transit Study planning and implementation (Task L1.2)
- Major Streets Transportation Improvement Program (MSTIP) (Task L1.3)
- Community planning issue paper for Raleigh Hills Town Center planning (Beaverton Hillsdale/Scholls Ferry/Oleson Road) (Task L1.5)
- Racial equity lens (Task L1.6)

Staff-Recommended Changes

Staff recommends several changes to the Draft Work Program, as discussed below and reflected in the revised Table 1 at the end of this staff report.

Based on the comment letters received, staff proposes to add the following items to existing tasks in Tier 1. These are discussed in the ***Public Input*** section on the next page.

- Participation in County Climate Action Planning efforts to Ongoing Tasks.
- Reference to coordination with Beaverton on their urban service area to Task R1.3, UPAA and USA updates.
- Tonquin Employment Area (TEA) East/West Collector in Sherwood to Task S1.3, Transportation System Plan updates.
- Several items to explore in Tier 3, Task 3.1: Community Development Code (CDC) audit and update (service stations in the Neighborhood Commercial district, lighting standards).

Based on a recent state law change staff recommends adding the following to Tier 2. This provides the ability to apply state law directly while working with local providers to determine the best approach before moving forward with potential regulations in the future:

- Amendments to the CDC to allow conversions of existing hotels and motels to affordable housing and shelter facilities in all districts, as required by recent state law changes (HB 3261 and HB 2006) (new Task 2.2).

Finally, based on staffing limitations, staff recommends moving the following task from Tier 1 to Tier 2. This would allow the appropriate staff person to work on the task and allow for the possibility of follow-on work in a timely manner:

- Revisit recommendations of the Rural Tourism Study (Task S1.9 in Draft Work Program, now Task 2.1).

Issue Papers/Reports

Two issue papers are anticipated to be released this fiscal year for public review and comment:

- *Issue Paper 2021-XX: Racial Equity Lens*
- *Issue Paper 2021-XX: Rural Regulations*

A third issue paper focused on Raleigh Hills Town Center planning will likely be completed in the following fiscal year.

A description of the work on these topics is included in the recommended Final Work Program Table 1 summary.

V. INPUT RECEIVED

Planning Commission discussion

At its April 21 meeting, the Planning Commission (PC) received a briefing on the Draft Work Program. The PC had a robust discussion, though no action or specific recommendations were made. The conversation included:

- Comments about a possible tree code, including:
 - Concern from one member with the staff response to tree code requests in the staff report regarding community support and wondering whether there was a way to determine the extent of community support.
 - Staff report said a *countywide* tree code – it should instead have specified *urban unincorporated area* tree code.
 - It appears a lot of people would like an urban area tree code – this topic is likely to continue to be raised.
- Comment from one member supporting limiting service stations in the Neighborhood Commercial (NC) district and using zoning as a way to address toxic environmental concerns with land uses.
- Questions from several members about Tier 2, Task 2.6: Homeless shelter/services/camping regulations, and the possibility of moving some work up to Tier 1.
- Questions about the County's role and equity concerns regarding paying for parking at multifamily developments.

Staff will continue to engage with the PC on Work Program topics and will consider all PC comments as work on specific tasks moves forward.

Public input received during the Draft 2021-22 Long Range Planning Work Program comment period:

Provided below is a summary of comments from community members that were received during the public review period that ran from April 7 to May 7, as well as the staff response to each request. Copies of all comments received during this period are provided in Attachment B.

1. Letter from the Committee for Community Involvement (CCI) dated April 29.

The CCI expressed its satisfaction with the County's efforts to address changes to CCI membership requirements contained in the CDC, as well as infill and sidewalk gap issues that will coincide with the County's middle housing efforts. The CCI reiterated its support for tasks that address climate change, including a request to consider work program tasks through a climate change lens. The Committee recommends amending the CDC to prohibit large service stations in the Neighborhood Commercial district. Given limited staff time, the CCI requests other issues of concern be placed in Tier 3 until adequate staff resources are programmed to address them, including better SNR protections, a tree code, heritage trees, governance and light pollution.

***Staff Response:** Staff recognizes that climate change is an important topic for the County to address in the coming years and anticipates participating in the development of a coordinated County approach. We are waiting to find out how the Governor's executive order on climate change will affect statewide planning rules and if the County will need to update any plans in order to comply. Staff proposes to add a task to Ongoing Programs and Projects to "Participate in County Climate Action Planning efforts." Once those efforts are underway and there is specific direction on the work to be done, staff can return with other possible tasks to add to a future work program.*

Staff has also proposed to add consideration of limiting large service stations in the NC District and revisions to CDC Section 415 lighting standards to Tier 3, under the comprehensive CDC audit and update. The other topics, however, are not recommended to be added at this time (see further explanation, in 4 below).

2. Letter from the City of Beaverton received May 11.

Cheryl Twete, Community Development Director at the City of Beaverton, submitted a letter conveying support for Work Program tasks, including MSTIP, Countywide Transit Study, Complete Streets Design Update and TSP updates identified through the Urban Reserves Transportation Study (URTS). The letter also encouraged the County to apply the Future Development 20-Acre (FD-20) land use district to the Cooper Mountain UGB expansion area and take action to help preserve natural resources in this area prior to annexation. The city also expressed its desire to coordinate with the County about its future urban service area and assuming governance over areas within its urban service boundary.

Staff Response: *Staff appreciates the input and support from Beaverton on these transportation priorities. Since the Court of Appeals has affirmed the regional UGB expansion, staff expects to be able to move forward with Ordinance No. 865, the ordinance applying FD-20 to the new UGB areas, in September. County staff continues to participate with Beaverton on planning for Cooper Mountain and expects to continue conversations about natural area preservation once the city completes its Goal 5 Natural Resources process and determines the areas and levels of protection. Task R1.3, Urban Planning Area Agreement (UPAA) and Urban Service Agreement (USA) updates, anticipates coordination efforts with cities on these agreements. Reference has been added to coordinating with Beaverton this year on its urban service area.*

3. Request from the City of Sherwood to include the Tonquin Employment Area (TEA) East/West Collector in the Transportation System Plan (TSP) update, received May 11.

Julia Hajduk, Community Development Director at the City of Sherwood, submitted a letter requesting the County add the TEA East/West Collector to the TSP as part of the update ordinances to be considered by the Board this year. Ms. Hajduk cited the city's planning efforts focused on the Tonquin Employment Area, which have consistently identified and refined the location and plan for a collector road between SW Oregon St. and SW 124th Ave.

Staff Response: *County staff participated in the City of Sherwood's planning efforts for the Tonquin Employment Area, which identified the need for this east-west collector road. Later, the County-led Basalt Creek Transportation Refinement Plan and the South County Industrial Study further refined the transportation needs of this area and underscored the importance of this facility. Some of the parcels in the area are now developing or have owners who have expressed interest in development. To inform future right-of-way needs and identify and secure funding opportunities for the road, it is important to include it in Transportation System Plan. This will be included as part of the TSP ordinance, Task S1.3.*

4. Requests to develop an urban tree code and additional Significant Natural Resources follow-up work. [20 comments]

A number of requests were received to build upon the County's recent SNR efforts enacted by A-Engrossed Ordinance No. 869 and to prioritize development of an urban tree protection code in the Work Program, as part of an overall effort to enhance the County's SNR program. A summary of the requests is included in Attachment A, and the full letters are included in Attachment B. These topics are discussed below:

Increased SNR regulation

Many letters supported recommendations to develop a web-based mapping tool and way to monitor development conditions. Requests to expand on work done last year included development of "more robust upland habitat protections," adding new habitat types to the County's SNR regulations like northwest oak and prairie ecosystems, protecting endangered

animal and native tree species, incentivizing natural habitat retention during development and using new scientific data and methods to update the County's Goal 5 Inventory.

Staff Response: *Changes to the County's adopted Statewide Planning Goal 5 inventory and regulations would require a considerable investment of time and resources, especially at the onset of the data collection and inventory stage. In order to meet these particular community desires to base SNR policy decisions on current wildlife habitat science, staff believes an update of the inventory would be needed to ensure correlation between the type and quality of habitat protection and the level of protection. Staff concurs with the comments that additional data sources could inform changes to the County's inventory.*

The Work Program does include several tasks to implement recommendations from the SNR Assessment. These include:

- *Reviewing Community Plan design elements regarding clear and objective standards.*
- *Developing a web-based SNR mapping tool for the community to identify and verify general location of SNRs.*
- *Developing a database to monitor and enforce the new CDC provisions.*
- *Continuing to work with Beaverton and other cities as appropriate regarding SNRs in new UGB expansion areas. (Task S1.2)*

Additionally, as part of Regional and interagency coordination (Task R1.1), staff is following a multiyear regional natural resource habitat study conducted in part by Metro, along with the Intertwine Alliance. The Regional Habitat Connectivity Working Group is collecting data to help inform local Goal 5 programs and to identify significant habitat for increased protections across the region. Staff will continue to follow these activities to assess implications to the County's natural resource program and will update the Board as part of future work programs.

Aside from these tasks, staff does not recommend making any changes to the current SNR regulations at this time because an appeal of the SNR ordinance is pending at the Land Use Board of Appeals (LUBA). The Work Program anticipates that work may be needed on this topic after the LUBA decision.

Increased Tree Protection Regulations

Those favoring expansion of the SNR regulations also advocated for a tree code for the urban unincorporated area. A number of community members and environmental groups have expressed the desire for further tree protection in the urban areas, especially during development, and have advocated for adding protection measures as a Work Program task for many years. Many pointed to surrounding jurisdictions that have tree codes, including Multnomah and Clackamas counties.

Comments conveyed a sense of urgency to complete a tree code in light of other tasks identified in the Work Program, especially in relation to middle housing regulations. Many letters stressed the importance of urban forestry in stemming the impacts of climate change and noted a tree code would complement climate change actions.

Staff Response: *To provide some context for the Board and to better understand the extent of other jurisdictions' tree regulations, staff spoke with Clackamas and Multnomah County staff on their urban unincorporated area tree standards. While staff has reviewed tree regulations of other jurisdictions, these two other counties are similar to Washington County in that they are Metro counties (not cities) with some urban unincorporated areas.*

Clackamas County noted it applies limited and subjective tree protection provisions to some development applications (e.g., land divisions) in its urban area. These provisions do not apply to development allowed simply through a building permit or to tree removal on private property where no development is proposed. These standards guide site design rather than prohibit tree removal during development.¹ For example, when developing a site, large individual trees and tree groves must be "incorporated in the site design, where feasible," and be "balanced with the needs of the development..." without reducing density or the number of permitted lots. Clackamas County staff recognizes these are subjective standards and anticipates the need to make changes so the regulations are clear and objective. Washington County has similar statements in its community plans, which can no longer be applied because they are not clear and objective.

One other interesting Clackamas County provision is a 5-year prohibition on development actions on properties inside the UGB² if a property owner has removed more than three healthy trees, 6 inches or greater in diameter, in a year. The County noted this provision has been used once to deny a development proposal, though it may act as a deterrent to 'excessive' tree removal on land where further development is anticipated.

Multnomah County takes a much different approach and has delegated all planning and permitting authority for its limited remaining urban unincorporated properties to adjacent cities, including tree regulations. In most cases, the adjacent city is Portland or Gresham. Property owners seeking to remove a tree in the Dunthorpe neighborhood, for example, must obtain approval from the city of Portland and follow its permitting requirements. Portland has extensive tree protection regulations that apply to tree removal requested on private property and tree removal due to development of the property. Gresham, conversely, allows a certain number of trees per year to be removed and allows tree removal during development subject to replacement requirements. We understand Gresham is revising its tree regulations because they are not clear and objective.

¹ Clackamas County Zoning and Development Ordinance (ZDO), Subsection 1002.03, *Protection of Natural Features: Trees and Wooded Areas*.

² Excludes property assessed as forest land at the time the standard was enacted in 2010.

Both counties differ in regulating development in their urban unincorporated areas and it would be difficult to adapt or adopt either of their standards to Washington County. Notably, Clackamas County regulations are subjective and do not incorporate trees in sensitive habitats. Washington County's newly adopted regulations limiting tree removal within SNR areas by requiring a 15%-25% Preservation Area for Upland/Wildlife Habitat is both clear and objective and more restrictive than the Clackamas County regulations. Multnomah County's reliance on the cities of Portland and Gresham for tree removal permits and enforcement makes the comparison difficult. Its urban unincorporated area is relatively small, less than 10% the size and population of Washington County's, and there are two primary adjacent cities. Intergovernmental agreements detail how this works and require that each time either city changes its development code, the County Board consider and approve the new provisions so they can be applied to urban unincorporated properties.

A number of jurisdictions (including Clackamas and Gresham) have acknowledged their regulations are not clear and objective and need to be reconsidered. Several also noted the extensive time and effort to develop appropriate regulations and move through the approval process. Based on this input and the nature of the topic, staff believes this would likely be a complicated and controversial project requiring extensive staff and consultant resources.

Preliminary discussions with Board members and further discussion at the June 1 Work Session indicated limited support for moving forward with a tree code. Board members noted concerns with tree codes being a city level of regulation that goes beyond what is required by state or regional rules. Based on these discussions and given established County priorities and policies, staff does not recommend adding this task to the Work Program at this time. Given the effort to develop and implement a tree code, significant staff resources would need to be dedicated to the task. If the Board did want to undertake this task, other tasks would need to be removed from Tier 1.

Protections in UGB Expansion Areas

Several letters addressed SNR protections in UGB expansion areas, as well as limitations to tree removal in these areas. Many are concerned about preserving trees in new urban growth areas prior to annexation by a city.

Staff Response: *The current Draft Work Program includes coordination with the cities doing comprehensive planning for the new UGB areas, particularly Beaverton in the Cooper Mountain area. There are options to consider as the cities proceed with identifying Goal 5 resources and develop policies and programs for the appropriate level of protection for tree removal in general, and for trees on natural resource lands. Staff recommends that tree protection specific to the new UGB areas be restricted to natural resource areas. Overall tree protection regulations, if they are considered, should be considered for the entire urban unincorporated area. This will include the new UGB areas. Staff does not recommend special tree protection regulations for the new UGB areas.*

**5. Several comments opposing service stations in the Neighborhood Commercial district.
[6 comments]**

- Wayne Brooks, April 28
- John and Masayo Reid, April 30
- Shelley Signett, May 2
- Peggy Erick, May 3
- Tanya Rosencrance, May 7
- Maria Fernandez-Diaz, May 7

Following up on two requests in the Draft Work Program, six comments were received regarding the County's allowance of service stations in the Neighborhood Commercial (NC) land use district through a Type II procedure. The comments express support to limit the size of service stations in this district or to prohibit them altogether. A proposed station on the southeast corner of NW 185th Ave. and NW West Union Rd. is referenced as a catalyst for the comments. The commenters believe proliferation of gas stations contributes to the carbon emissions that cause climate change. Commenters ask the County to look to Petaluma, California for guidance, where the city recently banned new fuel stations.

Staff Response: *Staff responded in detail to this request in the staff report for the Draft Work Program. Staff still believes it is appropriate to allow service stations in the NC district, however, there may be merit in reviewing the specific NC district allowances for service stations in a future overall review of the CDC. Any number of circumstances and technology have changed since the CDC was first adopted, and staff does recommend a comprehensive overhaul of the code at some point. This task is currently on Tier 3 pending both time and funding to do the work, and this has been added to the possible list of topics for this work.*

6. Request from Kiza Miller to allow limited commercial events on rural lands under ORS 215.213(11), dated April 5.

Ms. Miller asked the County to implement provisions of Senate Bill 960, passed by the Oregon Legislature in 2011, authorizing limited commercial events on rural lands incidental and subordinate to existing commercial farm use. She cites evidence from the 2016 Rural Tourism Study, which found that agritourism events can enhance the profitability of struggling farms by diversifying revenue streams and promoting agricultural education and appreciation for the rural area. Her attorney, Tim Wyman, submitted an initial request prior to publication of the Draft Work Program.

Staff Response: *Task 2.1, Revisit recommendations of the Rural Tourism Study, will provide the avenue to discuss the results of the 2016 Rural Tourism Study with the Board and consider possible future actions. This could result in a possible future ordinance or other work depending on Board interest and direction, though given staffing limitations such work would need to be in a future work program. Work on Task 2.1 may occur later in the fiscal year if staff capacity allows.*

7. Middle Housing comments from Anne Olson and Cathleen McKay.

Comments were received relating to development of standards to regulate middle housing under HB 2001:

- Comment from Cathleen McKay opposing development of middle housing standards to protect property rights of existing single-family homeowners, dated April 15.
- Request from Anne Olson to reduce or waive payment of the Transportation Development Tax (TDT) for Accessory Dwelling Units (ADUs), dated April 19. Ms. Olson highlighted the role of ADUs in promoting development of more flexible and affordable housing. She pointed out the discrepancy in TDT between attached and detached ADUs, which amounts to almost \$4,000. She asked the County to follow the example of other area jurisdictions, including the cities of Hillsboro, Portland, and Wilsonville, which have all waived system development charges (SDCs) for ADUs. THPRD has equalized SDCs between attached and detached ADUs.

Staff Response: *The County is working to comply with the new middle housing state law and rules, which are mandatory for all jurisdictions within Metro over 1,000 population. In 2019, through Ordinance No. 859, the County adopted ADU regulations that expanded opportunities and reduced barriers for ADU development. TDT for ADUs is currently based on whether the units are attached or detached. ADUs are not included in the TDT rate table, therefore staff must choose a use with the “most similar trip generation.” This is not always an easy determination. Current staff guidance is that if the ADU is detached it is charged at the single-family home rate, whereas if it is attached to an existing home it is charged at the condominium/townhouse rate. Staff would need Board direction to consider any changes to these policies.*

8. Letter from Save Helvetia dated May 3.

Robert Bailey, Secretary for Save Helvetia, submitted a letter on behalf of the organization addressing the three Draft Work Program topics discussed below. Save Helvetia is a farmland preservation organization and 1000 Friends of Oregon affiliate that advocates for farm and forestland protection in Washington County.

- Rural short-term rentals (STRs): the letter referenced Save Helvetia’s analysis of potential impacts of STRs in the rural area that was submitted as comments on the STR Issue Paper last year. The analysis focused on hazards rural STRs may present to farming and forestry, and livability for rural residents, and was included as an attachment to the Work Program comment letter.
- Agritourism: Also included with their comments is an analysis of potential impacts of rural tourism presented to the Board in 2014.
- Support for changes to CCI membership to allow organizations such as Save Helvetia to have standing membership on the CCI.

Staff Response: Last year, in response to Issue Paper 2020-01, *Short-Term Rentals: Issues and Considerations*, the Save Helvetia Board of Directors submitted a comment letter describing their concerns with allowing short-term rentals in the rural area. This same letter was included as an attachment to their May 3 Work Program comment letter.

In 2020, the Board directed staff to develop short-term rental regulations and a license process. Staff considered Save Helvetia's comments regarding the implications of allowing short-term rentals in the rural area through a license process as well as feedback from County Counsel on the topic. Counsel has advised against allowing short-term rentals through a license process in the rural area for legal reasons. At the April 20, 2021 Work Session, the Board directed staff to move forward with developing short-term rental license regulations limited to the urban unincorporated area. Staff also recommended that, if there were to be any consideration of explicit allowance of rural short-term rentals, it should be viewed in the broader context of rural tourism. The Board concurred with these recommendations.

Task 2.1, *Revisit recommendations of the Rural Tourism Study*, will provide the avenue to discuss the results of the 2016 Rural Tourism Study with the Board and consider possible future actions. This could potentially result in a future ordinance or other work depending on Board interest and direction, though given staffing limitations such work would likely be in a future work program.

9. Letter from Diane Dickoff dated April 25.

Ms. Dickoff's letter raises a number of generalized concerns and a perceived lack of responsiveness of the County and different County departments to issues raised by her and others in the community. Such concerns include livability, support for developers at the expense of communities, short-term rentals, traffic and exponential growth without planning, parking and parking management, climate change, planning and development on Cooper Mountain, and general concern with destruction of the environment and livability.

Staff Response: No specific comments were made about Work Program topics. Comments were noted by staff and referred to the Board for consideration.

10. Comment from John Burriss on short-term rental regulations, dated May 4.

Mr. Burriss submitted a letter thanking staff for addressing the regulation of STRs and requesting STR regulations be reviewed in two years for neighborhood compatibility.

Staff Response: STR license regulations are under development and are expected to be considered by the Board later this year. Any future review of the regulations can be considered by the Board during ordinance discussions.

11. Letter from Al Worman dated May 7.

Mr. Worman submitted a letter expressing concerns about the amount of traffic associated with new development and its effect on safety. His concerns address the impacts of construction trucks in residential neighborhoods, which coincides with a lack of effective law enforcement, and lack of roadway safety treatments like crosswalks, stop signs and speed bumps to create an increasingly unsafe roadway network that negatively impacts residential livability. Mr. Worman cites SW Bany Rd. as an example of a County facility experiencing such conditions. He would like the County to seek more input from existing residents regarding new development.

Staff Response: *This comment was referred to the Neighborhood Streets Program. Long Range Planning does not designate traffic calming or paving priority locations.*

DRAFT ORDINANCE HEARING SCHEDULE

A draft schedule for ordinance topics to be undertaken this fiscal year is as follows:

Ordinance Topic	Proposed Ordinance Filing	Initial PC Hearing	Initial Board Hearing
▪ Ord. No. 865: FD-20 in new UGB areas	Filed July 1, 2020	Aug. 5, 2020	Sept. 1, 2020 continued to Sept. 7, 2021
▪ Minor Comprehensive Plan amendments 1	Mid-July	Mid-late Aug.	Mid-late Sept.
▪ TSP amendments (Urban Reserves Transportation Study and other) ▪ Tigard UPAA	Mid-July	Late Aug./early Sept.	Mid-Oct.
▪ Housekeeping	Aug.	Late Sept.	Late Oct.
▪ Short-term rentals (not a land use ordinance)	Late Aug./early Sept.	N/A	Mid-Oct.
▪ Complete Streets Design Update (not a land use ordinance)	Sept.	N/A	Nov.
▪ TSP amendments (TV Highway-related and other)	Sept.	Mid-Nov.	Jan. 2022
▪ Minor Comprehensive Plan amendments 2 (tentative) ▪ Hotel/Motel Conversions (tentative)	Nov.	Early Jan.	Feb. 2022
▪ HB 2001 Middle Housing-related ordinances	Late Dec.	Mid-Feb. 2022	Early April 2022

Remaining Elements

The remaining elements of the Final 2021-2022 LRP Work Program staff report consist of:

- **Table 1.** Categorization of tasks into Tier 1, 2 and 3. In Tier 1, these tasks are split into four areas: 1) Ongoing Programs and Projects, 2) Regional/State/Federal Coordination, 3) Comprehensive Planning – Short-Term, 4) Comprehensive Planning – Long-Term or Multiyear Projects. The source of each proposal, estimated staff time and whether the task has a countywide, rural or urban unincorporated area focus is also noted.
- **Attachment A.** Summary of SNR and tree code-related letters.
- **Attachment B.** Copies of Work Program comment letters received during public review period.

Table 1 – FINAL 2021-2022 LONG RANGE PLANNING WORK PROGRAM TASKS

TIER 1 <i>(new tasks are italicized)</i>							
No. ¹	Tasks	Staff Time	Ordinance	Public Involvement ²	Comments	Source of Proposal	Area ³
Ongoing Programs and Projects							
	<p>Ongoing nondiscretionary tasks Community Planning, Transportation Planning, and Economic, Demographic and Geographic Information Services (GIS) tasks, including:</p> <ul style="list-style-type: none"> • Plan amendments. • Special district annexations and coordination. • Community plan implementation, including North Bethany land use and transportation. • Planning Commission, Planning Directors, Washington County Coordinating Committee (WCCC) and WCCC TAC support. • Demographic, economic information, data collection and analysis. • Interdepartmental coordination, including on housing issues and economic development. • Rural regulations education. • Monitor state legislation and support government relations staff in legislative analysis and policy development. • Transportation model updates. • Transportation Development Tax/SDC review, updates and annual reporting. • Community and Transportation Planning support. • Implementation of public transportation service per requirements in the Statewide Transportation Improvement Fund (STIF). • <i>Participate in County Climate Action Planning efforts.</i> 	10		L	Day-to-day operations, projects and required services.	Long Range Planning	C, U, R
Regional/State/Federal Coordination							
R1.1	<p>Regional and interagency coordination</p> <p>Participate in and respond to major regional, state and federal initiatives, including:</p> <ol style="list-style-type: none"> a) Employment and housing needs analyses in support of regional growth management decisions. b) Regional Housing Bond support. c) Regional Parks and Nature Bond support. d) Regional trails planning and funding initiatives. 	3		L	Support Board in developing County position on issues of regional, state and national significance and participate in policy advisory committees such as JPACT, MPAC and R1ACT and other special purpose committees.	Long Range Planning	C

¹ R = Regional, S = Short-Term, L = Long-Term

² H = High, M = Medium, L = Low

³ C = Countywide, U = Urban Unincorporated, R = Rural

TIER 1 (<i>new tasks are italicized</i>)							
No. ¹	Tasks	Staff Time	Ordinance	Public Involvement ²	Comments	Source of Proposal	Area ³
	e) Regional Transportation Plan implementation. f) Major ODOT and Metro projects and policies, including jurisdictional transfer, mobility standard updates and ODOT Toll Program. g) TriMet transit service plans, capital investments and policies. h) Transportation demand management, including Safe Routes to School policies and funding. i) <i>Climate Friendly Rules Advisory Committee.</i> j) Tualatin Watershed Enhancement Collaborative (TWEC).						
R1.2	Planning by cities or others Participate with cities in their planning efforts, particularly related to transportation infrastructure and County goals, including: a) City comprehensive planning for new urban growth boundary (UGB) expansion areas and concept planning in urban reserves. b) Regional and Town Center planning coordination. c) City comprehensive plan/Transportation System Plan (TSP) updates. d) TriMet pilot program for Red Line Station Transit Oriented Development. e) Metro HOPE grant for Tualatin Valley (TV) Highway transit improvements and anti-displacement strategies. f) U.S. 26 and OR 99W corridor studies.	2		L	Supports efforts by partners, funded largely by grants. Board input/acknowledgement may be required on some projects.	Long Range Planning, d) TriMet request	C
R1.3	Urban Planning Area Agreement (UPAA) and Urban Service Agreement (USA) updates Update UPAA's to support continued County/city coordination including planning authority for urban reserves and new urban areas, as well as transportation needs. Review and update USAs as needed. <i>The focus in 2021 will be on updates to the UPAA with Tigard and coordination with Beaverton on its urban service area. Cornelius and North Plains are also potential updates.</i>	.5	Y	L	Response to Statewide Planning Goal 2 for coordination. Ordinance in 2021 to adopt updated Tigard UPAA.	City request, Long Range Planning	C
R1.4	Transportation-focused emerging technology policies, programs and strategies Participate in Metro and other jurisdictions' planning efforts regarding shared mobility, Intelligent Transportation Systems, curb management, and other technology initiatives that relate to mobility and transportation infrastructure.	.25		L	Board input/support for potential coordinated efforts or grants.	Long Range Planning	C

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TIER 1 <i>(new tasks are italicized)</i>							
No. ¹	Tasks	Staff Time	Ordinance	Public Involvement ²	Comments	Source of Proposal	Area ³
Comprehensive Planning – Short-Term							
S1.1	<p>House Bill (HB) 2001 (Middle Housing) implementation / housing affordability Collaborate with Housing Services and Community Development departments to modify County regulations to encourage development of a greater variety of housing types and enhance housing affordability. Ensure compliance with state law changes in HB 2001 and HB 2003. Efforts in 2021 focus on HB 2001 implementation and include:</p> <ul style="list-style-type: none"> a) Ongoing participation in state-level implementation. b) Community Development Code (CDC) changes to meet state law and rule requirements that encourage middle housing variety/affordability. c) Public outreach for HB 2001 code concepts. d) Consider how other topics/studies relate to middle housing requirements, including: <ul style="list-style-type: none"> 1. Sidewalk gaps (frontage improvement requirements). 2. Infill concerns (e.g., compatibility). 3. Centers and corridors housing capacity assessment. e) Address state law changes, as appropriate, <i>including Senate Bill (SB) 458.</i> 	3	Y	H	<p>Response to housing affordability concerns of Board and public, as well as recent state law changes.</p> <p>Ordinance(s) to implement new regulations in 2021 or 2022.</p>	Long Range Planning, Equitable Housing Site Barriers and Solutions, State law	U
S1.2	<p>Significant Natural Resources (SNR) follow-up Implementation of recommendations from SNR Program Review and Assessment and follow-up to A-Engrossed Ordinance No. 869 adopted in 2020. Nature of actions for 2021 will depend on Board direction, and could include:</p> <ul style="list-style-type: none"> a) Response to appeals to (Land Use Board of Appeals (LUBA)) of Ord. No. 869A and Habitat Assessment Guidelines, including possible remand. b) Review Community Plan design elements regarding clear and objective standards. c) Develop a web-based SNR mapping tool for community to identify and verify general location of SNRs on properties and make available corresponding database to monitor and enforce new CDC provisions. d) Continue to work with Beaverton and other cities as appropriate regarding SNRs in new UGB areas. 	1.5	Y	H	<p>Response to community concerns and enforcement actions.</p> <p>SNR Assessment published in May 2020. A-Engrossed Ordinance No. 869 adopted in November 2020.</p> <p>Possible longer-term tasks (2022 and beyond) could include other possible tasks requested by community members, with direction from the Board.</p>	Community requests, SNR Assessment, Ord. No. 869A, LUBA appeals	U, R

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TIER 1 (new tasks are italicized)							
No. ¹	Tasks	Staff Time	Ordinance	Public Involvement ²	Comments	Source of Proposal	Area ³
S1.3	<p>Transportation System Plan (TSP) updates Update the TSP to:</p> <ul style="list-style-type: none"> a) <i>Include outcomes from the Urban Reserves Transportation Study (URTS).</i> b) <i>Replace the refinement area on TV Highway based on the outcomes of Aloha Tomorrow and Moving Forward TV Highway.</i> c) <i>Add the Tonquin Employment Area (TEA) East/West Collector in Sherwood.</i> <p>General housekeeping. General updates and map edits to roadway and other designations may be required based on planning efforts by other jurisdictions and the Regional Transportation Plan.</p>	.75	Y	M	<p>Updates identified through URTS, TV Highway work and general housekeeping.</p> <p>c) <i>Request by City of Sherwood (May 11).</i></p>	Long Range Planning, Aloha Tomorrow, Moving Forward TV Highway, URTS, <i>City of Sherwood</i>	C, U, R
S1.4	<p>Short-term rental license (STR) regulations In response to community complaints about short-term rentals (e.g., homes listed for short-term occupancy in online booking platforms such as Airbnb, Vrbo/HomeAway and Booking.com), an issue paper exploring issues and opportunities with STR regulation was published in February 2020. Based on the findings in the issue paper and work sessions with the Board, an online open house was held Dec. 2020 – Jan. 2021 to gather input. Staff presented the open house results in April and received direction from the Board to move forward with developing STR license regulations for the urban unincorporated area.</p>	.5	Y	M	<p>Ordinance in 2021 to adopt regulations into the County Code of Ordinances.</p> <p>Implementation would include method for tracking compliance and enforcement.</p>	Community member requests	U, R
S1.5	<p>Minor Comprehensive Plan amendments (rural and urban)</p> <ul style="list-style-type: none"> a) Rural omnibus to address state law changes. b) <i>Process for minor modifications of standards and other possible procedural changes.</i> c) <i>Modify Bethany Community Plan maps to delete North Bethany information (information remains on North Bethany maps).</i> d) <i>CDC changes to reflect CCI updated bylaws.</i> e) <i>Minor technical code changes to improve usability of CDC, including clarifications and revisions of standards.</i> f) Other 	1	Y	M	Response to changes in state law, regional decisions, and issues raised by staff, other agencies or the public.	Current Planning, Long Range Planning, community member requests	U, R
S1.6	<p>Community Development Code (CDC) update – Phase 1 and Housekeeping ordinance This ordinance will consist of nonsubstantive “housekeeping” changes to elements of the Comprehensive Plan, particularly the CDC. In addition to typical housekeeping, Phase 1 of the CDC update will include format changes, updated definitions, CDC review for inconsistent, outdated, repetitive or subjective standards.</p>	.5	Y	M	<p>Intended to maintain the Plan’s consistency with federal, state, regional and local requirements, and to improve the efficiency and operation of the Plan.</p> <p>First phase of a multiyear review of the CDC.</p>	Current Planning, Long Range Planning	U, R

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TIER 1 (<i>new tasks are italicized</i>)							
No. ¹	Tasks	Staff Time	Ordinance	Public Involvement ²	Comments	Source of Proposal	Area ³
S1.7	FD-20 in new Urban Growth Boundary (UGB) expansion areas Amend County plan documents to designate the following areas added to the UGB in 2019 as future urban development until each is annexed by the respective city: Witch Hazel Village South and West Union Village Square (Hillsboro); Cooper Mountain (Beaverton); and Beef Bend South (King City). This task will move the areas from the Rural/Natural Resource Plan to the appropriate community plans; replace the current rural land use designations with the Future Development 20-Acre (FD-20) land use designation; transfer mapped Goal 5 resources to the community plans and remove urban reserve designations.	.25	Y	M	Ordinance No. 865 filed in 2020 to make needed Comprehensive Plan amendments. Ordinance continued to September 2021, awaiting the outcome of appeals.	Long Range Planning, cities of Beaverton, Hillsboro and King City	U, R
S1.8	Complete Streets Design Update Review and update of Washington County Road Design and Construction Standards, in partnership with Engineering staff. The intent is to implement road standards in 2021 that better reflect the variety of land use contexts within Washington County. Includes an update of the transportation development review process and procedures used to determine transportation safety-related conditions of development approval. Current procedures were adopted by Resolution and Order (R&O) 86-95 in 1986. The TSP calls for a review and update of these procedures to consider the multimodal transportation system.	1.5	Y	M	Set policy groundwork for technical discussions. Ordinance in 2021 to adopt new standards through the Road Design and Construction Standards, TSP and CDC. Updated transportation development review procedures also to be adopted in 2021, either by ordinance or R&O.	Long Range Planning	C
Comprehensive Planning – Long-Term or Multiyear Projects							
L1.1	Trails planning and coordination (urban and rural) This task includes the TGM grant-funded Tualatin Valley Trail project, which will evaluate and select a preferred trail alignment and cross-section, develop project cost estimates, refine the TSP and identify eligible funding programs to help guide the direction of future multimodal investments within the TV Highway Corridor. This trail is the unincorporated Washington County segment of an envisioned regional trail that would connect the Oregon coast to the Portland metro region. The task also includes continuing to actively participate in planning efforts for the Salmonberry Trail, Council Creek Trail and other regional trail facilities.	1		M	Tualatin Valley Trail work funded by Transportation and Growth Management (TGM) grant. Ordinance possible in 2021 to adopt alignment.	Aloha Tomorrow, Board of Commissioners	C
L1.2	Countywide Transit Study planning and implementation a) Implement transit services funded by Statewide Transportation Improvement Fund (STIF). b) Transit Development Plan update. c) Countywide transit study in partnership with TriMet, Metro, ODOT and Washington County cities. Study identifies opportunities to increase transit use and meet potential	.5	Y	M	Board policy discussions and feedback. Plan adopted in 2021.	HB 2017, Transportation Futures Study, First and Last Mile Transit Access Study	C

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TIER 1 <i>(new tasks are italicized)</i>							
No. ¹	Tasks	Staff Time	Ordinance	Public Involvement ²	Comments	Source of Proposal	Area ³
	demand identified in the Washington County Transportation Futures Study. Multifaceted efforts to improve transit speed/reliability in key corridors, improve access to transit with bike/sidewalk improvements, explore new transit operations such as bus-on-shoulder and express services, and identify service priorities for input to TriMet.						
L1.3	Major Streets Transportation Improvement Program (MSTIP) <i>Provide project support for the next cycle of MSTIP fund allocations, including development of program criteria, evaluation, development of project lists and cost estimates, public engagement and an equity lens.</i>	1	Y	H	<i>Board policy discussions and feedback.</i>	<i>Long Range Planning</i>	<i>U, R</i>
L1.4	Housing development data collection and assessment to meet state, regional and County information needs <i>Develop clear data for the urban unincorporated area on existing housing and housing production and analyze against need (as identified in regional analyses) to assist in determining whether various County actions are resulting in changes in housing development and if the County is making progress over time toward meeting community housing goals.</i>	.25		M		<i>Long Range Planning</i>	<i>U</i>
L1.5	Community planning Issue Paper for Raleigh Hills Town Center (Beaverton Hillsdale/Scholls Ferry/Oleson Road) <i>Prepare an issue paper in coordination with Economic Development and Housing to assess opportunities for infrastructure improvements that can also support housing, transit, and economic opportunities. This could lead to changes in land use and transportation plans. Project will need grant or other funding source to move forward. Depending on available funding, project could update intersection improvements and identify housing and other development opportunities in partnership with Beaverton, Portland and ODOT.</i>	.25	?	H	<i>Issue Paper may start late in this fiscal year (FY) given other priorities and time commitments. Staff time estimate reflects estimated work this FY.</i> <i>Board consideration and further direction once issue paper is completed.</i>	<i>Long Range Planning</i>	<i>U</i>
L1.6	Racial equity lens <i>Consider how to incorporate equity principles in planning processes and LRP tasks, including:</i> <ul style="list-style-type: none"> <i>a) Inventory of best practices on equity tools for projects and community engagement.</i> <i>b) Develop an equity lens to apply to future LRP work programs and when starting projects.</i> <i>c) Adopt an equity analysis tool for ongoing project use.</i> <i>Update data from a variety of sources for use in analysis of equity focus areas.</i>	.5		M	<i>In concert with County's broader EDI (Equity, Diversity and Inclusion) program.</i>	<i>Long Range Planning</i>	<i>U, R</i>
Full-Time Equivalent (FTE) staff needed for Tier 1 Tasks:		28.25	(26.77 FTE in Long Range Planning budget)				

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TIER 2 <i>(new tasks are italicized)</i>						
No.	Tasks	Staff Time²	Ordinance	Comments	Source of Proposal	Area³
2.1	Revisit recommendations of the Rural Tourism Study Potential implementation measures could include CDC changes, preparation of educational materials and legislative proposals. CDC changes could include implementing SB 960 (2011) and expanding it to other rural districts, as well as minor changes to the “intent” statements and allowed uses in certain land use districts. Work would start with Board work sessions to present findings of 2016 study and determine Board interest.	M	?	Rural Tourism Study acknowledged by the Board in 2016. Possible ordinance, depending on Board interest and direction.	Long Range Planning	R
2.2	<i>Conversions of hotels and motels to affordable housing and shelters</i> <i>Work with the Department of Housing Services to amend the CDC to allow conversions of existing hotels and motels to affordable housing and shelter facilities in all land use districts as required under recent state law changes (HB 3261 and HB 2006).</i>	M	Y	<i>State law will be applied directly until regulations are in place. Doing this work next FY will allow LUT to work with service providers to determine best approach to regulations.</i>	<i>State law changes</i>	U
2.3	Refinements to Alexander Street design Alexander Street was selected for design as a part of MSTIP 3e, with work likely to begin in 2022. Planning staff will support public engagement and refinement of the design to meet community goals.	M		This work will not begin until the MSTIP 3e design funding is available. Coordinate with Engineering and Capital Project staff.	Aloha Tomorrow	U
2.4	Review of land uses permitted in FD-20 District Consider CDC and other Comprehensive Plan amendments to address concerns from adjacent cities with contractors’ establishments in the FD-20 land use district. Concerns include the challenge such uses pose to future urban industrial development, that they tend to be long-term rather than temporary uses and that the uses are not visually compatible with development envisioned for the area.	M	Y	City of Wilsonville request in 2019. Possible assistance from the city in development of amendments.	City of Wilsonville	U, R
2.5	Historic and Cultural Resource Overlay cleanup Update existing Historic and Cultural Resources Inventory, mapping and site designations to reflect changes on the ground (e.g., deletion of the resource). Consider revisions to CDC in light of 2016 Oregon Supreme Court case and Oregon Administrative Rule changes.	M	Y	Request from Graham Colton in 2017, affects multiple properties. Not to include Oak Hills subdivision. Outside funding source needed.	Graham Colton, Colton Properties	U, R
2.6	Homeless shelter/services/camping regulations Coordinate with the Department of Housing Services, the Office of Community Development, and LUT Building Services on potential CDC amendments related to homeless shelter/ services/supportive housing project. LRP staff would play a supportive role to other departments on their work in this area. Address state law changes as required.	H	Y	May be relationship with Supportive Housing work. Regulations for temporary homeless shelters adopted in 2018.	Long Range Planning	C, U

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TIER 2 <i>(new tasks are italicized)</i>						
No.	Tasks	Staff Time²	Ordinance	Comments	Source of Proposal	Area³
2.7	<p>Centers and Corridors study – Follow-on work</p> <p>The initial Centers and Corridors assessment indicated the County has available housing capacity across all its residential land use districts. Middle housing requirements under HB 2001 may require reassessment of the study’s findings. Once regulations are refined to address HB 2001, the County may consider options to encourage developers to use more allowed development capacity, particularly in higher-capacity and mixed-use land use districts near centers and corridors. This work could include consideration of ways to encourage transitions between middle housing and multifamily development in some locations, potentially through more targeted community planning in certain areas, for example, Town Center planning for the Raleigh Hills area (Task L1.5).</p>	H	Y	<p>Work will depend on Board direction on Phase 1 and adequate funding from a Metro 2040 Planning and Development grant.</p> <p>Work would coordinate with Task S1.1 (HB 2001 implementation / housing affordability) and Task L1.5 (Community planning issue paper for Raleigh Hills Town Center (Beaverton Hillside/Scholls Ferry/Oleson Road)).</p>	Long Range Planning	U
2.8	<p>Comprehensive Plan review</p> <p>Prepare several issue papers analyzing the current status of Comprehensive Plan elements, focusing initially on the Comprehensive Framework Plan for the Urban Area and possibly community plans. Start with scoping the extent of language/maps that may be outdated and the level of work needed to update, as well as the implications of updating. The CFP is the source document that establishes issues of countywide concern and minimum criteria for community plans and other elements of the Comprehensive Plan. It was prepared in 1983, and many references are now out-of-date.</p>	M-H	Y	<p>Would require outside funding. Potential sources include:</p> <ul style="list-style-type: none"> • 2040 Planning and Development grant (Metro) • TGM grant (DLCD/ODOT) • Technical Assistance grant (DLCD) 	Long Range Planning	U
2.9	<p>Flood plain CDC updates</p> <p>In 2016, the National Marine Fisheries Service (NMFS) released a Biological Opinion to address potential impacts to federally-listed anadromous fish (salmon and steelhead) from development within the FEMA-regulated flood plain. To remain compliant with the National Flood Insurance Program in Oregon, changes will be required to existing state and local regulations specific to development within these federally-regulated flood plains. The extent of amendments to County regulations will not be known until DLCD, working with NMFS, FEMA and local jurisdictions, develops implementation recommendations.</p>	L-M	Y	<p>This work has been delayed by court cases and staffing issues at FEMA. FEMA has delayed the implementation timeline for the Oregon Biological Opinion until fall 2021. It is unknown when DLCD guidance will be forthcoming and when changes will be required.</p> <p>Community Rating System work is pending support from Board, which is pending further work on service and funding options for the TWEC.</p>	NMFS, FEMA	U, R

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TIER 3 <i>(new tasks are italicized)</i>						
No.	Tasks	Staff Time²	Ordinance	Comments	Source of Proposal	Area³
3.1	<p>Comprehensive Community Development Code audit and update – Phase 2</p> <p>Second phase of the CDC update would include an audit to assess the structure and functioning of the CDC and consideration of how to streamline and enhance its functionality and usability. The audit could also include a review of consistency with state law and other requirements. Work could proceed in phases, possibly scoping to focus on specific sections identified as being most in need of revision.</p> <p>Consider specific topics in a potential update to address changing needs, including potentially:</p> <ul style="list-style-type: none"> • Review of CDC Section 415 lighting standards to limit light pollution. • Review Neighborhood Commercial District allowances for service stations, with potential to place size limits. 	H	Y	Funding would need to be identified to do this work. A consultant would likely be required, and a Code work group would be formed to assist with this task.	Long Range Planning	U, R
3.2	<p>Tualatin Basin Dam Safety and Water Supply Joint Project Plan changes</p> <p>Clean Water Services (CWS) has requested possible realignment of several rural roads based on the upcoming results of the alternatives analysis for Scoggins Dam.</p>	L	Y	Scoggins Dam project is being delayed; therefore, this task is placed on Tier 3 until the work resumes.	CWS	R

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Attachment A

SNR and Tree Code Comment Summaries

- Michael Stock, April 30: Mr. Stock requested development of a countywide tree code. He states that Washington County is the only county in the Metro region without a tree code, and points out why that is problematic, especially when areas are brought into the UGB and then clear-cut prior to city annexation. He also requested more extensive tree removal permit standards for all trees, protected root zone standards for trees on private property, community-based stewardship programs to preserve existing trees, and a requirement for tree preservation or mitigation for all new development applications.
- Sheri Hiefield, May 3: Ms. Hiefield requested Washington County, CWS and THPRD work together to ensure trees are replanted along Stoller Creek Trail, because habitat degradation has occurred since THPRD began maintaining the trail for the County. She cited a CNN article from 2019 about shrinking tree cover in U.S. cities.
- Susan Mates, May 3: Ms. Mates applauded the proposed SNR follow-up work and requested County staff undertake a number of additional measures, including developing stronger upland habitat protection measures, protecting imperiled habitats, incentivizing low-impact development practices and requiring use of the best available science. She supports integrating development of a tree code into SNR program refinement and middle housing efforts.
- Steve Beilstein, May 5: Mr. Beilstein expressed support for protecting large trees in areas slated for development.
- Heather Godsey, May 5: Ms. Godsey urged better protections (rules, applications, fines, etc.) for large urban trees, especially to prevent developers from clear-cutting UGB expansion areas prior to annexation.
- Sheila Christensen, May 5: Ms. Christensen conveyed support for additional improvements to the County's SNR program, including development of an urban tree code, a web-based mapping tool and way to monitor development conditions, more robust upland habitat protections, protections tailored to imperiled habitats like northwest oak and prairie ecosystems, incentives for low-impact development practices, and requiring use of the best available science and data not included in the County's adopted SNR inventory. She requested development of an urban tree code be prioritized before STR regulations and rural tourism work.
- Fran Warren, May 6: Ms. Warren urged the Board to increase staffing levels in order to prioritize and protect SNRs and requested a tree code that begins with protection of large trees. She stressed the importance of County support for opportunities to tackle climate change, including developing a Climate Action Plan, updating the Natural Hazards Mitigation Plan, and transitioning the Sustainability Program from monitoring strategies to a refined model of climate and resource planning.

Attachment A

- Linda Rentfrow, May 6: Ms. Rentfrow encouraged prioritization of a tree preservation code, funding to refine the SNR program with better protections for upland habitat and encouraged the County to pay credit to climate change impacts in measurable ways with continuous citizen participation.
- Pamela Schossau, May 6: Ms. Schossau submitted a letter requesting the County develop an urban tree code to protect large trees in the unincorporated area. She pointed out that urban forests and woodlots on private lands still provide the same kind of benefits as protected rivers and wetlands, regardless of their ownership. Ms. Schossau illustrates how a bird's-eye view of Washington County provides an important perspective on the disjointed nature of urban natural areas.
- Scott and Kerry Spires, May 6: The Spires conveyed support for additional improvements to the County's SNR program, including development of an urban tree code, a web-based mapping tool and way to monitor development conditions, more robust upland habitat protections, protections tailored to imperiled habitats like northwest oak and prairie ecosystems, incentives for low-impact development practices, and requiring use of the best available science and data not included in the County's adopted SNR inventory. They requested development of an urban tree code be prioritized before STR regulations and rural tourism work.
- Ashley Short, Tualatin Riverkeepers, May 6: Ms. Short, In-House Counsel with Tualatin Riverkeepers, on behalf of the organization requested development of an equitable tree protection code for urban unincorporated Washington County. She reiterated the concerns of the City of Beaverton and other jurisdictions that often see new development areas clear-cut prior to annexation, a loophole to bypass municipal tree protections that was cited in the 2020 SNR Assessment. Ms. Short countered staff's argument that public support for an urban tree code is unclear with examples from the SNR Assessment, work program staff report and other past County efforts.
- Kim Kollie, May 6: Ms. Kollie expressed her support for SNR follow-up work to develop a web-based mapping tool and improve monitoring of development conditions. She also urged development of more robust protections for upland and imperiled habitat, as well as low-impact development practices. Ms. Kollie requested the County elevate development of an urban tree code to be a top priority, as many community groups have requested over the years.
- Urban Greenspaces Institute and Audubon Society of Portland, May 6: Ted Labbe, Executive Director at Urban Greenspaces Institute, and Micah Meskel, Activist Program Manager at Audubon Society of Portland, submitted a letter conveying support for additional improvements to the County's SNR program, including development of an urban tree code, a web-based mapping tool and way to monitor development conditions, more robust upland habitat protections, protections tailored to imperiled habitats like northwest oak and prairie ecosystems, incentives for low-impact development practices, and requiring use of the best available science and data not included in the County's adopted SNR inventory.

Attachment A

- Kristin Anne Conrad-Antoville and Anthony Antoville, May 6: The Antovilles conveyed support for additional improvements to the County's SNR program, including development of an urban tree code, a web-based mapping tool and way to monitor development conditions, more robust upland habitat protections, protections tailored to imperiled habitats like northwest oak and prairie ecosystems, incentives for low-impact development practices, and requiring use of best available science and data not included in the County's adopted SNR inventory. They requested development of an urban tree code be prioritized before STR regulations and rural tourism work.
- Joanne Delmonico with members of CPO 1, May 7: Ms. Delmonico's letter, signed onto by several members of CPO 1, requested the County update its SNR inventory and develop more robust measures to protect remaining SNRs, including implementation of an urban tree code. Her letter highlights the role of nature preservation in stemming climate change and promoting equitable communities. She cites her personal experience with lack of enforcement for mitigation efforts such as replanting and ongoing maintenance.
- Michael Donoghue, May 7: Mr. Donoghue conveyed support for additional improvements to the County's SNR program, including development of an urban tree code, a web-based mapping tool and way to monitor development conditions, more robust upland habitat protections, protections tailored to imperiled habitats like northwest oak and prairie ecosystems, incentives for low-impact development practices, and requiring use of best available science and data not included in the County's adopted SNR inventory.
- Debby Garman, May 7: Ms. Garman participates in the Washington County chapter of 350PDX, a climate advocacy group with affiliates across the country. She states the group would like LRP to prioritize development of an urban tree code and continued work on SNR issues to address their concerns about sustainability and the environment.
- Ona and Andrew Golonka, May 7: The Golonkas submitted a letter urging prioritization of tree code development to protect wildlife habitat and mitigate urban heat islands. They cited Multnomah County as an example, where the tree code incentivizes developers to preserve large trees. In contrast, Washington County developments like those in North Bethany and Bull Mountain have involved clear-cutting native tree stands and replacing them with nonnative street tree saplings. The Golonkas spoke to the positive mental health impacts of community natural areas and the role of nature preservation in stemming climate change.
- Soledad Ayres, May 7: Ms. Ayres expressed support for prioritization of a web-based SNR mapping tool, along with middle housing standards, TSP updates, complete streets design, and trails and transit planning. She encouraged development of an urban tree code and better protections for at-risk native habitats like oak and prairie ecosystems. Additionally, she questioned the notion that "the level of community support is unclear," as a community survey was never conducted, and most comments have been in favor of more robust SNR protections.
- Victor Fiore, May 7: Mr. Fiore submitted a comment encouraging development of a more robust system for protecting trees. He cited a County road project that impacted his property by forcing the removal of several trees against his desire.

**Final 2021-22 LRP Work Program
30-Day Public Review Period
Comments and Requests**



Andy Back
Department of Land Use and Transportation
155 N. First Avenue
Hillsboro, OR 97124

RE: Draft 2021-22 Long Range Planning Work Program

Dear Mr. Back,

We wish to thank you and your staff for your detailed responses to the issues we identified in our November 27, 2020 letter, including the information provided about issues not within Long Range Planning’s responsibility. We are pleased that our request for changes to CCI membership in code will be made during the upcoming fiscal year and that both infill and sidewalk gaps issues will be addressed through the Middle Housing work.

We are hopeful that staff will reconsider their position on Climate Change. We understand discussions on solutions to address Climate Change are planned for later this year. However, because Climate Change solutions are needed now, it seems timely for all future ordinances to be evaluated through a Climate Change “lens.” Please consider recommending to the Board the use of the Climate Change “lens” in this year’s Work Program to evaluate and minimize the impacts of any future proposed ordinances on the climate.

Additionally, we support changes to CDC 311-3.15 Service Stations to ensure that any new service stations comply with the intent of Neighborhood Commercial (NC) by limiting the number of pumps on sites zoned NC. Staff recommends no change to code because of concerns about profitability of a Service Station with a limited number of pumps, and their belief that businesses do not need to be sized to meet only the needs of the immediate urban neighborhood. We do not believe the purpose of code is to guarantee profitability of businesses choosing to locate in NC. Furthermore, we believe the intent of NC is to provide services to the surrounding residential neighborhood while minimizing impact to surrounding neighbors. A service station with more than eight pumps is sized to serve much more than the immediate neighbors. A limit on the number of pumps in NC is needed to help preserve the quality of life for surrounding residential neighborhoods.

Unfortunately, because of inadequate funding for Long Range Planning, most of our remaining issues will not be addressed at this time. We respectfully request that these remaining issues—better SNR protections, Tree Code, Heritage Trees, Governance, and Light Pollution—be retained in Tier 3 until adequate staff time is available to address.

Sincerely,

Virginia Bruce
CCI Chair

CCI membership vote on April 20, 2021 authorized CCI Steering Committee to approve final wording of this letter. Ayes: 11, Abstains: 2. Steering Committee voted on April 27, 2021 to approve: Ayes: 4, Abstentions: 2.



Received 05/11/21
Wash. Co. LUT

Community Development Department

April 28, 2021

Stephen Roberts, Director
Department of Land Use & Transportation
Washington County
155 N. First Ave., Suite 350 MS14
Hillsboro, OR 97124

Dear Director Roberts:

The City of Beaverton appreciates the opportunity to comment on Washington County's draft 2021-2022 Long Range Planning Work Program, which has a number of projects that will help a growing Washington County promote thriving, equitable and connected communities.

Transportation

The city is pleased to see several important, forward-looking projects that acknowledge the importance of transportation as Washington County grows in the future. These include:

- Transportation System Plan (TSP) Updates to implement the County's Urban Reserve Transportation Study
- Major Streets Transportation Improvement Program (MSTIP).
- Countywide Transit Study
- Complete Streets Design Update

The Transportation System Plan Updates project would add several projects to the County's Transportation System Plan that were approved in concept as part of Beaverton's South Cooper Mountain Community Plan. The city supports the TSP Update project because it would help implement a complete transportation network in a growing area not yet inside Beaverton's boundaries that has many two-lane rural roads that need capacity and safety upgrades.

Adding the projects to the County TSP would make projects eligible for funding and eventual inclusion in the Metro Regional Transportation Plan. In addition, the MSTIP project opens a process that could provide funding for Cooper Mountain transportation projects as well as many other important projects in the County. The City looks forward to collaborating on project identification and selection for the next MSTIP project list that make progress towards a multimodal transportation system that is safe, equitable, reliable, and works to address the climate crisis. Beaverton staff and the Beaverton City

Attachment B

Council expect a process that involves collaboration as well as each Washington County city having opportunities to provide input about its priorities.

The draft Countywide Transit Study and the Complete Streets Design Update will help provide complete transportation networks that serve all road users for the Cooper Mountain area and the entire County.

It is important to move forward on these items because Metro and the State of Oregon recently approved an urban growth boundary expansion for Cooper Mountain. The City of Beaverton is working with community members on the Cooper Mountain Community Plan to determine how new neighborhoods will be developed in that 1,200-acre urban growth boundary expansion area.

Cooper Mountain

As we have conveyed previously, the city supports applying FD-20 zoning in the Cooper Mountain area, an action routinely taken to limit development in an area recently added to the region's growth boundary. We also support County actions to help preserve natural resources in these areas prior to annexation, as mentioned in the Significant Natural Resources follow-up section on the draft work program.

Other coordination

The County's draft work program also includes "planning by cities" and "Urban Service Agreement" updates under the "Regional/State/Federal coordination" project. Beaverton anticipates work during the next year regarding its urban service boundary (which is often defined in urban service agreements) and how the city can assume governance over areas within its urban service boundary in future years. These are topics that require coordination among Beaverton, the County, other Washington County cities and service providers, and we look forward to working with County staff and elected officials on this important work.

We'd like to thank Washington County for preparing this work program and providing the city with an opportunity to comment. We look forward to working closely with you on the 2021-2022 Long Range Planning Work Program projects.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Twete".

Cheryl Twete
Community Development Director

Attachment B



Received 05/11/21
Wash. Co. LUT

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.sherwoodoregon.gov

May 11, 2021

Mayor
Keith Mays

Erin Wardell
Principal Planner
Washington County Department of Land Use and Transportation
Planning and Development Services
155 N. First Avenue, Suite 350, MS 16
Hillsboro, OR 97124

Council President
Tim Rosener

Councilors
Renee Brouse
Sean Garland
Russell Griffin
Doug Scott
Kim Young

City Manager
Joseph Gall, ICMA-CM

Dear Erin:

This letter is to formally request that the County include the TEA East/West Collector in the WACO TSP update. As you are aware, the City has conducted several planning efforts focused on the Tonquin Employment Area. Through each iteration the location and plan for a collector road between Oregon Street and 124th Avenue has been identified and refined. Now that we are seeing development occur, the City is very close to seeing this critical connection come to fruition. Because the road will connect to two County facilities and, currently, will traverse some properties in unincorporated Washington County, it is important that your TSP accurately identified this planned facility.

Sincerely,

Julia Hajduk

Attachment B

From: noreply@co.washington.or.us <noreply@co.washington.or.us>
Sent: Friday, May 7, 2021 5:01 PM
To: Board of County Commissioners <BCC@co.washington.or.us>
Subject: Constituent Inquiry - All Board members

Received 05/07/21
Wash. Co. LUT

Email for: All Board members

Name:

Victor Fiore

Email address:

victor.n.fiore@gmail.com

Is this inquiry in reference to a property within Washington County?

Yes

Property address:

625 NE 69th Ave

Property ZIP code:

97124

Message:

Dear Commissioners,

As a home owner in the Orenco neighborhood of Hillsboro, I would like to comment on the staff-proposed work prioritization involving the development of a Significant Natural Resources (SNR) program.

In brief, I would like to see a much more robust system in place for the protection of trees in our community. I feel like I'm constantly at odds with various city planners with regards to simply keeping the trees that I have on my property.

As part of recent construction on my street, the County removed several trees from my property, which was very much against my personal desire. The original construction proposal actually called for removal of several more trees than were ultimately removed. After much negotiation with the polite and sympathetic people tasked with managing the construction process, I was grateful to at least convince them to preserve some of my trees. They still removed several trees, though. I would have liked to keep all of my trees.

I'm frustrated by how hard it is for me to simply keep the trees that I have on my own property. I shouldn't have to constantly keep an eye out for people coming to lop down my trees. I would like to see a robust and strong code that protects my trees, my neighbors' trees, and trees all around the County.

Thank you,
Victor Fiore

Attachment B

Attachment provided: No

The following response was emailed to constituent following their inquiry:

Thank you for your email. If your inquiry requires a response, someone will be in contact with you soon. If your inquiry is a comment or information to be shared with the Board and staff, please be assured that it will be.

Again, thank you for taking the time to write us.

ADVISORY: Information contained in this email is "Level 3 – Restricted" per the Oregon Statewide Policy Information Asset Classification 107-004-050. Users are requested to maintain the privacy and security of this information. Forwarding or copying to unsecured recipients is strictly prohibited.

Attachment B

From: Soledad Ayres <soledad.ayres@gmail.com>

Sent: Friday, May 7, 2021 4:44 PM

To: LUT Planning <lutplan@co.washington.or.us>

Subject: [EXTERNAL] Washington County 2021-22 Long Range Planning

Received 05/07/21

Wash. Co. LUT

Thank you for the opportunity to comment on the Washington County 2021-22 Long Range Planning work program. As a Hillsboro resident and homeowner:

- I support the proposed prioritization of HB 2001 middle housing implementation, transportation system plan, complete streets design, trails and transit planning.
- I support the proposed Significant Natural Resources (SNR) follow-up work to develop a web-based mapping tool and a way to monitor development conditions.

- We need better protection for natural habitats that are at risk like Northwest oak and prairie ecosystems
- I question the statement that "the level of community-wide support is unclear." As a Hillsboro resident I do not recall any community-wide survey in the last decade to determine the level of support, and I understand that most comments submitted to the staff, planning commission and board to date has indicated a strong support for a more robust and protective County SNR program.
- We need an Urban Tree Code. My husband and I were recently able to protect a huge old tree in our yard that was threatened by ill-thought utility work. This occurred only because we were home on Friday afternoon to talk to the work crews about the project plans, and hire an arborist to assess the impact on the tree and provide an urgent report over a weekend to present to the project manager on Monday morning. This tree provides wildlife habitat which enriches the neighborhood, sequesters carbon, and raises ours and our neighbors' property values. Not every tree has a family with the time and money to provide a last minute arborist and reprieve like this. We need an urban tree code so all heritage trees are protected. There is strong community support for a tree code and to assist with the work of developing a plan. This needs to be a priority.

Please reconsider your proposed priorities in the draft LUT 2021-22 workplan.

Thank you,
Soledad Ayres

Attachment B

From: Ona Golonka <gonlonka.ona@gmail.com>
Sent: Friday, May 7, 2021 3:36 PM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: [EXTERNAL] Annual Long Range Planning Work Program - Please create a tree preservation code

Received 05/07/21
Wash. Co. LUT

Dear members of the Department of Land Use & Transportation,

As you develop your Annual Long Range Planning Work Program for 2021/2022, I urge you to prioritize the creation of a tree code in the unincorporated areas of Washington County (including Cedar Mills and Bethany.) Preserving whatever native trees we have in these areas not only protects crucial wildlife habitat for mammals and birds, but also helps mitigate the urban heat island effect.

Shouldn't there be an incentive for developers to build smarter and more strategically, even in the suburbs? Last year I emailed an architectural firm in Portland - who are planning to build an apartment complex in Multnomah County - for incorporating an old Douglas Fir tree that was on the North Portland site in their plans. They were positively surprised by my email and mentioned that they were incentivized to do so due to Multnomah County's regulations on protecting trees that are wider than 20 in. Why can't the unincorporated areas of Washington County have similar regulations? It's time to be more resourceful and creative, instead of simply going with the status quo of cutting large swaths of trees or destroying the few (less than 25% of the original area) portions of Significant Natural Resource areas that we have left.

I've seen the negative effects of habitat loss in unincorporated areas of Washington County, especially in the new developments of Bull Mountain - large swaths of trees cleared only to be replaced with only 6 homes on a lot - and North Bethany. These are also replaced with streets lined with non-native street trees, which does not make a nature corridor. Also, replacing older-growth trees with just a few saplings does not restore habitat.

The climate crisis is accelerating quickly - like it or not - and protecting more trees and natural areas is and will be crucial in order to mitigate the urban island effect. The last year has shown us how much the community values having natural areas - as a place of respite and relaxation. There's been numerous studies that have shown the positive effects that being in nature - not necessarily being on a trail, just even looking at natural areas outside - has on mental health.

I don't work for an environmental agency, I'm just a community member that is concerned about nature and our attitude towards it. Unincorporated areas of Washington County are the last areas in the Portland Metro area that do not have any kind of tree protection code in place. This has to change this year. We have to stop thinking of trees and other natural areas as simply resources that we can use, resources that exist for us, resources that can be easily replaced. They are vital in and of themselves. They are part of our community, our neighborhoods, and we have to treat them as such.

Please prioritize the creation of a tree preservation code!

Thank you.

Sincerely,
Ona Golonka and Andrew Golonka

796 SW 171st Ave
Beaverton, OR 97006

gonlonka.ona@gmail.com
andrew.golonka@yahoo.com

Attachment B

From: Debby Garman <debbygactivism@gmail.com>

Sent: Friday, May 7, 2021 3:24 PM

To: LUT Planning <lutplan@co.washington.or.us>

Subject: [EXTERNAL] In support of Washington County prioritizing urban tree code work

Received 05/07/21

Wash. Co. LUT

Hello,

My group of several hundred climate engaged Washington County residents are deeply concerned about sustainability and the environment. We are not seeing these values reflected on the current long range planning document for the County.

In particular, we would like to see a high priority for development of an urban tree code and continued work on the SNR issues. This is our only planet, and irreplaceable resources are dwindling.

Thank you,

--

Debby Garman, 350.org Washington County Team Leader

503-318-5227

The number 350 means climate safety: we must reduce the CO2 in the atmosphere from >400 parts per million to below 350

<https://www.facebook.com/350PDXWashingtonCountyTeam/>

Attachment B

From: Michael J. Donoghue <michaeldonoghue@comcast.net>

Sent: Friday, May 7, 2021 2:29 PM

To: LUT Planning <lutplan@co.washington.or.us>

Subject: [EXTERNAL] Comments on Draft 2021-22 Long Range Planning Work Program

Received 05/07/21

Wash. Co. LUT

May 6, 2021

Board of County Commissioners
Washington County
155 N First Ave. Suite 300
Hillsboro, OR 97214

RE: Draft 2021-22 Long Range Planning Work Program

Dear Commissioners:

I would like to comment on the Washington County 2021-22 Long Range Planning work program. As a resident of unincorporated Washington County and a member of the former 175th Neighborhood Association I have a keen interest in the County's land use policies.

I understand the need to prioritize middle housing implementation, improved street design, trails and transit planning that stem from the goals of HB 2001. I support those efforts.

I also appreciate the recent re-focus on the county's Significant Natural Resources (SNR) and the follow-on work on new tools to monitor development conditions. However, there are some other community concerns related to SNR that are of more importance than some of the other proposed priorities in the 2021-22 LUT workplan.

In addition to refinement of the 2020 SNR code and program update, there are additional components that can and should be addressed as part of the 2021-22 LUT workplan. This includes development of more robust upland habitat protection measure, protections tailored to imperiled habitats like Northwest oak and prairie ecosystems, incentives for low-impact development practices, and requirements for use of best available science and data that is not part of the County's adopted SNR inventory. In the more than 20 years I have lived in unincorporated Washington County I have seen designated SNR areas disappear from the map due to encroaching development that was not constrained by any SNR "teeth". The overwhelming majority of community input supplied to the staff, planning commission and board to date has indicated a strong support for a more robust and protective County SNR program. This is not a controversial item.

The county LUT workplan does not give any priority to developing an urban tree code in spite of the fact that Washington County residents have persistently advocated for an urban tree code for over a decade. In 2007, the joint CPO tree group developed recommendations and [a report](#) outlining the need for a tree code and comprehensive urban forestry program. In 2010, Portland State University and Audubon Society developed [an assessment](#) of the region's urban forestry programs. In 2014, the City of Beaverton requested that the County develop tree protection or incentive measures for South Cooper Mountain urban reserve area prior to inclusion within the UGB. In 2020 during the Washington County SNR update process, the County received numerous comments in support of developing an urban tree code – very few were opposed to this idea.

Attachment B

This need or request for an “urban” tree code would not apply to rural areas or to incorporated areas that already have tree codes. It is meant to apply mainly to unincorporated areas within the county, such as Multnomah and Clackamas counties have urban tree codes for their unincorporated areas.

The development of an urban tree code for Washington County does not have to be complicated or expensive. The cities of Tigard and Forest Grove have excellent tree codes written in only a handful of pages that could serve as models for Washington County. There might be an opportunity to learn from and even collaborate with neighboring jurisdictions on urban forestry matters. This is not a daunting task for the County to undertake and complete in one year, especially with the strong and long-standing public support for an urban tree code.

There is some urgency and timeliness to developing an urban tree code now. There is an increasing focus on climate change adaptation in relation to Oregon’s land use system in the current State legislative session, and it would be strategic for Washington County to demonstrate it is being proactive. Second, the development of an urban tree code could be aligned and integrated with the SNR program refinements planned for 2021-22. Third, the urban tree code development and refinement work could be integrated with Washington County’s planned HB 2001 middle housing code reform to ensure in-fill development does not jeopardize but rather incentivizes tree protection, like other cities are doing or contemplating (e.g. Portland and Milwaukie). Lastly, an urban tree code could incorporate a tree mitigation fund to create a long-term income stream for urban tree planting, maintenance, stewardship, and other programs – it would be strategic to begin building up a tree fund now to give the County greater future budgetary flexibility and support public donations. For all of these reasons I believe it is urgent that Washington County develop an urban tree code as part of the LUT 2021-22 workplan.

Please reconsider your proposed priorities in the draft LUT 2021-22 workplan. The lack of an urban tree code has been a long-standing need and suggested to you for inclusion in the annual LUT workplan numerous times by various CPOs and the CCI. Now is the time to address this issue.

Thank you.

Sincerely,

Michael J. Donoghue
8315 SW 184th Ave.
Beaverton, OR 97007

michaeldonoghue@comcast.net
971-235-5073

Attachment B

May 1, 2021

Board of County Commissioners
Washington County
155 N First Ave Suite 300
Hillsboro, OR 97214

Received 05/07/21
Wash. Co. LUT

Dear Commissioners:

Thank you for your work and for your time in considering our comments/concerns. We have significant interest in the County's land use policies.

We understand the need for more middle income housing, transportation, street design, trails and transit planning. We appreciate some of the work done to follow up on SNR monitoring systems. We are members of CPO 1 and have kept apprised of these efforts. We are disappointed and surprised though, that several significant community concerns are not prioritized in the 2021-2022 LUT work plan.

We are very concerned and interested in seeing measures that protect the SNR areas that remain in the county. We hear again and again how outdated some of the science and data is for the SNR inventory. We need updated information and more robust regulations that can be adequately implemented.

Some of us are members of Indivisible Cedar Mill (and CPO 1) and there is concern from residents who are watching the somewhat blatant destruction of natural areas with little regard for the habitat and trees.

We have personal experience on our 3.65 acres. In 2018 we had a sewer project impact our property due to a utility easement. There was some disturbance and tree removal on an SNR area (as designated on SNR map) and the CWS permit required significant re planting to replace the shrubs and trees removed. While the contractor did his best to re plant (with only guidance from us), neither CWS or Wa County followed up to see if plants and trees survived as there was obligation in permit to monitor and re plant. I've been told that this is a common occurrence with WA County LUT dept, little or no follow up or monitoring of these mitigation efforts.

A member of CPO 10 shared at a recent meeting how sad and difficult it was to watch a neighboring housing developer remove all of the trees from a lovely natural area. It seemed to her that the developer had little regard for the stand of trees and instead wanted a fast and easy way to move forward. She was asking what she could do to prevent this in the future.

With climate change upon us and understanding now the benefit of trees for shade, moisture retention, natural beauty and habitat for wildlife (trees attract birds and other wildlife) not to mention the enjoyment and peace they provide for residents. We know that the loss of habitat has meant a significant decline in our bird populations nationwide. We also know that communities of color have been hardest hit with less tree canopy and therefore average 5 degrees hotter than other neighborhoods. So if a priority is low and middle housing, it seems that a priority would also include preserving mature trees and natural areas. The current practice of removing large mature trees and then mitigation practices including planting saplings in their place is not the answer

Attachment B

Urban Tree Code:

We need an urban tree code for urban unincorporated Wa County. I have heard that the current Commissioners, including Chair Harrington, are opposed to pursuing a tree code. Washington County is the only county of the 3 counties without any Tree Preservation Ordinance and only small town of Banks, Cornelius and Gaston lack tree protections. Residents of Washington County have been asking for this for many years and we were hopeful that the new Board of Commissioners would make this a priority. We are very disappointed to learn that a tree code is not a priority nor a consideration. There is an urgency now with the effects climate change. The State Legislature is focused on climate change adaption in relation to Oregon's land use plan. Isn't it time for Washington County to be proactive? Please consider developing an urban tree code as part of the LUT 2021-2022 workplan.

Thank you for your time and consideration,

Joanne Delmonico
Lorraine Kellers
David Bedel

Joan Skupinski
Joan Bailey

~~David~~

Eric Douglas de Magalhães

Marcia Kull

Rob Samuels

Janell Clark

Nettie

Janifer Berasqua

Bob

May Summer

Roger Waitt

Received 05/06/21
Wash. Co. LUT



You can visit this friendly Great Blue Heron in Commonwealth Park!

Washington County
Board of Commissioners
Stephen Roberts, LUT
155 N. First Avenue
Hillsboro 97124

06 May 2021

Dear Commissioners and Stephen,

This testimony is to reaffirm my concern that the LUT 2021-2022 Annual WorkPlan does not have the needed resources added to support the critical work needed for Washington County Protection of Natural Resources and Preparations for Climate Change.

All the points made in my 16 March letter noting my disappointment in the Commissioners' priority list at the Town Hall still hold. In the Significant Natural Resource Assessment Staff Report, dated May 2020, the Board Direction clearly stated that there is more work to do and that the Board supported this work – but the proposed reductions in LUT staffing do not reflect increased work effort, merely “tidying up” whatever is necessary to meet LCDC requirements. And there are no actionable items to proactively address climate change.

The Community Budget Feedback Survey did not include any questions or reference to climate nor to natural resources. The Community was not afforded any real opportunity to prioritize these issues specifically – there were only 5 categories from which to select (see Exhibit 1) : a) General Government, b) Public Safety and Justice, c) Land Use and Transportation, d) Housing, Health and Human Services, and e) Culture, Education and Recreation. I received feedback from residents that it was never made clear that climate and natural resource protection were under the LUT category – thus these survey results may actually be quite skewed.

The community is very concerned about climate change – and what the County is doing to mitigate this serious issue. Staff also acknowledged the need for initiating work on a County Tree Code and I agree that it would be easiest to start with an Urban Unincorporated Tree Code to avoid the issues associated with timber harvest and other farming concerns. I feel that our input and that of other community members and agencies has helped to improve Policy 869 and the Habitat Assessment Guidelines, but based on the thousands of pages of documentation submitted, it is clear that there are still many areas still unaddressed. Evidence shows that the residents of Washington County are very concerned about these issues – and telephone polls have also shown that residents are willing to pay increased taxes to pay for this support.

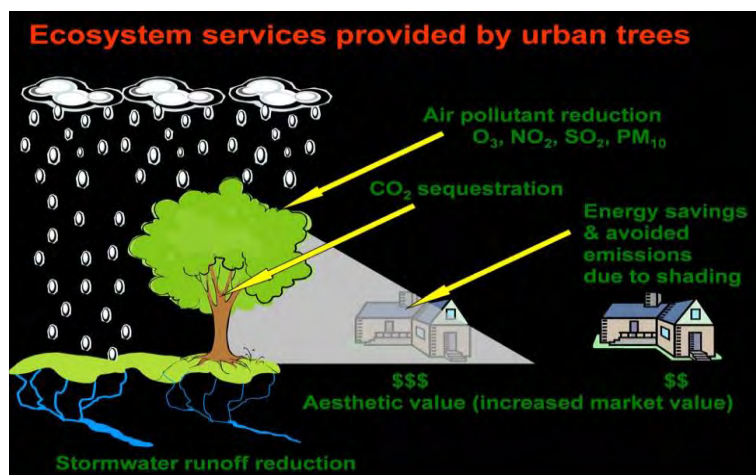
Attachment B

SUPPORT FOR URBAN TREES:

Maybe we, the community, could pare down our Urban Unincorporated Tree Code request and start with something a little smaller, something very specific – with a great ROI: LARGE TREE Protection. We ask the County to make a start on something, somewhere, as large heavily-treed lots on Cooper Mountain are now up for sale. With no tree code, these lots in Unincorporated Urban Washington County are subject to complete clear-cutting before any development permits are submitted and this will impact scenic views not to mention all the ecosystem services provided by these urban trees.

Note: LUT Current Planning has a simple 2-page Street Tree Policy stating what trees can and cannot be put on County property (though many residents plant trees in their front yards sharing that property). So, from a procedural point of view, to expand this policy to LARGE TREES on an Urban Unincorporated property doesn't seem like such a huge stretch. Let's take it out for a spin and see how the larger community responds. This will require some LUT resources in any event.

Note: A tree with a 30" diameter delivers [SEVENTY TIMES the environmental benefits](#) of a tree with a 3" diameter. So, cutting down a mature Douglas Fir and even replacing with a number of saplings really doesn't cut it.



SUPPORT FOR CLIMATE CHANGE:

We have some excellent planners in LUT Long Range Planning who have foreseen the climate dilemma but they do not have the bandwidth to help us do the rightful planning our county needs to do the research and take advantage of the opportunities, let alone plan our risk management.

First, I'd like to clarify a set of terms I will be using in this document and in my discussions as these definitions are often intermingled and misunderstood amongst organizations (Opportunity #1 – Establish a common set of terminology and definitions in Washington County and post on website).

- Climate Action Plan
- **REACTIVE**
- Establish Adaptation and Mitigation thresholds and Plans
- Climate Strategy
- **PROACTIVE**
- Flexible economic roadmap to achieve climate goals
- Capitalize on the health and economic benefits of clean energy and technology
- Sustainability Program
- **OPERATIONAL**
- Transition from broader mitigation strategies to a refined model of Climate and Resource Planning.

MORE CLIMATE OPPORTUNITIES TO CONSIDER:

Climate action plan:

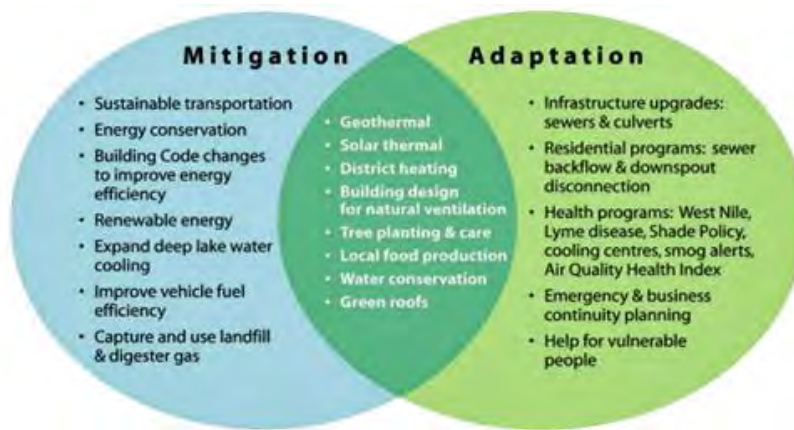
- This includes having the required FEMA and State Emergency Plans in place. Plans such as Community Wildfire Protection Plan (expanding on the Washington County Natural Hazards Mitigation Action Plan) **apparently** last updated August 6, 2007 – and which must be revisited and updated every 5 years. IF this document has been updated, then it needs to be published in a common repository under a CLIMATE ACTION PLAN (and that’s a good first step!).
- This should include a plan on how to transfer hazardous materials during extreme climate conditions. Again, Washington County may have these items identified, but they are not published as such. Need a resource to administer.
- What other actionable items should be in such a plan depicting how Washington County needs to respond to Climate Change? Need a resource to identify the Open Items – not just to monitor what’s been done so far.
- When Washington County can demonstrate a clear, well-documented Climate Action Plan, some additional funding may become available.

Climate Strategy:

- What is our strategy on how to deal with Climate Refugees? How to appeal to “green home buyers.” What numbers are we expecting, what demographics, what new businesses should we be encouraging? What should we be doing differently – at what cost?
- What new “green business” opportunities should we be expecting from the Climate change era? What incentives should we be looking at? Should we be investing in new programs (akin to Rural Tourism?) and what should we expect as our ROI?
- Do we have economic growth targets based on Climate temperature and/or weather patterns?
- What alternatives should we entertain if climate change should wipe out our agriculture or timber industries? What is our Climate Risk Management strategy?

Sustainability Program:

- Transition from broader mitigation strategies to a refined model of Climate and Resource Planning
- This is currently in the internal Support Services organization as a Sustainability Program apparently chartered now primarily with “monitoring.” This endeavor first began with internal programs and recently expanded to County-wide monitoring of GHG emissions, etc as well as partnering with regional cities and organizations. But to the best of my knowledge, these endeavors are a bit obscure from the public.



We have such a wonderful set of opportunities to choose from as you can see in the diagram above ... we can pragmatically take advantage of these and demonstrate ROI in a variety of ways. But we need resource expertise to help get us through this efficiently and effectively. And the need is upon us right now. Washington County is very fortunate to have quite a number of qualified volunteers willing to help on these projects so long as Washington County agencies are staffed enough to lead them. We are asking for this important partnership for the future. Please consider staffing LUT to the levels essential for the future.

I am asking you, the Washington County Board of Commissioners to adjust your priorities and to publicize the fact that the protection of Significant Natural Resources is a high priority – and to start with a concerted effort to enact a beginning of a Tree Code for Unincorporated Urban areas. I am also asking you to look to future and plan for the anticipated events with some level of control rather than resigning ourselves to becoming victims of the Climate crisis. We are in a great position to turn this into tremendous opportunity if someone has the vision. Please take this opportunity to seize the vision. All of this requires continued investment in LUT Planning resources.

Thank You,

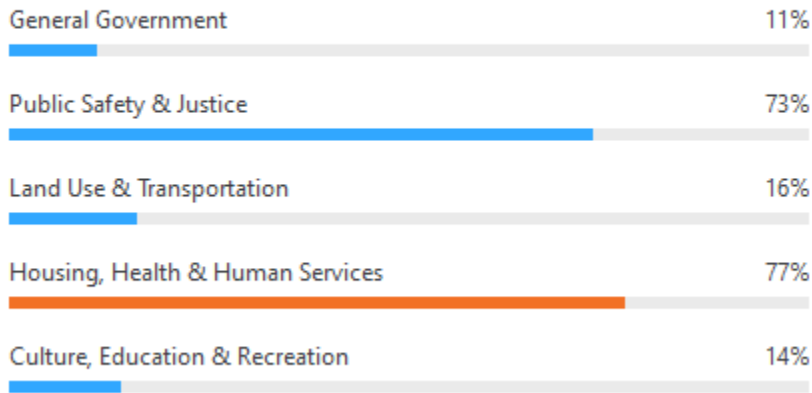
Fran Warren

Fran Warren

Exhibit 1 – Washington County Budget Community Meeting Survey

WashCoClerk@co.Washington.or.us.
Marcus Mundy, Facilitator

1. Of the 5 functional areas, pick the TOP TWO (2) that you want to focus on at this time. (Multiple choice)



Attachment B

May 6, 2021

Received 05/06/21
Wash. Co. LUT

Board of County Commissioners
Washington County
155 N First Ave. Suite 300
Hillsboro, OR 97214

https://www.co.washington.or.us/BOC/CitizenInquiry.cfm?related_to_commissioner=the+Board

RE: Draft 2021-22 Long Range Planning Work Program

Dear Commissioners:

Thank you for the opportunity to comment on the Washington County 2021-22 Long Range Planning work program. As a resident and/or individual/organization with a strong interest in the County's land use policies, I/we wish to provide a few comments or observations about the staff-proposed work program.

We understand and support the proposed prioritization of HB 2001 middle housing implementation, transportation system plan, complete streets design, trails and transit planning. We also support the proposed Significant Natural Resources (SNR) follow-up work to develop a web-based mapping tool and a way to monitor development conditions. However, we believe that several other proposed priorities are not appropriate at this time, and several long-standing community concerns are not prioritized in the 2021-22 LUT workplan.

Additional Significant Natural Resources Program Improvements – In addition to refinement of the 2020 SNR code and program update, there are additional components that can and should be addressed as part of the 2021-22 LUT workplan. This includes development of more robust upland habitat protection measure, protections tailored to imperiled habitats like Northwest oak and prairie ecosystems, incentives for low-impact development practices, and requirements for use of best available science and data that is not part of the County's adopted SNR inventory.

We believe that these improvements could be implemented without a costly and time-consuming full update to the County's SNR inventory. We dispute the staff report assertion that 'the level of community-wide support is unclear.' **The overwhelming majority of community input supplied to the staff, planning commission and board to date has indicated a strong support for a more robust and protective County SNR program. This is not a controversial item.**

Misplaced Priorities – In contrast, Washington County LUT staff propose to prioritize short-term rental license regulations, a topic with no imminent need or community consensus at this time. There is no pressing deadline for either short-term rental license regulations or for a rural tourism study. We respectfully suggest that neither of these items should be priorities for the LUT workplan in 2021-22 – or at least should be lower priorities – to make way for more pressing matters that have been long-deferred needs like an urban tree code.

Urban Tree Code – Unfortunately the proposed Washington County LUT workplan does not prioritize development of an urban tree code, suggesting that it would be complicated, controversial and would require extensive staff and consultant services. **We respectfully disagree. Washington County residents have advocated patiently and persistently for an urban tree code since at least the mid 2000s.** In 2007, the joint CPO tree group developed recommendations and a [report](#) outlining the need for a tree code and comprehensive urban forestry program. In 2010, Portland State University and Audubon Society developed

Attachment B

[an assessment](#) of the region's urban forestry programs. In 2014, the City of Beaverton requested that the County develop tree protection or incentive measures for South Cooper Mountain urban reserve area prior to inclusion within the UGB. In 2020 during the Washington County SNR update process, the County received numerous comments in support of developing an urban tree code – very few were opposed to this idea.

Both of the reviews mentioned above highlight that unincorporated **Washington County is among the few jurisdictions within the region with no urban tree code** (Table 1, below). The only other medium-to-large jurisdictions without an urban tree code are the City of Gladstone and unincorporated Clark County. Washington County unincorporated urban areas are the only urban areas without a tree code in the County – all its member cities have some kind of tree preservation code. There are also urban tree codes for unincorporated Multnomah and Clackamas counties.

The proposed LUT workplan suggests residents and advocates wish to establish a tree protection program County-wide. This is incorrect, as the focus by residents and advocates has been on *urban unincorporated* Washington County, not the rural areas. These areas are not served by cities like Hillsboro, Beaverton, Tigard, etc. – they are served by Washington County. The County has jurisdiction over unincorporated urban areas with urban services, where it is appropriate and legitimate to develop and adopt a tree code.

The development of an urban tree code for Washington County does not have to be complicated or expensive. The cities of Tigard and Forest Grove are two cities with excellent tree codes that could serve as models for Washington County. Tigard's tree code is 16 pages long, and Forest Grove's is nine pages. Has the County staff inquired as to the expense and commitment for development of a tree code, or what is behind the County staff assertion that it would be costly? There might be an opportunity to learn from and even collaborate with neighboring jurisdictions on urban forestry matters. This is not a daunting task for the County to undertake and complete in one year, especially with the strong and long-standing public support for an urban tree code.

There is some urgency and meliness to developing an urban tree code now. TREES ARE A SIGNIFICANT MITIGATION FOR CLIMATE CHANGE. **There is an increasing focus on climate change adaptation in relation to Oregon's land use system in the current State legislative session, and it would be strategic for Washington County to demonstrate it is being proactive.** Second, the development of an urban tree code could be aligned and integrated with the SNR program refinements planned for 2021-22. Third, the urban tree code development and refinement work could be integrated with Washington County's planned HB 2001 middle housing code reform to ensure in-fill development does not jeopardize but rather incentivizes tree protection, like other cities are doing or contemplating (e.g. Portland and Milwaukie). Lastly, an urban tree code could incorporate a tree mitigation fund to create a long-term income stream for urban tree planning, maintenance, stewardship, and other programs – it would be strategic to begin building up a tree fund now to give the County greater future budgetary flexibility and support public donations. For all four of these reasons I/we believe it is urgent that Washington County develop an urban tree code as part of the LUT 2021-22 workplan.

Please reconsider your proposed priorities in the draft LUT 2021-22 workplan. There is an urgent need for an urban tree code in Washington County, and no/less urgency around the issues of short-term rentals and rural tourism. The lack of an urban tree code has been a long-standing need and suggested to you for inclusion in the annual LUT workplan numerous times by various CPOs and the CCI. **Now is the time to address this issue.**

Thank you.

Sincerely,

Attachment B

Krisn Anne ConrAd-Antoville and Anthony Antoville
 10934 SW Celeste Lane, #405
 Portland, OR 97225
 a2antoville@gmail.com

CC: Andy Back, Theresa Chermiak (Land Use and Transportaon) lutplan@co.washington.or.us

Table 1. Appendix R from the May 2020, Washington County Significant Natural Resources Review and Assessment – with correcons (as rAd dots) for local juridicons thAd have urban tree codes but were not identified in the original WAdashington County SNR program review. Note that within Washington County only three small towns, Banks, Cornelius, and Gaston lack tree protecon measurAdes of any kind.

Significant Natural Resources
 Program Review and Assessment
 May 2020
 Page B-1

Appendix R

Title 13 Model Code Jurisdictional Comparison

Metro	Adopting the Title 13 Model Ordinance	Model Ordinance Development Intent/ies	Model Ordinance Language or Standards	Model Ordinance Discretionary Standards	Other (Non-Model Ordinance) Applications, Incentives and Standards	
Washington County	<p>Adopted Title 13 Model Ordinance Adoption (What, Some, Minimal or None)</p> <p>A. 1. Initial Construction Area (ICA) → Replaces Other Defined Regulations</p> <p>A. 2. Construction Management Plans</p> <p>A. 3. Records Workflow</p> <p>A. 4. Open and Objective Standards</p> <p>A. 5. Clear and Objective Standards for Permitted and Special Use</p> <p>B. 3. Building Setback Flexibility → Replaces Building Height and Setback Rules → Replaces Minimum Lot Size and/or Minimum Residency</p> <p>B. 2. Final Land Use Zoning Elements → Replaces Flexible Open Space Standards</p> <p>B. 3. Final Site Design (with or without setbacks) → Replaces Flexible Zoning and/or Special Use/Development Regulations</p> <p>B. 4. Final Site Design (with or without setbacks) → Replaces Flexible Zoning and/or Special Use/Development Regulations</p> <p>B. 4. Site Capacity Provisions (Allowance to Subdivide a Lot in the District)</p> <p>B. 4. Transfer of Development Rights (with or without open space areas)</p> <p>C. 1. 0050 (00100 Area) Upright Use</p> <p>C. 2. 0050 (00100 Area) Upright Use → Replaces Light and Signs Regulations</p> <p>C. 3. 0050 (00100 Area) Upright Use → Replaces Light and Signs Regulations (Tree Canopy/Tree Board)</p> <p>C. 4. 0050 (00100 Area) Upright Use → Replaces Light and Signs Regulations (Tree Canopy/Tree Board)</p> <p>D. 1. Alternative Discretionary Review, Track Development</p> <p>D. 2. Alternative Discretionary Review, Track Development</p> <p>D. 3. Alternative Discretionary Review, Track Development</p> <p>D. 3. Alternative Discretionary Review, Track Development</p>					<p>Other (Non-Model Ordinance) Applications, Incentives and Standards</p> <p>A. 1. Comprehensive Tree Preservation Ordinance</p> <p>A. 2. Tree Inventory Regulations</p> <p>A. 3. Tree Preservation Standards (not in right-of-way)</p> <p>A. 4. Tree Fund Equate</p>
Washington County					Washington County	
Banks	Some				Banks	
Beaverton	Some				Beaverton	
Cornelius	Minimal				Cornelius	
Gaston	Minimal				Gaston	
Forest Grove	Some				Forest Grove	
Madras	None				Madras	
Wilson	Some				Wilson	
Willamette	Some				Willamette	
Woodview	Some				Woodview	
North Plains	None				North Plains	
Shawnee	Some				Shawnee	
Tigard	Some				Tigard	
Tualatin	Minimal				Tualatin	
Washington	Some				Washington	
Weston	Some				Weston	
Clatsop County					Clatsop County	
Oregon City	Some				Oregon City	
Clackamas	Some				Clackamas	
Multnomah County					Multnomah County	
Portland	Some				Portland	
Mult. Co.	Some				Mult. Co.	

Received 05/06/21
Wash. Co. LUT



May 6, 2021

Board of County Commissioners
Washington County
155 N First Ave. Suite 300
Hillsboro, OR 97214

RE: Dra` 2021-22 Long Range Planning Work Program

Dear Commissioners:

Thank you for the opportunity to comment on the Washington County 2021-22 Long Range Planning work program. Both the Audubon Society of Portland and Urban Greenspaces Institute have had a long interest in natural resources and protection of habitats for people and wildlife in Washington County. We wish to provide a few comments or observations about the staff-proposed work prioritization for the Long Range Work Program.

We understand and support the County's proposed prioritization of HB 2001 middle housing implementation, transportation system plan, complete streets design, trails and transit planning. We also support the proposed Significant Natural Resources (SNR) follow-up work to develop a web-based mapping tool and a way to monitor development conditions. However, we believe that several other proposed priorities are not appropriate at this time, and several long-standing community concerns are not prioritized in the 2021-22 Long Range work plan.

Additional Significant Natural Resources Program Improvements – In addition to refinement of the 2020 SNR code and program update, there are additional components that should be addressed as part of the 2021-22 Long Range work plan. This includes development of more robust upland habitat protection measures, protections tailored to imperiled habitats like Northwest oak and prairie ecosystems, incentives for low-impact development practices, and requirements for use of best available science and data that is not part of the County's adopted SNR inventory.

We believe that these improvements could be implemented without a costly and time-consuming full update to the County's SNR inventory. We dispute the staff report assertion that 'the level of community-wide support is unclear.' The overwhelming majority of community input supplied to the staff, planning commission and board to date has indicated a strong support for a more robust and protective County SNR program. This is not a controversial item.

Attachment B

Misplaced Priorities – Washington County LUT staff propose to prioritize short-term rental regulations, a topic with no imminent need or community consensus. There is no pressing deadline for either short-term rental license regulations or for a rural tourism study. We respectfully suggest that neither of these items should be priorities for the Long Range work plan in 2021-22 – or at least should be lower priorities – to make way for more pressing matters that have been long-deferred needs like an urban tree code.

Urban Tree Code – Unfortunately once again the proposed Washington County Long Range work plan does not prioritize development of an urban tree code, suggesting that it would be complicated, controversial and would require extensive staff and consultant services. We respectfully disagree.

Washington County residents have advocated patiently and persistently for an urban tree code since at least the mid 2000s. In 2007, the joint CPO tree group developed recommendations and [a report](#) outlining the need for a tree code and comprehensive urban forestry program. In 2010, Portland State University and Audubon developed [an assessment](#) of the region's urban forestry programs. In 2014, the City of Beaverton requested that the County develop tree protection or incentive measures for South Cooper Mountain urban reserve area prior to inclusion within the UGB. In 2020 during the Washington County SNR update process, the County received numerous comments in support of developing an urban tree code – very few were opposed to this idea. There is clearly widespread community support for an urban tree code in Washington County.

Both of the reviews mentioned above highlight that unincorporated Washington County is among the few jurisdictions within the region with no urban tree code (Table 1, below). The only other medium-to-large jurisdictions without an urban tree code are the City of Gladstone and unincorporated Clark County (WA). Within Washington County, only the small cities of Banks, Gaston, and Cornelius are without an urban tree code. Unincorporated Washington County has a population of over 220,000 – if it was incorporated it would represent the second largest city in the State of Oregon. All other cities of this size have urban tree codes, and even unincorporated Multnomah and Clackamas counties have at least some urban tree protection rules.

The proposed Long Range work plan suggests residents and advocates wish to establish a tree protection program County-wide. This is incorrect, as the focus by residents and advocates has been on *urban unincorporated* Washington County, not the rural areas. These areas are not served by cities like Hillsboro, Beaverton, Tigard, etc. – they are served by Washington County. The County has jurisdiction over unincorporated urban areas with urban services, where it is appropriate and legitimate to develop and adopt a tree code.

The development of an urban tree code for Washington County does not have to be complicated or expensive. The cities of Tigard and Forest Grove are two cities with excellent tree codes that could serve as models for Washington County. Tigard's tree code is 16 pages long, and Forest Grove's is nine pages. Has the County staff inquired as to the expense and member commitment for development of a tree code, or what is behind their assertion that it would be costly? There might be an opportunity to learn from and even collaborate with neighboring jurisdictions on urban forestry matters. This is not a daunting task for the County to undertake and complete in one year, especially with the strong and long-standing public support for an urban tree code.

There is some urgency and meliness to developing an urban tree code now. There is an increasing focus on climate change adaptation in relation to Oregon's land use system in the current State legislative session, and it would be strategic for Washington County to demonstrate it is being proactive. Second, development of an urban tree code could be aligned and integrated with the SNR program refinements. Third, the urban

Attachment B

tree code development could also be integrated with planned HB 2001 middle housing code reform to ensure in-fill development does not jeopardize but rather incentivizes tree protection, like other cities are doing or contemplating (e.g. Portland and Milwaukee). Lastly, an urban tree code could incorporate a tree mitigation fund to create a long-term income stream for urban tree planting, maintenance, stewardship, and other programs – it would be strategic to begin building up a tree fund now to give the County greater future budgetary flexibility, enable more equitable implementation, and support public donations. For all four reasons we believe it is timely for Washington County to develop an urban tree code as part of the Long Range 2021-22 workplan.

Please reconsider your proposed priorities in the draft LUT 2021-22 workplan. There is an urgent need for an urban tree code in Washington County, and no urgency around the issues of short-term rentals and rural tourism. The lack of an urban tree code has been a long-standing need and suggested to you for inclusion in the annual Long Range work plan numerous times by various CPOs and the CCI. Now is the time to address this issue.

Thank you.

Sincerely,



Micah Meskel
Activist Program Manager
Audubon Society of Portland



Ted Labbe
Executive Director
Urban Greenspaces Institute

CC: Andy Back, Theresa Cherniak (Land Use and Transportation) lutplan@co.washington.or.us

Table 1. Appendix R from the May 2020, Washington County Significant Natural Resources Review and Assessment – with correcons (as red dots) for local jurisdictions that have urban tree codes but were not identified in the original Washington County SNR program review. Note that within Washington County only three small towns, Banks, Cornelius, and Gaston lack tree protection measures of any kind.

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May 2020
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Appendix R

Title 13 Model Code Jurisdictional Comparison

Jurisdiction	Metro	UCMFP Title 13 Model Ordinance Adoption (Most, Some, Minimal or None)	Applying the Title 13 Model Ordinance			Model Ordinance Development Incentives					Model Ordinance Development Standards			Model Ordinance Discretionary Standards			Other (Non-Model Ordinance) Applications, Incentives and Standards																								
			A. 1. Habitat Conservation Areas (HCA)	• Related: Other Defined Habitat Area	A. 2. Construction Management Plans	A. 3. Boundary Verification	A. 4. Clearing Objective Standards	A. 5. Clearing Objective Standards for Partitions and Subdivisions	B. 1. Building Setback Flexibility	• Related: Building Height and/or FAR Flexibility	• Related: Minimum Lot Size and/or Dimensional Requirements	B. 2. Flexible Landscaping Requirements	• Related: Flexible Open Space Standards	B. 3. Flexible Site Design (on-site density transfer)	• Related: Flexible Parking and/or Street Improvements Requirements	B. 4. a. Site Capacity Incentives (Density Bonus)	B. 4. b. Site Capacity Incentives (Allowance to Subtract HCA from Net Density)	B. 5. Transfer of Development Rights (off-site) in Residential Zones	C. 1. Disturbance Area Limitations	C. 2. Habitat Protection during Development	• Related: Lighting and Glare Requirements	C. 3. a. HCA Disturbance Mitigation (Tree Quantity/Size-Based)	C. 3. b. HCA Disturbance Mitigation (Area Square Footage-Based)	• Related: Mitigation Fee-In-Jeu Option	D. 1. Alternative Discretionary Review Track for Partitions	D. 2. a. Alternative Discretionary Review Track to Approve Mitigation (Off-Track)	D. 2. b. Alternative Discretionary Review Track to Approve Mitigation (On-Track)	D. 3. Alternative Discretionary Review Track for General Development	A. 1. Comprehensive Tree Preservation Ordinance	A. 2. Tree Preservation Incentives	A. 3. Tree Preservation Standards (Including Mitigation)	A. 4. Tree Fund or									
Washington County																																									
Banks	None																																								
Beaverton	Some		•				•	•	•	•	•	•	•								•	•																			
Cornelius	Minimal		•																																						
Durham	Minimal																																								
Forest Grove	Most		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Gaston	None																																								
Hillsboro	Some		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
King City	Minimal																																								
North Plains	None																																								
Sherwood	Some																																								
Tigard	Some		•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Tualatin	Minimal		•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Wilsonville	Some		•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Wash. Co.	Some		•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Clackamas County																																									
Oregon City	Some		•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Clack. Co.	Some		•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Multnomah County																																									
Portland	Most		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Mult. Co.	Some		•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
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Oregon City																																									
Clack. Co.																																									
Multnomah County																																									
Portland																																									
Mult. Co.																																									

Attachment B

From: Kim Kollie <kolliekim@gmail.com>

Sent: Thursday, May 6, 2021 2:54 PM

To: LUT Planning <lutplan@co.washington.or.us>

Subject: [EXTERNAL] save the trees and develop a Wash Co Tree Code development

Received 05/06/21

Wash. Co. LUT

Dear Commissioners:

Dear Commissioners:

I have heard the statement that the Board of County Commissioners have said that Climate Change and Trees on Cooper Mountain in Beaverton are not a high priority for the community. I disagree with this statement. I have lived up on Cooper Mountain for 35 years. It is one of the few areas left with woods and open fields.

I support Significant Natural Resources (SNR) follow-up work to develop a web-based mapping tool and a way to monitor development conditions. I believe that several land saving concerns are not being prioritized in the 2021-22 LUT work plan.

I would like to see the development of a more robust upland habitat protection measure, protections tailored to imperiled habitats like Northwest oak and prairie ecosystems, incentives for low-impact development practices, and requirements for use of best available science and data that is not part of the County's adopted SNR inventory.

Please elevate the long-deferred needs like an urban tree code for this area. Washington County residents have advocated patiently and persistently for an urban tree code since at least the mid 2000s. There are urban tree codes for unincorporated Multnomah and Clackamas counties. Where is Washington counties? Tigard and Forest Grove have one. The County has jurisdiction over unincorporated urban areas with urban services, where it is appropriate and legitimate to develop and adopt a tree code. The development of an urban tree code could be aligned and integrated with the SNR program refinements planned for 2021-22.

Please reconsider your proposed priorities in the draft LUT 2021-22 workplan. There is an urgent need for an urban tree code in Washington County, The lack of an urban tree code has been a long-standing need and suggested to you for inclusion in the annual LUT workplan numerous times by various CPOs and the CCI. Now is the time to address this issue.

Attachment B

Thank you.

Sincerely,

Kim Kollie

16910 SW Siler Ridge Lane

Beaverton Or

5035905888

kolliekim@gmail.com

Kim Kollie

503-590-5888

"Success is on the same road as failure; success is just a little further down the road."



TUALATIN RIVERKEEPERS®

11675 SW Hazelbrook Road • Tualatin, Oregon 97062

phone 503-218-2580 • fax 503-218-2583

www.tualatinriverkeepers.org

Received 05/06/21
Wash. Co. LUT

May 6, 2020

Long Range Planning Section
Department of Land Use & Transportation
155 N First Ave., Ste. 350 MS14
Hillsboro, OR 97124

Submitted via email

Re: FY 2021-2022 Long Range Planning Draft Work Program

Tualatin Riverkeepers (TRK) is a community-based organization that protects and restores the Tualatin River watershed. We build watershed stewardship through engagement, advocacy, restoration, access, and education. We appreciate the opportunity to comment on the FY 2021-2022 Long Range Planning Draft Work Program. TRK is disappointed to see that the work plan for 2021-2022 does not include the development of an equitable tree code for the urban unincorporated areas of Washington County.

The lack of a tree protection code in urban unincorporated areas of Washington County continues to be a major problem, especially as areas are added to the urban growth boundary. Those new areas are not protected until they can be annexed by the cities and the cities have no recourse to protect large trees in those planning areas for years. The City of Beaverton and other jurisdictions and agencies have all expressed their frustrations with this “loop-hole” during community planning meetings. Additionally, in the Significant Natural Resources Program Review and Assessment the City of Beaverton specifically asked the county to address this problem.¹ Without the County safeguarding these large mature trees until annexation, there is a very real possibility that landowners will clear cut those trees while that can, denying the incoming community the benefits of mature trees. As Tualatin Riverkeepers has stated before, protecting large mature trees is a quality of life issue for communities. The COVID-19 pandemic has shown us how important access to nature close to home is. We are asking the County to step up and protect large trees in urban areas so all communities can have the benefits of large mature trees in their new neighborhoods, without being priced out of those neighborhoods.

¹ “The city [of Beaverton] is concerned that trees on land newly added to the Urban Growth Boundary could be clear-cut prior to city comprehensive planning and annexation.” (Page ix of xiv, VI. Tree Protection Regulations, Significant Natural Resources Program Review and Assessment, May 2020).

Attachment B

We also would like to take the opportunity to respond to the claim in the staff report that public support is not clear for an urban tree code. That statement seems contradictory to other statements made by the Department of Land Use & Transportation (LUT) when looking at the administrative record over the last several years. As the staff report for this year's work plan states the community has been asking for a tree code every year since at least 2015. Additionally, the Draft Significant Natural Resources Program Review and Assessment stated that:

During land use review, residents *consistently shared* concerns that tree removal will increase noise and minimize visual and open space buffers between homes, particularly critical to neighborhoods as local density intensifies. During meetings with CPOs, staff *repeatedly heard* that mature trees provide many benefits to neighborhoods and the broader environment by improving local character, providing shade cover, offsetting effects from climate change, minimizing stormwater runoff, reducing air and water pollution, and providing valuable habitat for birds and other wildlife. (Draft SNR Program Review and Assessment page 24)(emphasis added).

Additionally, if you just look at the SNR update that occurred in 2020, the Planning Commission noted during their multiple hearings that this was the most engagement they had seen on any issue and the responses were overwhelmingly in support of stronger protections for natural resources. In summary, the County has heard from environmental groups, CPOs, cities, and individuals telling them for years to have stronger tree protections and better protections for natural resources. Given that the County has received consistent asks over several years by several groups and individuals, TRK cannot determine how the administrative record lead LUT staff's report to claim that public support is unclear.

We are asking the County again to please listen to the citizens of Washington County and finally create an equitable tree protection code for the urban unincorporated areas of the County. Thank you for your time and consideration.

Sincerely,



Ashley Short
Tualatin Riverkeeper & In-House Counsel
Tualatin Riverkeepers
Ashley@tualatinriverkeepers.org

Attachment B

From: Scott Spires <scotts@greenspacegroup.net>
Sent: Thursday, May 6, 2021 11:19 AM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: [EXTERNAL] Draft 2021-22 Long Range Planning Work Program

Received 05/06/21
Wash. Co. LUT

Board of County Commissioners
Washington County
155 N First Ave. Suite 300
Hillsboro, OR 97214

RE: Draft 2021-22 Long Range Planning Work Program

Dear Commissioners:

We want to thank you for the opportunity to comment on the Washington County 2021-22 Long Range Planning work program. As residents of Washington County with a strong interest in the County's land use policies, we wish to provide a few comments regarding the staff-proposed work prioritization.

We understand and support the proposed prioritization of HB 2001 middle housing implementation, transportation system plan, complete streets design, trails and transit planning. We do also support the proposed Significant Natural Resources (SNR) follow-up work to develop a web-based mapping tool and a way to monitor development conditions. There are several other proposed priorities, however, that we feel are not appropriate at this time. We notice that several long-standing community concerns are not prioritized in the 2021-22 LUT workplan.

Additional Significant Natural Resources Program Improvements – In addition to refinement of the 2020 SNR code and program update, there are additional components that can and should be addressed as part of the 2021-22 LUT workplan. These additional components include development of more vigorous upland habitat protection measure, protections tailored to imperiled habitats like Northwest oak and prairie ecosystems, incentives for low-impact development practices, and requirements for use of best available science and data that is not part of the County's adopted SNR inventory. We strongly emphasize that these components need to be addressed in the workplan.

We firmly believe that these improvements could be implemented without a costly and time-consuming full update to the County's SNR inventory. We strongly dispute the staff report assertion that 'the level of community-wide support is unclear.' There is indeed community-wide support and the overwhelming majority of community input supplied to the staff, planning commission and board to date has indicated a strong support for a more robust and protective County SNR program. **This is not a controversial item.**

Misplaced Priorities – In contrast, Washington County LUT staff propose to prioritize short-term rental license regulations, a topic with no imminent need or community consensus at this time. There is no pressing deadline for either short-term rental license regulations or for a rural tourism study. We respectfully suggest that neither of these items should be priorities for the LUT workplan in 2021-22. Washington County needs to make way for more pressing matters that have been long-deferred needs like an urban tree code.

Urban Tree Code – Unfortunately the proposed Washington County LUT workplan does not prioritize development of an urban tree code, suggesting that it would be complicated, controversial and would

Attachment B

require extensive staff and consultant services. We respectfully disagree. Residents of Washington County have advocated patiently and persistently for an urban tree code since at least the mid 2000s. In 2007, the joint CPO tree group developed recommendations and [a report](#) outlining the need for a tree code and comprehensive urban forestry program. In 2010, Portland State University and Audubon Society developed [an assessment](#) of the region's urban forestry programs. In 2014, the City of Beaverton requested that the County develop tree protection or incentive measures for South Cooper Mountain urban reserve area prior to inclusion within the UGB. In 2020 during the Washington County SNR update process, the County received numerous comments in support of developing an urban tree code – very few were opposed to this idea.

The proposed LUT workplan suggests residents and advocates wish to establish a tree protection program County-wide. This is incorrect, as the focus by residents and advocates has been on *urban unincorporated* Washington County, not the rural areas. These areas are not served by cities like Hillsboro, Beaverton, Tigard, etc. – they are served by Washington County. The County has jurisdiction over unincorporated urban areas with urban services, where it is appropriate and legitimate to develop and adopt a tree code.

The cities of Tigard and Forest Grove are two cities with excellent tree codes that could serve as models for Washington County. Tigard's tree code is 16 pages long, and Forest Grove's is nine pages. Has the County staff inquired as to the expense and time commitment for development of a tree code, or what is behind the County staff assertion that it would be costly? There might be an opportunity to learn from and even collaborate with neighboring jurisdictions on urban forestry matters. This is not a daunting task for the County to undertake and complete in one year, especially with the strong and long-standing public support for an urban tree code.

There is some urgency and timeliness to developing an urban tree code now: (1) There is an increasing focus on climate change adaptation in relation to Oregon's land use system in the current State legislative session, and it would be strategic for Washington County to demonstrate it is being proactive; (2) Second, the development of an urban tree code could be aligned and integrated with the SNR program refinements planned for 2021-22; (3) Third, the urban tree code development and refinement work could be integrated with Washington County's planned HB 2001 middle housing code reform to ensure in-fill development does not jeopardize but rather incentivizes tree protection, like other cities are doing or contemplating (e.g. Portland and Milwaukie); and, (4) An urban tree code could incorporate a tree mitigation fund to create a long-term income stream for urban tree planting, maintenance, stewardship, and other programs – it would be strategic to begin building up a tree fund now to give the County greater future budgetary flexibility and support public donations. For all four of these reasons, we believe it is urgent that Washington County develop an urban tree code as part of the LUT 2021-22 workplan.

Attachment B

Please reconsider your proposed priorities in the draft LUT 2021-22 workplan. There is an urgent need for an urban tree code in Washington County, and no/less urgency around the issues of short-term rentals and rural tourism. The lack of an urban tree code has been a long-standing need and suggested to you for inclusion in the annual LUT workplan numerous times by various CPOs and the CCI. Now is the time to address this issue.

Thank you.

Sincerely,

Scott & Kerry Spires
973 NE Hood St., Hillsboro 97124

Attachment B

From: PK <pkschossau@gmail.com>
Sent: Thursday, May 6, 2021 9:02 AM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: [EXTERNAL] Tree protection code

Received 05/06/21
Wash. Co. LUT

I ask you to imagine flying over Washington County in a small plane. Sliding beneath you are green forested hills, fields, the sparkling water of a great lake, tree-rimmed rivers snaking through the valley. But soon the green becomes sparse then abruptly disappears, and there is pavement—vast stretches of gray streets and parking lots, with shining little cars scurrying in every direction. And there are enormous fields filled not with green crops but with the gray and beige roofs of houses, little squares and rectangles almost touching one another, thousands laid together in grids and arcs, so many they recede into the distance on all sides. Occasional grassy openings with scattered playgrounds are lined with neat rows of tiny trees that provide the only relief from the gray carpet of streets and houses. Here and there, like a bouquet on a table, is visible the lush greenery of a single oak tree or a clump of great fir trees casting long shadows, but these are lonely and isolated from one another by the stretches of concrete. And soon it becomes clear that there is very little forest visible anywhere, except on the distant hills and mountains, and even those are scarred by a numerous patches of barren clear-cut.

We need to protect the trees that are left in our sprawling urban landscape, lest our county ceases to be beautiful, forested Oregon, becoming instead a desert scraped clean of nature by greed. While the rights of landowners must be given consideration, our remaining forests and woodlots have the same kind of value to our county and region as a whole as do our rivers and wetlands. We protect those, and do not allow them to be destroyed just because they pass through private property. We should not allow remaining living forested areas to go unprotected. Please develop a code to protect large urban trees before they are all gone.

Pamela Schossau
Hillsboro

Attachment B

From: Linda Rentfrow <lrentfrow@msn.com>
Sent: Thursday, May 6, 2021 6:42 AM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: [EXTERNAL] Washington County Planning

Received 05/06/21
Wash. Co. LUT

Please help us help the environment.

- **prioritize creation of a tree preservation code** for its unincorporated urban areas in this year's work plan.
- Support **funding for refinement of the County's Significant Natural Resource Program**, including creation of more robust upland habitat protection measures.
- Include why **protecting trees and other natural resources is important to you personally** (i.e. habitat protection, access to nature, neighborhood livability, climate resiliency, water quality, reduced urban heat island effects, increased property value, etc.)

And please include the citizens of the county in these very important discussions.

Attachment B

From: Sheila K Christensen <sheilachristensen@comcast.net>
Sent: Wednesday, May 5, 2021 2:42 PM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: [EXTERNAL] 2021-22 LRP Washington County Work Program

Received 05/05/21
Wash. Co. LUT

May 5, 2021

Submitted comments via email: lutplan@co.washington.or.us

Board of County Commissioners
Washington County
155 N First Ave. Suite 300
Hillsboro, OR 97214

RE: Draft 2021-22 Long Range Planning Work Program

Dear Commissioners:

I want to thank you for the opportunity to comment on the Washington County 2021-22 Long Range Planning work program. As a resident with a strong interest in the County's land use policies, I wish to provide a few comments about the staff-proposed work prioritization.

I understand and support the proposed prioritization of HB 2001 middle housing implementation, transportation system plan, complete streets design, trails and transit planning. I also support the proposed Significant Natural Resources (SNR) follow-up work to develop a web-based mapping tool and a way to monitor development conditions. However, I firmly believe that several other proposed priorities are not appropriate at this time, and several long-standing community concerns are not prioritized in the 2021-22 LUT workplan.

1. Additional Significant Natural Resources Program Improvements – In addition to refinement of the 2020 SNR code and program update, there are additional components that can and should be addressed as part of the 2021-22 LUT workplan. This includes development of more robust upland habitat protection measure, protections tailored to imperiled habitats like Northwest oak and prairie ecosystems, incentives for low-impact development practices, and requirements for use of best available science and data that is not part of the County's adopted SNR inventory.

I believe that these improvements could be implemented without a costly and time-consuming full update to the County's SNR inventory. I strongly dispute the staff report assertion that 'the level of community-wide support is unclear.'

The overwhelming majority of community input supplied to the staff, planning commission and board to date has indicated a **strong** support for a more robust and protective County SNR program. Commissioners, this is not a controversial item.

2. Misplaced Priorities – In contrast, Washington County LUT staff propose to prioritize short-term rental license regulations. This topic has not community consensus at this time and no imminent need. There is no pressing deadline for either short-term rental license regulations or for a rural tourism study. I do respectfully suggest that neither of these items should be

Attachment B

priorities for the LUT workplan in 2021-22. Washington County must prioritize and make way for more pressing matters that have been long-deferred needs like an urban tree code.

3. Urban Tree Code – Unfortunately the proposed Washington County LUT workplan does not prioritize development of an urban tree code. The workplan suggests that the urban tree code would be complicated, controversial and would require extensive staff and consultant services. I deeply and respectfully disagree. Washington County residents have advocated patiently and persistently for an urban tree code since at least the mid-2000s. In 2007, the joint CPO tree group developed recommendations and [a report](#) outlining the need for a tree code and comprehensive urban forestry program. In 2010, Portland State University and Audubon Society developed [an assessment](#) of the region’s urban forestry programs. In 2014, the City of Beaverton requested that the County develop tree protection or incentive measures for South Cooper Mountain urban reserve area prior to inclusion within the UGB. In 2020 during the Washington County SNR update process, the County received numerous comments in support of developing an urban tree code – very few were opposed to this idea. Commissioners, there is widespread community support for an urban tree code. The community is very concerned about tree protection and the lack of an urban tree code in Washington County.

Both of the reviews mentioned above highlight that unincorporated Washington County is among the few jurisdictions within the region with no urban tree code (Table 1, below). The only other medium-to-large jurisdictions without an urban tree code are the City of Gladstone and unincorporated Clark County. Washington County unincorporated urban areas are the only urban areas without a tree code in the County – all its member cities have some kind of tree preservation code. There are also urban tree codes for unincorporated Multnomah and Clackamas counties.

It is suggested in the proposed LUT workplan that Washington County residents and advocates desire to establish a tree protection program County-wide. **This is incorrect.** The focus by residents and advocates has been on *urban unincorporated* Washington County, not the rural areas. These areas are not served by cities like Hillsboro, Beaverton, and Tigard – they are served by Washington County. The County has jurisdiction over unincorporated urban areas with urban services, where it is appropriate and legitimate to develop and adopt a tree code.

The process of developing an urban tree code for Washington County does not have to be complicated or expensive. The cities of Tigard and Forest Grove are two cities with excellent tree codes that could serve as models for Washington County. Has the County staff inquired as to the expense and time commitment for development of a tree code? What is behind the County staff assertion that it would be costly? Has the County staff contacted the cities of Forest Grove or Tigard to review their urban tree code models? There might be an opportunity to learn from and even collaborate with neighboring jurisdictions on urban forestry matters. This is not a daunting task for the County to undertake and complete in one year, especially with **the strong and long-standing public support for an urban tree code.**

There is some urgency and timeliness to developing an urban tree code now. There is an increasing focus on climate change adaptation in relation to Oregon’s land use system in the current State legislative session, and it would be strategic for Washington County to demonstrate it is being proactive. Second, the development of an urban tree code could be aligned and integrated with the SNR program refinements planned for 2021-22. Third, the urban tree code development and refinement work could

Attachment B

be integrated with Washington County's planned HB 2001 middle housing code reform to ensure in-fill development does not jeopardize but rather incentivizes tree protection, like other cities are doing or contemplating (e.g., Portland and Milwaukie). Lastly, an urban tree code could incorporate a tree mitigation fund to create a long-term income stream for urban tree planting, maintenance, stewardship, and other programs – it would be strategic to begin building up a tree fund now to give the County greater future budgetary flexibility and support public donations. For all of these reasons, I believe it is urgent that Washington County develop an urban tree code as part of the LUT 2021-22 workplan.

Please reconsider your proposed priorities in the draft LUT 2021-22 workplan. There is an urgent need for an urban tree code in Washington County. There is no urgency around the issues of short-term rentals and rural tourism. The lack of an urban tree code has been a long-standing need and suggested to you for inclusion in the annual LUT workplan numerous times by various CPOs and the CCI. Now is the time to address this issue.

Thank you.

Sheila Christensen
684 NE 73rd Avenue, Hillsboro, 97124
sheilachristensen@comcast.net

Attachment B

From: hgodseyrn@gmail.com <hgodseyrn@gmail.com>
Sent: Wednesday, May 5, 2021 12:14 PM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: [EXTERNAL] Protect Urban Trees

Received 05/05/21
Wash. Co. LUT

Hello,

I'm writing to encourage Washington County to create better protections for large urban trees. I live in Sherwood and the population growth in this area since I moved here in 2007 has been astounding. The local infrastructure has not kept up with the level of development and population growth, and traffic is terrible as a result. In addition to this, developers are purchasing large swaths of land that were formerly forested, and have clearcut entire properties rather than maintaining a percentage of the existing large trees.

Many of us in the community would like to see more legal protections in place to maintain large, existing trees as developers buy land, and the UGB continually expands. The clear cutting that has gone on along Tualatin Sherwood Rd and Tonquin Rd has had a significant impact on how loudly we hear the tri-county gun club and the trains in Tualatin, which ultimately makes our house location less desirable and therefore lowers our home values. Every community deserves access to large/old trees, and we need better protection for them in our County. I urge you to enforce better rules, applications, fines, etc. related to cutting down large trees unless they are damaged and a danger to the community.

Thank you,
Heather Godsey
23291 SW Sherk Place
Sherwood OR 97140
503-348-7106

Attachment B

From: Steve Beilstein <sbeilstein@gmail.com>

Sent: Wednesday, May 5, 2021 8:37 AM

To: LUT Planning <lutplan@co.washington.or.us>

Subject: [EXTERNAL] Long Term Planning - Equitable Urban Tree Codes

Received 05/05/21
Wash. Co. LUT

I would like to say I support incorporating codes to protect large trees in areas that are expected to be developed in the future.

Steve Beilstein

Attachment B

From: Susan Mates <mateslwvor@gmail.com>
Sent: Monday, May 3, 2021 7:04 PM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: [EXTERNAL] RE: Draft 2021-22 Long Range Planning Work Program

Received 05/04/21
Wash. Co. LUT

May 3, 2021

Washington County Board of County Commissioners
155 N First Ave. Suite 300
Hillsboro, OR 97214

https://www.co.washington.or.us/BOC/CitizenInquiry.cfm?related_to_commissioner=the+Board

RE: Draft 2021-22 Long Range Planning Work Program

Dear Commissioners:

Thank you for the opportunity to comment on the Washington County 2021-22 Long Range Planning work program. I have been following the County's land use policies, and I have some concerns about the staff-proposed work prioritization.

I applaud the proposed Significant Natural Resources (SNR) follow-up work to develop a web-based mapping tool and a way to monitor development conditions. I think there are still missing pieces, however. They include:

- Developing stronger upland habitat protection measures
- Protecting imperiled habitats such as the disappearing prairie and Northwest oak ecosystems
- Incentivizing development practices that are low-impact, green, and maximize habitat protections
- Requiring the use of best available science.

I think that ways can be found to make these improvements in a cost-effective manner.

I am disappointed that the proposed Washington County LUT workplan does not prioritize development of an urban tree code for Unincorporated Urban Washington County. Community members have been asking for this for many years. There has been a lot of effort to paving the way, from the CPO tree group report in 2007, the assessment developed by PSU and Audobon of the region's urban forestry programs, and the requests from the City of Beaverton requesting tree protection or incentive measures for South Copper Mountain urban reserve area prior to inclusion within the UGB. I do not understand why we are so far behind Multnomah County in this regard, especially since there seems to be ample community support for such measures.

There are simple, effective, inexpensive tree codes used elsewhere that would make good models. Such measures could be aligned and integrated with the SNR program refinements that are in the works for 2021-22 and with the County's planning for HB2001 middle housing code reform. The latter is critical to prevent the necessary in-fill development from endangering trees and habitat protections. We don't have time to waste on these issues, with rampant development while climate chaos and increasing drought are breathing down our necks.

Please rethink your proposed priorities in the draft LUT 2021-22 workplan to address these urgent needs.

Thank you for considering my opinions.

Susan Mates
8945 NW Oak Street
Portland, OR 97229
mateslwvor@gmail.com

Attachment B

From: Sheri Hiefield <shiefield@me.com>

Sent: Monday, May 3, 2021 2:06 PM

To: LUT Planning <lutplan@co.washington.or.us>

Subject: [EXTERNAL] Washington County Needs to do More to Save the Environment/Trees

Received 05/04/21

Wash. Co. LUT

I live along the greenspace trail allowed by Washington County for THPRD (they somehow were given an exception to make a cement path, stairway, and some unnecessarily large bridges. I have lived along the Stoller Creek trail area for 23 years (I lived here before the trail was allowed) I have seen the tree canopy decrease exponentially since THPRD has started "maintaining" the trail. To them maintaining means: planting grass which then needs mowed (with wider than needed swaths). They have cut down trees that are deemed dangerous, but fail to replace them along this area. They spray regularly every summer. This was a totally wild area before they wanted to open up the nature for all, which has slowly been destroying it. There is lack of oversight, thus people make their own trails in areas that are not supposed to be walked on, people allow their dogs to go off leash and chase rabbits. People use the trail at night even though it is posted in small sign that it is closed. I would like to see clean water services and THPRD work together to make sure that trees are replanted along Stoller Creek Trail and that people are fined for not following the rules.

<https://www.cnn.com/2019/07/20/health/iyw-cities-losing-36-million-trees-how-to-help-trnd/index.html>

Sheri Hiefield

shiefield@mac.com

Attachment B

From: Mike & Mary Stock <mstock1@frontier.com>
Sent: Friday, April 30, 2021 1:51 PM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: [EXTERNAL] 2021-2022 Work Program Requests

Received 04/30/21
Wash. Co. LUT

Members of the Washington County Board of Commissioners,

I am a Washington County resident and I write to encourage you to add the development of a county-wide tree code to the upcoming work program, despite the recommendation of commission staff.

As I understand the situation, Washington County is one of the last regions in the Portland Metro area that does not have a code designed to protect large trees. I consider this a major problem, especially as urban growth expands. Under current plans, it appears that when an area is poised to enter the urban growth boundary there are no protections for large significant trees until a city can annex the area, sometimes taking years. This gap in protection allows landowners to clear cut their land without giving a city any authority to prevent such action.

I believe that everyone deserves access to nature within their neighborhood. In addition to enhancing daily living and protecting the environment generally, access to big trees and natural spaces increases property values. Therefore, the benefits are several-fold.

Of the requests enumerated by your staff regarding a tree code, I feel these elements are most important:

- a) Establishing a tree protection program countywide.
- b) More extensive tree removal permit standards for all trees.
- c) Protected root zone standards for trees on private property.
- d) Community-based stewardship programs to preserve existing trees.

- e) Requiring tree preservation/mitigation for all new development applications.

Please include a county-wide tree code in the 2021-2022 Work Plan, and thank you for considering my views.

Michael Stock

13240 SW Brittany Drive

Tigard OR 97223

503-524-6247

Attachment B

Received 05/07/21
Wash. Co. LUT

From: Maria Fernandez-Diaz <maria.fernandez-diaz@hotmail.com>

Sent: Friday, May 7, 2021 4:36 PM

To: LUT Planning <lutplan@co.washington.or.us>; Rosencrance <tanya.rosencrance@gmail.com>;

Danilo Castillo <danilo_castillo1@hotmail.com>

Subject: [EXTERNAL] Gas Stations near Wetlands

Maria Fernandez-Diaz

Oregon PE License # 80896

4636 SW Council Crest Drive
Portland, OR

Washington County Planners,

On August 2020, I received a copy of the Recommendation and Staff Report for a project at 18450 NW West Union Road. On my two decades of career as an environmental engineer, both in a developing country and in United States, I had never seen a project proposal as risky as this. Not only are neighbors worried about the ecological consequences, but also traffic hazards. This project presents too many risks, and can't understand how has this proposal gone so far. I participated in the Zoom call in August 2020, I have submitted emails, and I have heard the frustration of neighbors. I'm trying to understand the County's point of view with regards to planning, but this project is a huge red flag about what is going on right now and in the future. I will continue communicating with the County, trying to understand their thinking. However, I will be taking a more proactive role as these projects, that put at risks the health and welfare of the community and benefit only the owner, are even been considered. Maybe the code allows it, but is that case it is the role of proactive planners to change it, and if the code is obsolete it needs to be changed, but a gas station can't be put next to the lake. Thank you, Maria Fernandez-Diaz

Sent from [Mail](#) for Windows 10

Sent from [Mail](#) for Windows 10

Attachment B

From: Rosencrance <tanya.rosencrance@gmail.com>
Sent: Friday, May 7, 2021 12:05 AM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: [EXTERNAL] Work Plan Program 21-22

Received 05/07/21
Wash. Co. LUT

Dear Planners:

Thank you for the opportunity to comment on the Washington County 2021-22 Long Range Planning work program. As a resident with a strong interest in the County's land use policies, I disagree with staff's decision to maintain status quo regarding NC CODE -SERVICE STATIONS.

Every day there is news about the urgency to combat climate change. Gasoline is an enormous source of emissions and air pollution. Car manufacturers are having an "electric transportation revolution" worldwide, with GM promising to go all electric by 2035. Washington County needs to confront climate change and provide responsible leadership for the health/safety concerns of its residents and I believe a revision in Code can help do that.

Staff states that gas stations are allowable at certain type intersections and at intervals about a mile apart. That proximity seems to serve the "For Profit" sector well but ignores the responsibility to protect the health of a neighborhood. It is interesting to look at the number of gas stations on a Google map - people who need gas can easily stop at an existing cluster of stations which might be 2 miles away.

Currently, there is no limit to the number of pumps which contribute to air and ground pollution no matter how well they are regulated; gases escape and leaks occur. DEQ website admits that storage tanks are not foolproof. I once investigated the number of LUSTs and mostly, the causes are "unknown".

Once these stations become obsolete, which is in the near future, certainly in the next generation or so, what becomes of the underground storage tanks? Decommissioning and cleanup are huge costs and the environmental damage has been done. Does the next generation then have to come up with a plan?

It was noted in the report that all the letters requesting a change came from the Rock Creek neighborhood.

Yes, that is true. But that in no way should diminish the thoughtful comments. We fully understand that even with a Code revision, it probably won't affect an expected proposal on 185th/NW West Union. We are requesting a code change because we believe it is for the greater good. Transformative change is needed to protect the health and safety of Washington County as a whole. Please consider revising code for NC-Service Stations.

Sincerely,
Tanya Rosencrance
19200 NW Illahe St
Portland, OR 97229

Attachment B

From: Margaret Erick <merick99@gmail.com>

Sent: Monday, May 3, 2021 10:23 AM

To: LUT Planning <lutplan@co.washington.or.us>

Subject: [EXTERNAL] Gas station at West Union and NW 185th, long range planning

Received 05/03/21

Wash. Co. LUT

I agree with all the other comments made last year and now again this year regarding a gas station and the green space area. There are several gas stations just down the road near the freeway accesses. Do we want to look like California with a strip mall and gas station on every corner or maybe we could ban new gas stations like Petaluma, California.

This area in question is part of a nice green space, wetland and wildlife habitat and park, why must we keep removing these areas for development? There are many other developed areas to use instead.

We really hope you reconsider this development in our back yards.

Thank you,

Peggy Erick
Homeowner in Rock Creek

Attachment B

From: Shelley Signett <shellsig@frontier.com>

Sent: Sunday, May 2, 2021 7:15 AM

To: LUT Planning <lutplan@co.washington.or.us>

Subject: [EXTERNAL] Comments, Draft 2021-22 Long Range Planning Work Program

Received 05/03/21

Wash. Co. LUT

May 2, 2021

Board of County Commissioners
Washington County
155 N First Ave. Suite 300
Hillsboro, OR 97214

Dear Commissioners,

Thank you for the opportunity to comment on the Draft 2021-2022 LRP Work Program.

I share the concerns expressed by John Williams, Masako Jankovsky and Tanya Rosencrance on page 13 regarding the CDC for development in NC districts.

Most concerning to me is that certain types of development allowed in NC districts — specifically gasoline fuel stations and their underground storage tanks — present potential inherent environmental harms far beyond impacts associated with other types of development allowed in NC districts.

That's why I support a revision of the CDC that responds to my concern as well as to the issues raised by Mr. Williams, Ms. Jankovsky and Ms. Rosencrance.

Facilities built in NC districts, in addition to being scaled to the needs of the immediate community, should enhance our environment, not leave behind problems for future generations to deal with, which underground fuel storage tanks are when they have to be decommissioned.

We are Oregonians. We should push ourselves to think like the visionaries in Petaluma, California, who recently became the first city in the country to ban the construction of new gasoline stations. Here's a link to their story.

Attachment B

[Petaluma, California will ban construction of new gas stations \(fastcompany.com\)](#)

It's good food for thought and shows what's possible when we think outside the box.

Sincerely,
Shelley Signett
18900 NW Lapine St.
Portland, OR 97229
shellsig@frontier.com
503-645-4064

Attachment B

From: John R <jr_hm_02@hotmail.com>

Sent: Friday, April 30, 2021 2:52 PM

To: LUT Planning <lutplan@co.washington.or.us>

Subject: [EXTERNAL] Service Stations in Neighborhood Commercial District - Comment

Received 04/30/21

Wash. Co. LUT

Hello,

We have recently been made aware of a proposed development for a service station at the corner of 185th avenue and West Union road and of concerns from other residents about the Community Development Code used to determine approval. In particular this refers to item 5 under section V “2021-2022 Work Program Requests” in the document “Revised Draft 2021-2022 Long Range Planning Work Program” dated 16 April 2021.

We would like to show our support for the views of the commenters.

In particular, and regarding this specific development, allowing a gasoline station in such close proximity to a wetland area (which would be immediately – tens of feet - behind it) and to residences (which are literally on the other side of 185th avenue across from it) seems wrong.

With a longer-term view, such smaller gasoline stations are in decline in favor of larger ones associated with retailers (e.g. Costco) as the latter provides efficiencies incapable by the former. Consumers enjoy lower gasoline prices and convenience due to being co-located where they shop. Such retailers do not appear to be in close proximity to nature areas or residences. The particular service stand noted above, by contrast, does not appear to offer much in convenience to the community as there are already service stations on the major commute routes within a 1 to 2 mile radius and there is already a grocery store (Albertsons) and shopping plaza on the other side of West Union road.

I have heard, but admit to having no knowledge of, that decommissioned gas stations require either considerable time or dollars in order to return that land into usable space. This too seems to put in question the value of investing in the type of service station mentioned above.

Given these thoughts, we believe amendments to the existing CDC seem reasonable.

Thank you,
John & Masayo Reid

Attachment B

From: Wayne Brooks <wvbrooks@comcast.net>
Sent: Wednesday, April 28, 2021 3:57 PM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: [EXTERNAL] Re: Service station plan for corner of 185th & West Union Rd.

Received 04/29/21
Wash. Co. LUT

I forgot to include Wayne Brooks
19070 NW Astoria Dr
Portland, Or. 97229
Phone 971-645-9911
Wvbrooks@comcast.net

Wayne Brooks

> On Apr 28, 2021, at 3:51 PM, Wayne Brooks <wvbrooks@comcast.net> wrote:

>

> I would like to submit a comment against this project. First let me state that I agree with the comments of John Williams, Masako Jankovsky and Tanya Rosencrance.

> In addition my concerns include the proximity of a development of a service station next to 185 Ave. already a very busy street with no access from 185 th due to the wetland that is very large in an area that is used by wildlife; coyotes, Great Blue herons , Eagles, ducks , Canada geese and many smaller birds as well as people using the extensive hiking / biking trails, community garden and fishing. This is a phenomenal use for an urban get away to recreate. This is also an urban corridor for the electrical grid.
> Since the closing of the Mad Greek Deli on that corner the wetland has expanded into the area that is part of this lot. The lot in itself is pie shaped and narrows in size as it moves from West to East. Egress back onto West Union Rd. Will be limited by how quickly you get to an existing light that only exits the Albertsons mall lot. In addition to these areas that we should all want to protect from ecological hazards such as leaking tanks or gas spills we should not take a wait and see approach be cause that falls under the purview of DEQ. We are entering an era that requires great leadership getting advice from all players to make best choices regarding our environment and issues of climate change. We already see a move to be carbon free by 2050, many auto and truck manufacturers are changing their fleets to all electric in the near future. Solar and Wind projects are the near future that could feed the existing power grid and yet you are asked to continue in increasing the fossil fuel industry. Oregon can do better, Washington County can do better Rock Creek can do better. You should look at every project as will it help us achieve our climate goals in a closing window when we need to be setting goals by 2030 a mere 8 years from now that should be on the path to zero carbon emissions by 2050. Ourselves, our children and future generations expect these hard decisions will require more thoughtfulness and in closing I recommend Bill Gates book "How to avoid a climate disaster" we need to be acting now and not just in the area of economics. Please stop this project.

>

> Wayne Brooks

>

Received 04/05/21
Wash. Co. LUT

Theresa –

Following up on some email correspondence between my lawyer, Ty Wyman, and you, this relates to DLUT's work program for 2021 and implementation of the SB 960 adopted several years ago. Specifically, I ask the County to implement at least those portions of ORS 215.213(11) authorizing limited commercial events on rural lands, viz., subsection (d), under which the County may authorize events "incidental and subordinate to existing commercial farm use."

The 2014 Washington County Rural Tourism Study states that "Washington County is part of a 'world-class growing region' recognized as both a state and national leader according to the Oregon Department of Agriculture." Incorporating SB 960 into the land use laws will protect the farms in the County by allowing them to diversify.

The study acknowledged that a number of farms struggle with profitability. Allowing agritourism, especially events that are incidental and subordinate to existing commercial farm use, would enable farmers to diversify their revenue streams and in turn increase their profitability. Bringing more guests to farmland is also viewed with optimism in order to educate, but more importantly protect, these farmlands by ensuring the farms have the revenue needed in order to continue.

It is well known that the picturesque offerings within the county are highly sought after. "The beauty and rural richness of Washington County makes it an attractive destination for visitors who seek the scenic treasures." These charming elements are a perfect backdrop for commercial events, many guests will look for these views as a critical element in their search for a venue. Now more than ever there is a desire for spaces outside of an urban environment, and this trend is expected to continue post-Covid. Adopting SB 960 will allow farms the option to host these commercial events and capitalize on the beauty the County has to offer.

Commercial events are the ideal opportunity to add value to existing farms. Many farm families are searching for additional opportunities, agritourism gives these farms just that. Allowing farms to host weddings, family gatherings, along with corporate meetings will provide alternative revenue streams all while increasing long term respect for farming. These activities give the flexibility of adapting into their existing farming schedule.

Now more than ever the world is at an inflection point and enabling farms to diversify their options to include more agritourism will protect the farms and their families. Adopting SB 960 is the ideal option to create value add and encourage revenue to flow within Washington County, overall increasing its leadership in the state of Oregon.

Thank you for your consideration.

Always,


Kiza Miller

Attachment B

From: Anne Olson <mrs.olson@me.com>

Sent: Monday, April 19, 2021 7:08 AM

To: LUT Planning <lutplan@co.washington.or.us>

Subject: [EXTERNAL] Include Review of ADU Fees in 2021-22 Long Range Planning Work Program

Received 04/19/21

Wash. Co. LUT

Dear Board of County Commissioners,

Thank you for the opportunity to comment on the Draft 2021-22 Long Range Planning Work Program.

As a parallel activity to implementing the middle housing requirements of HB 2001, I would recommend that the County review and adjust the Transportation Development Tax (TDT) for ADUs in recognition of the role ADUs play in providing flexible and affordable housing. Two aspects of the TDT for ADUs seem in need of review.

Rectify inequitable TDT for attached vs detached ADUs:

The current TDT for a detached ADU (limited to 800 square feet) is the same as for a large single family home with a 3-car garage. The TDT for an attached ADU (also limited to 800 square feet) is the same as for a condo. The cost difference for the TDT between detached and attached ADUs of the same size is almost \$4000!

THPRD already applies the same SDC rate for detached and attached ADUs. As part of the 21-22 Work Program, I would ask that Washington County review and rectify the inequitable TDT rates for attached and detached ADUs.

Reduce or waive TDT for ADUs:

THPRD very recently reduced their ADU SDC rate by \$2000. Several other metro jurisdictions including Portland, Wilsonville, and Hillsboro have waived SDC charges for ADUs. As part of the 21-22 Work Program, I would ask that Washington County consider reducing or waiving the ADU TDT.

Case study:

I offer my proposed detached ADU as a case study of the need for flexible and affordable housing and of the need for reviewing the above TDT policy issues.

I am 73 years old, widowed, and live on a large property in Garden Home. The ADU will be for my niece who has a neurodevelopmental disorder (ADHD) and needs simple, affordable housing as well as family support. I in turn will benefit from having a family member close by to help me "age in place."

The TDT for this 400-500 sq ft structure will be \$9269, the same as for the 3000 sq ft/3-car garage infill homes being built just down the street and nearly \$4000 more than for a condo or for the attached 750 sq ft ADU I could potentially build in our basement.

Thank you for giving consideration to including review of ADU TDTs as an affordable housing policy issue in the 2021-22 Long Range Planning Work Program.

Sincerely,

Anne Olson

[7965 SW 87th Ave](#)

[Portland OR 97223](#)

Attachment B

From: noreply@co.washington.or.us <noreply@co.washington.or.us>
Sent: Thursday, April 15, 2021 8:55 PM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: Webform submission from: Middle Housing

Received 04/16/21
Wash. Co. LUT

Submitted on Thu, 04/15/2021 - 20:54

Name

Cathleen McKay

E-Mail

cmmckay@juno.com

Receive email updates about housing related to community planning

No

Comment/Question

I am absolutely opposed to this plan.

Citizens that bought a home in a neighborhood zoned as single family housing should not be subjected to a reduction in their property rights.

Attachment B

From: Robert Bailey <email@rpbailey.com>
Sent: Monday, May 3, 2021 7:53 PM
To: LUT Planning <lutplan@co.washington.or.us>
Subject: [EXTERNAL] Fwd: 2021-2022 LRP Work Program

Received 05/04/21
Wash. Co. LUT

Save Helvetia is a farmland preservation organization that works to protect farm and forestlands in Washington County. We are formally 10 years old and have members that have been actively engaged in land use issues for 25 plus years each. Three of our members have been awarded The Harold Haynes Citizen Involvement Award for motivating civic engagement: Brian Beinlich, Robert Bailey, Cherry Amabisca. One of our founding members was a former chair of the Washington County Board of County Commissioners: Linda Peters. Another of our founding members was past Congressional Representative for District I: Elizabeth Furse. We are an affiliate of 1000 Friends of Oregon, the only one in Washington County at this time.

We have reviewed the Draft Long Range Work Plan for 2021-2022. We provide comment on three items.

Short Term Rental in Rural Unincorporated Washington County

We wrote up an analysis of the potential impacts of short term rental in rural unincorporated Washington County and first submitted it to individual county commissioners and later, to DLUT in January of 2021. Much of the County Issue Paper on Short Term Rental focused on urban unincorporated Washington County. We focused on short term rental in rural unincorporated Washington County and in particular, the hazards to the practice of farming and forestry, and to rural residents. We ask that our paper be included in our comments and we have attached them here.

Rural Tourism or Agri-tourism

We wrote up an analysis of the potential impacts of rural or Agri-tourism and submitted it to the Board of County Commissioners and DLUT when the previous administration had taken up the issue. Several of our members were part of county work groups: Allen Amabisca, Robert Bailey, Linda DeBoer. We participated in a focus group with the county sub-contractor from Pacific University: Dr. Miller. The previous administration appeared to drop its work on the issue and without explanation. We recommend that our historic submission be made a part of our comments on the current work plan.

Changes to CCI Membership

Save Helvetia is an organization that has a formal and long standing interest in land use and livability issues in Washington County. We are an affiliate of 1000 Friends of Oregon, the only affiliate in Washington County. Over our tenure, we have testified before the Washington County BOCC, Metro, and LCDC. Several of our members sit on the Air Quality Advisory Committee monitoring Intel's air quality. One of our members has been a member of RROMAC. Another sat on the TSP update in 2015. We routinely track legislative efforts that would have an impact in Washington County and we have provided testimony at the legislature on numerous occasions and on numerous bills over a number of sessions. Three of our members have been awarded the Harold Haynes Citizen Involvement Award by the CCI. We regularly provide comment to Washington County when issues are taken up that might impact land use and livability in rural unincorporated Washington County: Short Term Rental, Agri-Tourism for examples. Yet, Save Helvetia does not have standing for membership within Washington County's Committee for Citizen Involvement: CCI. We encourage the BOCC to broaden CCI membership so that CCI and Washington County have a broader base of input from issue oriented, land use organizations.

Thank you for your attention to our comments.

Robert Bailey,
Secretary for Save Helvetia



Save Helvetia
www.SaveHelvetia.org

13260 NW Bishop Road
Helvetia, OR 97124

503.647.5334

*Protecting Helvetia's farmland, forestland,
cultural heritage and natural resources*

January 27, 2014

Ms. Michelle Pimentel
Department of Land Use and Transportation
Washington County
155 N. First Street, Suite 350
Hillsboro, OR 97124-3972

Re Agri-tourism Advisory Committee - Comments

Dear Ms. Pimentel,

Thank you for giving Save Helvetia representatives the opportunity to participate in the Agri-tourism Citizens Advisory Committee. The meetings held in December 2013 and January 2014 were informative and useful in formulating a basis for evaluating the implementation of SB 960 in Washington County. Below are comments from Save Helvetia which outline our concerns and recommendations for any proposed ordinance.

Agri-Tourism Position Paper

Save Helvetia is a 501(c) 4 advocacy organization that advances policies, leaders, and actions that protect Helvetia's treasured agricultural, natural, and cultural resources for our and the region's present and future generations. We have been invited by Washington County to be represented among a "technical advisory committee" for the possible implementation of SB 960 in Washington County. SB 960 is the 2011 bill that

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allows counties to implement “agri-tourism” within certain parameters set by the legislature.

We recognize the mutual benefit and relationship between the surrounding rural farmlands and our neighboring urban centers and suburban neighborhoods. We recognize the economic benefit of bringing buyers to farms as well as facilitating produce to markets. We recognize that Washington County’s services delivery to the rural, unincorporated areas is based on the anticipation that rural areas do not require an urban level of service. Subsequent property taxes and county service delivery have been structured accordingly. The rural unincorporated areas are likewise outside of the enhanced sheriff patrol districts and this is reflected in lower taxation and service delivery.

SB 960 of 2011

There are many details but in essence, this is “permissive” legislation that counties may or may not take up, depending on their determination and local context. Washington County has begun their determination phase and the technical advisory group is a step in collecting perspectives in anticipation of the commissioners taking this up during the ordinance season of 2014.

Upon approval of all or parts, counties could create a permit process for public events in the Exclusive Farm Use (EFU). It is required that permitted events be subordinate to agriculture and not harm farm soils through compaction, grading, paving, or building of permanent structures. The legislation offers limits on quantity, duration, hours, attendance, and construction of structures. A minimum parcel size of 10 acres is required, and applicants must plan for traffic, parking, sanitation, and solid waste in permit applications. Periodic review of permits occurs at different frequencies. Regulations increase with intensity and frequency of events.

Historic Context

In the late 1800s, Portland built a road to the fertile Tualatin Valley to help bring farm goods to market, supplying that center’s developing population. Later, people occasionally/seasonally came out to farms for u-pick and u-cut opportunities. Later still and with the advent of automobile travel, farms created “farm stands”, marketing their seasonally harvested produce/products on site to the traveling public: berries, corn, nuts, and honey. More recently, Community Supported Agriculture (CSA) farms offer subscription produce that may include coming to the farms for pick-up, collaboration with the farm/farmer, and/or coming to the farm for related events. Some farm enterprises offer participatory experiences: lavender, wine grapes, corn, among others.

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Rural roads were built for “farm to market” connectivity , less for “market to farm” connectivity . Roads are single lane in either direction and come with drainage ditches

and gravel shoulders. The movement of agricultural machinery and equipment in the EFU is critical to the success of farm operations as with the passage of time, farmers are more apt to lease tracts that are disconnected from one another. The practice of agriculture can include spraying, plowing, and other activities that might come into conflict with events: noise; dust; herbicides; insecticides. Recreational users of farm areas can bring obstacles to the practice of farming: importation of noxious weeds, threats of fire, possible driving under the influence, trespassing, traffic obstacles, among others.

Newer Developments

In the past 15 to 20 years, we have witnessed a spike in demand by urban and suburban residents seeking rural settings for a range of non-agricultural event activities: weddings; corporate picnics, concerts. Public event venues in the metro area are limited. Private event venues are costly, limited, and competitive. Some events are also limiting by urban ordinances for noise, for example.

Outdoor and/or rural settings can be preferable during summer months. We have witnessed an increase in event offerings by area farmers on farm land: Christmas tree related events, Halloween related pumpkin events, lavender festivals and tours, winery events and tours, garlic harvest events, corn festivals, among others. The interaction between grower and purchaser provides recreational outlets on the one hand and supports the agricultural economy on the other. Urban meets rural, in the rural.

We have also observed some trying to build event parks and wedding mills, whose operations are substantially income related to business plans but whose ties to active agricultural operation is thin or suspect. We have experienced farm land being taken out of production, compacted and paved, with permanent structures built. We have observed some event venues bringing substantial negative impacts to the surrounding rural communities: traffic, noise, dust, importation of noxious weeds, traffic obstacles to farm equipment, obstacles to emergency vehicle access and egress, threats of fire, trespassing onto private lands, alcohol use at events with impaired driving, and health and safety dangers at the venue awaiting an unwitting public.

We have observed some who are in persistent non-compliance to permitting conditions. We have learned that county staff are understaffed and underfunded to provide periodic monitoring. It seems to take a lot of non-compliance before enforcement ensues. The county calls its system “complaint driven”, relying on citizen complaints to initiate their activity . On some occasions neighbors have sensed the need to hire attorneys to

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promote compliance and/or enforcement. County commissioners have spoken about “bad apples in the barrel” with regard to those that seek to exceed the farm stand traditions. Some commissioners pride themselves on keeping county staffing low and on not creating excessive regulation.

During several iterations of other incidents involving non-compliance, the “soil fill” debates, citizens typically argued for increased county staffing, increased county monitoring, and increased county enforcement. The majority will of the county commissioners instead relied on the subjective judgment of the applicant landowners, and monitoring was through applicant self report, notwithstanding the huge financial temptations of receiving development soils.

Living in a major metropolitan area with a rapidly growing population, we understand the increasing demand for rural venues. One farmer put up a website several years ago in anticipation of Washington County passing this implementation at an earlier time. The website was immediately booked up with weddings for a solid year. Those events could not be fulfilled however, given the timeline of implementation.

The tri-county area is of special concern given its population base and penchant for the out-of-doors during summer months, the demand for events during this summer window is expected, if allowed, to cause a crush of events all summer long. How is this to be balanced with the repose of those living and working in the EFU rural areas?

Considerations and Context

- **Seasonal:** The warm weather months of the year are typically May through September. The demand for some types of events also coincides with summer months: weddings for example. The **desire** to be at an out-of-door event in the country is substantially a warmer weather pursuit although not always. Farmers are typically quite busy during the spring, summer, and fall. This is parallel to those times of year when outdoor events adjacent to a large urban area during the summer months are predicted to be incessant. It will be a rare farmer who has time to host agri-tourism. Rural residents expect some privacy and outdoor repose for themselves, during this timeframe.
- **Economic Impacts of Agri-tourism:** Some property owners might recognize that the income to be made from events could be more lucrative than from agriculture itself. This might create a distraction to farming. As with the ongoing “soil fill conflict”, some property owners found that they could make more money covering their soils with development fill than by bringing a crop to market. Land speculators might purchase farm land as “venue land” and structure their event

center operations, camouflaged as farms with farm stands. Property owners might hire event coordinators and wedding planners to manage the event operations. What Washington County allows will structure the financial temptation.

- **Taxes and Services:** From a tax base point of view, those residing in EFU rural areas pay a rate based on an anticipated level of county service: lower tax, decreased services. If the demand on service (monitoring, enforcement) goes up, will this generate demand for an increase in taxes to those living in the EFU? Not all EFU rural residents will be beneficiaries of agri-tourism, in fact likely only a select few. Should permit fees then cover the cost of any increased service demand? It is also likely that the county may permit agri-tourism, elect not to charge higher permit fees, and not deliver any added service levels for monitoring or enforcement. The past decade leads us to be most concerned about this approach, one we would term “strategic neglect”. Without any change in service levels, agri-tourism events would place a higher burden on neighbors to either tolerate nuisances and dangers or become complainants against neighbors, possibly straining community relations in the rural areas. In Helvea, sheriff deputy FTE is shared with the large expanse of Western Washington County. The response to “nuisance” complaints is understandably low in the 4 tiered response matrices. While much of the demand for events will come from urban, incorporated residents, there is no ready way to have them pay for the service demand change. Maybe Washington County might create an event tax. On Sauvie Island, Multnomah County requires parking permits to offset the cost of parking enforcement. The Oregon Snow Park Permit offsets the cost of road enforcement.
- **Event-Related Service Requirements?** Some events (Helvetia Half Marathon) require the purchase of a level of sheriff FTE to help monitor roads and junctions during the event. Perhaps event promoters will be expected to pay for enhanced weekend patrol in the EFU. In Oregon, traffic fatalities are greater in rural areas due to a number of variables: response time is longer; no dividers on rural roadways; urban traffic tends to be “velocized” compared to the requirements of rural roads.
- **Are We Ordinance Ready?** Some county ordinances were designed for rural dwellers and have not been updated to meet the growing population and growth demands of today’s circumstances, much less for agri-tourism. The urban unincorporated population has grown significantly, yet our county noise ordinance is an historic and largely unenforceable ordinance that requires the

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physical presence of a deputy to personally witness any violation. Outside of enhanced sheriff patrol districts, there are not personnel to respond to type 4 complaints.

Noise carries longer distances in rural areas without urban structures to absorb it or break it up. We are concerned that any use of amplification in rural areas outside of structures has been and will continue to be a primary conflict. The current noise ordinance also treats Sunday and national holidays as days of quiet. Will the implementation of SB 960 and the possible use of county “variances” take these days of quiet away? Without 100% good neighbor agreements within one mile radius, we don’t think so.

We have communicated noise concerns to the City of Hillsboro from hearing bands play at the Hillsboro Stadium on Sunday mornings up to 2 miles away. The current county noise ordinance requires that noise be witnessed (by the deputy) from inside of a “noise sensitive unit”, meaning residence, hospital or school. Yet in the EFU, many have outdoor areas where they relax. Will they be evicted from their outdoor “living room”?

Washington County’s Noise Ordinance is 8.24.030. Certain noises are exempt from it with farming being one exemption. If the event is supposedly subordinate to agriculture, will that then make wedding event noise exempt? We do not think so.

The Washington County Noise Control Task Force, a subcommittee of the Committee for Citizen Involvement, made up of volunteers from across the CPOs, authored an assessment of our noise management in 2004. Recommendations for change were presented to the then Board of County Commissioners. That report and its recommendations are available at www.wcnpc.org. Subsequently, Sheriff deputies began encountering amplified Rave gatherings in the rural areas and sought an intervention tool. The Sheriff sought authority to confiscate amplification equipment. The Board of County Commissioners amended the noise ordinance for this but would not open the remainder of the ordinance for further amendment. At one point, Commissioner Brian had an ordinance revision drafted by the Office of County Counsel. It offered the highest decibel level of any jurisdiction in the county, made noise a citizen-based complaint process, created a higher fine for an unsubstantiated complaint than for a noise infraction, among other items. The task force objected. Nothing has followed since.

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- **Rural Relations:** In some rural areas, families have lived for generations and have close relations with rural neighbors. Violating a neighbor's trust or privacy or repose is often self correcting and does not require government intervention. However, we have experienced some residents who would maximize profit at the expense of neighbor relations. As agri-tourism is implemented, unfortunately, you must consider a system that does not rely on the event sponsors' empathy, trust, or ingrained good neighborliness. You might also require a system that does not rely on the self control of neighbors in the face of persistent violations.
- **Permit Condi- ons:** Will there be general permit requirements that the county DLUT would attach to any issued permit? What conditions would be included in those, if any? Recently the DLUT required a permit for those not wanting their frontage sprayed with herbicide but instead to maintain the frontage along their property themselves. It came with multiple pages of regulations. What generic regulations will be passed along to agri-tourism permit applicants?
- **Liability Protec- on:** Shouldn't attendees expect that they will have liability protection for themselves while attending an agri-tourism event? Neighbors might require liability protection from event goers in the event of damage or loss. Washington County should require permit holders to hold the county harmless in the event of a tragedy, unless the county is somehow negligent.
- **Advertising:** Events in the rural area typically use signage along the roadways or utility poles to advertise and/or provide directions to an event, however there are only so many poles and frontage. This can become unsightly and detract from the ambiance sought by all. Some might not remove signage in a timely way, the right of way might be impacted, and utility poles compromised.

Recommendations

1. We recommend the required use of written **good neighbor agreements** to assure a feedback loop between event operators and surrounding neighbors, and Washington County. Compliance to agreements should become part of any permit review.
2. **Permit review should be annual** for all level of permit holders, allowing for prompt feedback and adjustment of conditions. Only after an operator has a clear record of compliance and absence of neighbor complaint should a multi-year permit be considered.

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3. **Limitations** should be placed on events, May through September. Recognize that the summer months are limited and that it is reasonable to expect that neighbors should not be subjected to a full summer of weekend events. Once per month but not as long as 72 hours each: day events only. Sunday should remain a day of silence. On Saturdays, as per most noise ordinances across the nation, noise stops at 7:00 pm.

4. **Amend the county noise ordinance.** Without the availability of a deputy or code enforcement officer and without the high priority of a noise complaint, these nuisances will likely go without response. Citizens should be empowered to take an objective measure through a reliable noise instrument, measured at the property line of the event venue. Noise carries in the rural areas and a reasonable decibel should be arrived at for agri-tourism events. Amplification outside of structures should not be allowed. The county should purchase noise monitoring equipment that event facilitators might use to monitor their noise levels and self regulate. Neighbors might also check one out for monitoring of events. Periodic training might be required and offered.

5. Besides deputies, the county has few code enforcement officers and they typically work weekdays, day hours. Yet these events will cluster on weekend evenings. If these events are permitted, we recommend that a **citizen complaint line** be established or arrangements made with the 911 system? An **on call or standby code enforcement personnel** should be on duty. Coordination with the sheriff's office should occur, recognizing that many of the event attendees are from cities and/or enhanced patrol districts.

6. Dust is known to be detrimental to certain crops, seed crops among them. Dust abatement is protective of crops. Privately maintained road beds need consideration for agri-tourism impacts. Permit applicants should be made responsible for **dust abatement** during events utilizing gravel roads.

7. Noxious weeds can contaminate seed crops. Continual traffic from outside the area can become a conduit for the importation of noxious weeds, creating damage and loss to farm operations. The county should consult with the Oregon Department of Agriculture and the state Farm Bureau for solutions about how operators should **mitigate for weeds.**

8. The county should **not create any "event overlay district"** that creates a protective bubble around event venues that takes rights away from neighbors. Adjacent farm activity should not be hindered and the movement of farm equipment should not be slowed. The repose of neighbors should not be diminished by hours or days or decibels.

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9. The County Sheriff and the Washington County Alcohol and Drug Program should provide a **written impact assessment** of the risks of increased alcohol use at events in the rural area. Our non-shouldered roads are without dividers and are treacherous to unwary outsiders. Accidents in the rural areas can be more predictive of poor medical outcomes as they are further from emergency access and triage, more likely to be metal on metal accidents, and/or rollover into the rural ditches.

10. As taxpayers, we are concerned that our county government not create taxpayer liability for event mishaps. We recommend that permit applicants be required to agree to hold the county harmless, unless the acts or omissions are clearly those of the county. We recommend that permit holders be required to show **proof of liability insurance** to protect attendees from harm during the event. The insurance should also protect the neighboring area of the event venue from damage and loss.

11. If the county does not anticipate monitoring or enforcing the permit conditions, neighbors should be given **a clear idea of what the conditions are** and where they can turn, what they can expect, and how to seek reasonable and timely relief. Will there be access to a hearings officer, for example? Will the county have a website for agri-tourism permits, conditions, and processes?

12. A **code enforcement officer should be made available** to randomly arrive at an event like OLCC does to enforce and assure compliance with the serving of alcohol. This might also hold for the health department responsible to check on food management.

13. We recommend that any applicant that already has **an established history of non-compliance** to county permitting (X 2), **not be permitted to facilitate events** under this county's implementation of SB 960.

14. We recommend that **event permits be allowed under 2 categories**, have separate fees, limit to a maximum of one individual event that lasts no more than 3 days or 72 hours. Then for shorter events, limit the total number of event days per year.

15. Even 10 acres tracts can produce noise in the rural area. We recommend that event **venues less than 1 mile from neighboring parcels be required to submit written good neighbor agreement** that includes all adjacent neighbors.

16. We recommend some testing for the subordination of the agri-tourism event to the existing farm operation: the county might devise a matrix of **events that are reasonably subordinate to certain agricultural practices** to help define to the event public what might grow out of this.

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17. **Signage standards should be addressed in permits.** The rural utility poles are only so many and the rural serenity can become blighted by signage never removed or excessively placed. Signage pick-up should not become the domain of county volunteers picking up debris along the rural roads.

18. **Plan to revisit the ordinance** within a time certain: 2 years. This will allow for evolution from what is learned. In this way, it will not be a burden to residents already suffering from impacts to seek improvements.

Thank you for this opportunity to contribute perspectives. We know from the past decade in Helvetia that this will remain an active item of concern for some time to come.

Respectfully,

Robert Bailey
Save Helvetia Board of Directors

Short Term Rentals in Rural Unincorporated Washington County

Issue Paper No. 2020-01 focuses on short term rental issues and considerations, primarily in urban unincorporated Washington County. We encourage this effort and encourage resident stakeholders to weigh in.

We wish to address short term rental issues and considerations in RURAL unincorporated Washington County.

The Figure I map shows STR listings in the unincorporated areas. While the map lacks specificity, it does show activity in the rural unincorporated county and especially in the close-in area of Helvetia.

The Helvetia area has had a 20 year history of grappling with activities such as corporate picnics, wedding events, and quasi-winery event centers. Some of these issues have been brought to the BOCC's attention through time: Roloff Farms; Garden Vineyards. Keep Helvetia Safe and Livable successfully took a case to LUBA appeal, without the support of the county.

A number of Helvetia residents participated in the Agri-Tourism TAG and then the morphed advisory group under the Rural Tourism rubric. We were surprised that these earlier county efforts were not referenced in this issue paper. Many of the community impacts and county capacities overlap into this current issue area. **We therefore encourage staff to summarize the community impacts and county capacities issues coming from those study processes.**

On page 4, the paper states: "The use of some rural dwelling types as STRs, however, may constitute a land use violation, particularly in the rural resource districts." **We recommend that this be fleshed out so that residents in the rural unincorporated county have a clearer context of what is legal, what is not, and what recourse rural residents have to lodge concerns or complaints.**

There was an extensive effort undertaken by the CPO/CCI system that resulted in the 2004 report: Improving Community Livability Through Effective Noise Control, authored by the volunteer Noise Control Task

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Force. This was presented to the then BOCC in work session, July of 2005. www.wcnctf.org. It pointed out the weaknesses of our antiquated ordinance that remains in use to this day. When the county seeks to address issues of Agri-Tourism, Rural Tourism, and now Short Term Rentals, noise issues quickly come to the fore and it again shows our noise ordinance as out of date with the kind of county that we have become. For example, our ordinance requires a deputy witness noise for an enforcement, after hours, yet the deputy FTE outside of the Enhanced Sheriff Patrol Districts is too thin for a Tier 4 complaint to become a priority. The ordinance lacks any decibel level standard. It identifies Sunday as a day of no noise. **We recommend that the BOCC revisit our noise ordinance for the benefit of all residents, irrespective of the short term rental issues.**

Washington County relies on a complaint-based system for code violations. When this is accompanied with inadequate county resources and/or lack of response, it leaves neighbors exposed and in conflict.

Deputies repeatedly alert rural residents to the types and locations of crimes in their areas and remind us to be aware of unfamiliar vehicles. Short term rentals in the rural unincorporated county should generate calls to county dispatch. Will dispatch know where the STRs are and what an authorized vehicle might look like?

Rural farm and forestry districts have particular vulnerabilities to the casual use of those not familiar with the practices of agriculture and forestry. Fire is a distinct threat that could readily destroy crops and forests. (Somebody torched the Grossen hay stack several years ago, late at night along Helvetia Road.) Out in the country, a bonfire might seem like a good idea. Residents might keep current with fire dangers while casual urban users might not. **Reach out for comment from the Fire District.**

Dusting of agricultural crops can be damaging: going slow on a gravel road in the dry season becomes economic to the farmers.

The importation of noxious weeds into grass seed growing areas can be quite costly. Grass seed processors require a high degree of purity before they will buy seed from fields. They will fly over crops with helicopters to inspect for weeds. Crews walk through extensive acreages, hand weeding. Urban car users can become unwitting carriers of noxious

weeds into grass seed growing areas. **Reach out to the state Department of Agriculture and Farm Bureau for comment.**

Rural agricultural areas have narrow roads with gravel shoulders and drainage ditches. Catching a tire in the gravel can cause a quick rollover. Locals may know the blind curves and elevation changes but even then one can come face to face with a convoy of combines, a deer, or a herd of elk. There is no street lighting. Traffic enforcement is minimal to absent: the deputy FTE for the rural area is insufficient to enforce traffic infractions. Locals understand the “basic rule” for their areas, most of the time. Casual urban users might be in a first-time, steep learning curve.

It is legal to discharge a firearm in the rural unincorporated area, but no longer in the urban unincorporated areas. The county should be cautious about facilitating any urban firearms use in the rural districts. Hunting on private land might also become an issue: short term “elk hunting” rentals for example. **Reach out to Oregon Department of Fish and Game.**

As our population grows, the search for recreational and event venues is heightened. Short term rentals in the rural area will beget event venues. Events usually celebrate something. Celebrants often imbibe. When you add in the use of alcohol/drugs, the dangers to the participants, to residents, and to the agricultural and forestry practices of these areas goes up. Will STRs be required to maintain liability insurance? Will this reach beyond the property to damages in the community? **In previous studies of Agri-Tourism and Rural Tourism, the issues of impaired driving did not get adequate analysis. Please include it here and now.**

As you sort out which approaches to take with the urban unincorporated county, **we recommend providing the rural unincorporated county with the tools that it needs to protect the practices of farming and forestry, the livability and safety of rural residents, and the unwitting casual urban users from harm.**

When citizen participants have provided comment re Agri-Tourism, Rural Tourism, Soil Fill, and other issues, the typical Duyck response has been that the county has enough rules, and has budget constraints for any staffing for compliance or enforcement. This message might discourage further comment. If this message remains the same, **Washington County**

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should not facilitate any added burden to the rural unincorporated areas. Should you be willing to assess our ordinances and practices, we stand ready to be of any assistance in support of solutions for rural unincorporated Washington County.

Respectfully,

The Board of Directors

Cherry Amabisca
Allen Amabisca
Faun Hosey
Linda DeBoer
Robert Bailey
Don Schoen

Attachment B

From: diane.j.dickoff@gmail.com <diane.j.dickoff@gmail.com>
Sent: Sunday, April 25, 2021 1:27 PM
To: LUT Planning <lutplan@co.washington.or.us>
Cc: diane.j.dickoff@gmail.com
Subject: [EXTERNAL] input for Long Range Planning Work Program

Received 04/26/21
Wash. Co. LUT

People have stopped most responses to this type of request because you do not consider the opinions of the citizens of this county. You seem to decide before you ask for input and then ignore all the input that does not agree with your decisions. You then praise the people who agree with you.

The county government supports development/developers and expansion without planning or consideration of existing neighborhoods. Unincorporated areas of the county are becoming ghettos because the county will place everything in unincorporated areas that the cities do not want in their areas. (Bethany has special building codes for the higher end housing that the rest of us can only wish we had. I guess money and power always get what they want).

Your lack of concern for livability is obvious, sad and needs to be addressed to stop your destruction of existing parks, water ways, trees, playgrounds etc. The new developers can have park and open areas but existing neighborhoods are never considered and in fact you take away the trees and parks to give to special interests at the expense of livability of existing neighborhoods (especially in unincorporated areas).

Aloha Tomorrow was decided by Washington County government, Beaverton and Hillsboro. None of the citizens of this area had any say on what happens to this area. At one meeting when showing the citizens the plans I asked why the citizens weren't included and I was given a shrug of the shoulders. Again unincorporated areas have no input into what happens in our area. Taxation without representation comes to mind to me.

Short Term rentals in the new code. Ask Lincoln City how that goes. The people who work there can no longer live there because developers bought all the houses for the lucrative short term rental business. Again Washington County seems to work for the developers.

Traffic. Traffic. Traffic. Exponential growth with no planning. Washington County told unincorporated Aloha that all that construction to the south of Cooper Mountain would not go over the top of the Mountain (Washington County said no traffic growth on north side of Cooper Mountain for 10 years). That was the biggest joke you ever told anyone. And the sad/mad part is you don't care. All the construction trucks constantly on our neighborhood roads. The trucks use their jake (exhaust) brakes constantly which is illegal but "not your problem". When discussing with the county crew working the projects they told us "too bad and F*** off". The double load trucks going 60+ on our 25 MPH neighborhood roads and no one cares. And then you write documents about making this area a great place to live and livability. I guess that is only for new construction and not existing neighborhoods for people who have lived here for up to 50 years.

Parking in new developments is ridiculously under managed. First all of parking spaces are for compact cars. A normal size car can't even fit in an assigned spot. Second all these neighborhoods are nothing but car to car on the streets. No place for kids to play or to have friends come by to visit.

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Don't talk about climate change unless you actually believe in doing something about it. You allowed Beaverton to build the entire land on the south side of Cooper Mountain. You couldn't even plant a tree on those small lots. There was supposed to be 3 linear parks in that development and the developer just kept moving the parks and then eliminated them. If we have another fire season like last year that entire hill of houses will go up in flames. You have created heat islands and no green breaks to stop fires. Talk is cheap but actual educated action takes planning and consideration of what you are allowing to be built.

I am sure you will add to your staff with this set of new wishes but you should consider all residents. Quit planning that helps the developers become richer. Quit planning to help cities have some livability while destroying all livability in existing residential areas especially in unincorporated areas. Tell the truth and look at livability and respect all citizens of this area. Stop building until you figure out traffic. The traffic plans for south Cooper Mountain all stop at the top of the hill. When I have asked (multiple times) the county what happens to all that traffic once it hits the top of the hill they have said there are no plans (and the plans should not be making wider faster roads through existing neighborhoods). So helping the developers get richer and who cares about existing neighborhoods is what you are telling us. Thanks.

I am sure this will be included in the documents but will never be read or considered by any of you because it doesn't agree with your plans. You are destroying this once beautiful area. Growth without planning is destroying our environment and livability. But you have shown you don't care. Look at the developers who give you campaign contributions and it makes it clear who you support.

Diane Dickoff
7154 SW 171st Drive
Aloha (unincorporated), OR 97007

Attachment B

From: JOHN BURRIS <burris3607@comcast.net>

Sent: Tuesday, May 4, 2021 6:26 PM

To: LUT Planning <lutplan@co.washington.or.us>

Subject: [EXTERNAL] short term rental/ comment for final work program

Received 05/05/21

Wash. Co. LUT

We want to thank Washington County for addressing the need to regulate short term rentals. Our family and others have been subject to unregulated transient housing for years. Long range planning draft does very little to curb the activity of "high occupancy" rentals. Turning entire homes into Hotels is where the problems arise. As Ex commissioner Andy Duyck once said, quote" turning homes into hotels seems to be where the problems are". We agree. We ask that short term rentals should not have a negative impact on the neighborhoods where they exist. Another area of great concern is the traffic impact on existing neighborhoods. Having 1000 to 1300 vacationers throughout the summer coming and going from a single family residence has many consequence's. That is why the City of Portland has prohibited entire homes to be rented out. We also would like Washington County to mention in their final draft that the regulations mentioned be reviewed in two years for compatibility in neighborhoods.

Thank you, John, Jayson and Mitchell Burris
7625 sw cedarcrest st Portland Or. 97223

Stop thinking only about what benefits and makes money for Washington County, and have some regard about how it will impact the people that live here. Building a massive project and not planning how traffic, more population, and how to navigate all that, benefits only the big builders, and the County.

Taking good family neighborhoods, with speed limits of 25MPH, are now freeways of trucks, going to these huge developments. The big builders have now monopolized the area, so they have run all the small builders out of business. So, there are maximum numbers of homes, without no thought of infrastructure, and safety of the existing homes and those people

The County has put thousands of people in an area, not thinking of safety concerns, and with a very limited police force. I live in a neighborhood, where there are lots people taking walks with their dogs, and kids, and there are loud trucks racing by 35 to 50 MPH, with no officers to enforce the laws. There is no consideration at all about safety! We need cross walks, stop signs, or speed bumps, and law enforcement to protect our neighborhoods.

It seems that no one cares about live ability in these neighborhoods! I have lived on Bany Rd. for 28 years, and there were no thru trucks, now they race down the street. Not to mention, in that 28 years, Bany has never been repaved! Why can't Farmington be used?

When law enforcement does come out, they won't write a ticket unless someone is going over 40MPH on a 25MPH road?!? The times they do come out, they write several tickets, and what does that say?...There are several people going over 40MPH!! When the laws are not enforced people keep going faster.

There should be more respect and input of people living in these neighborhoods, instead of disregard, to their concerns. It shouldn't be all about making money for these big contractors and Washington County

Thank You
Al Worman