



**PUBLIC MEETING NOTICE
FOR THE WASHINGTON COUNTY
PLANNING COMMISSION
CHARLES D. CAMERON PUBLIC SERVICES BUILDING
155 N. FIRST AVENUE, HILLSBORO, OR 97124**

**WEDNESDAY,
JULY 2, 2014**

**PUBLIC WORK SESSION 1:30 PM,
SHIRLEY HUFFMAN AUDITORIUM**

**PUBLIC MEETING 2:00 PM,
SHIRLEY HUFFMAN AUDITORIUM**

Public Work Session

Prior to the regular public meeting, the Planning Commission meets for a general public work session in the Shirley Huffman Auditorium. The purpose of this meeting is to provide the Commission an opportunity to conduct informal communications with each other, review the agenda, and identify questions they may ask before taking action on the agenda items during the public meeting. The public is welcome to observe. Deliberations by the Commission on agenda items occur during the regular meeting, not during work session.

Public Meeting

The public meeting, also in the Shirley Huffman Auditorium, is the time during which the Planning Commission considers items published in their agenda, including scheduled public hearing items. The public is welcome to speak.

If you need a sign language interpreter, assistive listening device, or a language interpreter, please call (503) 846-8611 (or 7-1-1 for Telecommunications Relay Service) at least 48 hours prior to this event.

The County will also upon request endeavor to arrange for the following services to be provided:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the County of your need by 5:00 p.m. on the Monday preceding the meeting date (same phone numbers as listed above: (503)-846-8611 or (503)-846-4598).

A handwritten signature in black ink, appearing to read "Andy Back", is written over a horizontal line.

Andy Back

Planning and Development Services Division Manager

WASHINGTON COUNTY PLANNING COMMISSION

CHARLES D. CAMERON PUBLIC SERVICES BUILDING

The Planning Commission welcomes your attendance at the Public Work Session and the Public Meeting. If you wish to speak on a public hearing agenda item or during oral communications during the public meeting portion of the agenda, please feel free to do so. Time is generally limited to 5 minutes for individuals and 10 minutes for an authorized representative of a Citizen Participation Organization (CPO). The Chair may adjust the actual time limits. However, in fairness to others, we respectfully ask your cooperation on the following:

- Please follow sign-in procedures located on the table by the entrance to the auditorium.
- When your name is announced, please be seated at the table in front and state your name and home or business address for the record.
- Groups or organizations wishing to make a presentation are asked to designate one spokesperson in the interest of time and to avoid repetition.
- When more than one citizen is heard on any matter, please avoid repetition in your comments. Careful attention to the previous speakers' remarks will be helpful in this regard.
- If you plan to present written testimony at the hearing, please bring 15 copies for distribution to Commission members and staff.

PUBLIC MEETING DATES

BOARD OF COMMISSIONERS WORK SESSIONS

8:30 a.m. 1st and 3rd Tuesdays

2:00 p.m. 4th Tuesday

BOARD OF COMMISSIONERS MEETINGS

10 a.m. 1st and 3rd Tuesdays

6:30 p.m. 4th Tuesday

PLANNING COMMISSION WORK SESSIONS

1:30 p.m. 1st Wednesday

6:30 p.m. 3rd Wednesday

PLANNING COMMISSION MEETINGS

2:00 p.m. 1st Wednesday

7:00 p.m. 3rd Wednesday

Note: Occasionally it may be necessary to cancel or add a meeting date.



WASHINGTON COUNTY PLANNING COMMISSION
MINUTES OF WEDNESDAY, JUNE 4, 2014

ALL PUBLIC MEETINGS ARE RECORDED

**1. CALL TO ORDER: 1:34 P.M. Room 140, Shirley Huffman Auditorium
Public Services Building**

Due to the absence of Chair Vial and Vice-Chair Petrillo, a commissioner must be selected to serve as interim chair.

Commissioner Manseau moved to nominate Commissioner Garcia to serve as interim chair. Commissioner Urstadt seconded. **Vote: 7-0, Motion passed**

<u>Commissioner</u>	<u>Vote</u>
Bartholemy	Yes
Garcia	Yes
Enloe	Yes
Manseau	Yes
Mills	Yes
Urstadt	Yes
Wellner	Yes

The meeting was called to order by Interim Chair Garcia.

2. ROLL CALL

Planning Commission (PC) members present: Ed Bartholemy, Liles Garcia, Mary Manseau, Matt Wellner, Anthony Mills, Tegan Enloe, and Eric Urstadt. A. Richard Vial and Jeff Petrillo were absent.

Staff present: Andy Back, Theresa Cherniak, Paul Schaefer, Steve L. Kelley, Dyami Valentine, Stephen Shane, Steve Szigethy, Susan Aguilar, and Connie McCracken, Long Range Planning (LRP); Jacquilyn Saito-Moore, County Counsel.

3. DIRECTOR'S REPORT – Andy Back, Planning & Development Services Manager

Discussion Points

Mr. Back detailed upcoming meeting topics:

June 18th (night meeting):

Four items in work session to get PC input before filing ordinances:

- North Bethany proposed legislative amendments regarding:
 - The West Park
 - Road P2
- Digital signs
 - Amending county sign code to allow them
 - Understanding regulations in place
- Agri-tourism.
 - Have discussed in the past, but are getting closer to filing an ordinance
- Medical marijuana dispensaries
 - The follow-up ordinance to decide allowable sites

July 2 (day meeting)

- Ordinance No. 782 – Sign Code Minor Changes (First public hearing)
- Ordinance No. 783 –Transportation System Plan (TSP) (First public hearing)

July 16 (night meeting)

- Ordinance No. 783 – TSP (Second public hearing)
- Ordinance No. 784 – Farmers’ markets (First public hearing)
- Ordinance No. 785 – Urban and Rural Reserves (First public hearing)

4. WORK SESSION

Community Business District (CBD) Mixed Use Changes – Stephen Shane

Summary

Mr. Shane provided the PC with a summary of proposed changes to allowed residential development in the Community Business District (CBD). The proposed changes are intended to create incentives for future residential development in the CBD by changing the review process from a Type III to a Type II application and by making it easier for developers to meet the open space requirements through the inclusion of balconies and rooftop spaces as areas that could qualify as open space. The idea for this ordinance arose from the recently completed Aloha-Reedville Study and Livable Community Plan, which included code improvements and streamlining as one of recommendations of the study.

Article VII Minor Changes – Dyami Valentine

Documents submitted:

- Minor Amendments to Article VII – Handout

Summary

Mr. Valentine provided the PC with a summary of the minor changes to Article VII of the CDC. The proposed amendments update the definitions and project category types to be consistent with current interpretations of state and federal laws and to streamline review processes, where appropriate.

Ordinance No. 783 - Transportation System Plan (TSP) - Steve Kelley

Summary

Mr. Kelley gave a brief summary of Ordinance No 783 – TSP to the PC. He said staff has been working on the TSP update for about two years. Ordinance No. 783 is a companion to Ordinance No. 768, adopted in 2013. Together, both ordinances form a complete update of the TSP. Since the filing of Ordinance No. 783, a couple of edits were noticed, and he explained what those were.

Discussion involved questions regarding exhibits, suggestions on providing more detail and/or clarification, the appeal of Ordinance No. 768 and other concerns.

Mr. Kelley confirmed if the Commission has questions or concerns, to contact staff via e-mail.

10. ADJOURN: 2:52 P.M.

There being no further business to come before the Planning Commission, the meeting was adjourned.

A. Richard Vial

Chairman, Washington County
Planning Commission

Andrew Singelakis

Secretary, Washington County
Planning Commission

Minutes approved this _____ day of _____, 2014

Submitted by Long Range Planning Staff



June 24, 2014

To: Washington County Planning Commission

From: Andy Back, Manager
Planning and Development Services

Subject: **PROPOSED LAND USE ORDINANCE NO. 782 - An Ordinance Amending the Community Development Code relating to Original Art Displays, Temporary Signs, Traffic Direction Signs, and Park Signs.**

STAFF REPORT

For the July 2, 2014 Planning Commission Hearing
(The public hearing will begin no sooner than 2:00 pm)

I. STAFF RECOMMENDATION

Conduct the public hearing; recommend approval of Ordinance No. 782 to the County Board of Commissioners (Board).

II. OVERVIEW

Ordinance No. 782 proposes to amend the Community Development Code (CDC) relating to the county's signs: Original Art Displays, Temporary Signs, Traffic Direction Signs, and Park Signs.

III. BACKGROUND

As part of the 2014-15 Long Range Planning Work Program, a request by Westside Quilters Guild was received to amend the county's sign regulations to exempt the placement of painted plywood quilt blocks on barns and/or other rural outbuildings from the county's sign code. Additionally, Tualatin Hills Park & Recreation District (THPRD) requested changes in the CDC related to park directional and identification signage. The Board approved inclusion of these items in the Work Program and authorized filing of this ordinance as part of the 2014-15 Work Program adoption.

Department of Land Use & Transportation · Planning and Development Services
Long Range Planning

155 N First Avenue, Ste. 350 MS 14 · Hillsboro, OR 97124-3072
phone: (503) 846-3519 · fax: (503) 846-4412 · www.co.washington.or.us

Ordinance Notification

Ordinance No. 782 and an accompanying summary were mailed to citizen participation organizations (CPOs) and interested parties on May 23, 2014. A display advertisement regarding the proposed ordinance was published in *The Oregonian* on June 13, 2014 and in the *Hillsboro Argus* on June 13, 2014. Individual Notice 2014-03 describing proposed Ordinance No. 782 was mailed to 433 people on the General Notification List on June 18, 2014. A copy of this notice was also mailed to the Planning Commission at that time.

IV. ANALYSIS

Original Art Displays

Background

The Westside Quilters Guild requested that the county amend the sign regulations to allow an exemption for the placement of painted plywood quilt blocks on barns and/or other rural outbuildings as part of a planned network of quilt blocks on agricultural buildings around the rural area. Communities in a number of states have provisions to allow painted quilt blocks on rural buildings, including California, Colorado, Kansas, Louisiana, Michigan, North Carolina, Ohio, Pennsylvania, South Carolina, and Washington. Locally, Tillamook County is leading the way in promoting quilt blocks on rural buildings with the development of the Tillamook County Quilt Trail. The Tillamook County Quilt Trail Coalition's goal was to create a tie between the rich local history and the talents of local quilters, with the added benefit of encouraging tourists to spend more time in their community.

The proponents of painted quilt blocks on agricultural buildings state the following benefits:

- It's a celebration of agricultural heritage.
- Adds grassroots art to the communities.
- Supports local businesses and tourism.
- Brings awareness to the endangered status of century-old family barns and historic buildings in the community.
- Allows for education- agricultural roots and history of quilts as an art form.
- Brings the community together.

Existing and Proposed Standards

County sign code requirements would currently consider a painted quilt block placed on a building as a sign. The county does not have the ability to regulate the content of signs, pursuant to the Oregon Constitution (Article 1, Bill of Rights, Section 8) regarding freedom of speech and press. Since sign standards must apply to all signs regardless of content, the sign code would currently treat a painted quilt block the same as a commercial sign advertising a business or product.

Under current regulations, painted quilt blocks on buildings would fall under CDC Section 414-4 - Agriculture and Forestry Signs. As such they are allowed as a Type I Planning/Building Permit subject to the following standards: maximum area of 32 square feet per sign, located outside the Urban Growth Boundary (UGB), limited illumination, number of signs based on acreage, and \$100 permit fee. Given these standards, the proposed 8 ft. by 8 ft. quilt blocks would not meet the size requirements and would also be subject to a \$100 permit fee.

In order to address the Westside Quilters Guild's request, staff considered specific characteristics of this type of use that might distinguish it from other signs, and that might allow it to be exempt or regulated differently. Staff considered possible characteristics as well as examples from other jurisdictions and determined that one way to distinguish them was to consider such 'signs' as 'original art displays.' As such, staff looked at ways to define what would constitute an original art display, as well as where such displays could be located and whether or not they should be exempt from obtaining a sign permit or still subject to a permit but potentially with different parameters than currently allowed.

The Cities of Portland, Milwaukie, and Tillamook all have regulations for art murals or original art on buildings. Table 1 (attached) outlines these various programs, as well as Tillamook County's standards for such types of signs. Portland defines an 'original art mural' as a hand-produced work of visual art, affixed directly to an exterior wall of a building, not exceeding a height of 30-feet above grade, and where no compensation has been given to the owner for having it placed on the wall. A permit and a neighborhood meeting are required in addition to these standards. Milwaukie requires a sign permit for 'original art murals' and the City of Tillamook requires a Special Use Review approval by a Beautification Committee for 'murals and public artwork.' Tillamook County considers these types of displays as exempt if placed on a barn. However, if placement is requested on any other structure, a Sign Permit is required.

The painted quilt blocks resemble murals or original artwork more so than a typical sign. They are hand painted and unique, and placed on buildings rather than free-standing. Since the county cannot regulate for content, staff turned to the experience of Portland and Milwaukie for ideas both on how to define as well as regulate this type of original artwork on a building. Staff's recommendation below draws heavily from the Portland and Milwaukie experience.

Staff is recommending adoption of language that would define an 'original art display' as a hand painted work of visual art that is either affixed to or painted directly on the exterior wall of a building. An original art display would not include mechanically produced or computer generated prints or images. Original art displays would be allowed as an exemption to the sign code as long as they meet the following conditions:

- Located outside the Urban Growth Boundary.
- Placed on an agricultural building pursuant to CDC Section 430-1.5 (agriculture and forestry accessory buildings.)
- Not extend more than six-inches from the plane of the wall upon which it is painted or to which it is affixed.

- No more than 64-square feet in size, per lot or parcel.
- Compensation shall not be given or received for the display of the original art or the right to place the original art on site.
- Not be illuminated.

Ordinance specifics

In order to address the size request of the Westside Quilters Guild while still limiting the potential sign size, staff proposes a standard that original art displays be no larger than 64 square feet in size, per lot or parcel. The existing maximum sign area standards of 32 square feet per sign would not accommodate an 8 ft. X 8 ft. painted quilt block. Both the size and number limitations are intended to help maintain the rural setting and to not overburden the rural community with signage.

An original art display would be required to be placed on the exterior wall of a building in order to address the possibility of painted quilt blocks as well as murals and other art. Quilt Barn Trails throughout the United States have placed these displays on the exterior walls of barns to be seen by the traveling public while being integral to the barn.

The limitation on compensation is intended to increase the likelihood of artwork rather than advertising, since the county cannot regulate for content. Both Portland and Milwaukie's regulations include this requirement.

Original art displays are recommended, at least initially, to be allowed only on agricultural buildings outside the UGB. The limitation would allow for original art displays, such as these painted quilt blocks, without potentially opening up the entire county to additional signage.

The conditions on size as well as location (outside the UGB) are intended to limit a potential proliferation of 'signs', noting that again we cannot regulate content. The intent was to start with this more limited approach as a pilot program in order to gauge interest and be able to assess any unforeseen consequences, while still addressing the intent of the original request by the Westside Quilters Guild.

Another option that staff considered but did not include in the filed ordinance would be to require that original art displays be required to obtain a sign permit rather than being exempt from the sign code. A comparison between the existing regulations, the proposed regulations and this second option is included as Table 2 (attached).

Park Signage

THPRD has requested that its park, recreation facility and trail signs be made exempt from the county's sign standards. Currently, park signs are subject to the regulations of the underlying land use district where the park is located. These regulations require a Type I land use permit for the majority of signs, but vary both on size and number of signs that are allowed. Currently, in

the various land use districts where a park could be located, park identification signage could range from 32 to 102 square feet per sign and from two to five signs.

In practice staff has typically not required permits for internal park signage and directional signage. Such signs that are not visible from beyond the parks boundaries are not generally of concern to staff or the public. In CDC Subsection 414-5.8, Private Traffic Direction signs are exempt from the sign code and staff views internal park signage and directional signage as Private Traffic Direction signs. For these sign types, staff recommends that this current practice be clarified in the CDC to include signs directing vehicular, bicycle, and/or pedestrian traffic.

For park *identification* signage, staff is recommending that signs identifying a park or a recreational facility and visible from a public road should continue to be subject to the county's sign code but with some additional flexibility. Staff recommends adding a new subsection in CDC Section 430-97, Parks (Public and Private) to include a maximum sign area and maximum number of signs so that the standards are the same across all land use districts. This would allow more latitude in size and maximum square footage from what is currently allowed under the varying underlying land use districts while ensuring there is not a proliferation of signs. The recommendation is a maximum sign area of 35 square feet per sign and five identification signs per park.

Summary of Proposed Changes

Ordinance No. 782 proposes to amend the Community Development Code (CDC) relating to Original Art Displays, Temporary Signs, Traffic Direction Signs, and Park Signs.

Key Provisions

- CDC Section 106, DEFINITIONS, is amended to include a definition for Original Art Display.
- Amendments to CDC Subsection 414-5.1, Temporary Signs, are made to clarify that temporary signs may also be located on public property. Formatting amendments are proposed to improve readability of this subsection.
- CDC Subsection 414-5.8, Private Traffic Direction, is amended to clarify that signs directing traffic would include vehicular, bicycle, and pedestrian traffic.
- A new subsection is added to CDC Section 414-5, SIGNS: Exemptions and Supplemental Criteria, to include provisions for an Original Art Display. Original Art Displays would be exempt from the county's sign requirements as long as they meet certain specified standards.
- A new subsection is added to CDC Section 430-97, Parks (Public and Private), to include provisions for Parks Identification Signage that includes maximum sign area and maximum number of signs per park.

Original Art Display

Request by Westside Quilters Guild to amend the county's sign regulations to allow the placement of painted plywood block quilts on barns and/or other rural outbuildings.

TABLE 1 – Comparison of Jurisdictions				
	City of Portland Original Art Mural	City of Milwaukie	City of Tillamook	Tillamook County
Process	Original Art Mural Permit, not part of their sign code	Original Art Mural – Sign Permit	Special Use - Murals and Public Artwork	Exempt – if placed on a barn On a Barn - considered architectural feature Sign Permit - on any other structure
Criteria	<ul style="list-style-type: none"> • Hand-produced work of visual art which is tiled or painted by hand directly upon or affixed directly to an exterior wall of a building • Cannot exceed a height of 30-feet above grade • No compensation • Not allowed on residential buildings with four or fewer units. • Not allowed within public rights-of-way. • Public neighborhood meeting • Remain in place at least 5 yrs 	<ul style="list-style-type: none"> • Paint must be applied directly to building wall surface; no vinyl, wood, or other material between the building wall and paint is allowed • Mural can cover up to 40% of the building wall • No Compensation 	<ul style="list-style-type: none"> • Approval by City Beautification Committee • Approval by City Zoning Clearance Permit • Notice to all property owners within 200-feet of the art 	Structures (not including barns) <ul style="list-style-type: none"> • Sign Ordinance based on land use designation • Requires engineering to accompany the application and site plan.
Enforcement	<ul style="list-style-type: none"> • Public Complaint Driven • Accountability due to signed application attesting to the rules 	<ul style="list-style-type: none"> • Public Complaint Driven • Accountability due to signed application attesting to the rules 	<ul style="list-style-type: none"> • Public Complaint Driven 	<ul style="list-style-type: none"> • Public Complaint Driven
Cost	<ul style="list-style-type: none"> • \$50 Mural Fee • \$142 Structural Plan Review 	<ul style="list-style-type: none"> • \$100 Sign Permit Review 	<ul style="list-style-type: none"> • \$200 Special Use Review 	<ul style="list-style-type: none"> • Based on Value of Sign

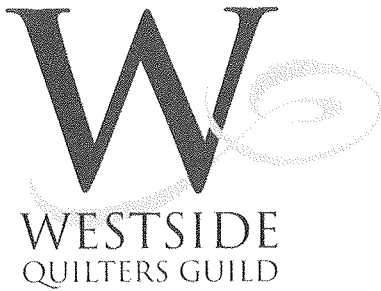
TABLE 2 – Comparison of Options

	Existing Standards	Recommendation - Exempt	Option: Type I Review
Code	<ul style="list-style-type: none"> • CDC Section 414-4 Agriculture and Forestry Signs 	<ul style="list-style-type: none"> • Add <i>Original Art Display</i> as an exempt type of sign Section 414-5.11. 	<ul style="list-style-type: none"> • Add CDC Section 106-146 defining <i>Original Art Display</i> • Add CDC Section 414.4.6 <i>Original Art Display</i> and specifying requirements
Process / Permit	<ul style="list-style-type: none"> • Type I – Planning/Building Permit 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Type I – Planning/Building Permit
Criteria	<p>Agriculture and Forestry Signs</p> <ul style="list-style-type: none"> • Max area of 32 sq. ft. per sign • Located outside the UGB • Illumination allowed but with restrictions • Max no. of signs based on acreage (e.g. 0-20 acres = 2 signs allowed) 	<p>Exemption is good for <i>Original Art Display</i> that meets the following criteria:</p> <ul style="list-style-type: none"> • No more than 64 sq. ft. in size • Hand-produced work of visual art • No compensation • No illumination • Located outside the UGB • Placed on an agricultural building • Not extend more than six inches from the plane of the wall 	<p>In addition to what is already allowed, this change would allow <i>Original Art Displays</i>, subject to the following:</p> <ul style="list-style-type: none"> • No more than 64 sq. ft. in size • Hand-produced work of visual art • No compensation • No illumination • Located outside the UGB • Placed on a building • Not extend more than six inches from the plane of the wall
Enforcement	<ul style="list-style-type: none"> • Public Complaint Driven • Accountability due to signed application attesting to the rules 	<ul style="list-style-type: none"> • Public Complaint Driven 	<ul style="list-style-type: none"> • Public Complaint Driven • Accountability due to signed application attesting to the rules
Cost	<ul style="list-style-type: none"> • \$100 Sign Permit Fee • \$105 per hour for Structural Plan Review, if needed 	<ul style="list-style-type: none"> • \$105 per hour for Structural Plan Review, if needed (may not be able to require if on an Ag Exempt building) 	<ul style="list-style-type: none"> • \$100 Sign Permit Fee • \$105 per hour for Structural Plan Review, if needed (may not be able to require if on an Ag Exempt building)

Ordinance No. 782

Testimony letters received

as of June 25, 2014



To: Washington County Commissioners
155 North First Ave., MS-21; Hillsboro, OR 97124

From: Julie Mason, President
Westside Quilters Guild
PO Box 1036; North Plains, OR 97136

RECEIVED

JUN 23 2014

WASHINGTON COUNTY
BOARD OF COMMISSIONERS OFFICE

Re: The Quilt Barn Trail of Washington County

Hearing on July 2, 2 pm, in the auditorium at the Public Services Building

This is written testimony for your consideration in response to the proposed changes to the sign ordinances. We are very pleased with the changes as well as the speed at which this has been done.

There are just a couple of questions remaining:

1. Urban Growth Boundary: While almost all of the barns volunteered so far are outside the UGB, at least one, the historic Shute/Haag farm, is inside the boundary. There may be others as time goes on. Additionally, the Kinton and Dixie Mtn Granges would like to have blocks, but are obviously not barns, or agricultural buildings by the ORS definition. Could there be a special process to include those sites?
2. What happens to the block placed outside the Urban Growth Boundary when the boundary changes? Is it "grandfathered" in or would it need to be removed? To be on the "official" Quilt Barn Trail of Washington County, a contract (agreement) between Westside Quilters Guild and the barn owner is required and kept in our records, so we would know when it was placed.

Sincerely,

Julie Mason, Ph. 503.307.1440
June 17, 2014



Oregon's Washington County
The Tualatin Valley

RECEIVED

JUN 24 2014

Long Range Planning
Land Use & Transportation

TO: Washington County Planning Commission

CC: Joy Chang, Associate Planner
Department of Land Use & Transportation

FROM: Carolyn McCormick, CEO
Washington County Visitors Association

Date: June 23, 2104

SUBJECT: Proposed Ordinance no. 782

The Washington County Visitors Association (WCVA) supports ordinance 782 which amends the Code to allow for the public display of art in rural areas. While public art is a broad term and "what is art" is left open for interpretation the Visitors Association supports specifically the "Quilt Barn Trail" project.

WCVA believes that the Quilt Barn Trail project will be implemented with quality and great taste. County staff has been diligent and prudent in supporting this effort. We also applaud the efforts of Westside Quilters Guild and entrust the integrity of the quilt barn trail.

Written support is being delivered due to schedule conflicts and my inability to support Ordinance no. 782 in person.