

TIGARD MUNICIPAL CODE

Chapter 2.08 PLANNING COMMISSION AND HEARINGS OFFICER

Sections:

- 2.08.010 Planning Commission**
- 2.08.020 Appointment – Membership
(Repealed by Ord. 12-03)**
- 2.08.030 Commission Removal
(Repealed by Ord. 10-17)**
- 2.08.040 Vacancy
(Repealed by Ord. 12-03)**
- 2.08.050 Voting Members
(Repealed by Ord. 12-03)**
- 2.08.060 Election of Officers
(Repealed by Ord. 12-03)**
- 2.08.070 Meetings – Quorum - Voting
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- 2.08.010 Planning Commission**

The Tigard Planning Commission advises the City Council on general land use and transportation planning issues; long-range capital improvement programs; and acts as a hearings body for applications of permits, land use applications and land use appeals, or other matters as directed by the City Council. The Planning Commission shall operate pursuant to bylaws approved by the City Council, which may only be amended by action of the City Council. (Ord. 12-03 §1; Ord. 92-35 §2)

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- 2.08.100 Powers and Duties of
Commission**

A. Except as otherwise provided by the City Council and described in the commission’s bylaws, the Tigard Planning Commission may:

1. Recommend and make suggestions to the City Council and to other public authorities concerning:

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a. The long range comprehensive land use plans for the city, as well as any land use plans for specific areas within the city;

b. Plans for the city-wide transportation system, including the laying out, widening, extending and locating of public thoroughfares; relieving traffic congestion conditions; bicycle and pedestrian facilities; transit facilities and routes; design standards for transportation facilities; and parking lot regulations;

c. Any proposals to adopt or amend planning documents for the city-wide transportation system, including the transportation map of the comprehensive plan and the transportation capital facilities program;

d. Establishment of districts for limiting the use, height, area, design, bulk and other characteristics of buildings and structures related to land development, including the creation of and amendments to the Tigard development code and the zoning map;

e. Betterment of housing and sanitation conditions;

f. Protection and assurance of solar access;

g. Plans for regulating the future growth, development and design of the city with respect to its public and private buildings and works, streets, parks, grounds and vacant lots;

h. Plans to secure to the city and its inhabitants sanitation, proper service of public utilities and telecommunications utilities, and shipping and transportation facilities;

i. Appropriate measures for energy conservation;

j. Plans for promotion, development and regulation of industrial and economic activities in the community.

2. Do and perform all other acts and things necessary or proper to carry out the provisions of ORS 227.010 to 227.170, and 227.175 to 227.180.

3. Study and propose such measures as are advisable for promotion of the public interest, health, morals, safety, comfort, convenience and welfare of the city, including the area that is expected to eventually become a part of the city through annexation

B. The City Council shall assign to the Planning Commission such facilities and services as necessary to enable the commission to hold its meetings, transact its business and keep its records. (Ord. 12-03 §1; Ord. 92-35 §2)

2.08.105 Downtown Design Review Board

A. The council may appoint or designate a subcommittee of the Planning Commission as the Downtown Design Review Board. The Downtown Design Review Board shall have the power to conduct Type III-C hearings on applications for permits as specified in Title 18 of this code.

B. The subcommittee shall consist of a minimum of three members or alternate members of the Planning Commission.

C. A majority of the designated subcommittee shall constitute a quorum. A majority vote of those members present at an open meeting of the board shall be necessary to legally act on any matter before the board. (Ord. 12-03 §1; Ord. 10-12 §1)

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2.08.110 Hearings Officer

The council may appoint or designate one or more qualified persons as Planning and Zoning Hearings Officer(s), to serve at the pleasure of the City Council. The hearings officer(s) shall have the power to conduct hearings on applications for permits. (Ord. 12-03 §1; Ord. 92-35 §2)

2.08.120 Hearing Procedures

A. Procedures for the conduct of quasi-judicial hearings as prescribed by Title 18 of this code shall apply with respect to the conduct of hearings by the Planning Commission, Downtown Design Review Board and hearings officer.

B. Procedures for the conduct of legislative hearings as prescribed by Title 18 of this code shall apply with respect to the conduct of legislative hearings by the Planning Commission. (Ord. 12-03 §1; Ord. 92-35 §2) ■