

*March 26, 2008 Commission Advisory Team meeting
Executive Summary*

Members present: Alexander Craghead, Karen Fishel, Stuart Hasman, Elise Shearer (alternate)

Staff present: Sean Farrelly

Agenda Item 1: Welcome/Introductions

No introductions were necessary.

Agenda Item 2: Review Executive Summary of February 27 Meeting

Went over follow-up item from previous meeting regarding how a 20 foot minimum rear setback would effect “shallow” taxlots (especially on Main St.)

Recommendations:

- It was noted that the 20 foot minimum may not the best way to assure that alleys could develop.
- 10 feet minimum rear setbacks are recommended.
- Wait until the Downtown Circulation Plan is done and then consider requiring reserving the identified new streets alleys, and ped. connections.

Agenda Item 3: Proposed Map/ “Regulating Plan”

Reviewed the development standard matrix and the revised Building type map.

Recommendations:

- Remove maximum side setbacks except for Storefront Mixed Use Buildings
- “Other structures” (buildings that don’t fit the proposed building types) will have to go through discretionary review. It was felt this would be a rare occurrence. In the future we should develop specific design standards for structured parking.
- Instead of developing all new land use lists, we’ll use the existing mixed use CBD zoning- with some updates.
CBD land use changes discussed:
Not Permitted to Permitted: Colleges
Not Permitted to Conditional Use: Research and Development
Conditional Use to Not Permitted: Adult Entertainment and Wholesale Sales
- Amend the CG/ CP zones to specifically allow residential (in mixed use structures.)

Follow-up

Sean will check with City Attorney on the legality of the idea of building prototypes being the guide, rather than specified “zones.” Also will research whether gun sales and drive-thru restaurants can specifically be forbidden.

Agenda Item 4: Downtown Land Uses/ Non-Conforming Uses

Reviewed the non forming use and structure standards form the current Tigard code (18.760) , Washington Square Regional Center standard, and three surrounding cities

Recommendations:

- The existing Tigard nonconforming use standards should apply to the downtown, rather than developing specific standards like Washington Square Regional Center.

Agenda Item 5: Additional Residential Standards

This item was not discussed due to time constraints. Information on developing residential standards for private and common open space for Downtown building types will be sent out by e-mail for comment.

Adjourned: 9:35 PM