

**CITY OF TIGARD  
PLANNING COMMISSION  
Meeting Minutes  
September 15, 2008**

**1. CALL TO ORDER**

President Jodie Inman called the meeting to order at 7:05 p.m. The meeting was held in the Tigard Civic Center, Town Hall, at 13125 SW Hall Blvd.

**2. ROLL CALL**

Commissioners Present: President Inman; Commissioners: Anderson, Doherty, Hasman, Muldoon, Vermilyea, and Walsh

Commissioners Absent: Commissioner Caffall, Fishel

Staff Present: Ron Bunch, Assistant Community Development Director; Darren Wyss, Senior Planner; Doreen Laughlin, Administrative Specialist II

**3. COMMUNICATIONS**

City Councilor, Gretchen Buehner, spoke to the Commissioners about her role as liaison to the Planning Commission. She encouraged them to feel free to ask for workshops with Council to stay on top of things. She answered some questions regarding her role as liaison.

**4. APPROVE MEETING MINUTES**

There was a motion by Commissioner Vermilyea, seconded by Commissioner Anderson, to approve the August 18, 2008 minutes as submitted. The motion carried as follows:

AYES: Anderson, Doherty, Hasman, Muldoon, and Vermilyea

NAYS: None

ABSTENTIONS: Inman, Walsh

EXCUSED: Fishel, Caffall

**5. PUBLIC HEARING**

**CPA2008-00009 TIGARD COMPREHENSIVE PLAN AMENDMENT TO  
UPDATE THE INTRODUCTION TO REFLECT CURRENT  
CONDITIONS AND INCLUDE A GLOSSARY OF KEY DEFINITIONS**

**REQUEST:** To amend the current Comprehensive Plan Introduction and add a Glossary of key definitions. The complete text of the proposed Amendment can be viewed on the City's website at [http://www.tigard-or.gov/code\\_amendments](http://www.tigard-or.gov/code_amendments). **LOCATION:** Citywide. **ZONE:** All City Zoning Districts. **APPLICABLE REVIEW CRITERIA:** Community Development Code Chapters 18.380 and 18.390; Comprehensive Plan Chapters Citizen Involvement, Land Use Planning, Natural Resources and Historic Areas, Environmental Quality, Hazards, Parks, Recreation, Trails, and Open Space, Economic Development, Housing, Public Facilities and Services, Transportation, Energy Conservation, and Urbanization; and Statewide Planning Goals 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14.

## **PUBLIC HEARING OPENED**

Commission President, Jodie Inman, opened up the Public Hearing. Senior Planner, Darren Wyss, gave the staff report. He noted the Comprehensive Plan Amendment before the Commissioners at this time would update the Introduction to the Comp Plan, and add a Glossary of key terms that are found throughout the document.

By way of background & review, Wyss presented the following:

### Introduction:

- Presents a brief background statement that outlines the purpose of the Plan and its implementation.
- Essentially, it outlines how to use the Plan.
- This is important as it states the basic discretion that can be applied by the City Council and Planning Commission when interpreting the Plan.
- The Intro also clearly defines upfront what a goal, policy, and recommended action measure is and the City's obligation for each.
- The City is not breaking new ground with this updated Intro, but simply stating 30 years of legislative development in state statutes and administrative rules.
- The Commission reviewed the Intro at its Aug 18<sup>th</sup> workshop and did not request any changes be made.

### Glossary:

- Definitions have been accumulating since the first amendment to come before the Commission a year ago.
- As each chapter met with PIT, key terms were identified to be defined and then a definition was brought forward.
- Definitions are based on accepted federal, state, or regional definitions when available. Otherwise, staff or a PIT member presented a widely accepted definition and a consensus was reached as to the definition that best fits Tigard.

- The Glossary is important to the Plan as it affects the application and interpretation of goals, policies, and recommended action measures. Future decision-makers will use the Glossary to provide direction in interpreting the Plan.
- The Commission at its Aug 18 workshop, requested staff to revisit a number of definitions before tonight's hearing and review the clarity/content. Staff reviewed the definitions and has included recommended changes along with commentary in a Memo dated Sept 8<sup>th</sup>. These recommended changes are also incorporated into Exhibit A of the Staff Report.

Wyss concluded that staff had found the language included in the amendment to be in compliance with the applicable state land use goals, the City's municipal code and comprehensive plan policies, as well as federal, state, and regional plans and regulations and, therefore, staff recommends the Commission forward to the City Council the language found in Exhibit A.

President Inman recognized Sue Beilke, 11755 SW 114<sup>th</sup>, Tigard, OR – who had signed in to testify in opposition. Ms. Beilke went over the reasons she was in opposition. (Contained in **Attachment 1.**)

There were no other members of the public present to testify either for, or against.

## **PUBLIC HEARING CLOSED**

## **DELIBERATION**

With the commissioners' consent, Staff did not go through the changes one by one, but addressed the changes as the Commission had specific questions, comments, or suggestions.

At this point, President Inman asked if any of the Commissioners had questions, comments, or suggestions.

After deliberation, the following changes to the Glossary were agreed upon and recommended:

- Add "Active Recreation – See Tigard Development Code Chapter 18.120."
- Under "Greenspace/Greenway" add "or" to and - so it would read "An area intended to contain a natural quality that protects valuable natural resources and provides wildlife habitat and/or opportunities for nature-related outdoor recreation, such as viewing and studying nature and participating in trail activities."

- “Natural Resources” change to read: “resources and resource systems identified in Statewide Planning Goal 5, including Examples include: fish and wildlife habitats, wetlands, streams and associated riparian corridors, groundwater and rare and endangered fish and wildlife, plants and plant communities.
- Under “Open Space” delete “both undeveloped or minimally developed.”
- Add “Passive Recreation – See the Tigard Development Code Chapter 18.120.”

## **MOTION**

After President Inman’s summarization of the recommended changes, Commissioner Vermilyea made the following motion: “Madam Chair, I move for approval of application Comprehensive Plan Amendment 2008-00009, and adoption of the findings and conditions of approval contained in the staff report and based on the amendment enacted or adopted here this evening.” Commissioner Hasman seconded the motion.

There was a vote and the motion carried as follows:

AYES: Anderson, Doherty, Hasman, Inman, Muldoon, Vermilyea & Walsh

NAYS: None

ABSTENTIONS: None

EXCUSED: Fishel, Caffall

President Inman noted this item is scheduled for the City Council Workshop on October 14<sup>th</sup>, while the Public Hearing is scheduled for October 28<sup>th</sup>.

There was a question as to when the Planning Commission Public Hearing on “Urbanization” would be coming back. Wyss answered “October 6<sup>th</sup>.” [The newspaper had failed to publish the requested Public Hearing Advertisement – therefore, the upcoming hearing, after being properly advertised, would be revisited on 10/6.]


## **6. OTHER BUSINESS**

Assistant Community Development Director, Ron Bunch, briefly talked about the upcoming October 21<sup>st</sup> joint meeting the Planning Commission will be having with City Council. He called to their attention the February 19<sup>th</sup> minutes from the Planning Commission Special Session (held prior to the joint Planning Commission/City Council meeting.) The minutes from that joint meeting were also included in the Commissioner’s packets. Mr. Bunch asked the Commissioners to send staff any comments they might have about the upcoming several months of things they would like to work on. He said staff would put together a report for the Commission at its October 6<sup>th</sup> meeting and they will all have an opportunity to discuss this in depth before meeting with Council on October 21<sup>st</sup>. He said this would be a great opportunity to talk about the next phase.

One of the commissioners asked whether the joint Planning Commission/City Council October 21<sup>st</sup> meeting would take the place of the regular Planning Commission meeting scheduled for October 20<sup>th</sup>. Bunch said yes, this would take the place of that meeting.

**7. ADJOURNMENT**

President Inman adjourned the meeting at 8:42 p.m.

  
Doreen Laughlin, Administrative Specialist II

  
ATTEST: President Jodie Inman

August 25, 2008

Planning Commission  
City of Tigard

RE: CPA – 2008-00009 - Comprehensive Plan Amendment to update Introduction to reflect Current Conditions and include a Glossary of Key Definitions

Dear Planning Commission Members:

Citizens such as myself have spent considerable time and effort in participating in the revisions of Tigard's Comprehensive Plan (CP), yet have little input on the Definitions section. We have the following comments for tonight's workshop. Some of these comments we provided in May at the Commission's workshop on Natural Resources, but we find that again, our comments have been omitted from the staff's latest Definition section.

- **Introduction Section** – 1) This needs to have a section on Uplands, # of acres, what it contains, etc. 2) There needs to be a section on Fish and Wildlife. This section should include what listed fish species occur in Tigard, as well as examples of wildlife that have been documented in our parks and open spaces. This is important as it is addressed in the Natural Resources and Parks/Recreation/Open Space/Trails sections of the amended CP.
- There need to be Definitions for the following, as all of these are addressed either in the Parks, Recreation, Trails & Open Space or Natural Resources sections of the amended CP.
- Both the PC and staff agreed at the last workshop in May that \*examples would be included in the Definitions section.
- **“Community Parks”** – Add “Community Parks often include natural areas or open space that provide important wildlife habitat as well as providing nature oriented recreation such as bird watching.” In fact there is more natural area or open space in Cook Park than developed areas. “Examples include Cook Park and Summerlake Park.”
- **“Endemic”** – “A plant, fish or wildlife species only found or confined to a particular region or area; having a comparatively restricted distribution.”
- **“Greenspace/Greenway”** – Remove the wording “Size should be adequate to protect the resource.” We have many areas in our greenways that are small (less than 5 acres) but that provide crucial habitat for migratory birds, amphibians and many other species. Bonita Park for example, contains the rare camas in an area less than 1 acre

but that small greenway is important in offering habitat for a rare and unique plant in Tigard.

- **“Open Space”** - Add, “Open space may also include areas set aside solely for the protection and conservation of fish and wildlife habitat and species.” This comes directly from wording in the adopted Policies section of Parks/Recreation/Open Space section of the CP and thus should be consistent with that amended section.
- **“Rare”** – There needs to be a definition for “rare” as this is addressed in the Parks/Trails/Open Space section. Rare can be defined as “A plant, fish, wildlife or plant community that is considered unique, uncommon, unusual, or occurs infrequently. Rare species may also be those that are endemic to a particular site, area, or region. In some cases, rare species may also be listed by state and/or federal agencies.”

Examples of rare species in Tigard are several fish species, western pond turtles, Northern red-legged frogs, camas, western red cedar/skunk cabbage bog plant community and oak prairie habitat. Rare species are often considered “species of concern” by state agencies.”

- **“Upland Habitat”** – Add, “Upland habitats include for example, \* oak prairie (in Bonita Park), Ponderosa Pine/Oak camas prairie on the Brown property and Mixed Conifer/Deciduous forest in Cook Park.
- **“Wetland”** – Use the definition accepted by the Division of State Lands.
- **Comprehensive Plan Map Legend / “Open Space”** – Change current definition to read “These are areas designated to be retained in a natural state. In those areas where appropriate and where natural resources and not negatively impacted, some development of recreational uses may occur.”
- **Threatened, Endangered and Sensitive Species** - Include definitions for both State and Federal listings including “Threatened, Endangered or Sensitive” listed species (these are on-line on the ODFW website). Give several examples of each.
- **“To the Extent Feasible”** – This wording has been added despite it being opposed by both the citizen natural resource committee members and other citizens who testified at recent hearings. It has no validity nor is it necessary to be in any part of the CP. If Tigard does not have the funding or staff to conduct a particular project for restoration, it simply should say so and not do it until it does have the funding, etc. Citizens do NOT want this wording anywhere in the CP. Please remove it.

Thank you all for your time and consideration in this matter.

Sincerely,

**Susan Beilke,  
Board Member, Fans of Fanno Creek  
Friends of Summer Creek  
The Turtle Conservancy**