



# City of Tigard

## Planning Commission – Agenda

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**MEETING DATE:** October 6, 2008, 7:00 p.m.  
**MEETING LOCATION:** City of Tigard – Town Hall  
13125 SW Hall Blvd., Tigard, OR 97223

1. CALL TO ORDER 7:00 p.m.
2. ROLL CALL 7:00 p.m.
3. COMMUNICATIONS 7:02 p.m. –
4. APPROVE MINUTES 7:05 p.m.
5. PUBLIC HEARINGS 7:15 p.m. –

**5.1 COMPREHENSIVE PLAN AMENDMENT  
(CPA) 2008-00010/SENSITIVE LANDS REVIEW (SLR) 2008-00005  
- TRI-COUNTY SHOPPING CENTER APPROVAL WETLAND  
AND STREAM CORRIDOR MAP AMENDMENT-**

**REQUEST:** The Director requests a Comprehensive Plan Map Amendment to correct the City's Significant Wetlands and Stream Corridors Map in the vicinity of SW Dartmouth and Hwy 217. The Tigard City Council approved the Tri-County Shopping Center proposal (Comprehensive Plan Amendment (CPA) 98-0002/Site Development Review (SDR) 98-0002/Planned Development Review (PDR) 98-0001/Sensitive Lands Review (SLR) 98-0002/Lot Line Adjustment (MIS) 98-0004), which approved a Comprehensive Plan Amendment to the Water Resources Overlay District, including fill and mitigation of a approximately 1.41 acres of existing wetlands on the property, and other development. The resource maps were not revised as indicated in the findings for the decision. Meanwhile, Army Corps of Engineers and Department of State Lands permits were obtained and grading, filling and mitigation occurred even though the remainder of the development was not built. The Significant Habitat Areas map, based on the wetland inventory, is also in error and needs revised accordingly. Although Council's approval of CPA98-00002 legally amended the City's Significant Wetlands Map, the Director's application is to formally correct the error in mapping. **LOCATION:** The property is located south of SW Dartmouth Street and west of SW 72<sup>nd</sup> Avenue in the Tigard Triangle; Washington County Tax Assessor's Maps 2S101BA, Tax Lot 101 and 1S136CD, Tax Lot 4200. **ZONE/COMPREHENSIVE PLAN DESIGNATION:** C-G (PD): General Commercial District. The C-G zoning district is designed to accommodate a full range of retail, office and civic uses with a city-wide and even regional trade area. Except where non-conforming, residential uses are

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limited to single-family residences which are located on the same site as a permitted use; a wide range of uses, including but not limited to adult entertainment, automotive equipment repair and storage, mini-warehouses, utilities, heliports, medical centers, major event entertainment, and gasoline stations, are permitted conditionally. The planned development designation is an overlay zone applicable to all zones. In the case of the subject property, the Council applied the provisions of this chapter as a condition of approving any application for development. **APPLICABLE REVIEW CRITERIA:** City of Tigard Community Development Code Chapters 18.380, 18.390 and 18.775; City of Tigard Comprehensive Plan Policies 1, 2 and 3; Statewide Planning Goals 1, 2 and 5; and Metro Functional Plan, Title 3.

5.2 **COMPREHENSIVE PLAN AMENDMENT (CPA) 2008-00006**

**Tigard Comprehensive Plan Update of Statewide Planning Goal 14: Urbanization**

**REQUEST:** To amend the current Comprehensive Plan Topic 10: Urbanization by updating the goals, policies and recommended action measures to reflect current community conditions and values. 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; Parks, Recreation, Trails, and Open Space; Public Facilities and Services; Transportation; and Urbanization; Metro Functional Plan Title 11; and Statewide Planning Goals 1, 2, 8, 11, 12, and 14.

6. OTHER BUSINESS 9:00 p.m.

7. ADJOURNMENT 9:15 p.m.