

**CITY OF TIGARD
PLANNING COMMISSION
Meeting Minutes
May 4, 2009**

1. CALL TO ORDER

Vice President Walsh 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: Vice President Walsh; Commissioners Anderson, Doherty, Hasman, and Muldoon

Commissioners Absent: President Inman; Commissioners Caffall, Fishel, Vermilyea, and alternate Commissioner Gaschke

Staff Present: Sean Farrelly, Senior Planner; Todd Prager, City Arborist; Doreen Laughlin, Planning Commission Secretary

3. COMMUNICATIONS - None

4. CONSIDER MEETING MINUTES

4-6-09 Meeting Minutes:

Vice President Walsh asked if there were any corrections, deletions, or additions to the minutes. There were none. As discussed at the last meeting, according to Section 12 of the Planning Commission bylaws, Walsh declared the minutes approved as submitted.

5. WORKSHOPS

5.1 Downtown Land Use and Design Standards

Senior Planner, Sean Farrelly, introduced two consultants who'd worked on the project - Cathy Corliss from Angelo Planning Group, and Marcy McInelly, principal of SERA Architects. He also introduced Matthew Crall, who was sitting in the audience, from the State of Oregon, TGM Code Assistance Grant. Farrelly said the City of Tigard had been awarded a Code Assistance grant from the state of Oregon's Transportation and Growth Management (TGM) Program. He noted this was an informational session on the draft code and an early opportunity to raise questions, prior to the more formal workshops that will lead into public hearings later this summer. He gave a brief history of the proposed Downtown Code Amendments and he and the two consultants went through a PowerPoint

(**Exhibit A**) which included the consultant's assessment of the code, as well as an explanation of the overall approach of the code and some specific provisions. He noted the draft code copy that the commissioner's received in their packets was for reference. The language may be revised during upcoming sessions with the CCAC (City Center Advisory Commission). He said staff will provide a more user friendly version of the code with expanded commentary and explanation of how the new code compares to existing code language.

Cathy Corliss explained that Angelo Planning Group is one of two firms in the state that have the lead contract for code assistance so when Tigard requested assistance, they were selected to work on the project. She said they had sub-consultants, including Sara Architects. She said Marcy McInelly, and her expertise in form-based code, was brought to bear on the projects. She said they were able to put together a team to assist the city as part of the Code Assistance Program. She said the scope of work basically covered peer review of the draft code that the City had prepared, code illustrations, and development examples. Marcy came up and spoke on form-based code. Farrelly finished the presentation and took questions from the commissioners.

SOME QUESTIONS & COMMENTS BY COMMISSIONERS

Can you talk about the fee and rule of process and how that works? For the Downtown there's a requirement that 10% of the site be dedicated to shared open space. Right now in the Development Code the requirements are 200 sq ft per unit basically. 10% is a little denser, a more urban feel. 10% doesn't really get you a lot of usable open space. We haven't worked out how much the fee will be. To allow flexibility to the code and to provide more usable shared open space instead of little tiny pockets of shared open space, we'd rather concentrate it in larger, public parks, plazas...

Was there any kind of water feature architecture? That's a possibility for the developer to provide something for the public benefit. We'll take a look at that. We can raise that at the City Center Advisory Commission meeting and see if there's an interest in incorporating that.

Has the development community looked at this? Consultants looked at it – kind of a reality check to let us know what's feasible. At the open house we'll invite developers and will also try to get a focus group.

There was a question about mixed use residential and businesses – would that be considered? Yes – that's what we want – commercial vertical mixed use.

Vice President Walsh said he enjoyed seeing the comparisons of form based code and would like to see more comparisons.

There was some talk about Streetscape and the look of Downtown so far as the types of businesses that could be located there – such as a Powell’s bookstore. Farrelly explained that it would be left pretty open. He agreed that a Powell’s would be a tremendous boost to the Downtown. He said the footprint they would need is allowed under this code.

5.2 Low Impact Development Presentation

Todd Prager, the City Arborist, introduced Brian Wegener of the Tualatin Riverkeepers. Mr. Wegener gave a PowerPoint presentation (**Exhibit B**) about urban storm water and low impact development. It was presented for informational purposes to the Commission. He said this presentation came out of the planning for the “Connect the Drops” storm water summit held in October and presents a progress report on restoring natural hydrology to our urban streams through Low Impact Development. He distributed a pamphlet entitled “Connect the Drops” from that summit. He reviewed problems caused by urban storm water runoff and possible solutions.

6. OTHER BUSINESS - None

7. ADJOURNMENT

Vice President Walsh adjourned the meeting at 9:15 p.m.

Doreen Laughlin, Planning Commission Secretary

ATTEST: Vice President David Walsh