

**CITY OF TIGARD
PLANNING COMMISSION
Meeting Minutes
June 1, 2009**

1. CALL TO ORDER

President Inman called the meeting to order at 7:00 PM. The meeting was held in the Tigard Civic Center, Town Hall, at 13125 SW Hall Blvd.

2. ROLL CALL

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

Commissioners Absent: Commissioner Caffall, Vermilyea, and alternate Commissioner Gaschke

Staff Present: Dick Bewersdorff, Planning Manager; Hap Watkins, Assistant Planner; Darren Wyss, Senior Planner; Doreen Laughlin, Planning Commission Secretary

3. COMMUNICATIONS – None.

4. CONSIDER MEETING MINUTES

5-18-09 Meeting Minutes: President Inman asked if there were any corrections, deletions, or additions to the minutes. There was one amendment by Commissioner Doherty. The amendment was that Ron Bunch, Community Development Director, was marked as present but was not present. All agreed to the amendment and President Inman declared the minutes approved as amended.

5. WORK SHOPS

5.1 Buildable Lands Presentation/Discussion

STAFF REPORT

Senior Planner, Darren Wyss, presented the staff report on behalf of the City. He went through a PowerPoint presentation which was a buildable lands report and land use trends analysis (**Exhibit A**). He noted that staff has more data to analyze and will publish a final report when finished. He then opened up the discussion to questions or suggestions for potential additional data to include in the final report that would be useful to Council.

QUESTIONS & COMMENTS BY COMMISSIONERS

Commissioner Doherty: What are the reasons for 'loss of land'?
Wyss: "Primarily due to development within the city."

President Inman: We have lots of 'buildable land' that's already subdivided. The development has occurred; it's just a vacant lot at the moment. As far as the Planning Commission is concerned, we're more interested in what the new development might be. Wyss: "I can pull the numbers out of vacant parcels 10,000 sq ft or less. I can pull those numbers out, subtract the acreage, and report back to you on that."

5.2 DCA2009-00003 Omnibus Code Amendment – Housekeeping Items

STAFF REPORT

Dick Bewersdorff, Planning Manager, introduced Assistant Planner, Hap Watkins. He said Watkins would give a brief overview. Watkins gave the report on behalf of the City. He went over a memo by former intern, Markus Mead. The memo included the amendment language (which had been included in the commissioner's packets). He said, over the years, staff has collected any number of scrivener's errors and erroneous references – 150 or so. At this point, staff went over each section and gave the general reason for the changes.

QUESTIONS & COMMENTS BY COMMISSIONERS

This is regarding Section 18.730, "Exceptions to Development Standards" - regarding the building height limitations. It's a change for 2 ½ stories from 35 to 30 feet. Can you really do a 2 ½ story house in 30 feet tall? Does the "2 ½ stories" [verbiage] need to be there, or can you just eliminate the stories because unless you bury...

Bewersdorff and Watkins explained how 2 ½ stories is actually possible in 30 feet, but said it probably isn't required language anymore. They could eliminate it.

At this point, they went over some of the definitions.

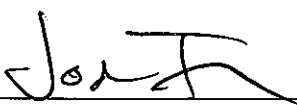
6. OTHER BUSINESS – It was noted the joint City Council/Planning Commission Meeting on June 16th, would be in lieu of the June 15th PC meeting.

7. ADJOURNMENT

President Inman adjourned the meeting at 7:45 p.m.



Doreen Laughlin, Planning Commission Secretary



ATTEST: President Jodie Inman