

**CITY OF TIGARD
PLANNING COMMISSION
Meeting Minutes
May 17, 2010**

1. CALL TO ORDER

President Walsh called the meeting to order at 7:01 pm. The meeting was held in the Tigard Civic Center, Town Hall, at 13125 SW Hall Blvd.

2. ROLL CALL

Present: Commissioner Anderson;
Commissioner Doherty;
Commissioner Fishel;
Commissioner Hasman;
Commissioner Muldoon;
Vice President Vermilyea; and
President Walsh (7).
Alternate Commissioner Schmidt; and
Alternate Commissioner Shavey (2)

Absent: Commissioner Caffall; Commissioner Gaschke (2)

Staff Present: Judith Gray, Sr. Transportation Planner;
Susan Hartnett, Asst. Community Development Director;
Doreen Laughlin, Senior Administrative Specialist;
Mike McCarthy, Streets & Transportation Sr. Project Engineer; and
Darren Wyss, Senior Planner

Others Present: Gretchen Buehner, City Councilor

3. COMMUNICATIONS

Alternate Commissioner Richard Shavey mentioned that he had attended a CCAC (City Center Advisory Commission) meeting the previous Wednesday. He said, among other things, that they'd discussed Fanno Creek and that he was very interested in that topic. He noted that he'd enjoyed attending the meeting.

President Walsh reported that he had attended the Tree Board meeting. He reminded the commissioners that a Citizen Advisory Committee (CAC) for the Urban Forestry Code

At this point, the commissioners discussed a memo that had been included in their packet regarding the Tigard Triangle. Comments, questions, (and answers) follow:

Vice President Vermilyea: is pleased with the level of detail and the effort. He said he's pleased with the Matrix as well. He's glad that the distant horizon is looking towards the planning of the triangle as well.

President Walsh: is interested in the City some day, when it's feasible, hiring an Economic Planning Manager.

Commissioner Doherty: *Is there anyone in the City now who deals with economic development opportunities?* Not in the way President Walsh is describing. Sean Farrelly does, somewhat, but it's not directly related to that right now. As the economy turns around, hopefully, the tax increment will begin to provide sufficient money for that and we'll be poised to take advantage of an uptick in the economy once it starts to really move along.

Commissioner Doherty: *Will TVF&R be relocated to the Triangle?* Yes.

Hartnett told the commission she is planning on coming back in June with an updated work chart for the Community Development Dept and to give some information on budget impacts on that department.

6. TIGARD TRANSPORTATION SYSTEM PLAN UPDATE NO. 3

Darren Wyss, Sr. Planner, said he and Judith Gray (Sr. Transportation Planner) were here to review the updated TSP that had been developed over the past 15 months – concentrating on the project list included in Section 5, Section 6 - funding, and Section 7 – the implementation chapter. He noted the public hearing on this has been delayed to June 21st. It had been originally scheduled for June 7th. Instead of the public hearing, there will be a brief fourth workshop on June 7th. The purpose of the fourth workshop is to review code changes related to connectivity standards in the Triangle.

1. The standards for street connections are at 630 feet in the Triangle and that does not comply with Metro's standards, so we will explore this.
2. Alternative of 8 intersections per mile needs to clarify between collectors/arterials.

Wyss recapped what had been accomplished at the last (2nd) workshop:

- They had reviewed the changes that were made at the first workshop to the goals, policies, and recommended action measures.
- Language pertaining to connectivity was added to a policy under Goal 12.6:

3. The City shall seek opportunities for transportation investments that support transportation goals of efficiency, multi-modal access, and safety.

- They added some terms to the glossary – “TSMO” and “WSRC.”

At this point, Wyss turned the floor over to Judith Gray.

Gray’s stated objectives were to clarify the differences between the two tables on the project list and walk the commissioners through the process that was taken to create the tables. She provided an explanation of the purposes and distinctions for the two tables – the “full” project list, and the “Financially Constrained” project list.

She explained the difference between near-term, mid-term, and long-term as follows:

- Near-term: (1 – 5 years) – highest certainty; needed to address existing conditions.
- Mid-Term: Expect to be warranted within planning horizon; possibly conditioned with development.
- Long-Term: Expected to be needed in the future (forecast year 2035); May be identified to preserve the opportunity (e.g. Hall Blvd. bridge to Tualatin)

She explained that “financially constrained” is a legal term. It is required in the Regional Transportation Plan. The most relevant aspects:

- Projects seeking federal funds must be on the Financially Constrained list.
- Improvements are assumed for plan amendments.

Gray spoke about how the Tigard TSP “Financially Constrained” list was developed. She said about 80% of the funds are made up of projects that aren’t within the City’s system. They are under state, regional, and county jurisdiction. The list was largely determined in CAC discussion. They were those projects with a higher return on investment (pedestrian/bike); Tigard priorities (Downtown, Triangle, & Pacific Hwy); and those that have major capacity or safety issues (Bonita widening, Hall widening). Those kinds of things reflect the criteria that had to be met.

Mike McCarthy, Streets & Transportation Sr. Project Engineer, briefly went over the projects the Planning Commissioners had expressed the most interest in (Exhibit A). McCarthy noted this is not a “prioritized list.” It is simply in order by project numbers, which are randomly assigned. McCarthy explained that the first green column indicates whether or not the project is on the Financially Constrained list. He was asked what that meant. He explained that the “Financially Constrained List” goes in to the Regional Transportation Plan. It’s their list of the projects in the next 25 years that are reasonably likely to be funded by “somebody” – whether it’s Tigard, ODOT, Washington County, a developer, etc. The key issues are it has to be on the list to get government grant funding, and it’s used in modeling for their looking at future development scenarios.

There was some discussion as to the definition of “near-term.” The question was whether near-term should be considered 1 – 5 years or 1 – 10 years or perhaps “high,” “medium,” or “low”. Darren proposed looking at page 85 in the document. He said the definition of

“near-term, mid-term, & long-term” is there. He suggested simply eliminating the stipulation “i.e. approximately 5 year timeframe” in the definition and the definition would speak for itself.

Gray summarized that they now have clear direction on developing a final version to bring to the commission for their recommendation. She said next time they come they will have some of that language they’d talked about earlier for the development code – they will get that a week in advance and it will be fairly straightforward and brief. No homework!

7. BRIEFING – ECONOMIC OPPORTUNITIES ANALYSIS (EOA) ADVISORY COMMITTEE

Darren Wyss briefed the commission on its role as the EOA advisory committee and the schedule for completing an Economic Opportunities Analysis. He went over his memo dated 5-10-10. He noted that the advisory committee’s first purpose is to meet the requirements of Goal 9 and the second is to develop an implementation strategy for the City to meet its goals for the economic development of the future. Commissioner Vermilyea said the 2nd part is where the real work begins as a guiding force for what they would like to accomplish from an economic development point of view at the City. That’s the most important role this group will undertake. Wyss stated that Commissioner Vermilyea was absolutely correct. He said the importance of them being the advisory committee is to give “local flavor,” so to speak, to this analysis. He noted there are several parts to it and went over the four meetings that he proposed to schedule: June 21, 2010; September 2010; November, 2010; and January 2011. Wyss noted that Cogan, Owens, Cogan is the consultant on this project. The commissioners said they would like to see the COC scope of work. Wyss said he would provide that to them.

The question was asked “What is the time commitment?” Wyss said this would be part of the regularly scheduled Planning Commission meetings. He said he hopes to be able to schedule them for 2 hours but they may be longer than that, if necessary. The first one, June 21st, however, will not be 2 hours.

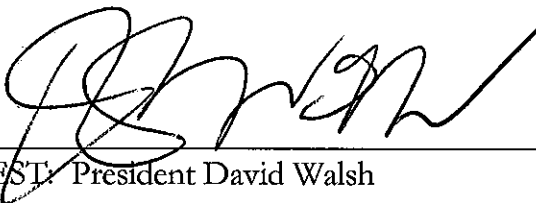
Wyss noted that Commissioner Vermilyea was absolutely correct in that the important component that the commission will be looking at is what is able to be redeveloped and how is that going to serve the needs of the future; and secondly, what is the strategy the City wants to move forward with in order to meet that future trend condition. The question was asked if this committee is Ad Hoc or whether it has a longer term role. Wyss answered that, for the purposes of the economic opportunities analysis, they are the advisory committee to this particular study.

Wyss said he would be back before the commission on June 21st and one of the consultants, Steve Faust, will be there as well to talk to them.

6. ADJOURNMENT

President Walsh adjourned the meeting at 9:30 pm.


Doreen Laughlin, Planning Commission Secretary


ATTEST: President David Walsh