

**CITY OF TIGARD
PLANNING COMMISSION
Meeting Minutes
June 21, 2010**

1. CALL TO ORDER

President Walsh called the meeting to order at 7:05pm. 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 Gaschke;
Commissioner Hasman;
Commissioner Muldoon;
Vice President Vermilyea; and
President Walsh (8).

Absent: Alternate Commissioner Schmidt; Alternate Commissioner Shavey (2)

Staff Present: Ron Bunch, Community Development Director;
John Floyd, Associate Planner;
Judith Gray, Sr. Transportation Planner;
Susan Hartnett, Assistant CD Director;
Doreen Laughlin, Sr. Administrative Specialist;
Gary Pagenstecher, Associate Planner; and
Darren Wyss, Sr. Planner

3. COMMUNICATIONS

President Walsh publically thanked Dick Bewersdorff, Planning Manager, for his many years of helpful guidance in serving the Planning Commission as staff liaison. He wished him well on his upcoming retirement.

4. CONSIDER MEETING MINUTES

June 7th Meeting Minutes: President Walsh asked if there were any additions, deletions, or corrections to the June 7th minutes; there being none, Walsh declared the minutes approved as submitted.

5. PUBLIC HEARING - COMPREHENSIVE PLAN AMENDMENT (CPA) 2010-00001 TIGARD COMPREHENSIVE PLAN AMENDMENT TO ADOPT THE TIGARD 2035 TRANSPORTATION SYSTEM PLAN (TSP)

STAFF REPORT

Sr. Planner, Darren Wyss gave the staff report on behalf of the City. [The staff report is available to the public one week in advance of the meeting]. He explained that this was a public hearing for the commission to make a recommendation to City Council on the 2035 TSP and that this would amend Chapter 12 Transportation and Public Facility Plan.

Wyss talked about the four exhibits that had been attached to the staff report.

- **Exhibit A** contains the proposed amendments to Goal 12 and the 2035 TSP document.
- **Exhibit B** is DLCD comments, which resulted in the addition of one additional policy: Goal 3, Policy 4.
- The TSP had been developed over 18 months & included the following meetings & forums:
 - Citizen Advisory Committee/Technical Advisory Committee meetings
 - Public Forums/Open House
 - 3 Planning Commission workshops – where commissioners made some changes...found as **Exhibit C**
- **Exhibit D** - Citizen Comments regarding Walnut/Ash connection

Wyss explained that staff had sent two memos via email to the Commissioners the Friday before. The first memo was a response to Exhibit D (Comments regarding Walnut/Ash connection). The second memo outlined potential options for addressing the concerns regarding Walnut/Ash.

Staff also received public comment the day of the meeting (Hard copy had been provided to the Commissioners.) He gave a general summary of the emails. Both had the same comments and were emailed by two individuals.

APPLICANT'S PRESENTATION

Judith Gray, Sr. Transportation Planner, and City of Tigard applicant, went over a PowerPoint Presentation on the TSP (**Exhibit A**).

QUESTIONS OF STAFF

It was noted that there are many projects in the TSP - the Ash Avenue connection just being one of them. President Walsh asked what the process would be in terms of public

notification - public involvement, etc. should something like that take place. Susan Harnett said the first step would be to get the money, if possible, and then do an environmental impact analysis. She said the City of Tigard has a high commitment to community participation. As seen by many projects in the past, there is a concerted effort to notify the community of major things. A good example is what was done with Burnham recently, where the City added a “Twitter” feed to keep people informed of the construction. But long before that there was major outreach through Cityscape, mailings, website updates, newspaper articles, Planning Commission meetings, Council meetings, etc. There would be plenty of notification to the public if and when something like this would take place.

The question was asked as to what staff is looking for. Judith Gray said staff is looking for a recommendation to either adopt the TSP as it is, adopt it with changes, or to deny it.

One of the commissioners asked if there would be a negative impact if they chose to move some of the projects in the TSP from short-term to mid-term status. Gray answered “No, there would be no negative impact. A positive impact would be that it would be more realistic and helpful.”

TESTIMONY IN FAVOR OF THE APPLICATION

Elise Shearer – CCAC Commissioner – 9980 SW Johnson St. Tigard – commended staff on the TSP. She said she knew it was the result of a lot of hard work and had been a long time in development. She said she wanted to speak in favor of the Ash Avenue Bridge. She noted that a visionary body needs to think long-term and long-term means major density is coming. She said there would be future rezoning for density; future increased traffic. Emergency access will become more difficult. A bridge over the creek on Ash Avenue will improve circulation. It does not have to be immediately open to two-way traffic. It can service bicycle, pedestrian, and emergency access first and, with increased density, in the future be potentially open for two-way traffic. It is necessary for Tigard to handle increased density. Eventually residential area on Ash Avenue corridor will probably be rezoned for higher density. She said she would like to have her comments on the record, as a commissioner, saying she’s in favor and wants staff to think long-term. She said she and the rest of those present won’t necessarily be around in 25 – 50 years out, but that we have to think of those people who will be, and how we’re going to serve them.

TESTIMONY IN OPPOSITION OF THE APPLICATION

Bonnie Peterson 13245 SW Ash Dr Tigard 97223 – said she is against the Ash Avenue bridge extension. She said it would ruin homes that would be coming in that area and would be going thru the wetlands. She said it’s been flooding. It’s not a good idea. The water was lapping both bridges. She doesn’t want it to look like California. It would cause too much traffic. She’s against it. She enjoys the natural area and doesn’t want it ruined in the wetland. She believes it would be a big mistake to put a bridge in there.

Barb Taylor 13175 SW Ash Dr. – is against the idea of a Walnut Street extension. She wondered what the economic advantage is of creating an extension from Walnut to Ash rather than using Frewing – which is already an existing street that connects with Ash Avenue. She would like to see that addressed in any study that may be presented. Also – there are arms of Fanno Creek that would also be impacted. She thanked staff for allowing them time to speak.

CLOSE THE PUBLIC HEARING

DELIBERATION

President Walsh opened the deliberation. He noted that this deliberation is not on Ash Avenue – but on the entire 2035 Transportation System Plan.

The importance of connectivity of roads was noted and discussed – for emergency access in particular.

One of the commissioners said “I am impressed by staff’s hard work and the tremendous amount of public involvement that has gone into this document. The Ash Avenue connection is just one of 140 some projects in this plan - a very small piece of the overall plan. And, in fact, there is no current design, funding, alignment, environmental evaluation, needs assessment, etc. [with regard to Ash] – nor is there a current process or ability to undertake any of those steps, that would be needed, within the foreseeable future – that being 15 to 20, or 25 years. There are a number of contingencies that must first occur before this option is ever looked at. Note I said option. This is not a “project”... this is an “option.” There are multiple steps that would have to occur before this option comes up on radar, and this option would be up to a Planning Commission of a later generation to ultimately decide - after going through the deliberative process that has been talked about tonight. I think it would be tremendously erroneous for this commission to pull the option off the table and foreclose the opportunity for future generations to look at the viability of that, or any other, option that’s been identified in this plan. We’re not confronted with making a decision about Walnut and Ash Avenue. This is an “option” before us. It’s inappropriate for us to foreclose the option at this time. Therefore, in light of what I think has been a tremendous amount of good work and a lot of thought that has gone into placing these projects in the place, time-wise, that they were placed in this plan, I think it would be inappropriate for us, at this time, to change what’s in there. So I would support the TSP as currently proposed. If other commissioners feel strongly, I would agree to modify by including a corridor study and by moving Walnut Street and Ash Avenue to a more ‘mid-term’, but that would be a Plan B for me.”

Another commissioner said he would throw a concise alternative, which would be to move the three projects to mid-term.

There was some discussion as to the definition of short-term and mid-term. Short-term is 10 to 12 years, mid-term is 20ish.

Another commissioner said she is not opposed to moving Nos. 18 & 27 to mid-term. She said a lot of people, when they think of 'short-term', they think of 2 years from now – and not 20 years. She's opposed to moving project 17. She believes something needs to be done in the Downtown. She would oppose that. The reality is project 18 and 27 may be 20 years down the road, at best, but it does need to stay on the books.

Walsh noted that he believed the plan is "excellent." He found it engaging, he likes the vision and aspect of it – and said it will have value through the years. He reminded the commission that there will be an update of the TSP in 5 to 8 years and that this is a foundational document. He is not opposed to the modification.

Walsh summarized that he's hearing that project 17 is something that has a little more interest in the shorter-term than the longer-term. He asked if anyone else wanted to weigh in on the discussion.

Judith Gray pointed out that there is a table of several studies and plans that have no timeframe attached to them at all. Vermilyea said we could just not include a timeframe with No. 17 at all.

MOTION

The following motion was made by Commissioner Vermilyea, seconded by Commissioner Hasman:

"I move that the Planning Commission forward a recommendation of approval to the City Council of the Tigard 2035 Transportation System Plan CPA2010-00001 with the following amendments:

- 1. That a Corridor Study be undertaken to determine whether it is feasible and appropriate to extend Walnut St. to Ash Avenue and also to extend Ash Avenue across Fanno Creek into the Downtown area, as well as look at other factors, such as economic benefits and other items that can be determined at that time; and**
- 2. That items No. 18 and 27 in the TSP project numbers be moved from "short-term" to "mid-term" projects."**

The motion CARRIED on a recorded vote, the Commission voted as follows:

AYES: Commissioner Anderson, Commissioner Doherty,
Commissioner Fishel, Commissioner Gaschke, Commissioner

Hasman, Commissioner Muldoon, Commissioner Vermilyea,
and Commissioner Walsh (8)

NAYS: None (0)
ABSTAINERS: None (0)
ABSENT: None (0)

7. BRIEFING – REGULATORY IMPROVEMENT

Susan Hartnett, Assistant Community Development Director, spoke about code. She said, “The City of Portland’s code is the basis for much of Tigard’s code. In particular are ‘use’ categories and many of our procedural components like the different types of land use reviews, as well as a number of the land use reviews themselves. The criteria in those land use reviews all come out of Portland’s code; however, the version of Portland’s code that was used as the model of Tigard’s code was the discussion draft. There was a lot of work done between the discussion draft and the final version that made that code clear and usable. She noted that one of the things we are living with is some legacy from having adopted a version of that code that was not quite ready for “prime time.” One of the things we’re looking to do in this regulatory improvement initiative is to take that next step. Basically to take Tigard’s code from Portland’s ‘discussion draft’ to a really tight, clean, consistent, easy-to-use, simple to follow, user-friendly code. It is a very ambitious work program. We hope to make some good progress in that direction. You’ve already seen the first piece of regulatory improvement initiative and you didn’t even know it. You may recall when Cheryl Caines brought before you the proposal to extend the land use approvals for sub-divisions, etc. that there was stuck in there a list of terms that had been defined. That was a piece of regulatory improvement. That allowed you, as the user of the code, to look right at the first page of the definitions and go ‘Oh – this is a defined term – I’d better look it up and see how it’s defined’ – rather than having to page through and see if some version of the term you’re looking for might be in there and where might it be.

There are three things that have already launched and, again, this will be a 2 to 3 year effort. This will not be done quickly, in part, because this is in addition to everything else that we’re doing. We’re trying to find opportunities to make some improvements to the code. The following are three things we’ve already done:

1. We’ve created a data base that will allow us to capture all the problems that we find in the code. We come across some section that either is unclear, in conflict with another, seems to be missing something... up until now we’ve had no way of capturing those issues. This will make it possible to track things ranging from incorrect references, to entire things missing in the code – such as a revocation process.
2. We’ve assigned a code editor – Cheryl Caines, Associate Planner. She will look out for consistency of code language. She will check for the format, the structure, the clarity, the readability of it.

3. We've started to launch some projects specific to improving the Development Code; tonight's will be our "use categories". This is foundational. No longer do we use lists. We categorize uses into chunks where you're looking at the impact and determining that the impact of these uses is similar. What it allows you to do is - as a new use comes along, figure out what category it figures into. We're lacking clear definitions that allow us to make those determines for new use. A lot of the language we're missing is in the final version of the Portland Code – it wasn't in the discussion draft, but it's now there. So a lot of what we're going to be doing is really just wholesale importing some clarification language out of the Portland code. We will move our code to a higher level of clarity and consistency.

That's the big picture. We'll bring things to you early on. Is there any feedback?"

Walsh said he's pleased and asked that staff include the explanations of acronyms and also that he'd like staff and the commissioners to revisit this subject again about 6 months from now.

7. WORK SESSION – USE CLASSIFICATIONS UPDATE DCA2010-00004

John Floyd, Associate Planner, said the purpose of the amendment is to clarify, simplify, and standardize chapter 18.130 – which is the use classifications chapter. He noted that one of the main problems with the existing use classifications chapter is that each classification varies in the level of detail provided. They can vary in the terms of a user's experience with the code. We've reformatted it and expanded and clarified it as necessary.

At this point Floyd went over Attachment 1 – sample code amendments. It gave a snapshot of what is coming. The biggest insertion was the "classification of uses." He went on to explain how it's different and asked the commissioners if they had any comments or concerns on what had been gone over.

The question came up as to whether other cities were going about this in the same way. Hartnett answered that this is a trend in many jurisdictions and that, over time, businesses change and the nature of that business changes. This is necessary as it's a much easier way of capturing everything and having a systematic way of saying "Oh – it's a new use, but where do we put it? Oh – look at these characteristics – it's this and not that."

8. WORK SESSION – UPDATE ON ROLLING CALENDAR/CD ORG CHART

Susan Hartnett checked in with the commissioners on whether the new rolling calendar is meeting expectations or not. The commissioners indicated that it was exactly what they were hoping for, and that they like it a lot. She also went over the new organizational chart. She

went over the changes that had taken place. The commissioners appreciated having the newly updated Org Chart and thanked Hartnett.

A commissioner asked about the possibility of the City hiring an Economic Director. It was noted that Sean Farrelly will take on as much of that as he can but that an Economic Director position isn't something seen as feasible in the near term.

The question was asked as to whether there is a staff resource specifically assigned to sustainability - i.e. a "green" staff resource. The answer was – no, not at this time. Hartnett answered that there've been a number of conversations at the council level about trying to create some sort of sustainability program, or approach, for the City – unfortunately, the City then went through the budget contractions.

There were some questions on some of the items on the calendar.

9. OTHER BUSINESS

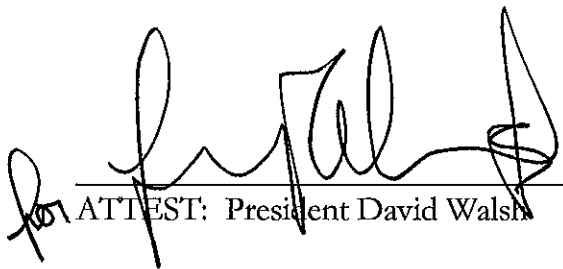
President Walsh noted that he will not be at the next Planning Commission meeting due to other commitments.

10. ADJOURNMENT

President Walsh adjourned the meeting at 9:18 pm.



Doreen Laughlin, Planning Commission Secretary



ATTEST: President David Walsh