

**CITY OF TIGARD
PLANNING COMMISSION
Meeting Minutes
March 7, 2011**

CALL TO ORDER

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

ROLL CALL

Present: President Walsh
Vice President Anderson
Commissioner Doherty
Commissioner Hasman
Commissioner Muldoon - late
Commissioner Rogers
Commissioner Schmidt
Commissioner Shavey

Absent: Commissioner Ryan

Staff Present: Ron Bunch, Community Development Director; Susan Hartnett, Assistant Community Development Director; Doreen Laughlin, Sr. Administrative Specialist; Gary Pagenstecher, Associate Planner; Duane Roberts, Project Planner; and Darren Wyss, Senior Planner

Others Present: Applicant: Foster Finch; Jerry Palmer
Stakeholder Advisory Committee Members: Scott Bernhard; John Bucsek; Dave Leinberger; Eric Lindstrom; Doug Vorwaller; and Paul Whitney

COMMUNICATIONS: None.

CONSIDER MEETING MINUTES

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

**PUBLIC HEARING WAS OPENED:
PLANNED DEVELOPMENT REVIEW (PDR) 2011-00001
WHITE OAK VILLAGE SUBDIVISION MINOR MODIFICATION REQUEST**

The applicant requests modification of the approved 27-lot White Oak Village subdivision and planned development on a 2.38 acre site (Final Order No. 2007-02 PC). The proposed modification would allow detached or attached units on lots of choice instead of the approved attached (duet) single-family homes. In addition, revised landscaping details would provide tall evergreen tree screening along the property's west boundary instead of the approved firethorn espalier on a cable trellis attached to the masonry screening wall. **LOCATION:** The project is located north of SW Pacific Highway at the southern terminus of SW 74th Avenue involving two (2) parcels

QUASI-JUDICIAL HEARING STATEMENTS

President Walsh read the required statements and procedural items from the quasi-judicial hearing guide. There were no challenges of the commissioners for bias or conflict of interest. Ex-parte contacts: None Site visitations: Commissioner Anderson – 6 months ago. No challenges of the jurisdiction of the commission; no conflicts of interest.

STAFF REPORT

Gary Pagenstecher, Associate Planner, went over the staff report (the staff report is available to the public one week before the hearing.)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the proposed Planned Development Modification will not adversely affect the health, safety, and welfare of the City and meets the Approval Standards as outlined in this report. Therefore, Staff recommends approval, subject to the recommended Condition of Approval and Findings within the staff report.

QUESTIONS/CLARIFICATIONS

Did the ownership change since the last time this was brought before us? *Yes – the current applicant is the owner.*

So, just to be clear, the only thing they're requesting in this case is to change the height and style from the attached to detached, or to do either. And, in doing so, are we opening up anything else that we approved? Or is this opening everything up for fair game when we look at this one issue? *No. The subdivision itself – the design and all the features – everything will remain the same.* So we're just talking house style. That's it? *Right. We're just talking the building type and the architectural style.*

APPLICANT'S PRESENTATION:

Jerry Palmer, a civil engineer and technical consultant to the LLC, noted this is a finished subdivision. He explained to the commissioners what was already done. He said they are dealing with the market now as it is versus what it was in 2007, [when this was first approved]. The request is to allow the attached or detached out of choice - so there will open up a variety of housing for this development and not just have the attached duets. That variety is important in that it offers some flexibility in the marketplace – which is very important today. He explained the financial implications of owners choosing attached or detached. When the Planning Commission considered in '07 – they had a plot plan that had them all attached and, with the approval, that plot plan became a part of the record. So what they're asking is to remove that plot plan so they can have that variety of housing. Palmer went on to say “The second one is – and I have pictures of it (**Exhibit A**) – adjoining us on the west side is RAZ buses. At the time the Planning Commission originally considered this, there was quite a bit of discussion that there needed to be higher vegetation to have visual screening for that west side, particularly. We wish to do that. With a beautiful wall we want to get height above it so we can block the view of those buses. We want to create that visual barrier. So, in summary, we concur with the staff report, their findings and their proposed condition of approval. Times are very different. The financing – the price point – and the loan qualifications are most important these days and we need to open up the marketplace to get these lots on market with homes being built on them.”

Foster Finch, the applicant, spoke at this point - saying the main thing they're after is having a more saleable product and, by having the units detached, believes they will sell more quickly. The driving force behind this request is to get them sold. He is about 99% sure they will be all detached, not attached – because that would simplify the HOA.

QUESTIONS FROM COMMISSIONERS

So will you build this yourself? *I'll probably build it myself.* But, potentially, you could sell a few lots here or there – so you want the flexibility for a builder to come in and have some say?
Yes.

PUBLIC COMMENT

TESTIMONY IN FAVOR

City Councilor, Gretchen Buehner, 13249 SW 136th Place, Tigard, said the 2007 hearing on White Oak was the very last hearing she participated in as a Planning Commissioner. She said she was there to be available to the commission if anyone had questions. There were no questions.

TESTIMONY IN OPPOSITION: None.

CLOSED PUBLIC HEARING

At this point, President Walsh opened the meeting up for deliberations.

DELIBERATIONS

There was no further discussion and a motion was made.

MOTION

The following motion was made by Commissioner Doherty, seconded by Commissioner Schmidt:

“I move for approval of application PDR2011-00001 and adoption of the findings and conditions of approval contained in the staff report that was received. This motion includes the landscaping plan.”

The motion was approved unanimously.

WORK SESSION – PROGRESS REPORT – TRAIL SYSTEM MASTER PLAN

Duane Roberts, Project Planner, told the commissioners that the Parks Manager, Steve Martin, and he, are co-managing the development of the Greenway Trail System Master Plan. He said he brought with him 6 of the 8 citizens who had devoted considerable volunteer time and effort to providing oversight of the plan’s preparation. He gave a brief overview of the planning work done to date. For the record, and as pointed out in the packet material the commissioners had received already, the purpose of developing the trails master plan was to give some direction for completing the Greenway Trail network identified in the Park System Master Plan, which was adopted in 2009. Referring to the project list that had been included in the commissioners packets, he said it’s a work in progress. In final form, the project list will be revised to include committed Fanno Creek Trail projects and also to include a placeholder for future Westside Trail projects as well as any other changes that Council directs. He gave some information on the next steps:

- April 11th Steve Martin and Duane Roberts will give a presentation on the draft plan to the Parks Board.
- April 19th – Planning Commission is invited to a presentation of the draft plan in a joint Council and Planning Commission workshop – which will include opportunities for Planning Commission and City Council input.
- In May – as required by the IGA with ODOT for grant funding, staff returns to the Planning Commission, and later Council – with Comprehensive Plan and Transportation System Planning (TSP) amendments related to the Trails Master Plan.

These will be minor amendments, such as “the City shall develop guidelines for trails roadway crossing improvements” – that kind of generic language.

- Steps after that are under review and will be decided later on.

Roberts noted that the purpose for bringing the group of citizens there before them was to give the commission an idea of the process used to develop the trails plan and the views and impressions of the citizen committee that helped put it together. In addition, the citizen committee wanted to be available to answer any questions the Planning Commission may have about the plan and process.

Roberts introduced the following SAC (Stakeholder Advisory Committee) panel who are 6 of the 8 members of the Citizen’s Advisory Committee. Before that, he thanked them on behalf of the City for all the tremendous work they put into this, and told them that their efforts are greatly appreciated.

The following SAC members were introduced: Paul Whitney, Dave Leinberger, Scott Bernhard, Doug Vorwaller, John Buscek, and Eric Lindstrom. They each gave a short talk explaining their various reasons for interest in this, and for getting involved.

COMMENTS/QUESTIONS FROM THE COMMISSIONERS

The commissioners thanked the committee for all their hard work and passion. There were some questions regarding how the priority items came to be. Roberts said there are combinations of factors – the consultant will talk about those on the 19th of April at the Planning Commission/City Council joint workshop.

WORK SESSION – ECONOMIC OPPORTUNITIES ANALYSIS (EOA) COMMITTEE MEETING

Darren Wyss, Senior Planner, thanked the Commission for all the time and effort they’d put into going through this process. He noted there’d been some very productive conversations, and he knew it wasn’t always easy to maintain the narrow focus of the EOA, given the Commission’s interest in the larger topic of economic development. He told the commissioners that staff really appreciates their dedication to focusing on the task at hand. He said the purpose of the meeting was to have this final review of the draft EOA before the scheduled April 4th public hearing. Wyss gave a short recap of recommended changes and then went over a few changes that had been made to the recommendations based on the last meeting.

He noted one of the new policies based on CEDOs is the removal of the term “smart growth” – which is replaced with some descriptive elements of “smart growth” development. In addition, there is an added recommended action measure regarding the monitoring of economic developmental efforts of other jurisdictions for risk/reward. He

reminded them that they'd had a conversation regarding high speed rail and the need for Tigard to be engaged in the conversation. He hoped everyone had sufficient time to review the draft EOA and that staff was looking for final feedback.

QUESTIONS/COMMENTS FROM THE COMMISSIONERS

One of the commissioners said "I think this is well written." Another noted: "We've seen all the components; it's now been nicely put together."

At this point, Susan Hartnett, Assistant Community Development Director, said they're talking about a 10 year horizon. She encouraged the commissioners to look ahead and ask themselves "What's coming 8 or 10 years from now that maybe we ought to be paying attention to?" The first bell that gets rung for her is high capacity transit. She said that was addressed at the previous week's presentation on Economic Development - how high capacity transit and the redevelopment opportunities that we have are as much a part of the future as any of the other economic development strategies that were laid out for them. She encouraged the commissioners, telling them that if they have thoughts on work-plan items, the Council is interested in hearing what their thoughts are.

President Walsh spoke a bit about the previous week's Economic Development presentation. He noted Downtown Tigard was a major topic and that he would have liked to have also heard more about – given the location, what is the most productive use of land. Hartnett said part the Council goals for this year addresses the Tigard Triangle. She noted the commissioners can make a recommendation on that or simply show their support of that goal.

One of the commissioners suggested that the economic development focus should be on other areas and not just Downtown. He said Downtown is important; however, there are other areas in Tigard that are also important – particularly Washington Square. He noted most people, when at Washington Square, don't even know it's in Tigard. He said more people frequent areas such as that than the downtown area. Another commissioner mentioned Multnomah Village as being a place to look at to get ideas for Downtown.

Darren Wyss went over the upcoming EOA schedule:

April 4th – EOA Public Hearing

May 10th – It goes to Council

The commissioners would like Sheila Martin back for a more focused conversation. They felt the previous week's discussion was more broad-brushed and introductory. Hartnett agreed.

OTHER BUSINESS

Susan Hartnett told the commissioners that the Planning Commission “matrix” is being updated and she will be sharing that with them soon. She said on May 17th there is a joint meeting with Council scheduled. She said the commissioners will want to share the Planning Commission goals for the year (that will have been worked on the month before) – and also the regulatory improvement initiative.

ADJOURNMENT

President Walsh adjourned the meeting at 8:40 p.m.



Doreen Laughlin, Planning Commission Secretary



ATTEST: President Dave Walsh



03.03.2011



03.03.2011



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