



City of Tigard Tigard Workshop Meeting - Minutes

TIGARD CITY COUNCIL

MEETING DATE/TIME: April 20, 2010 – 6:30 p.m. - Workshop Meeting

MEETING LOCATION: City of Tigard – Town Hall, 13125 SW Hall Blvd., Tigard, OR 97223

1. WORKSHOP MEETING

1.1 At 6:31:06 PM Council President Wilson called the meeting of the Tigard City Council to order.

	Present	Absent
Council President Wilson	x	
Councilor Buehner	x	
Mayor Dirksen		x
Councilor Henderson	x	
Councilor Webb		x

1.2 Roll Call

1.3 Pledge of Allegiance

1.4 Council Communications & Liaison Reports - Councilor Henderson asked when reports would be given from the National League of Cities Conference. City Manager Prosser said it was scheduled for April 27, 2010.

1.5 Call to Council and Staff for Non-Agenda Items - None

2. REVIEW REGIONAL TRANSPORTATION PLANNING ACTIVITIES

6:34:36 PM Senior Transportation Planner Gray introduced this item and focused on the Regional Transportation Plan (RTP) update status and how it relates to the transportation planning rule and high-capacity transit planning issues. She said the RTP is in the public review process now and scheduled for adoption by JPACT and the Metro Council in June, followed by the Regional Transportation Functional Plan (RTFP), to be adopted in December. The RTFP gives cities and counties guidance on implementing the RTP. She said a safe harbor approach is included in the RTFP which is a set of transportation and land use strategies that agencies can take to qualify for an automatic trip credits. These trip credits are only for use in designated corridors and centers.

Senior Transportation Planner Gray said another part of the RTP is progress on the southwest corridor refinement plan. She said Metro has applied for funding for Portland and Tigard sections of the corridor. The approach of the RTP this time is on corridors providing connections between main regional points rather than on facilities.

6:37:30 PM Councilor Buehner asked if this would constitute part of the various tests and studies required for light rail consideration. Senior Transportation Planner Gray said they weren't, but thought the intent is to coordinate them in a way that will further the process and meet the criteria.

Senior Transportation Planner Gray said the automatic trip reduction and the process to design alternative mobility standards for state highways are two strategies that will help Tigard with Transportation Planning Rule issues.

Regarding high-capacity transit planning, Senior Transportation Planner Gray and City Manager Prosser recently attended a meeting with Metro at the executive level as a first step towards extending high-capacity transit to Tigard. City Manager Prosser said Metro and TriMet are approaching future planning for high-capacity transit in a different way than done in the past. They used to just look at the route and then plant stations. This time they want to place stations where they will support land use planning, the development of communities and livability goals, etc. Council agreed with this approach. Council President Wilson said it might however, increase the cost. City Manager Prosser said they were told it might cost more. Councilor Henderson asked about the timeline. City Manager Prosser said the process is starting now and a draft timeline (subject to change) estimates the opening to be in 2023. Councilor Henderson asked which jurisdiction will head this project. Senior Transportation Planner Gray said that is under discussion.

Council President Wilson asked if Highway 99W was under ODOT jurisdiction all the way down Barbur Boulevard into Portland. Senior Transportation Planner Gray said it was.

Senior Transportation Planner Gray said they are studying as many as ten high-capacity transit stations which gives Tigard many options to look at including the Triangle, downtown and the Washington Square Regional Center.

Councilor Buehner said she attended the Planning Commission meeting on Tigard's Transportation System Plan (TSP) last night. She asked if Senior Transportation Planner Gray could note the questions the Planning Commission asked and get that information to Council so they don't ask the same questions. She noted that the most contentious topic was the update of the Triangle area plan. She said she saw clear direction from the Planning Commission to move this up on staff's work program and suggested a Council discussion on this. Senior Transportation Planner Gray said the land use and transportation framework for the Triangle will come out of the station plan, and alternative mobility standards are essential before staff can do a master plan for that area, so they'll know what the standards are and how much room we have. She said while staff doesn't necessarily have to wait for these studies to be completed, they will have to obtain key findings to effectively and efficiently focus on the next steps for the Triangle.

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6:52:30 PM Councilor Buehner asked Senior Transportation Planner Gray if the next time staff updates Council on the Transportation System Plan, they focus specifically on the transportation changes in the Triangle.

Streets and Transportation Senior Project Engineer McCarthy said the most recent Regional Transportation Plan kept most of Tigard's projects but the Transportation System Plan is much more limited in the projects it can have. Council President Wilson asked if there are projects in Tigard's TSP that are not in the RTP that we think should be there. Streets and Transportation Senior Project Engineer McCarthy said some lower priority projects are not in the RTP but all highest priority projects remain. He said if priorities change or something new comes up, projects can be added to the next RTP amendment which will be done in a few years.

Community Development Director Bunch reported that West Bull Mountain planning is nearing completion at the Washington County concept level. He said there are significant financial problems constructing roads to serve an estimated 3,500-4,000 people. Connector streets have significant capacity problems and the consultant said they would be over-capacity with or without West Bull Mountain. He said the specific implication for Tigard and nearby communities is that intersections on 99W and roads such as Bull Mountain Road will be degraded. He said the approach taken did not recognize the potential of high-capacity transit along Pacific Highway. From a water planning standpoint, he said it was recognized that the City of Tigard water source is only reasonable one.

In response to Councilor Buehner's question about whether Washington County widening Scholls Ferry Road was discussed in that venue, Community Development Director Bunch said it was not. He said Washington County is in the process of updating their Transportation Plan.

Community Development Director Bunch noted that while it is the responsibility of the concept planners to identify funding mechanisms, operations, and maintenance functional issues, the process avoids the governance question. He said that will need to be addressed in the future among Tigard, Washington County and Metro.

7:01:25 PM Council President Wilson asked if there was anything in the law that requires the City of Tigard to provide water to this area. City Manager Prosser said there was not, beyond a provision in the Intergovernmental Water Board agreement with King City, Durham and the Tigard Water District to have a plan for expanding water service to Areas 63 and 64.

Community Development Director Bunch said identifying a water source is a requirement for concept planning documents and without it, the Plan may not be approved. He said there is also a requirement for parks. At present, neither Tualatin Hills Park and Recreation District nor Washington County has expressed interest in providing parks.

Community Development Director Bunch said concept plans are being finished and staff will report to Council when they are presented. He commended Washington County for their progress on the planning process.

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3. DISCUSS TIGARD TOWN CENTER DESIGNATION

7:04:52 PM Assistant Community Development Director Hartnett gave the staff report. She said Metro is updating their centers region-wide so staff thought it was an appropriate time to explore modifying Tigard's Town Center boundaries. She distributed maps showing the existing boundaries and two versions of an expanded Town Center boundary map.

She said staff thinks there are advantages to modifying Tigard's Town Center boundaries to include the Triangle. She said the advantage to doing this through Metro's process is that it reinforces to Metro and other entities Tigard's commitment to high-capacity transit discussions and highlights how the Tigard Triangle can serve as an additional mixed-use center that will be developable, particularly with high-capacity transit.

7:10:17 PM Councilor Buehner said she was very supportive but noticed bits and pieces were missing on the map and asked if they were wetlands. Assistant Community Development Director Hartnett said they were and could be included if Council wants the border to be more expansive. Councilor Buehner asked about commercial areas not included along 68th and suggested the street was a logical boundary. Assistant Community Development Director Hartnett said those areas should have been included. She suggested going broader rather than narrower at this time, but noted that a broader approach may be disconcerting to citizens if they don't know what a mixed-use area means to their neighborhood.

7:14:29 PM Council President Wilson was supportive but said he has concerns. He read the 2040 report and thought the Triangle may be more of a Regional Center than a Town Center. He noted that there has been more construction going on in the Triangle area than at Washington Square. He suggested that might be because Washington Square has one owner, a specific use and requires lots of parking to support their business model. He said regional headquarters, such as the one for TVF&R are being built in the Triangle.

Assistant Community Development Director Hartnett said another piece Metro is working on is modifying their descriptions of centers. She said, "We don't need to put too much stock in the wording. We can get to the same result with a Town Center designation as with a Regional Center designation."

7:18:42 PM Council President Wilson said he was more interested in the possibilities of what is between 72nd and the I-5 freeway and is concerned about including those in a Town Center designation because it would force them to change the type of use. There was discussion on whether this would require a zone change and how that would affect plans for that area.

Community Development Director Bunch said the purpose of a Town Center is to provide a synergistic mix of uses that are supportive and compatible. He said big box stores are inexpensive to build and so are not only easy to put up, but are easily removed too. He said some companies consider their big box stores and nearby gray fields as a form of landholding and investment. He said the architecture of big box buildings is changing. He said there are areas in Southern California where mixed use is being built around the big box employers. His recommendation is to include the Triangle in the Town Center and allow it to evolve over time. He said the floor-area ratio in the Triangle is low and there is a great opportunity for infill.

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Assistant Community Development Director Hartnett said that by including the entire area we have better ability to talk about street connectivity.

Council President Wilson said, "If there is pushback from Metro about the size or acreage or if it would require us to put too much effort into transforming that neighborhood I would rather concentrate on the sliver between 72nd and the highway. And I would just as soon we include the entire Triangle rather than the bubble."

Assistant Community Development Director Hartnett said staff will take these ideas to the workshop meeting with Metro Council on May 4. If there is pushback we have the opportunity to refine what we are proposing, or even withdraw. We are not obligated to it at this point. It is a good opportunity to test the waters.

Council President Wilson recommended talking to PacTrust because they hold a large amount of land.

Councilor Henderson asked if the Central Business District was part of the original Town Center. Assistant Community Development Director Hartnett said it wasn't. Council President Wilson said the Town Center preceded the Central Business District by many years.

Councilor Buehner suggested taking a second look on how much of Hunziker is included so that it includes the area of Hunziker near Knoll. She asked if anyone had spoken with Fred Meyer or the shopping center between Pfaffle and Pacific Highway. She said they need to be involved in the discussion.

7:34:54 PM Councilor Henderson said, "We need to walk before we run in the downtown and should get that area cleaned up." He asked if a Town Center has to be connected by a cherry stem. Assistant Community Development Director Hartnett said it doesn't and in fact there is already in the region a two-lobed Town Center that is not connected so we could have two distinct areas. One advantage to including the connection is our ability to address pedestrian amenities on that existing facility by including it within the Town center. Councilor Henderson said there's old town and new town.

Staff will visit with Council again after talking with Metro. Metro has scheduled time during the May 4, 2010 meeting to hear proposals from local jurisdictions regarding changes to centers. Staff will discuss this with Council again after talking to Metro.

4. DISCUSS DEVELOPMENT CODE AMENDMENT (DCA2010-00001) TO EXTEND LAND USE APPROVALS

7:37:14 PM Associate Planner Caines presented the background on this agenda item. She referenced the public hearing on this issue held on April 13, 2010 and continued to April 27, 2010. Councilor Buehner said she contacted Associate Planner Caines and requested the Table of Land-use Cases Lapsing between July 1, 2008 and December 31, 2011, and extending those to December 31, 2012. This list was distributed to Council.

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This outlines those affected by the proposed code amendment to allow development permits and approval processes

Associate Planner Caines responded to questions posed by Council at the public hearing of April 13, 2010.

1. Councilor Buehner requested the handout and also asked if specific approvals could be excluded from the land use extensions. Associate Planner Caines said the code amendment is written to make it easy to pick and choose partitions, subdivisions, site development reviews or all three.
2. Mayor Dirksen asked what other cities are doing. A matrix was sent in the Friday Council newsletter outlining what seven other jurisdictions are doing.
3. Council President Wilson asked if a lesser modification review would be possible which would look at other code amendments passed during the extension that affect how development may look in the future. She said the answer to that is mixed: modifications are presently allowed for site development reviews and conditional use permits. She said there is a Type I modification that outlines which modifications are permitted through that lesser review and if those criteria aren't met then the applicant has to go back through the original process (Type II or III). There is currently nothing like this set up in the code for subdivisions or minor land partitions. This would require another code amendment.

Associate Planner Caines gave Council a handout outlining four options to be considered. She listed the pros and cons of each and asked if there were any questions.

Council President Wilson thanked Associate Planner Caines for looking into his question and said it seems un-controversial so far. He noted the table of other jurisdictions showed no one was doing a very long extension. He said, "Under our normal circumstances they have eighteen months... We've already extended it one year and this would push it out four years – that's too long."

Councilor Buehner said she was not as concerned about minor land partitions because they're owned by single-family owners. She said she was uncomfortable with subdivisions and said those are the ones who most likely receive pushback from the community. If we go through with this, she suggested sub-divisions be limited to an 18 month extension. (Option 2 modified to say 2011 for subdivisions and 2012 for site development review and minor land partitions)

7:53:10 PM Assistant Community Development Director Hartnett said staff looked at the number of platted but undeveloped lots in Tigard, ready to be developed and figured there is at least a two- to three-year supply.

Assistant Community Development Director Hartnett said if this is the direction Council wants to go, staff will prepare an amendment of modified Option 2 for review at the April 27, 2010 meeting.

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7:54:36 PM Councilor Henderson said he was “Old school... I think a person who gets a permit should go by those rules. And if you’re going to give them an extension it should be what they were given originally.” Councilor Buehner agreed that this would be consistent because originally they are given eighteen months and this gives them another eighteen months.

5. UPDATE ON PACIFIC HIGHWAY/HALL/GREENBURG/MAIN CONSTRUCTION AND AMERICAN RECOVERY AND INVESTMENT ACT OF 2009 (ARRA) FUNDED PAVEMENT OVERLAY CONSTRUCTION PROJECTS

7:56:41 PM Streets and Transportation Engineer McCarthy gave an update on construction projects upcoming in Tigard this spring and summer. He distributed a handout highlighting these projects.

- **Intersection improvements on Pacific Highway/Hall / Greenburg** are underway. This work includes a third through lane both directions on Pacific Highway and separate left, through, and right lanes on the side streets. Sidewalks will be widened, with better crosswalks and bike lanes. A median will be added on Pacific from Hall Boulevard to Highway 217. He said that the Tigard Auto Center will be demolished soon to make way for turning lanes on Hall at Pacific. Most work will be done at night and the contractor is required to get project done this year. An informational Open House is scheduled for April 27 from 4:30-7:30 p.m.
- **Burnham Street reconstruction** continues with utility undergrounding and storm water system construction. Curbs will be installed this summer. Completion is scheduled for spring, 2011.
- **AARA Pavement Preservation** includes pavement overlays on 72nd Avenue, Durham Road, and Bonita Road. Durham Road is scheduled to be closed on May 8 and 9, from Hall to Upper Boones Ferry for rail crossing work. While the railroad is doing that, the City will have the street repaved to take advantage of the closure. Councilor Buehner asked if the school district has been alerted. Streets and Transportation Senior Project Engineer McCarthy said the work would take place during the weekend but the school district has been made aware of it. He asked teenagers in the audience to help spread the word.
- **Garrett Street** will have sidewalks added to the south side, including new landscaping and storm water collection. Pavement overlay is also scheduled.
- **Flashing Yellow Arrow Signal** work is ongoing. Flashing yellow signals allow permissive left turns (turn left when you can) at 24 intersections. Anticipated completion is June, 2010. Councilor Buehner asked if the new traffic signals have the flexibility to allow people to get across the crosswalks in the evenings. Streets and Transportation Senior Project Engineer McCarthy said new software will allow pedestrian crossing signs to turn on not only at the beginning of a green light but also several seconds in. Councilor Buehner said the flashing yellow signal at 121st Avenue

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and Walnut Street is a tremendous improvement. Council President Wilson noticed that Washington County had a flashing arrow signal at Scholls Ferry and Murray and then removed it. Streets and Transportation Senior Project Engineer McCarthy said there were accidents there so they took it out but several other intersections along Scholls Ferry will be receiving them as part of this project.

- Councilor Buehner asked about the signal synchronization project along Pacific Highway. Streets and Transportation Senior Project Engineer McCarthy said ODOT is replacing the signal cabinets which will work better with the new controllers and equipment. He said they have installed the missing link of the synchronization system (between Greenburg/Main and Main/Johnson) so they can view all the signals from ODOT's region signal control center in downtown Portland. The said the new timing plans should be working in the next few months.

Council President Wilson asked if there was any projection for how long it will take to retire the bonds. City Manager Prosser said he will ask Finance Director LaFrance, who has been examining bonds and payment schedules and get back to Council on this.

Council President Wilson asked why the Main Street/Green Streets project was not on the current project list. Streets and Transportation Senior Project Engineer McCarthy said the consultant, (hired by ODOT due to the receipt of federal funds) just got the notice to proceed on design work.

8:14:34 PM Councilor Buehner said she is on an oversight committee for the Lake Oswego/Tigard Water Project and will be attending an all-day session regarding the various treatment options on water treatment. She will provide a report at the April 27, 2010 meeting.

6. ADJOURNMENT

At 8:15:13 PM Councilor Buehner moved for adjournment. The motion was seconded by Councilor Henderson and all voted in favor.

	Yes	No
Council President Wilson	x	
Councilor Buehner	x	
Mayor Dirksen		Absent
Councilor Henderson	x	
Councilor Webb		Absent

Carol A Krager
Carol Krager, Deputy City Recorder

Attest:

C. C. A.
Mayor, City of Tigard

Date: 7/27/10

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