

WORKSHOP PLANNING COMMISSION MEETING
March 6, 1979

The meeting was called to order by Chairman List at 7:30 P.M. Members present were Norma Borchers, Clyde Sanders, Joe Galbreath, Marsha Taylor and Paul Clayton. Also in attendance were Mr. and Mrs. B. Houston, Mr. and Mrs. W. Plantz, Stuart and Ruth Olson, Mayor Marge Stewart, Jo Aebischer, Bob Galvin, Oregonian and Doug Swanson of the Tigard Times. Staff was represented by Jim Kennedy, Assistant Planner.

ANNOUNCEMENTS

Kennedy stated that at the regular business meeting of March 20 a Public Hearing will be heard on Travport, Inc. application for a Residential PUD for their General Development plan and a zone change from R-1 to R-1 PD, south of April Meadows and west of Murdock Rd.

At the same meeting Reico will present the covenants for their development.

Site Review Board will be hearing Wellons application approval for a loading crane and site review for Mobile Home Park at their meeting on March 19.

There will be a special meeting of the Planning Commission on March 29 for revision or recommendations on the draft elements of the Comprehensive Plan.

Dugdale is preparing a calendar for future scheduling on completion of the Comprehensive Plan and the implementing ordinances. (enclosed)

PUBLIC HEARING FOR CONDITIONAL USE BY RUTH AND STUART OLSON FOR AN ART GLASS STUDIO

The Public Hearing was opened. Kennedy read the staff report with recommendation for approval for a C-2 use in a C-1 zone. List read letters from Mr. & Mrs. Rudolph Olson and Jerry Cach which were both in favor of approval.

The applicant, Mr. Stuart Olson read his description of planned uses for the property which included a residential area, storage space for materials and a kiln, and also a display area for finished products. He said that he had several requests for classes but was not including them in his plans at present, but indicated there was a possibility they might be included in the future.

William Plantz said that when the parsonage was moved from beside the church there was supposed to be a parking area on that spot but it was allowed to grow up with weeds, never leveled off and they had to complain to the city to have it cleared up last summer. He wants the new owner to keep it up. Mr. Olson replied that Plantz might have a complaint against Savitch but that he planned to keep it maintained. Taylor asked if the kiln has been approved by the Fire Dept. Mr. Olson said he had been in contact with the Fire Dist. and they would be inspecting the premises for approval soon.

List asked for those in opposition to speak. There were none. Hearing closed. Taylor moved to approve the conditional use to use the Old Friends' Church for a C-2 use in a C-1 zone for an art glass studio and gallery-in-residence with a proviso that it be established by the Fire Dept. that it is up to code and that the parking area be maintained, since Olsons have complied with all standard requirements for approval. Galbreath seconded and the motion passed unanimously. City Council is to receive the recommendation of the Planning Commission.

PUBLIC HEARING ON REVISION OF FEES FOR APPLICATIONS

Public Hearing opened and members discussed the new fee schedule. Taylor moved to send an approval of the recommendations to City Council on the submitted suggestions for fees revision which is compatible with surrounding cities fee structure. Clayton seconded and the motion passed unanimously.

ROLE OF PLANNING COMMISSION MEMBERS

This was supposed to elucidate the duties, responsibilities and outline procedure for findings on applications, but evolved into remarks by members regarding their disapproval concerning various matters.

Joe Galbreath said the commission is too involved with matters which are not their concern. He felt they should not be too picky with developers since costs involved are added to the cost of building and passed on to the buyer. Taylor countered that the consumer also pays for shoddy construction.

Clyde Sanders felt that the commission should stay within their own area and not overlap City Council responsibilities, felt there was repetition in areas covered by staff, county and state agencies. He felt the body is here to review applications and recommendations from staff and abide by the laws and city ordinances covering matters which come before it; and to keep in mind that the ultimate goal of the City, Planning Commission and City Council has in mind for the future of the city.

Clayton said the commission is the representative of the people and should be concerned with the welfare and liveability of its citizens. He also said developers can get anything passed and then they are not required to follow restrictions which are imposed by Planning Commission and City Council. He added that if games stopped being played in City Hall, the Planning Commission would make better progress.

Taylor asked Mayor Stewart if the City would pursue a developer who was in the wrong and Stewart answered that as far as she was concerned, they would.

Clyde List commented that in addition to considering applications, they need to go on to completion of the Comprehensive Plan and could be more expeditious if material was received far enough in advance of scheduled meetings.

The meeting adjourned at 10:00 P.M.



Gertie Hannemann, Secretary