

MINUTES
PLANNING COMMISSION MEETING

1300 NE Village Street

Fairview, OR 97024

Tuesday, Month xx, 2016

PRESENT:

Ed Jones, Chair
Keith Kudrna, Vice Chair
Jack McGiffin
Gary Stonewall
Steve Kaufman
Greg Walcsyk

Absent:

Julius Arceo

Staff:

Erika Palmer, Senior Planner
Allan Berry, Public Works Director
Devee Leymaster, City Recorder

1/12/2016 - Minutes

1. CALL TO ORDER

Chair Jones called the meeting to order at 6:30 PM.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

None.

3. REVIEW AND ADOPT MINUTES

Commissioner Stonewall moved to approve the September 8, 2015 minutes and Commissioner Kaufman seconded. The motion passed unanimously.

4. PUBLIC HEARING

a. Application 2015-60-MOD: Minor Modification to Approved Land Use Decision 03-49-DR-SEC

Chair Jones read the Opening Statement for Quasi-Judicial Hearings. Senior Planner Palmer cited the applicable Fairview Municipal Code criteria. No ex parte contact or conflicts of interest were disclosed.

SP Palmer reviewed the staff report and findings of fact. (Exhibit A -PP)

Original plan reviewed and approved in 2003. Modification approved in 2011. Modification expired, resubmit. Propose more mini storage use than RV use - opposite as original approval in 2003.

Key issues reviewed - design standards, no development is proposed in NR, no significant traffic impact - County is encourage applicant improvements along frontage, not required -

Design Review Criteria - access and circulation, landscaping, parking, public facilities

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Summary application meets all criteria in code - recommend adopt findings and conditions in support of application

Jones - no standard improvements - enter into agreement with county during 2003 application - encourage update agreement

McGiffin environmental issues - applicant will provide stormwater management plan - post development has to meet prior development flows - silt fence along riparian buffer during construction

Jones - written comments received - staff no

Applicant Brad Fudge - approved in 2011 as presented this evening - feasibility study in 2011 indicated time was not right - recent feasibility study indicates move forward with project - there is demand - stormwater management plan has been designed - city will review - bridge is constructed meets fire standards

Stonewall - covered/enclosed storage - yes and screened from

Would like county to do work if extend application and deposit freeway

Chair opened public hearing no in favor or opposition - neutral Charles Wilson, Fairview, OR Consider sharing waterway - no objections, want to ensure and protect his property for future development

Close hearing

Kudrna - since time approved in 2011 - protection of water ways has changed - addressing with application

Kaufman - payment in lieu of - frontage improvements - either applicant does or extend application County

5. STAFF UPDATES

SP Palmer

City Council interview PC vacancies should be filled by Feb. meeting

Pre-app conference property on 223rd and Sandy - may have WS regarding development site and language in development code -

Berry - Lakeshore Park Improvement Community Open House on January 14 at 6 PM

6. COMMISSION UPDATES

None.

7. TENTATIVE AGENDA - February 23, 2016

February 9 - Commission training, Work Session

February 23 - tentative

8. ADJOURNMENT

This is a draft version. Once reviewed and adopted, it will be identified as the official version. The official version with signatures is on file at the City Recorder Office.

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