



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, January 12, 2016

PRESENT: Ed Jones, Chair
Keith Kudrna, Vice Chair
Jack McGiffin
Gary Stonewall
Steve Kaufman
Greg Walczyk

ABSENT: Julius Arceo

STAFF: Allan Berry, Public Works Director
Erika Palmer, Senior Planner
Devree Leymaster, City Recorder

1. CALL TO ORDER

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

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

Chair Jones inquired if any person would like to speak on a non-agenda item, hearing none moved to approval minutes.

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 sited 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. The original development plan was reviewed and approved in 2003. The applicant requested a modification to the original plan which was reviewed and approved in 2011. The modification decision expired, the applicant is resubmitting for the same modification request approved in 2011. The proposal has more mini storage and less RV use than the original plan approved in 2003. SP Palmer noted some key issues including no development proposed in the Natural Resource area and there are no significant traffic impacts. She commented Multnomah County is encouraging the applicant to complete improvements along the frontage but is not required. During design review staff looked at access and circulation, landscaping, parking, and impact to public facility standards. In summary the application meets all the criteria within the code. Staff recommends adoption of the findings and conditions in support of the application.

Chair Jones inquired about the county encouraging, but not requiring improvements. SP Palmer replied the applicant made a payment in lieu of (PILO) construction to satisfy improvement requirements. The County is requesting the applicant extend the agreement 10 years from the date of approval of this modification.

Commissioner McGiffin asked if there were any environmental concerns. SP Palmer remarked the applicant will provide a stormwater management plan. Post development stormwater flows have to meet prior development flows. A silt fence will be required along the riparian buffer during construction.

Chair Jones asked if any written comments were received. Staff replied no.

Applicant Brad Fudge, Lake Oswego, Oregon, commented what is being proposed now is the same as what was approved in 2011. A feasibility study in 2011 indicated the time was not right to move forward with the project and a recent study indicates there is a demand; therefore, he is requesting re-approval of the modification. Commissioner Stonewall asked if the RV storage will be covered or enclosed. Mr. Fudge replied it will be covered and screened from view.

Chair Jones opened the public hearing. Mr. Charles Wilson, Fairview, OR spoke neutrally about the application. He is an adjacent property owner and has no objections but wants to be assured he is protected for future improvements to his property. He noted he reviewed the information with staff and felt confident that he would not be impacted. Chair Jones closed the hearing.

Vice Chair noted since the approval in 2011 some regulations for the protection of water ways have changed. Staff remarked the changes were addressed and reviewed in the application process.

Commissioner Kaufman clarified either the PILO will be extended or the applicant will complete the frontage improvements. Staff replied yes.

Commissioner Stonewall moved to approve Application 2015-60-Mod and Commissioner Kudrna seconded. The motion passed unanimously.

AYES: 6

NOES: 0

ABSTAINED: 0

5. STAFF UPDATES

SP Palmer remarked the City Council will be conducting interviews for the terming Planning Commission positions. Positions should be appointed by the February meeting. She noted staff has a pre-application conference scheduled for a property at 223rd and Sandy. They may have a commission work session regarding the development site to seek direction on some of the development code language.

Director Berry reported there will be a Lakeshore Park Improvement Community Meeting on January 14 at 6:00 PM in Council Chambers.

6. COMMISSION UPDATES

None.

7. TENTATIVE AGENDA

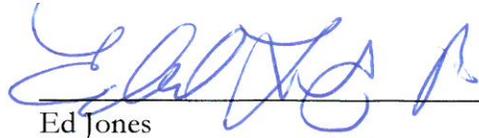
- February 9 or 23, 2016 – Commission training and work session.

8. ADJOURNMENT

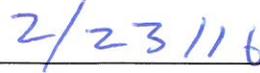
Meeting adjourned by consensus at 7:10 PM.



Devree A. Leymaster
City Recorder



Ed Jones
Chair



Date