



MINUTES  
PLANNING COMMISSION MEETING  
1300 NE Village Street  
Fairview, OR 97024  
Tuesday, May 26, 2015

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

ABSENT: Julius Arceo  
Greg Walczyk

STAFF: Erika Palmer, Development Analyst  
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 Kaufman moved to approve the May 12, 2015 minutes and Commissioner Stonewall seconded. The motion passed unanimously.

**4. DISCUSSION ITEMS**

**a. Natural Resource Regulations**

Development Analyst Palmer summarized 3 options for buffer averaging.

- Option 1: fixed standard;
- Option 2: sliding scale based on the resource protection area; percentage with minimum feet, more flexible than option 1;
- Option 3: provides no standards or criteria, relies on assessment by qualified professional, and is similar to Metro and State approach.

Requests for buffer averaging will be a Type III application process; requires Planning Commission approval. This exception process will not be applicable to buffers in Fairview Village and properties abutting Fairview Lake. Development Analyst Palmer inquired if the buffer average exception should apply to all buffers or specific buffers i.e. 40', 55', etc.

Commissioner Stonewall remarked he supports option 2. It is flexible, provides a sliding scale, creates maximum language, and allows different design options to not encroach. Vice Chair Kudrna commented he supports option 2 and proposed 35' buffer not be eligible for buffer averaging. Commissioner Stonewall agreed; do not include 35' buffer. Chair Jones agreed option 2 provides clear objective standards and gives the developer maximum percentages.

The Commission directed Development Analyst Palmer to move forward with the public hearing process with draft code language based on option 2.

**b. Electric Fencing**

Development Analyst Palmer summarized the draft codes from the cities of Albany and Gresham were the most restrictive, Wood Villages is the least restrictive, and Ashland is in the middle. She contacted Gresham Fire regarding fire, life, safety concerns. They offered to work with Fairview to review the draft language and to work one-on-one with property owners.

Commissioner Stonewall remarked he like Gresham's code language because it gave the parameters of what can and cannot be done. Vice Chair Kudrna agreed, but commented he was uncomfortable with the 6 feet from sidewalk and proposed it be 10 to 15 feet from a sidewalk. Following discussion the Commission directed Development Analyst Palmer to draft language based on Gresham's code language and agreed to 8 feet from a sidewalk.

**5. STAFF UPDATES**

Development Analyst Palmer reported the Transportation System Plan (TSP) update process is beginning. The TSP process includes a citizen advisory committee. Mayor Tosterud requested one member be from the Planning Commission. Vice Chair Kudrna volunteered. Other Commissioners were also interested.

**6. COMMISSION UPDATES**

None.


**7. TENTATIVE AGENDA – June 23, 2015**

➤ Public Hearing Process for Riparian Buffer Averaging  
Commissioner McGiffin reported he is unable to attend the June 23 meeting.

**8. ADJOURNMENT**

Meeting adjourned by consensus at 7:03 PM.

Ed Jones, Chair

  
Devree A. Leymaster  
City Recorder

  
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Date: 6/23/15