MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, December 12, 2017

PRESENT: Ed Jones, Chair
Russell Williams, Vice Chair
Hollie Holcombe
Steven Hook
Steve Kaufman

ABSENT: Les Bick

STAFF: Sarah Selden, Senior Planner
Eric Rutledge, Associate Planner
Allan Berry, Public Works Director
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 Hook requested the minutes clarify the application was not continued. Commissioner Williams moved to approve the August 29, 2017 minutes with the clarification and Commissioner Holcombe seconded. The motion passed unanimously.

4. WORK SESSION

Associate Planner Rutledge briefed the Commission on current billboard sign regulations and potential amendments for Commission discussion. AP Rutledge noted the discussion item and proposal is at the request of Meadow Outdoor Advertising.

Brian Cassidy, Meadow Outdoor Advertising, The Dalles, OR spoke about the billboard sign that has been located in Fairview since 1981. They would like to rebuild the sign, but the current regulations only allow repairs. He presented his proposal to allow reconstruction of existing billboards. *(Exhibit A)*

Vice Chair Williams commented the current regulations are designed to phase out all billboard signs and summarized the proposal would raise the height from 25 feet to 40 feet; advertising would be permissible on both sides; all three existing billboards could be reconstructed; there is no sunset date; and no new billboards would be allowed.

Commissioner Hook remarked he understands the economic benefit for businesses; but billboards are unsightly and there is no guarantee that it will always be a Fairview businesses advertising on the billboard(s).

Vice Chair Williams asked if they proposed to reposition the sign. Mr. Cassidy replied probably not, but they would request a "V" build to allow each side to be oriented for better viewing from the freeway.

Commissioner Kaufman commented the goal was to eliminate billboards in Fairview. He questioned if the visual clutter is worth the benefit to economic development.

Chair Jones indicated he would support a modification for existing billboard signs.

Commissioner Hook noted he would like to see an incentive to encourage Fairview businesses to advertise on Fairview billboard signs.

The Commission clarified cell equipment is not currently on the signs and they would not support their use for cell equipment in the future.

Overall the Commission indicated they would support and consider a code change, with the exception of Commission Kaufman, who stated he would not support a change.

Senior Planner Selden commented staff is not requesting a change at this time; but if Meadow Outdoor Advertising wanted to proceed a proposed amendment will require a Type IV application, and public hearings and approvals of Planning Commission and City Council.

5. COMMISSION UPDATES

Commissioner Jones commented on small (tiny) homes and their increasing popularity for transitional housing. He proposed the Commission be proactive and define what they are/under what conditions (permanent housing hooked up to full utilities or temporary/recreational vehicle, as they have wheels), zoning, purpose, etc.

6. STAFF UPDATES

SP Planner Selden shared the Main Streets on Halsey project is moving forward. They were awarded a grant to assist in identifying optimal business types/activities along the corridor, to assist with marketing/branding, and to evaluate development codes.

SP Planner Selden commented on an inquiry, no formal application, to develop a mini storage facility on the corner of 223rd/Sandy Blvd. The property is in corridor commercial and this type of use is currently not permitted. She asked if the Commission would consider allowing a mini storage development in corridor commercial.

Chair Jones remarked he would need more information. He would be concerned they would be giving away prime commercial space. Commissioners Kaufman, Williams, and Dennerline agreed; they would not be supportive based on the face of it.

7. TENTATIVE AGENDA

- Development Incentive Program
- Renewal of the (3 cities) Enterprise Zone

8. ADJOURNMENT

Meeting adjourned by consensus at 7:32PM.

Devree Leymaster
City Recorder

Ed Jones
Chair

7/10/18
Date

Exhibit A

A Code Amendment to Allow Reconstruction of Existing Billboards

Meadow Outdoor Advertising at 21414 NE Sandy Blvd. 560 sq ft single-sided sign. 25-foot overall height

History of Fairview's 3 Billboards:
There are currently three billboards in the city of Fairview.

Meadow's billboard was built in 1975. Fairview's two other billboards were also built in the 1970s and were both subsequently rebuilt in the 1990s. Sometime between 1997 and 2001 Fairview's zoning ordinance was adjusted to prohibit the construction of new billboards in the city but allowed for existing billboards to be maintained and operated. The code change did not allow for the replacement of existing billboard structures.

I am requesting a small adjustment to Fairview's sign regulations which will allow the replacement of an existing billboard structure with a new structure on the same site in order to improve the safety and aesthetics of the sign and the economic opportunities afforded by the sign. I believe making this change will benefit the sign companies and the City of Fairview's businesses and residents. The code amendment I propose is:

19.170.050 Signing of nonconforming uses.
F. Billboard Signs. Billboard signs existing at the effective date of the ordinance adopted July 10, 2010, shall be permitted to remain and be maintained in reasonable repair, but may not be ~~replaced,~~ relocated, enlarged~~, or otherwise structurally modified~~. However, existing billboard signs may be rebuilt on the same property and the structures may be modified to improve the structural or aesthetic nature of the signs, including altering the height to be not more than 40 feet above the adjacent roadway. Changes in message shall not affect nonconforming status. (Ord. 2-2013 § 1 (Att. 1); Ord. 4-2012 § 1 (Att. 1); Ord. 2-2010 § 1 (Att. 1); Ord. 6-2001 § 1. Formerly 19.170.060)

Meadow's Billboard at 21414 NE Sandy Blvd.

As outlined in the Staff Report, an amendment to Fairview's zoning ordinance "will need to show compliance with (1) the City's Comprehensive Plan and with (2) the approval criteria in FMC 19.205 "Amendments."

1. <u>Compliance of the Proposed Amendment with Fairview's Comprehensive Plan:</u>

Promoting commercial/business services and opportunities in Fairview is a principal component of Fairview's Comprehensive Plan. It is mentioned 8 time in the Plan's introduction of the six important development areas within Fairview (Comp. Plan p.4). Additionally, one of the Community Goals outlined in Fairview's Visioning Document 2022, which is the primary guiding document of the Comprehensive Plan, is to attract industries and businesses to Fairview. (Vision, p.4)

- The coming of Action Motor Sports to Fairview is cited in the Plan as an illustration of positive economic growth in Fairview. (Comp. Plan p.74) Action Motor Sports advertises on Meadow's billboard, illustrating the benefit of the billboard to Fairview's business community.

The Comprehensive Plan identifies the importance of I-84, and especially the 207th interchange, in maximizing the development of Fairview's commercial services, fostering new and existing businesses and encouraging tourism and tourist oriented businesses in the city (Comp. Plan p. 4 & 77) and the *Vision* highlights the importance of capitalizing on the city's freeway access as a way to encourage the growth of businesses in Fairview. (*Vision p.15).*

- A billboard situated on I-84 and just east ("before") the 207th interchange provides a tool for businesses working to achieve the Comprehensive Plan's goal of fostering economic opportunity in the area.

In the *Vision's* final section, Public Involvement is How to Implement our Vision," engaging the community in the promotion of economic development is highlighted (p.25) and one of the ways suggested to accomplish this is by "install[ing] more billboards and kiosks." (p.26)

- The proposed ordinance amendment is in keeping with the City of Fairview's Comprehensive Plan and Visioning Document 2022 as it allows for the replacement of an old single-sided sign with a modern structure that is safe, more aesthetically pleasing and provides better advertising opportunities on the City of Fairview.

2. Compliance of the Proposed Amendment with the approval criteria:

The amendment will not interfere with the livability, development or value of other land in the vicinity of site-specific proposals when weighed against the public interest in granting the proposed amendment.

- The subject property is in Sandy Boulevard's Corridor Commercial zone. The sign is in the far southeast corner of the subject property, abutting I-84 to the south and ODOT's water-catchment area to the east. As such there is no developable land in the immediate vicinity of the sign that would be impacted by the proposed amendment. The two other billboards in Fairview similarly abut I-84 and are on commercial and industrially zoned land.

The amendment will not be detrimental to the general interests of the community.

- As illustrated by compliance with the Comprehensive Plan, the proposed amendment will not be detrimental to the general interests of the community and will in fact assist in promoting the goals of the Comprehensive Plan, especially those related to the encouragement of economic development.

The amendment will not violate the land use designations established by the Comprehensive Plan and map or related text.

- The subject property is designated as Corridor Commercial in the 2004 Comprehensive Plan. The proposed amendment does not contemplate a change to the use or the land use designation of the underlying property and is compatible with the property's commercial designation.

The amendment will place all property similarly situated in the same area in the same zoning designation or in appropriate complementary designations without creating inappropriate "spot zoning."

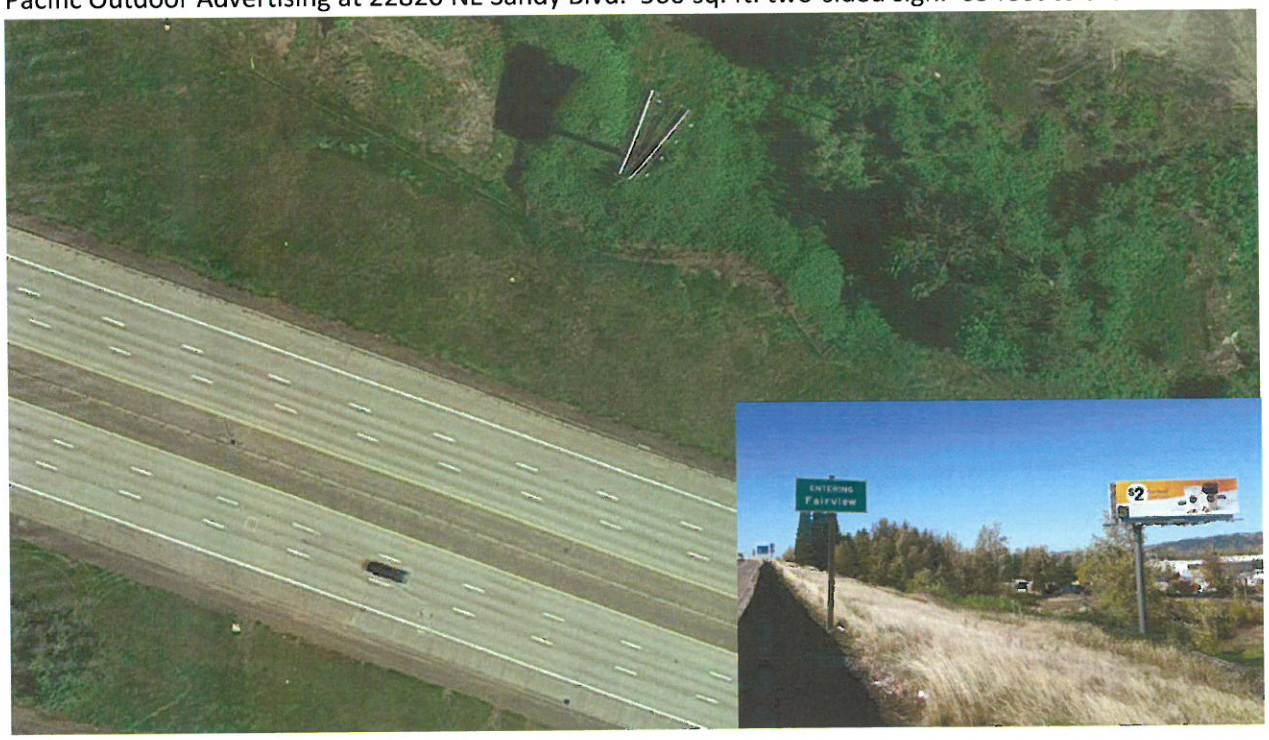
- The proposed amendment will impact all three existing billboards in the City of Fairview, which are all located along the north side of I-84 on commercial or industrial property and so will not create "spot zoning."

Blue Lake Park
Chinook Landing
exit 14
YAMAHA

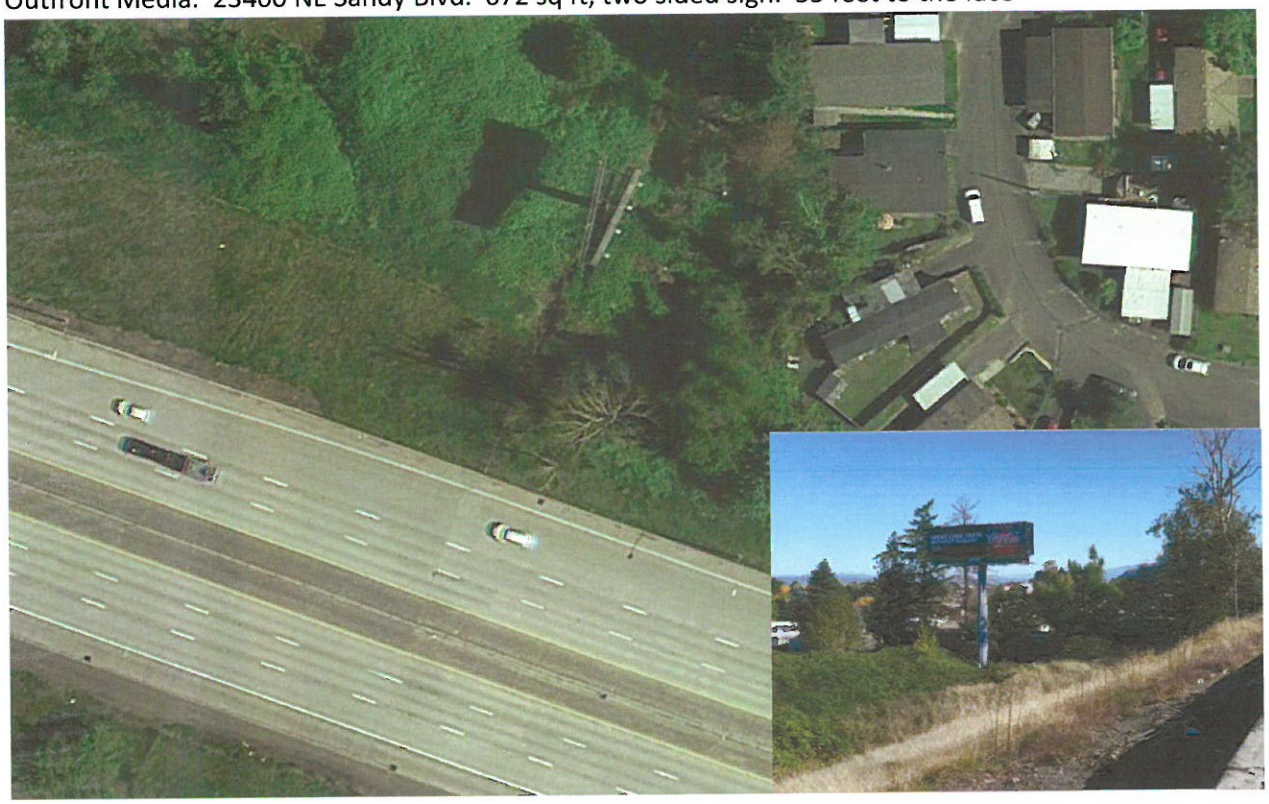
YAMAHA

The two other billboards in Fairview

Pacific Outdoor Advertising at 22820 NE Sandy Blvd. 560 sq. ft. two-sided sign. 63 feet to the face



Outfront Media. 23400 NE Sandy Blvd. 672 sq ft, two sided sign. 55 feet to the face



Oregon
Kate Brown, Governor

Department of Transportation
Right of Way Section
4040 Fairview Industrial Drive SE – MS2
Salem, OR 97302
503-986-3600
Fax 503-986-3625
www.oregon.gov/odot/hwy/row

August 23, 2017

Brian Casady
Via email – bcasady@meadowoutdoor.com

RE: Revised - Conforming Status of OAS location
Multnomah County, North side, Hwy 002, MP 14.8

Dear Brian:

You requested a letter that provided status information for permitted outdoor advertising sign #6H0224, in Fairview, Oregon.

This is sign a currently permitted, conforming outdoor advertising sign, under Oregon Statute.

The sign was originally permitted in 1975, and is a conforming, single faced sign, visible to Interstate 84, hwy 002. As we discussed over the phone last week, the sign is located near a highway beautification purchase site, but it does have the required 500 foot spacing from that location.

The sign is located at a site that is zoned "Industrial" according to the Departments records, and it maintains the required spacing from other outdoor advertising signs.

If a complete application was received, including the approval of the local jurisdictional authority, Oregon Statute would allow the sign to be reconstructed at its current location, or relocated to another legal location.

Under Oregon Revised Statute (ORS) 377.710(23), a reconstruction of an outdoor advertising sign could include: "…replacing a sign totally or partially destroyed, changing its overall height or performing any work, except maintenance work, that alters or changes a sign that lawfully exists under ORS 377.700 to 377.844."

Additionally, ORS 277.725(8) allows the reconstruction of a conforming outdoor advertising sign to add another display surface on the opposite side of an existing sign that is no larger than the existing display surface.

If you have any additional questions, or need any further information, please let me know.

Sincerely,

Jill Hendrickson
Outdoor Advertising Signs
Program Coordinator