



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, January 8, 2019

PRESENT: Ed Jones, Chair *(by phone)*
Russell Williams, Vice Chair
Hollie Holcombe
Les Bick *(by phone)*

ABSENT: Steven Hook
Jeff Dennerline

STAFF: Allan Berry, Public Works Director
Eric Rutledge, Associate Planner
Devree Leymaster, City Recorder

1. CALL TO ORDER

Vice Chair Williams called the meeting to order at 7:00 PM.

2. PUBLIC HEARINGS

a. File Number 2018-76-DR-VAR: Public Works Maintenance Facility

Vice Chair Williams read the Open Hearing Statement for a Quasi-Judicial Hearing and Associate Planner Rutledge cited the applicable criteria.

Commissioner Holcombe moved to continue the hearing to January 22, 2019 at 6:30 PM. Vice Chair Williams seconded. The motion passed unanimously.

AYES: 4
NOES: 0
ABSTAINED: 0

b. File Number 2018-79-TA: Flood Management Code Amendments

Vice Chair Williams read the Open Hearing Statement for a Legislative Hearing.

AP Rutledge presented the staff report. *(Exhibit A)* He explained the Fairview Municipal Code (FMC) is required to meet or exceed flood regulations, set by FEMA. The city's current regulations are located in two chapters in the FMC: 16 and 19. The proposed amendments combine the two chapters, Chapter 16.05 is removed and incorporated into Chapter 19.105, and complies with the revised federal standards for floodplain management regulations.

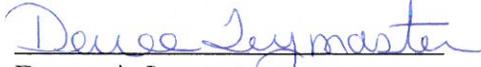
Vice Chair Williams asked if any person would like to give testimony in favor of, neutral to, or in opposition of the application. Hearing none, Vice Chair Williams closed the public hearing.

Commissioner Holcombe moved to approve application 2018-79-TA based on the findings included in the staff report. Vice Chair Williams seconded. The motion passed unanimously.

AYES: 4
NOES: 0
ABSTAINED: 0

5. ADJOURNMENT

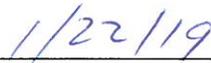
Meeting adjourned by consensus at 7:22 PM.



Devree A. Leymaster
City Recorder



Ed Jones
Chair



Date

A complete recording and/or video of these proceedings is available.

Contact the City of Fairview City Recorder Office, 1300 NE Village St., Fairview, OR 97024, (503) 674-6224.

**CITY OF FAIRVIEW
PLANNING COMMISSION
PUBLIC HEARING**

**Ordinance 2-2019
LU #2018-79-TA**

Floodplain Regulation Code Update
January 7, 2019



APPLICATION SUMMARY

- A text amendment to the Fairview Municipal Code to bring local floodplain regulations into compliance with the National Flood Insurance program
 - Remove FMC 16.05 Flood Damage Prevention
 - Amend FMC 19.105 Floodplain Overlay to incorporate FMC 16.05
 - Minor revisions to both chapters

NATIONAL FLOOD INSURANCE PROGRAM

- Administered by FEMA
- Purpose
- How it works
- Eligibility Requirements

FLOOD INSURANCE RATE MAP



**Flood Plains (FEMA)
Flood Hazard Zones**

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- 0.2% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

EXISTING FLOOD CODE REGULATIONS

- FMC Title 16 Environmental Regulations
 - Chapter 16.05 Flood Damage Prevention
- FMC Title 19 Development Code
 - Chapter 19.105 Floodplain Overlay

HEARING PROCEDURES & TIMELINE

- Type IV Legislative Process



NOTICES/REFERRALS/TESTIMONY

Notice of Public Hearing

- Dec 31: Agenda posted to City website and outlets
- Jan 8: Notice published in Gresham Outlook

Referrals

- Federal Emergency Management Agency
- Oregon Department of Land Conservation & Development
- Metro

Testimony

- No public written testimony received

APPLICABLE CRITERIA

- 19.205 Amendments
- 19.413 Procedures
- 19.470 Land Use District Map & Text Amendment

PROPOSED CHANGES

- Updating and expanding the purpose statement to match federal language verbatim
- Revising the definitions to match federal definitions verbatim
- Clarifying and expanding administrative rules
- Changing the variance and appeal procedures to match procedures in the development code
- Removing performance standards related to development, excavation and fill in the flood management area
- Removing the option for stream habitat restoration in floodways

IMPACT OF CHANGES

- Updating and expanding the purpose statement to match federal language verbatim
- Revising the definitions to match federal definitions verbatim
- Clarifying and expanding administrative rules
- Changing the variance and appeal procedures to match procedures in the development code
- Removing performance standards related to development, excavation and fill in the flood management area
- Removing the option for stream habitat restoration in floodways

DECISION MAKING

- **FMC 19.413.040(G)** The recommendation from the planning commission shall be based on the consideration of the following factors
 - Statewide planning goals and guidelines
 - Comments from applicable federal and state agencies
 - Applicable intergovernmental agencies
 - Applicable Comprehensive Plan policies

DECISION MAKING

- **FMC 19.205.020** Approval of an ordinance text or map amendment shall be based on finding that it complies with the following 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 amendment will not be detrimental to the general interests of the community.
 - The amendment will not violate the land use designations established by the comprehensive land use plan and map or related text.
 - The amendment will place all property similarly situated in the area in the same zoning designation or in appropriate complementary designations without creating inappropriate "spot zoning."

PLANNING COMMISSION ALTERNATIVES

- Alternatives for Ordinance 2-2019 and LU# 2018-79-TA:
 - Approval as written
 - Approve with modifications
 - Approve with conditions
 - Deny the proposed change
 - Adopt an alternative amendment