



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, February 22, 2011

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

ABSENT: Jan Shearer

STAFF: John Gessner, Community Development Director
Erika Fitzgerald, Associate Planner
Devree Leymaster, Admin. Program Coordinator

1. CALL TO ORDER

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

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 public hearing.

3. REVIEW AND ADOPT MINUTES

- a) January 11, 2011 – approved as written by consensus.
- b) January 25, 2011 – approved as written by consensus.

4. PUBLIC HEARING

10-56-ZA (J. Gessner) – continued from January 25, 2011

City of Fairview

Code Exception Process

Director Gessner reviewed examples provided at the last meeting: City of Portland and City of Redding. Requested feedback as to which approach the Commission would like Staff to develop.

Commissioner Stonewall favored the City of Redding's approach. Provided some flexibility but had set limits. Vice-Chair Kudrna concurred; the Redding approach was development friendly and conveyed 'we're here to work with you'. The Commission agreed unanimously minor requests should be Staff level decisions and more complicated requests would be presented to the Commission.

Chair Jones inquired if the exception process would apply to specific codes or all codes. Director Gessner responded would be code specific and limited to residential standards. Exception would still meet the intent of the code. Director Gessner commented he had spoken with the Redding Planning Director, he believed the exception process worked well and was well received.

The Commission agreed unanimously to continue the hearing until March 22, 2011.

5. WORK SESSION

a) Natural Resource Improvement Project

Senior Planner Nesbitt reviewed the 3 options previously presented to the Commission and the feedback provided. When Commission direction was applied Staff had concerns for the over and under regulating of resources and creating additional burdens. Staff had also indentified buffer science which would aid in the writing of quality code.

Senior Planner Nesbitt presented options Staff believed would incorporate the intent of Commission direction and alleviate the concerns raised during review. Staff recommendations included:

- 75-foot buffer – Fairview Creek from Salish Ponds to Community Park
- 50-foot buffer – Fairview Creek from I-84 to Fairview Lake, Salmon Creek and Osburn Creek
- Less than 50-foot buffer – No Name Creek north of and on HAP property and Fairview Creek from Halsey to I-84
- No change – creek buffers within Fairview Village

Senior Planner Nesbitt outlined the impacts of each buffer:

- 75-foot buffer – high level of protection for resource, limits development
- 50-foot buffer – reflects current conditions, balances protection and development
- Less than 50-foot buffer – degraded resource, focus on improvement and restoration, no major encroachments

Chair Jones inquired if resources connected to the water shed had a higher value. Staff responded water shed connectivity was part of the review process. Director Gessner commented Staff had access to and utilized the research and expertise provided by the environmental consultant, Pacific Habitat, throughout the review process.

Vice-Chair Kudrna and Commissioner Stonewall favored the recommendations. Commissioner Kaufman agreed the recommended regulations made sense. The Commission directed Staff to move forward in developing the option presented.

b) Fairview Lake Dock Regulations

Associate Planner Fitzgerald reviewed the current dock regulations and existing conditions on Fairview Lake. Staff was requesting direction on regulatory options and what should be regulated.

Items discussed and Commission response included:

- Dock width – maintain current width regulation
- Dock length – regulate length to percent of width
- Distance between docks – requested research current industry standards
- Set back from property line – 5 feet but flexible when not applicable
- Number docks per lot – 1 per lot
- Regulate materials or types – no
- Accessory structures – included in total percent allowed

Next step: Associate Planner Fitzgerald would draft proposed standards and present at an upcoming work session. Public outreach would follow.

5. STAFF UPDATES

- a) Economic Development: develop business survey.
- b) Parks: Salish Ponds Master Plan process update. Staff had worked with the homeless group *Join* to assist homeless persons in the park.

6. TENTATIVE AGENDA – March 22, 2011

- a) Public Hearing Continued: 10-56-ZA Code Exception Process
- b) Work Session: Natural Resource Improvement Project
- c) Work Session: Fairview Lake Dock Regulations

7. ADJOURNMENT

Meeting adjourned by consensus at 7:45pm.

Ed Jones, Chair



Devree A. Leymaster
Administrative Program Coordinator
Community Development Dept.



Date: 3/22/11

