



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, January 11, 2011

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

STAFF: John Gessner, Community Development Director
Lindsey Nesbitt, Senior Planner
Nancy Werner, City Attorney
Devree Leymaster, Admin. Program Coordinator

1. CALL TO ORDER

Vice-Chair Kudrna called the meeting to order at 6:30pm.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

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

3. REVIEW AND ADOPT MINUTES

December 14, 2010 approved with correction, removing Steve Kaufman from absent list, by consensus.

4. PUBLIC HEARING

a) 10-58-CU/SEC

City of Fairview and Metro

20700 NE Blue Lake Road – Blue Lake Regional Park

Conditional use and significant environmental concern overlay application for installation of an 18-hole disc golf course and 40-space gravel parking area.

Vice-Chair Kudrna recited the opening hearing statement, staff cited applicable criteria, and Commissioner Kaufman disclosed he was a member of the Parks & Recreation Advisory Committee (PRAC) and had seen project plans and supported advancement of the project to the Planning Commission. No person objected to Commission bias or objectivity.

Senior Planner Nesbitt presented the staff report, summarized compliance with applicable criteria, and reviewed the proposed amended finding and conditions in support of approval. Commission questions and comments to Staff followed. Commissioner Stonewall requested traffic study be conducted 1-year after opening, all concurred, and the applicant agreed. Commissioner Kaufman expressed concern that parking numbers may be too low. The addition of 10 spaces was discussed. Commissioner Shearer requested wetland access and use be discouraged with barrier type landscaping.

Chair Jones invited the applicants to speak. Course designer Dave Felberg, Metro representative Mike Brown, and applicant John Gessner addressed the Commission. Mr. Brown summarized the course would have low environmental impact, was a great recreational opportunity, and would increase winter use in the park. The Metro Council had given informal approval, would go back to Metro Council for formal approval and funding.

Mr. Feldberg commented the design was for a professional level course, in which amateurs could also play. He agreed landscape barriers were a good idea to prevent wetland use and had designed baskets near the wetlands to minimize the chance of discs going into the wetlands. Signage stating 'cannot enter wetland to retrieve disc' could also be posted. Chair Jones inquired if nets could be used to prevent discs from entering the wetlands for baskets that bordered the wetlands. Mr. Feldberg responded nets could work and would research.

Other comments included: parking fees vs. pay-to-play fees, construction method and size of T's, average length of game 3 hours, and course etiquette through signage and park staff patrolling the course.

Mr. Gessner indicated parking numbers could be increased and reviewed the January 11, 2011 memo regarding parking lot construction. Mr. Gessner requested screen plantings not be required arguing the more visible the parking lot the less vandalism, theft, and increased safety. Commissioner Kaufman commented he agreed the entire parking lot should not be screened but there should be some screening to block surrounding resident views of the parking lot. Applicant agreed to screen plantings for blocking views and would work with neighboring property owners.

Chair Jones inquired if any person would like to speak in favor, opposition, or neutrally of the application. Hearing none, he inquired if there were any final comments from the Commission or Staff. Senior Planner Nesbitt commented the conditions of approval would need to be revised to include the temporary parking lot if approved. Chair Jones closed the public hearing and opened the floor to Commission discussion.

Commissioner Kaufman commented one of PRAC's goals was to increase recreational opportunities. The disc golf course was a step in doing so. Concern for parking and screening for neighbors were Commissioner Kaufman's only concerns. Commissioner Stonewall also expressed concern for parking, but felt the 1-year parking study would address any issues. Protecting wetlands was noted by Commissioner Shearer. Vice-Chair Kudrna commented parking screens for neighbors would need to be done in way that would not create public safety issues for persons or property. Chair Jones recommended netting at strategic points to prevent discs going into wetlands.

Senior Planner Nesbitt requested confirmation for revised conditions of approval: vegetative screening to block neighbor's views of the parking lot, subject to property owner support; barrier landscaping along wetland boundaries in areas of play and signage identifying out of bounds areas; and modify 2-year parking to 1-year parking study requirement. The Commission agreed with the summary.

Commissioner Kaufman motioned to approve 10-58-CU/SEC, Disc Golf Course, with revised conditions of approval as summarized by Staff; Commissioner Stonewall seconded; Chair Jones called for a vote.

AYES: 6
NOES: 0
ABSTAINED: 0

File No. 10-58-CU/SEC was approved with conditions.

b) 10-35-WCF/CU/VR

Clearwire

20905 NE Sandy Blvd.

Conditional use and variance application for the construction of a 120-foot wireless communication tower.

Chair Jones recited the open hearing statement, Staff cited applicable criteria, and Commissioner McGiffin disclosed he could benefit from vacation of right-of-way by the applicant in a separate application process. City Attorney Nancy Werner clarified the potential conflict. Chair Jones inquired if any person objected to Commission bias or objectivity. Hearing none Staff presented the staff report.

Senior Planner Nesbitt reviewed the project and summarized compliance with applicable criteria. She provided reasoning for the height variance request: broadband signals required unobstructed line of site, mature tree canopy on the site, and additional carrier criteria. Staff was recommending approval with conditions.

Clearwire representative Mary Frosch, PO Box 630, Boring, OR addressed the Commission. She commented the applicant was agreeable to accommodating all of Staff's conditions. She clarified all cabling would be inside the pole. Commissioner Shearer inquired if a co-located carrier would be required to install all cabling inside the pole. Staff responded a co-location application would be processed as a Type 1, Staff decision. Commission, Staff and Applicant discussed and agreed no external equipment on the pole would be added to the conditions of approval.

Property owner Henry Pelfrey, 20905 NE Sandy Blvd., Fairview, Oregon commented the pole would be visible from Sandy Blvd., but that the location of the pole provided the least amount of visibility. Lynna Woods, 20135 NE Sandy Blvd., Fairview, Oregon commented as a resident and property owner minimizing view obstruction was a priority.

Chair Jones inquired if any person would like to speak in favor, opposition, or neutrally of the application. Hearing none, he inquired if there were any final comments from the Commission or Staff. Commissioner McGiffin inquired if the Troutdale airport had been contacted. Ms. Frosch responded the project had received FAA approval.

Chair Jones closed the public hearing. No Commissioner requested discussion. Commissioner Stonewall motioned to approve 10-35-WCF/CU/VR with the additional condition of no external equipment on the pole; Vice-Chair Kudrna seconded; Chair Jones called for a vote.

AYES: 6
NOES: 0
ABSTAINED: 0

File No. 10-35-WCF/CU/VR was approved with conditions

5. STAFF UPDATES

- a) Economic Development: no update.
- b) Parks: no update.

6. TENTATIVE AGENDA- JANUARY 25, 2011

Public Hearing:

- a) 10-56-ZA
City of Fairview
Code Exception Process

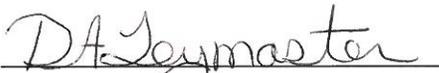
- b) 10-59-ZA
City of Fairview
Sign Code Amendments

- c) 10-55-ZA
City of Fairview
Fence Standards for Critical Facilities

7. ADJOURNMENT

Meeting adjourned at 7:55pm.

Ed Jones, Chair



Devree A. Leymaster
Administrative Program Coordinator
Community Development Dept.



Date: 2/22/11