



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, December 14, 2010

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

ABSENT: Julius Arceo

STAFF: Lindsey Nesbitt, Senior Planner
Erika Fitzgerald, Assistant 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 approval of minutes.

3. REVIEW AND ADOPT MINUTES

November 9, 2010 approved as written by consensus.

4. WORK SESSION

a) Natural Resource Regulations

Senior Planner Nesbitt presented the staff report. Per Commission direction Staff had explored different buffer options. Senior Planner Nesbitt reviewed the 2 prior options presented to the Commission: current 50-foot buffer with 25% encroachment allowance and 3 fixed buffer widths determined by development and resource values.

Senior Planner Nesbitt presented the recently developed third option. Option 3 was a blend of the prior 2 options utilizing performance based standards. This option would establish a numerical resource protection area and provide an option to consider encroachment within a buffer subject to specific criteria. Site evaluation at the time of development would be measured against specific code requirements to ensure each resource was assessed uniformly. Senior Planner Nesbitt commented on the pros and cons of option 3: pros - specific to development, provided resource evaluation, maintained numerical protection area, and provided for flexible site design; cons – would create additional work at land use application level and uncertainty for property owners. Staff was recommending option 3. Staff's next step, based on Commission feedback, was to develop criteria and standards for the option requested.

Commissioner Shearer inquired if the current code required property owners to enhance and preserve their natural resource area. Staff responded yes. Commissioner Shearer questioned what incentive property owners would have to improve their resource area when a degraded resource could allow for more development opportunity. Staff responded resource protection area would continue within buffer and mitigation standards with monitoring and reporting requirements may provide incentive to improve low quality resources. Staff would check with the city attorney and continue to explore options for maintaining and enhancement requirements.

Commissioner Stonewall inquired if mitigation standards would be presented to the Commission. Staff responded yes, and there would be very specific, effective mitigation standards for resource improvement. Commissioner Stonewall supported option 3.

Senior Planner Nesbitt commented option 3 was similar to current code, but had a component for flexibility in situations that would warrant it. Commissioner Shearer stated she supported option 3 as long as there were incentives to encourage continued improvements.

Chair Jones supported option 3, but commented on the potential for larger and smaller buffers on each side of a buffer. He recommended review of each side of a buffer be standard practice for all reviews.

b) Sign Code Policy Options

Assistant Planner Fitzgerald reviewed the follow-up items from the recently adopted revised city wide sign code, beginning with electronic message centers. She presented video of current electronic message centers within the city. She commented the goal was to achieve a balance between legibility and driver safety. Based on research Staff recommended 4 – 8 seconds for message length and prohibiting animation and flashing.

Commissioner Shearer inquired how animation would be defined. Discussion followed regarding the difficulty and ambiguity in trying to define animation. Vice Chair Kudrna commented animation regulation should be left to the business owner. It was in their best interest to use in a way that would not affect eligibility. Commissioner Stonewall commented some animation was fine it was the flashing that was disruptive to drivers and recommended flashing be prohibited.

Commissioner Shearer inquired if there were current regulations for video signs. Staff responded no. Commissioner Shearer commented electronic message board size restrictions could help regulate potential video sign requests.

Vice Chair Kudrna recommended keeping the current code minimum of a 2 second message length, and prohibit blinking and flashing. The other Commissioners concurred. Assistant Planner Fitzgerald commented Staff would conduct outreach with the business community for the proposed regulation.

Regulation of flags and pennants were discussed next. Assistant Planner Fitzgerald explained the difference between the two and how they were or weren't regulated. Since content or message could not be regulated Staff recommended maintaining current standards for flags which was only to regulate the number displayed. For pennants which were primarily used as attention getting devices and were prohibited under current regulations, Staff also recommended no change to current regulations.

During Commission discussion Commissioner Shearer agreed with no changes in flag regulations but recommended pennants be allowed and standards written for their use. The other Commissioners agreed.

Policy options for multi-business complex signs were discussed next. Staff was recommending adopting a definition for site in the sign regulations. The Commission approved the definition provided for site and its adoption into the sign code.

Assistant Planner Fitzgerald summarized the next steps in the process. Staff would prepare draft code language, conduct public outreach, and schedule a public hearing for the proposed sign code amendments.

5. STAFF UPDATES

- a) Economic Development: no update
- b) Parks: Metro council approved moving forward with the land use application for a disc golf course at Blue Lake Park. Salish Ponds master plan process was moving forward. Next step for potential dog park located on the PPL property next to Park Cleone was neighbor outreach. Drinking fountain installed soon at Community Park.

6. TENTATIVE AGENDA- JANUARY 11, 2011

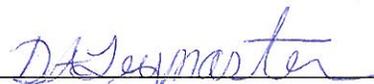
Public Hearing:

- a) 10-37-WCF/VR
Clearwire Wireless
20905 NE Sandy Blvd.
Wireless communication facility and variance to exceed height limitations
- b) 10-58-CU/SEC
City of Fairview and Metro
20700 NE Blue Lake Road – Blue Lake Park
Disc Golf Course

Work Session: Natural Resource Improvement Project

7. ADJOURNMENT

Meeting adjourned at 7:35pm.



Devree A. Leymaster
Administrative Program Coordinator
Community Development Dept.

Ed Jones, Chair



Date: 1/11/11