

MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, February 9, 2010

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

STAFF: John Gessner, Community Development Director
Lindsey Nesbitt, Senior Planner
Erika Rence, 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 called for any person wishing to speak on a non-agenda item. As there was none; moved to the review and adoption of minutes.

3. REVIEW AND ADOPT MINUTES

January 12, 2010 minutes were approved as written by consensus.

4. ANNUAL REPORT - rescheduled.

5. WORK SESSION

a) East Multnomah County CIP

Director Gessner briefed the Commission on the current list of projects listed on the 20-year plan and 5-year project plan. Director Gessner commented on the recent meeting the Mayor held with members of the business community to get their input regarding the projects they would like to see listed and advanced. Improvements to east Sandy Blvd., along 223rd between Halsey and Sandy, and the 223rd overpass were of priority to the business owners. As these projects were not represented in the CIP and Staff believed the County's public outreach for comment was inadequate, Staff requested the City Council approve a resolution extending the County's comment period to March 8, allowing Staff to conduct more public outreach and report their findings to the County. City Council approved the resolution. If the comment period was extended Staff would be coming back to the Commission requesting a recommendation of road priorities to advance to City Council for adoption.

b) Interpretation on Accessory Structure Separation Requirements

Senior Planner Nesbitt presented a discrepancy found within the residential code regarding the minimum separation between buildings. Staff believed the intent of the code was to require a 12 foot separation from a primary structure and no less than 6 feet for all accessory structures. Senior Planner Nesbitt requested feedback from the Commission. The Commission agreed

unanimously with Staff's interpretation and directed Staff to provide code language to correct the discrepancy at a future session.

c) Code Amendments Update

Senior Planner Nesbitt presented 2 recommended code amendments to the Commission and requested approval. Currently the code allowed for an additional 1-year extension of a final plat. Staff would like to amend the one 1-year extension to two 1-year extensions. The Commission agreed unanimously to allow for two 1-year extensions for recording of a final plat.

The next code request was to formalize the size limitations when an ADU is above a detached garage. Currently the code specified for each individually. The Commission approved unanimously to formalize the max square footage of a detached garage (1,000 square feet) and ADU above a detached garage (800 square feet).

Staff's next step would be to provide legal notice and schedule a public hearing for the code changes.

d) Sign Code Amendment Update

Assistant Planner Rence reviewed discussion points from the January 12 meeting and comments received from public outreach. A copy of written comments was provided to the Commission. Assistant Planner Rence informed the Commission that Staff would be attending an upcoming mediation with Fairview Village Businesses to hear their comments.

Assistant Planner Rence reviewed revised draft amendments based on Commission feedback from the previous meeting. Changes discussed included design standards for allowed signs within the right of way. Commission had no additional comments.

Staff recommend in lieu of an amortization process for permanent non-conforming signs that compliance be required when ownership or tenancy changed. The Commission agreed but requested code language for a seller's disclosure requirement notifying a new owner/tenant of the compliance requirement.

Based on prior Commission feedback multi-family signs would be limited to 1 free standing sign per frontage and exempt signs were broken into 2 sections: signs exempt from regulations (non-governed) and sign exempt from permitting requirements.

Commission feedback was requested for temporary lawn signs. Proposal for residential zones permitted a total of 12 square feet total signage with a 3 square foot maximum allowed for individual sign and no restriction on the number of signs. Commission requested a time limit be included for the duration a temporary lawn sign could be posted.

Other comments by the Commission included providing definition and types for incidental signs and wall signs for multi-family uses would be limited in correlation to and by the percentage of wall area.

Assistant Planner Rence provided a graph depicting the impact of allowing a total maximum area for freestanding signs relative to the linear foot of site frontage in commercial, industrial and CSP zones, with the maximum signage allowed based on increments of site frontage as shown in the table provided. There was some Commission discussion regarding the methodology and applicability of the draft revision.

Based on Commission feedback and direction Staff would revise the draft amendments and present the revisions at the next meeting. Staff would also provide the draft revisions to interested stakeholders in order to gain their feedback.

6. STAFF UPDATES

- a) Economic Development: solar plant to locate in one of the Birtcher Buildings at Townsend Business Park.
- b) Parks
 - Fairview Woods Park: street light installed at Bridge Street trail head and Staff expects to present the Fairview Woods Master Plan in March.
 - Salish Ponds: Staff contracted with a traffic consultant for a parking study along Glisan Street.
 - Handy Park: Staff applied for a grant through the Public Works Dept. for the rebuilding of the gazebo.
- c) Other
 - Bob Cochran, Public Works Director, resigned to accept a position as Dean of Facilities at Clackamas Community College. The Community Development Staff wishes him well.

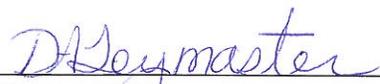
7. NEXT PLANNING COMMISSION MEETING - February 23, 2010

- a) Fairview Lake Riparian Buffer Options
- b) Annual Report
- c) CIP Update
- d) Sign Code Update

8. ADJOURNMENT

Meeting adjourned by consensus at 7:55pm.

Ed Jones, Chair



Devree A. Leymaster
Administrative Program Coordinator
Community Development Dept.



Date: 3/9/10