



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

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

ABSENT: Jan Shearer

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 approval of minutes.

3. REVIEW AND ADOPT MINUTES

February 9, 2010 minutes were approved as written by consensus.

4. PUBLIC HEARING

File No. 09-30-ZC

Sign Code Amendments

Chair Jones recited the quasi judicial statement for a legislative hearing and inquired if any Commissioners had any ex-parte contact, bias, or conflict of interest; hearing none and hearing no objections the public hearing was opened.

The hearing began with Assistant Planner Rence presenting the staff report. She reviewed changes to draft amendments as directed by the Commission and requested confirmation for the changes. Comments were made on the following amendments: freestanding signs in single family residential zones could only be located at subdivision entrances and the maximum square footage for temporary signs in residential zones was changed from 42 feet to 64 feet based on feedback from a realtor organization and the industry standard for realty signs. The Commission approved the changes.

Assistant Planner Rence reviewed the proposals Staff had received from the Fairview Business Association on March 5 via email, and Staff's response to the proposals. She also presented Staff's response to the proposals received in a letter dated February 18 from the Fairview Village Business Assoc. The proposals and Staff's response summary were entered as part of the record and written copies were provided.

The next step in the sign code amendment process was for the Commission to forward a recommendation of approval to the City Council with any requested changes; it would then go to public hearing at the March 17 City Council.

Assistant Planner Rence inquired if the Commission had any questions or comments. Commissioner Stonewall inquired about the time granted to owners to bring legal non-conforming signs into compliance with the new codes. Staff responded that temporary signage would need to be removed within 6 months of the code adoption and permanent signage would be corrected at tenant or ownership change. Other code items commented on were the 8 second electronic message change, which is the industry standard; on-site directory signs would be permitted up to 10sq ft with a set back of 12 feet; and flags would need to be defined as advertising or seasonal to determine code language.

Chair Jones inquired when owners would be notified of legal requirement to correct non-conforming signs. Staff responded that they would be notifying all non-conforming sign owners within the 30-day ordinance effective window.

Chair Jones asked for public comment. Dean Hurford spoke as the representative for the Fairview Business Assoc. Lynia Woods and Henry Pelfrey were also present. Mr. Hurford requested that a grandfathering provision be created for all legal non-conforming signs, that the free standing maximum height allowed be 25 feet or height of building, requested Fairview Village sign code remain separate, and that signs would be exempt from city regulations when ODOT regulations were applicable.

Other items or requests relayed by Mr. Hurford: freestanding signs should be allowed every 200 feet of site frontage, each business should be able to have either one hanging or projecting sign, on-site directory signs should not count as part of the signage total for a site, balloon signs should be allowed as temporary signs on weekends, the 8 second message change for electronic signs was too restrictive, and the Assoc. requested that the Commission delay voting on the sign ordinance until further work sessions could be conducted.

Lynia Woods, 3600 Pelfrey Ave., spoke next commenting that the signage issue had galvanized the business owners to take action in a positive way. She requested the grandfathering provision for legal permanent non-conforming signs be adopted. Not doing so could potentially decrease a businesses value, as signage was critical. Ms. Woods maintained that the Fairview Village sign code be kept separate as their issues were very different and required more restrictions and that free standing and directional signage was very important for large properties.

Henry Pelfrey, 3600 Pelfrey Ave. and owner of Dirt & Aggregate addressed the Commission and spoke in favor of the grandfather provision. Mr. Pelfrey commented that he appreciated the work done by Staff and the Commission and their willingness to hear and work with the business community.

Staff responded that the goal was to not create non-conforming signs with newly adopted amendments. Staff agreed that each business should be allowed one hanging or projecting sign and directional signs were to aid in directing and should not create penalties for sign allotments. Staff commented that on-street directory signs that were freestanding with multiple panels had no panel restrictions, only subject to overall signage allotment.

In response to electronic signage Staff commented that the goal was to not have flashing signs and that size, location, mph in the area the sign is posted and who is reading the signs should be considered when determining what a reasonable message duration would be. Staff suggested that the Commission not adopt the standard and remove from the amendments until more information is gathered and considered. Staff recommended the same for amendments concerning ODOT regulations, static signs and flags.

In regards to a grandfathering provision no current permanent legal non-conforming signs would be violate the new code amendments. Staff would be willing to prepare confirmation letters for any business that was concerned.

Staff commented that consolidating the sign code to include the Village Sign Code made sense for administrative purposes. Nothing was being removed or concessions being made to accommodate one for the other. Both areas were represented.

Comments made by the Commissioner regarding free standing signs during discussion: maximum sign height of 25 feet and one free standing sign permitted every 200ft of site frontage with a maximum sign face of 100sq ft and each additional 100ft of sign frontage would allow for a maximum sign of 80 sq ft.

The Commission supported staff recommendations in response to the Fairview Village Business Owners feedback.

Commissioner Stonewall motioned to recommend approval of 09-30-ZC, Sign Code Amendments, to City Council with the following changes: removal of electronic message center standards from the amendment and increase number and size of freestanding signs on commercial sites with frontages over 200sq ft (allow one 100sq ft sign and then an 80sq ft sign per additional 100ft of frontage); Commissioner Kudrna seconded; Chair Jones call for a roll call.

AYES: 6
NOES: 0
ABSTAINED: 0

File No. 09-30-ZC was approved with corrections and approved for recommendation to the City Council.

5. STAFF UPDATES

- a) Economic Development: Ferrotec a solar manufacturer of quartz crucibles for the solar industry was moving into the Birtcher B building at Townsend Business Park. Goal was to produce product by July 2010. NACCO had announced plans to move corporate headquarters to Fairview.
- b) Parks: no updates to report.

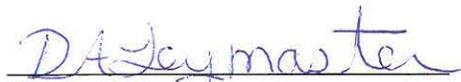
- c) County Transportation CIPP: Staff would be bringing a recommendation for road priorities for approval by the Commission to forward an approval for adoption by resolution to City Council. An improved IGA that include the priorities and execution of the priorities was also being worked on by Staff.

6. NEXT PLANNING COMMISSION MEETING – April 13, 2010.

7. ADJOURNMENT

Meeting adjourned by consensus at 8:40pm.

Ed Jones, Chair



Devree A. Leymaster
Administrative Program Coordinator
Community Development Dept.



Date: 7/13/10