



MINUTES
PLANNING COMMISSION MEETING

1300 NE Village Street
Fairview, OR 97024
Tuesday, May 25, 2010

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

ABSENT: Steve Kaufman

STAFF: John Gessner, Community Development Director
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

- a) February 23, 2010 - approved as written by consensus.
- b) April 13, 2010 - approved as written by consensus.

4. PUBLIC HEARING

File No. 09-30-ZC

Sign Code Amendments - Clarification of Regulation of Freestanding Signs in Commercial, Community Service/Parks & Industrial Zones.

Chair Jones opened the public hearing and recited the Legislative Hearing Statement. Hearing no conflicts of interest or ex-parte contact by the Commission, the hearing began with Assistant Planner Rence reviewing the staff report.

City Council remanded the clarification for area and number of freestanding signs to the Planning Commission at the May 5 meeting. Assistant Planner Rence summarized what the current code stated, what the Planning Commission had recommended, and provided an example of what the recommendations would allow. Concern was for the potential of sign clutter.

Assistant Planner Rence reviewed policy options and Staff's recommendation for policy option 1.

With option 1 there would be a proportionate measurement method for the area and number of freestanding signs allowed in relation to site frontage for properties within the commercial, community service/parks and industrial zones.

The Commission requested clarification regarding other city sign regulations for freestanding signs. Staff responded the City of Gresham freestanding sign code was the same as our current code and the City of Troutdale allowed 1 freestanding sign per 300 sq. ft. of site frontage. Commissioner Shearer inquired why the community service/parks zone was included. Staff responded it was included to allow schools the benefit of free standing signs.

Director Gessner commented that the sign code revisions should not make current sites and signs noncompliant and should help to keep up with the *times*. To recap, Staff was recommending maintaining the proportional measurement of 0.4, sign separation of 200 sq. ft., maximum sign face of 100 sq. ft. for one sign and 80 sq. ft. for multiple signs, and would allow 1 additional freestanding directional sign per driveway with a maximum sign face of 8 sq. ft. and 4 sq. ft. height and they would not be subject to the 200 sq. ft. separation.

As the Commission had no further questions for Staff, Chair Jones inquired if any person present would like to speak in favor of, neutrally of, or opposed to the amendment.

Garth Everhart, 954 NE Clear Creek Way, addressed the Commission and stated that he did not believe that Council had remanded only freestanding sign clarification to the Planning Commission. Mr. Everhart commented on a letter from the Fairview Business Association that was submitted to all Commissioners and Staff for review. Mr. Everhart commented that the code should be flexible to address business needs and not require developers and businesses to go through a variance process to get what they need. He agreed with the proportionate calculation of sign size to site frontage, but felt that there should be no limit on number and location. The minimum sign size for a small property frontage should be 40 sq. ft. with no minimum separation. Mr. Everhart and the Business Association did not agree with the proposed 200 ft. separation, the 25 ft. height restriction, or the minimum sign size for freestanding signs.

Director Gessner stated that Staff had reviewed the May 5 Council meeting to verify Council direction to the Planning Commission. Staff recommended voting on the freestanding signs revisions and if the Commission would like to revisit other issues they may do so at another hearing.

Dean Hurford, 21935 NE Halsey Street, also a member of the Fairview Business Association, addressed the Commission next. Mr. Hurford stated that he was in agreement with the comments made by Mr. Everhart, adding that he disagreed with the 200 ft. separation because the County could dictate curb cuts in the future.

Chair Jones inquired if the Commission had any questions or comments. Commissioner Shearer commented that the formal referral from Council only included freestanding signs but there were multiple conversations throughout council discussion. Vice Chair Kudrna stated that if the County did dictate curb cuts then Staff and the Commission would respond with a variance process.

Director Gessner stated that there were other sign issues items to consider i.e. flags, electronic signage, etc. Director Gessner recommended developing an exception process instead of a variance process for unique or difficult situations that don't require the burden to the business.

Hearing no more questions or discussion Commissioner Stonewall motioned to close the public hearing; Commissioner McGiffin seconded. With the public hearing closed Chair Jones opened the floor to Commission discussion. Vice Chair Kudrna stated that he would be in favor of allowing up to a 40 sq. ft. maximum sign size for properties with frontages less than 100 linear feet. Other Commissioners commented that they would support the change.

Vice Chair Kudrna motioned to allow a 40 sq. ft. maximum sign size for properties with frontages less than 100 linear feet; Commissioner Stonewall seconded; Chair Jones requested a roll call.

Ayes: 6
Noes: 0
Abstained: 0

Motion was approved.

Commissioner Stonewall motioned to forward a recommendation for policy option 1 to City Council with the amended change approved above; Commissioner Shearer seconded; Chair Jones requested a roll call.

Ayes: 6
Noes: 0
Abstained: 0

Assistant Planner Rence requested clarification for the recommendation being forwarded to Council. Commission responded recommendation was for maintaining the proportional measurement of 0.4, sign separation of 200 sq. ft., maximum sign face of 100 sq. ft. for one sign and 80 sq. ft. for multiple signs, directional freestanding signs would be allowed 1 per driveway with a maximum sign face of 8 sq. ft. and height of 4 sq. ft. and would not be subject to the 200 sq. ft. separation or count in the net signage allowed for the site, height restriction of 25 sq. ft., and the 40 sq. ft. maximum sign size for properties with frontages less than 100 linear feet.

5. STAFF UPDATES

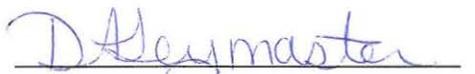
- a) Economic Update: solar company prospect.
- b) Parks: the 223rd overpass grand reopening was scheduled for June 2.
- c) On May 19 City Council had adopted an ordinance to prohibit roosters.

6. NEXT PLANNING COMMISSION MEETING – June 8, 2010

7. ADJOURNMENT

Meeting adjourned by consensus at 7:43pm.

Ed Jones, Chair


Devree A. Leymaster
Administrative Program Coordinator
Community Development Dept.


Date: 9/28/10