



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, October 26, 2010

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

ABSENT: Julius Arceo
Gary Stonewall

STAFF: John Gessner, Community Development Director
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

- a) June 8, 2010 approved as written by consensus.
- b) June 22, 2010 approved as written by consensus.
- c) July 13, 2010 approved as written by consensus.
- d) September 28, 2010 approved as written by consensus.

3. WORK SESSION

a) Natural Resource Regulations

Senior Planner Nesbitt reviewed the staff report regarding value based mapping and explained the criteria Staff used in assessing resources: evaluation of resource, environmental function and development potential. Staff developed a ranking system in which resources would be rated as high, medium, or low. Senior Planner Nesbitt provided examples within each ranking category. She affirmed the goal of the value based mapping was to find a balance between resource protection and maximum development potential of a property and explained the development value ranking system.

Senior Planner Nesbitt briefed the Commission on resource buffer options. Staff recommended regulating buffers through three main components: avoid, minimize, and mitigate. She reviewed definitions for each component. Buffer widths were discussed and sample buffer maps of current natural resource properties were reviewed. Senior Planner Nesbitt presented buffer encroachment and mitigation options and standards as recommended by Staff.

The Commission provided feedback and direction to Staff. Chair Jones requested developing a scientific, measurable point and scoring system to determine resource and development value and suggested modeling Metro's system. Commissioner McGiffin requested definitions for what it would mean when a resource was added or deleted. Commissioner Kaufman suggested incorporating incentive criteria to encourage enhancement of resources. Vice Chair Kudrna requested Staff provide criteria and information to aide the Commission in evaluating how much protection was the right amount of protection. Director Gessner inquired if theoretical site specific development models demonstrating the proposed value and ranking systems would assist the Commission in their decision making process. Commissioners agreed theoretical models would be beneficial.

b) Mapping Additions

Assistant Planner Fitzgerald reviewed the staff report and the six sites Staff was recommending be added to the City's natural resource inventory. She briefed the Commission on the evaluation criteria used for assessing the sites habitat and resource values. Following discussion and confirmation that no sites were being removed, the Commission agreed unanimously to add the six sites as recommend by Staff to the City's natural resource inventory.

4. WORK SESSION

Sign Code Follow-up Items

Assistant Planner Fitzgerald briefed the Commission on the remaining sign code items to be resolved. The items to be reviewed in future work sessions included: electronic message boards, flags, multi-business complex signs, and an exception process.

Following discussion, the Commission by consensus directed Staff not to peruse policy options for the exception process. The Commission felt recently adopted sign code regulations, which were more permissive than the original regulations, negated the need for an exception process and current variance processes would aide applicants in addressing unusual signage situations.

5. WORK SESSION

Fairview Lake Dock Standards

Due to the excused absence of two Commissioners, Director Gessner requested the agenda item be moved to the next scheduled meeting. The Commission agreed.

6. STAFF UPDATES

- a) Economic Development: briefing on the success of the Mayor's recent Business Roundtable.
- b) Parks: update on status of the Salish Ponds Master Planning process.
- c) Transportation Grant Opportunities: update on current grant funded projects i.e. Halsey Street sidewalks and potential grant applications and funding.

7. TENTATIVE AGENDA- NOVEMBER 9

Work Session: Natural Resource Improvement Project

8. ADJOURNMENT

Meeting adjourned at 8:00pm.

Ed Jones, Chair

Devree A. Leymaster
Administrative Program Coordinator
Community Development Dept.

Date: _____