



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Wednesday, September 28, 2010

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

ABSENT: Julius Arceo

STAFF: John Gessner, Community Development Director
Lindsey Nesbitt, Senior 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) August 10, 2010 approved as written by consensus.
- b) August 24, 2010 approved with correction of name by consensus.
- c) September 15, 2010 approved as written by consensus.

4. PUBLIC HEARING

10-35-V

Christopher Flury on behalf of Suzanne Flury
245 3rd Street

Variance request for construction of garage in front yard of a residential property.

Admin. Program Coordinator Leymaster recited the opening hearing statement. Chair Jones acknowledged the accuracy of the statement and entry into record. No ex-parte contact, bias, or conflict of interest was declared by Commissioners. Hearing no objections, Chair Jones requested Staff read the applicable code criteria. The hearing began with Director Gessner stating the applicable code criteria and presenting the staff report.

Applicant representative, Christopher Flury, PO Box 463, Gresham, Oregon briefed the Commission on the construction of the garage and stated the location requested was the only feasible location for the garage. Vice Chair Kudrna inquired what the height of the garage would be. Mr. Flury responded the garage would be single story with a 4 -12 pitch. Commissioner Kaufman inquired why the applicant was not constructing a detached garage. Mr. Flury responded the logical location for an attached garage

would be off the living room, removing the only front window. Where they were requesting was more hidden from view and where the current structure was. Commissioner Stonewall inquired if neighbors had been notified of the application. Staff responded yes and no response had been received.

Commission had no more questions for applicant. Chair Jones stated there were no other persons present to offer testimony in support of, opposition of, or neutrally. Commissioner Kaufman moved to close the public hearing; Commissioner Shearer seconded; public hearing closed. Commissioner Stonewall moved to approve the variance with proposed conditions; Commissioner Kudrna seconded; Chair Jones inquired ayes and noes; application approved by consensus.

5. WORK SESSION

Code improvement project

Senior Planner Nesbitt commented the project was a result of Staff reviewing each section of Title 19 (development code) and identifying potential issues, discrepancies, and conflicting code sections. Staff believed most areas of concern were minor and could be easily fixed with improved code language. The areas of more concern for Staff were reviewed individually as cited in the staff report. Senior Planner Nesbitt requested feedback and direction for Staff.

Commission discussion and comments followed Senior Planner Nesbitt's briefing of each item. Currently there were no minimum parking requirements for the TCC (Town Center Commercial) zone. Commission agreed a minimum parking standard should be set, at least to cover employee parking. No retail development was currently allowed in industrial areas. Commission agreed retail/service businesses should be allowed in industrial zones to serve employees. Discrepancies in minimum lot size requirements in reference to duplexes and lack of residential regulation within mixed use developments within commercial zones were discussed and agreed should be clarified and/or corrected. Wireless communication facilities, height and set backs, were discussed. Commissioner Shearer stated the maximum height listed was correct. Commission agreed height should remain as is, but set back discrepancy should be corrected.

Direction given to Staff was to further study the items discussed and present policy and code language options at future work sessions for discussion.

6. STAFF UPDATES

a) Economic Development: no updates

b) Parks: Salish Ponds Master Planning - park tour Sat., Oct. 9, 10:30am. All were welcome.

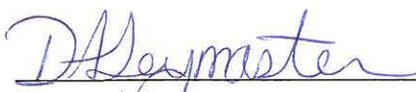
7. TENTATIVE AGENDA-OCTOBER 12

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: 10/26/10