



MINUTES  
PLANNING COMMISSION MEETING  
1300 NE Village Street  
Fairview, OR 97024  
Tuesday, April 10, 2012

PRESENT: Gary Stonewall, Chair  
Steve Kaufman, Vice-Chair  
Keith Kudrna  
Jack Mc Giffin

ABSENT: Ed Jones  
Jan Shearer  
Julius Arceo

STAFF: Lindsey Nesbitt, Senior Planner  
Devree Leymaster, Admin. Program Coordinator

**1. CALL TO ORDER**

Chair Stonewall called the meeting to order at 6:30pm.

**2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS**

Chair Stonewall inquired if any person would like to speak on a non-agenda item, hearing none moved to review of minutes.

**3. REVIEW AND ADOPT MINUTES**

March 27, 2012 minutes approved as written by consensus.

**4. PUBLIC HEARING**

**Ordinance 01-2012**

**Minor Code Amendments**

Chair Stonewall recited the open statement for legislative land use hearings. No ex parte contact, bias, or conflict of interest was disclosed and no objection to the impartiality of a Commission member was noted.

Senior Planner Nesbitt presented the staff report proposing four minor amendments to Section 19 of the Fairview Municipal Code.

- Amendment one established a two year time limit for land use decisions that currently did not have specified expirations.
- Amendment two omitted repetitive language in Section 19.413.020, Type II administrative review, which should have been removed when the section was amended in 2009.
- Amendment three was to comply with the notice requirement change from 45 days to 35 days prior to first evidentiary to the Department of Land Conservation and Development Commission.
- Amendment four allowed zero rear and side setback for accessory structures 200 square feet or less; mimicking the building permit exception for 200 square feet or less accessory structures.

Chair Stonewall inquired if any person would like to speak in favor of, opposition of, or neutrally regarding the application. Hearing none, Commissioner Kudrna motioned to close the public hearing, and Vice-Chair Kaufman seconded. With the public hearing closed Chair Stonewall inquired if there were any Commission comments or discussion. Hearing none, Commissioner Kudrna motioned to forward a recommendation for approval of Ordinance 01-2012: Minor Code Amendments to City Council and Vice-Chair Kaufman seconded. The motion passed.

AYES: 4  
NOES: 0  
ABSTAINED: 0

## 5. WORK SESSION

### a) Annual Report to City Council

Senior Planner Nesbitt presented the draft annual report. Accomplishments included:

- Code revisions – sign code, natural resource code and map update, and joint work session.
- Title 19 FMC Code Audit – top 4 priority – no minimum parking requirement in TCC zone, minimum lot size requirements in residential zones (R10 zone), residential limitations in commercial zone, and no allowance for minor commercial development in industrial zones.
- 2010 code interpretations and amendments - final plat filing deadline, accessory dwelling unit determination, minimum separation between buildings, and no maximum on compact parking spaces.
- 2011 code interpretations and amendments - fence height limitation, minor sign code amendments, dock regulations, code exception process, natural resource code project, and final plat filing deadline.
- Land use applications – disc golf course, variance for wireless communication facility, and major modification to the All Stor development.

Commission had no comments or additions and approved the report for presentation at City Council.

## 6. STAFF UPDATES

### a) Wood Village Casino

As requested by Chair Stonewall, Senior Planner Nesbitt researched the project status. Project was moving forward, currently collecting signatures for 3 bills to get on the November 2012 ballot; signature submittal deadline was July. Project organizers were willing to give a presentation to the Commission. Visit their [www.goodfororegon.gov](http://www.goodfororegon.gov) for more information.

Vice-Chair Kaufman inquired if there was any organized opposition to the project. Staff responded they would inquire and report at next meeting.

### b) Dock Regulations


On hold until the Pelfrey dock and boat house application was processed and approved, then Council would move forward with adoption hearing.

## 7. TENTATIVE AGENDA

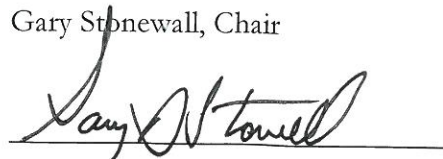
- a) Natural Resource work session update: response from public outreach.

## 8. ADJOURNMENT

Meeting adjourned by consensus at 6:57pm.

  
Devree A. Leymaster  
Administrative Program Coordinator  
Public Works Department.

Gary Stonewall, Chair



Date: May 8, 2012