



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, May 8, 2012

PRESENT: Steve Kaufman, Vice-Chair
Keith Kudrna
Jack Mc Giffin
Jan Shearer
Ed Jones

ABSENT: Gary Stonewall, Chair
Julius Arceo

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

1. CALL TO ORDER

Vice-Chair Kaufman called the meeting to order at 6:30pm.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

Vice-Chair Kaufman 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

April 10, 2012 minutes approved as written by consensus.

4. WORK SESSION

a) Minor Sign Code Amendment: Electronic Message Centers

Associate Planner Fitzgerald stated staff had received a request to re-examine sign code policy options for electronic message centers. Currently, electronic message centers could be a maximum of eight square feet and were allowed in all zones except for single family multi-family residential zones. Staff was requesting Commission direction as to whether different zones should have different regulations i.e. school zones may need larger readers to list text in different languages. Should regulations for wall signs and free standing signs differ due to distance from sign to reader?

Chair Stonewall via a written statement recommended adopting City of Gresham's policy which made allowances for schools. Vice-Chair Kaufman concurred with Chair Stonewall. Commissioner Shearer recommended re-evaluating the allowed square footage for electronic message signs in commercial areas so the code could be fine-tuned and changed at one time. Commissioner Jones commented on habitability and the potential negative impact increasing the allowed size of electronic message boards could have.

Garth Everhart, 1549 NE Market Drive, Fairview, Oregon commented as a business owner and resident that the unique livability of Fairview was important but so was business growth and prosperity. Impeding business development through strict regulations wasn't good for the habitability of Fairview; there needed to be a balanced approach that fostered both.

Associate Planner Fitzgerald summarized Commission direction was to draft code language for an increase in allowed area for electronic message centers on both wall and freestanding signs in Community Service/Park and Commercial zones. The Commission agreed.

Senior Planner Nesbitt reviewed the staff report background information regarding code amendments to extend final plat filing deadlines. Prior to 2010 applicants had one-year to file from the date of an approved preliminary plat with Multnomah County and a one-year extension could be granted. In 2010, primarily due to the economy, an additional one-year extension was granted for all preliminary plat approvals and in 2011 another one-year extension was granted for only those preliminary plats approved in 2007 or 2008. Three preliminary plats would expire in 2012 if not filed with Multnomah County. Staff inquired what direction the Commission would like to proceed in: allow the preliminary plat's to expire if not filed by the expiration date or consider allowing a fourth one-year extension.

During discussion Commissioner McGiffin stated most economic forecasting did not indicate significant recovery in areas that would make the expiring applications less risky in one-year and would most likely be revisiting the same issue next year. Chair Stonewall provided a written statement that he was not in favor of an additional one-year extension. Vice-Chair Kaufman concurred. Commissioner Shearer requested allowing the one-year extension with the understanding it would be made clear to the applicants there would be no further extensions.

Following additional discussion the Commission agreed to recommend approval to City Council for allowing a fourth one-year extension to the three outstanding applications from 2007 and 2008. They also directed Staff to include language that would revert code language to the original granting of a single one-year extension.

c) Natural Resource Code Project Update

Senior Planner Nesbitt stated the primary feedback from public outreach was 'how does the revised code affect my ability to develop?' Staff was expecting public attendance at the May 22 Natural Resource Code adoption public hearing.

5. STAFF UPDATES

a) Economic Development

Associate Planner Fitzgerald provided an update on EDAC activities: Mayor's Roundtable and new business welcome packet and committee.

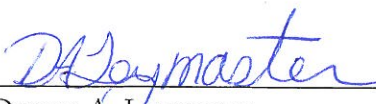
6. TENTATIVE AGENDA

a) Work Session: Electronic Message Center Policy Options

b) Public Hearing: Natural Resource Code Adoption


7. ADJOURNMENT

Meeting adjourned by consensus at 7:05pm.



Devree A. Leymaster
Administrative Program Coordinator
Public Works Department

Steve Kaufman, Vice-Chair



Date: 6/26/12