



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, February 26, 2013

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

ABSENT: Gary Stonewall, Chair
Jan Shearer
Julius Arceo

STAFF: Allan Berry, Public Works Director
Lindsey Nesbitt, Development Analyst
Devree Leymaster, City Recorder

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. ELECTION OF CHAIR AND VICE CHAIR

Agreed by consensus to delay until more members were present.

4. REVIEW AND ADOPT MINUTES

October 9, 2012 minutes approved as written by consensus.

5. PUBLIC HEARING

a) File 13-4-NR

3600 Pelfrey Avenue

Natural resource review for construction of a boat home, dock and access drive.

Postponed to the March 26, 2013 Planning Commission meeting.

6. STAFF UPDATES

a) Waterfront Rezone:

Public Works Director Allan Beery stated 3 river front lots, with 2 property owners, were being considered for potential rezone. The rezone was part of the Public Works work plan and was scheduled to be completed over the next 5 months. The properties had development challenges: utility infrastructure, on-site storm water management, site access issues, the dyke, etc. which needed to be reviewed and evaluated. The extent of the City's investment was yet to be determined.

b) Driveway Access Discussion

Development Analyst Lindsey Nesbitt presented random samplings of residences in old town with multiple access points or over-sized access i.e. driveways and parking. The code currently permits one access drive per lot for lots less than 10,000 square feet. This issue will have to be resolved as the City secures CDBG funds to construct more sidewalks in the area.

Staff inquired if the Commission would like the code reevaluated to allow second access points while meeting the intent of code criteria based on street frontage.

The codes intent in limiting access openings was to eliminate pedestrian/traffic conflicts. Commissioner Jones stated safety should not be compromised when evaluating potential code changes and a definition of driveway may need to be added to the code language. Commission directed Staff to review and evaluate current code language.

c) Project Updates:

- Hannah's Tract development had been completed.
- City had received a letter of compliance from Metro for the Natural Resource Code Amendments.
- City Attorney would present recommended minor sign code amendments at a future meeting.

d) Economic Development:

- CTDI, a new business and tenant in the Birtcher Commercial Development, was close to receiving their Certificate of Occupancy. They expected to bring 116 jobs to the area by years end.
- EDAC was busy working on a two year work plan.

e) Parks Update:

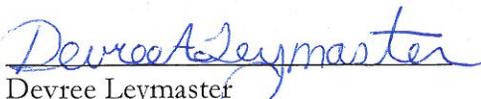
- Salish Ponds Improvement Project was complete. Feedback from adjacent property owners and park users had been positive. The fish stocking issue was yet to be resolved. Staff would work with ODFW to create and present a fish stocking plan. PRAC was working to create a Friends of Salish volunteer group that would frequently visit the park. The goal was to have a highly visible presence that would detour destructive behaviors i.e. graffiti and vandalism.
- PRAC by-laws were recently revised to be consistent with other advisory committees. Currently PRAC meets on an Ad Hoc basis. The next tentative meeting was scheduled for the third week in March.

f) Other:

- Staff had received complaints regarding tree removal at a property on 205th Ave. The city attorney concluded the property owner could cut down trees on own property if not associated with development. A tree preservation ordinance had been discussed during the natural resource code amendment process and was in the current work plan. To date neighbors had not organized or presented anything for consideration.

6. ADJOURNMENT

Meeting adjourned by consensus at 7:25PM.


Devree Leymaster
City Recorder

Steve Kaufman, Vice-Chair



Date: 3/26/2013