



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, October 9, 2012

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

STAFF: Allan Berry, Public Works Director
Lindsey Nesbitt, Development Analyst
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

July 24, 2012 minutes approved as written by consensus.

4. PUBLIC HEARING

a) File 12-25-DR

5501 NE 223rd Avenue

Design Review application to construct 4 modular offices, a 5,600 square foot shop facility and fueling station, a paved access drive and 22 parking spaces

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

Development Analyst Lindsey Nesbitt presented the staff report. The site use requested was consistent with two previous Conditional Use Permit approvals. The requested installation and construction of 4 modular office units and a shop required site design review process. Development Analyst Nesbitt reviewed traffic, parking, landscaping, zone requirements, etc. Staff recommended approval as conditioned in the staff report.

Applicant Representative Dean Hurford, 335 NE LeMesa Court, Gresham, Oregon clarified the shop breeze-way would be enclosed providing a 5,600 square foot shop vs. the 2,880 square foot shop described on the original application. The fueling station will be to code with containments as required. The design was intended to create a minimal footprint to allow for future development and infrastructure. Mr. Hurford acknowledged the applicant would have to comply with and meet Fire Marshal standards.

As there was no further testimony, Commissioner Jones moved to close the public hearing and Commissioner Kudrna seconded. There was no Commission discussion. Commissioner

Shearer moved to approve File 12-25-DR and Vice Chair Kaufman seconded. Chair Stonewall requested a roll call. The motion was approved unanimously.

Ayes: 7
Noes: 0
Abstained: 0

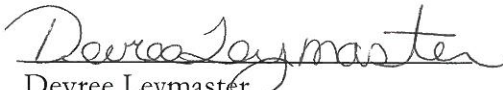
5. STAFF UPDATES

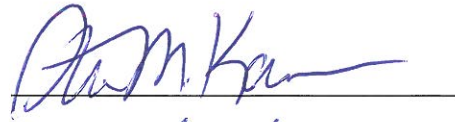
- a) Economic Update: permits for tenant improvements for CTDI, in the Birtcher B building, had been issued. CTDI would bring 116 new jobs to the area.
- b) Parks: Salish Ponds Improvement Project was under construction with completion projected for the end of November.
- c) The Natural Resource Code Amendments were approved by City Council as recommended by the Planning Commission and would become effective October 5, 2012.
- d) The Fairview Lake Dock Regulations were put on hold in December 2011. The regulations had been rescheduled for a public hearing with the City Council in January 2013.
- e) All 3 outstanding final plat applications for subdivisions were approved for an additional one-year extension.

6. ADJOURNMENT

Meeting adjourned by consensus at 7:00 PM.

Steve Kaufman, Vice-Chair


Devree Leymaster
City Recorder


Date: 2/26/13