



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, November 12, 2013

PRESENT: Steve Kaufman, Chair
Jan Shearer, Vice-Chair (arrived at 7:05pm)
Jack McGiffin
Gary Stonewall

ABSENT: Julius Arceo
Keith Kudrna
Ed Jones

STAFF: Allan Berry, Public Works Director
Erika Fitzgerald, Development Analyst
Devree Leymaster, City Recorder

1. CALL TO ORDER

Chair Kaufman called the meeting to order at 6:30pm, as there is no quorum; Public Works Director Berry briefly reviewed the direction received by City Council regarding the riverfront rezone project. The approval of minutes and direction to staff were completed after the arrival of Vice Chair Shearer.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

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

Commissioner McGiffin moved to approve the October 22, 2013 minutes as written and Commissioner Shearer seconded. The motion passed unanimously.

4. WORK SESSION

a. Discussion – Riverfront Mixed Use

Public Works Director Berry reported the direction provided by City Council regarding the riverfront mixed use zone project. With the property owners not interested in redeveloping, no proposed development plan, and the significant obstacles to work through; Council agreed no funds should be spent on a consultant to compile a list of likely studies and costs at this time.

Commissioner Stonewall remarked the October 22 minutes indicate the private property owners are not interested in redeveloping, and one property owner is looking to expand. Director Berry replied there has been a pre-application conference with the applicant interested in expansion. Staff is waiting on final comments from the Multnomah County Drainage District (MCDD) to complete their findings. It is staffs understanding that MCDD has forwarded the request to the Army Corp of Engineers for comments regarding the plant and impacts to the levee. There has been indication the applicant may need to do a levee stabilization study. Depending on the comments from the Corp, the levee issue may become even more complicated. Commissioner Stonewall commented if the Corp requires permits, it can take two years, plus, to get the permits.

Chair Kaufman remarked the Commission could still proceed with identifying other areas in the city that could be rezoned to industrial in the event a riverfront zone is wanted in the future and put together a code, but not apply it. Director Berry replied it is difficult to write a code when the end product, development, is not known. The Commission agreed to defer to the direction from City Council as to what the next step is. Staff inquired if the Commission felt a joint work session with City Council is necessary. The Commission agreed only if City Council wants a joint work session; they are fine with staff relaying the direction from Council.

5. STAFF UPDATES

Commissioner Stonewall inquired about the status of the VA medical clinic. Director Berry responded there has not been a decision, but the developer is optimistic.

Development Analyst Fitzgerald reported staff is working with representatives of significant commercial properties on Sandy Blvd. and Halsey to identify options to mitigate and enhance the natural resources on the properties while increasing the development potential. The creek that runs through these properties is restricting potential development. The goal is to find a solution that balances development and protects the resources.

Commissioner Stonewall inquired about Fairview Lake regulations. Development Analyst Fitzgerald replied the Fairview Lake regulation project is on the project list parking lot. Staff is working on a work plan to incorporate some of these projects into the department work plan. Based on prioritization by the Commission the Fairview Lake regulation project is one of the top projects.

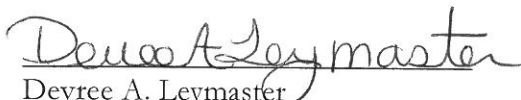
6. COMMISSION UPDATES

None.


7. TENTATIVE AGENDA - TBD

8. ADJOURNMENT

Meeting adjourned by consensus at 7:15pm.


Devree A. Leymaster
City Recorder

Steve Kaufman, Chair


Date: 7/22/14