



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, August 24, 2010

PRESENT: Keith Kudrna, Vice Chair
Jack McGiffin
Gary Stonewall
Steve Kaufman

ABSENT: Ed Jones, Chair
Jan Shearer
Julius Arceo

STAFF: Lindsey Nesbitt, Senior Planner
Erika Fitzgerald, Assistant Planner

1. CALL TO ORDER

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

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

Vice Chair Kudrna called for any person wishing to speak on a non-agenda item. As there was none; moved to work session items.

3. WORK SESSION

a) John van Staveren, Pacific Habitat Services

Senior Planner Nesbitt introduced John van Staveren an environmental scientist providing on-call consulting services.

Mr. van Staveren briefed the Commission on his method for assessing habitat value. The three major components for habitat assessment were water, food and habitat. Each component was scored on ranking system of 0 – 8 using seasonality, quantity, and diversity as criteria. Examples were provided for each category i.e.) water: seasonality, quantity and proximity to cover, food: variety and quality, and habitat: nesting or den sites.

Mr. van Staveren summarized by stating that the above categories and ranking system had repeatedly proven to be an effective, qualitative assessment tool.

Commissioner McGiffin inquired what the Title 13 definitions for natural resource and tree preservation were. Staff responded that they would provide the Title 13 definition for natural resource at a future work session. Staff did not believe there was a Title 13 definition for tree preservation, but they would research it and report back.

b) Habitat and Resource Value Characteristics

Senior Planner Nesbitt presented characteristics and functions that could be assessed during site visits to evaluate natural resources. She briefly discussed ecological functions, ecological characteristics, upland wildlife areas and vegetation characteristics. At the next work session Staff was requesting feedback and input for what should be considered when determining the quality and value of a natural resource.

c) Proposed Sites for Removal from Natural Resource Mapping

Senior Planner Nesbitt provided a summary and slide show of the sites Staff was recommending be removed from the natural resource map. She explained that each site was mapped as an SEC (Significant Environmental Concern), was located within a highly developed area, and had a highly diminished resource value.

Senior Planner Nesbitt commented current SEC regulations only protected tree resources they did not address understory preservation, require minimum preservation of an existing resource, or consider quality, size proximity to water, etc. The development code also allowed for the removal of trees to permit reasonable development of a property.

Staff believed the resource value of habitat had been lost due to development of the sites and that the remaining resource, trees, would better be protected through the establishment of tree protection measures.

During Commission discussion Commissioner Stonewall commented he would like more clarity on tree protection measures, maximum removal allowed 50%, and require alternative plans be submitted by applicants. Commissioner Kaufman inquired about options for preserving understory and writing regulations that would protect understory and trees. Vice Chair Kudrna commented that many of his neighbors had not cleared the understory. Commissioner Kaufman commented that if trees were removed there should be a requirement to add back equal or greater to what they removed. Staff responded the current requirement was to add 2 for 1 removed. Commissioner's McGiffin and Kaufman expressed caution establishing code that would prohibit development when practicable alternatives could not be agreed upon. Staff responded there would be a provision requiring the application go before Commission for interpretation of the tree protection ordinance.

Commissioner Kaufman stated he supported removal of the sites from the natural resource map and in place of SEC regulations, establishing code that protected trees, understory and waterways.

The Commission agreed by consensus with Commissioner Kaufman's support of removing proposed sites from resource maps and establishing tree protection measures. Vice Chair Kudrna requested clarification that trees were not being removed from regulation just the definition from natural resource to tree protection. Staff responded the only change was in process. Commissioner Stonewall inquired how previous projects and decisions would be affected. Staff responded they had consulted the City Attorney and all decisions would remain unchanged. Property owners would have the option to apply for changes under new regulations. Commissioner McGiffin inquired if the consultant was paid and how much. Senior Planner Nesbitt explained the Request for Proposal (RFP) process and agreed to research cost and get back to him.

d) Joint Work Session

A joint work session had been scheduled for September 15. Senior Planner Nesbitt requested Commission feedback on what they hoped to achieve during the meeting with Council.

Since regulations were in substantial compliance with Metro, Commission requested the emphasis be kept on improving natural resource regulations and off of Metro. Commission would like Council to be kept in the loop so they would better understand the process. Commissioner Stonewall

expressed doubt as to how effective joint sessions would be due to the political aspect of decision making. Vice Chair Kudrna commented joint work sessions could be a step in the right direction.

Commissioner Stonewall recommended asking Council to identify what information they wanted and how often. Senior Planner Nesbitt suggested having a Council liaison be appointed to attend benchmark meetings and be the voice of the Commission.

Commissioners agreed frequent joint work sessions and a Council liaison at milestone meetings would be beneficial. They also agreed that public review should begin after election season.

4. ADJOURNMENT

Meeting adjourned by consensus at 7:12pm.

Keith Kudrna, Vice Chair

Devree A. Leymaster
Administrative Program Coordinator
Community Development Dept.

Date: _____