



MINUTES  
PLANNING COMMISSION MEETING  
1300 NE Village Street  
Fairview, OR 97024  
Tuesday, November 9, 2010

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

ABSENT: Ed Jones, Chair

STAFF: John Gessner, Community Development Director  
Lindsey Nesbitt, Senior Planner  
Erika Fitzgerald, Assistant Planner  
Devree Leymaster, Admin. Program Coordinator

**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 inquired if any person would like to speak on a non-agenda item, hearing none moved to approval of minutes.

**3. REVIEW AND ADOPT MINUTES**

October 26, 2010 approved as written by consensus.

**4. WORK SESSION**

**Natural Resource Regulations**

Senior Planner Nesbitt presented evaluation results of vacant properties with natural resources for development potential. Staff conducted on-site visits using criteria based on development and resource values. Resource protection areas were identified with the ranking of high, medium, or low. Senior Planner Nesbitt reviewed development scenario maps utilizing the criteria and ratings for each site. Development potential was presented using industry standards for determining footprints and parking.

Senior Planner Nesbitt commented Staff recommended the current 50 foot wetland buffer remain the same but allow variable buffer widths in other areas under certain circumstances. Evaluate what the buffer was accomplishing. In some circumstances mitigation for a reduced buffer with restoration would achieve a higher quality buffer while factoring in and balancing development potential. Senior Planner Nesbitt summarized few sites would be affected by a variable buffer, a reduced buffer would more accurately follow current site conditions, and reduced buffers would provide greater flexibility.

Commissioner Kaufman expressed concern for a buffers ability to accomplish shade and bank stabilization if minimized to 15 feet, and commented even if a resource value was low should try to restore instead of minimizing it. Commissioner Shearer concurred with Commissioner Kaufman and commented resource value should be judged on potential not current value. Commissioner Shearer

recommended when evaluating development potential factor in traffic ingress and egress, and necessary space for street improvements.

Vice Chair Kudrna inquired if there was a formula Staff was following for a 15 foot buffer measurement. Staff responded the measurement was based on research that recommended a minimum 15 foot buffer for shade management. Commissioner Stonewall commented that topography could influence a buffer and should be considered.

Overall Commission direction was that 15 foot minimum buffer was to low and recommended a larger minimum buffer with the ability to negotiate a base buffer under specific site conditions. Requested Staff provide science behind buffer performance, i.e. performance, numeric and site-by-site standards, and provide scenarios for 15, 25, and 30 foot buffers at the next meeting.

## 5. WORK SESSION

### Fairview Lake Dock Standards

Director Gessner requested feedback regarding dock application and code evaluation processes. A Commissioner had expressed concern that current regulations allowed dock structures that had the potential to privatize water front areas. Docks needed to be long enough for use, but not encroach into the main water way. Director Gessner commented current code language limited construction to 25% of the buffer area, with docks having no restriction on length and a width restriction of 20% of lot width within the buffer the structure occupied. He also noted property lines skewed into the lake and provided historical background as to why.

Commissioner Stonewall commented the maximum boat length allowed on Fairview Lake was 22 feet. He proposed, based on the maximum boat length allowed, measuring at the high water mark out 4 feet for stairs/access, then 24 feet straight out, for a maximum allowable dock length of 28 feet and allowable dock width up to 25% of buffer area.

The Commission and Staff discussed code language and application of when determining allowable structure width based on buffer area percentage. It was agreed current code language was not representing the intent of the code when applied in certain circumstances. The Commission agreed docks should be regulated for natural resource protection and preventing encroachment into main water ways. Staff would research and provide policy options at future work sessions.

## 6. STAFF UPDATES

- a) Economic Development: State of Oregon announced state wide grant opportunities for transportation. Staff was working with the County to apply for improvements along 223rd.
- b) Parks: next Salish Ponds master plan meeting was Nov. 18 at 6:45pm at the Community Center. Staff was applying for a regional trail grant for improvements.

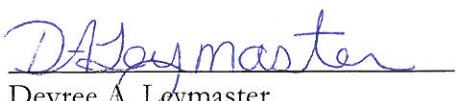
## 7. TENTATIVE AGENDA- DECEMBER 14

Work Session: Natural Resource Improvement Project

## 8. ADJOURNMENT

Meeting adjourned at 7:30pm.

Keith Kudrna, Vice Chair

  
Devree A. Leymaster  
Administrative Program Coordinator  
Community Development Dept.



Date: 12/14/2010