



MINUTES  
PLANNING COMMISSION MEETING  
1300 NE Village Street  
Fairview, OR 97024  
Tuesday, May 24, 2011

PRESENT: Keith Kudrna, Chair  
Jack Mc Giffin, Vice-Chair  
Gary Stonewall  
Jan Shearer  
Ed Jones

ABSENT: Julius Arceo  
Steve Kaufman

STAFF: Allan Berry, Public Works Director  
Lindsey Nesbitt, Senior Planner  
Erika Fitzgerald, Associate Planner  
Devree Leymaster, Admin. Program Coordinator

**1. CALL TO ORDER**

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

**2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS**

Chair Kudrna 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**

April 26, 2011 were approved as written by consensus.

**4. PUBLIC HEARING**

**10-58-CU**

**Metro Blue Lake Park Disc Golf Course  
Minor Modification**

Chair Kudrna recited the opening hearing statement and Staff cited applicable criteria. Hearing no disclosure of ex-parte contact or objections the hearing began with Senior Planner Nesbitt presenting the staff report. Applicant, Mike Brown, Metro, 600 NE Grand Ave., Portland, Oregon stated the requested modification was for allowing use of existing parking facilities for twenty-four months while Metro monitored disc golf course use and could validate requesting financial support for a designated, paved parking area.

Commissioner Stonewall motioned to close the hearing and Commissioner Shearer seconded. Chair Kudrna closed the public hearing and opened Commission discussion. Hearing no request for discussion, Commissioner Stonewall moved to approve 10-58-CU minor modification, Vice-Chair McGiffin seconded, Chair Kudrna requested a roll call.

AYES: 5  
NOES: 0  
ABSTAINED: 0

Minor Modification to application 10-58-CU was approved.

## 5. WORK SESSION

### Natural Resource Improvement Project

Senior Planner Nesbitt reviewed potential habitat assessment criteria: vegetation, water, human disturbance, etc. and provided a development example applying current standards vs. draft mitigation standards.

Commissioner Shearer commented standards should be written to protect and enhance resources or development. Staff responded the goal was to balance development and resource protection/improvements and noted mitigation requirements were driven by development.

Senior Planner Nesbitt presented code options for buffer widths and buffer averaging. Commissioner Jones commented needed to be careful not to create a loop hole where property owners would allow areas to degrade so more options could be used. Chair Kudrna noted in order to mitigate the applicant would be required to demonstrate no feasible alternatives existed other than going into the buffer.

Commissioner Stonewall inquired how the habitat assessment requirement would work. Staff responded the Public Works Director had the authority to require a professional assessment be conducted. If mitigation was allowed, proposed standards would include size and caliber requirements for plantings, a 1 year site assessment with 2 years of staff monitoring and an 80% survival requirement

Options for tree removal requirements were discussed next. Staff proposed modeling Metro Title 13 ordinance for removal of healthy trees within a buffer with no development. For tree removal with development, Staff recommended utilizing shade management criteria. Vice-Chair McGiffin inquired what would happen when a lot was too small for the recommended mitigated tree/shrub quantity. Senior Planner Nesbitt responded tree banks could be useful in those situations. The Commission directed Staff to investigate tree banks.

Senior Planner Nesbitt summarized staff's next steps: finalize buffer width (35ft or 40ft), draft code language, and begin public outreach.

## 6. STAFF UPDATES

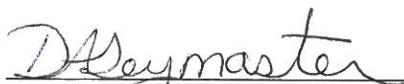
- a) Dock regulations: public outreach had begun, no comments had been received, additional notices would be going out, and the 1st public hearing was tentatively scheduled for June 26.
- b) Economic Development: the creation of an Economic Development Advisory Committee was approved by Council in May.
- c) Parks: tentative timeline were for Salish Ponds improvements to begin late summer, early fall. Fishing would be suspended during construction and shoreline establishment. Begin public education for changes in parking; Glisan Street would be posted no parking and access from Glisan Street would be limited.

## 7. TENTATIVE AGENDA – June 28, 2011

Work Session: Natural Resource Regulations

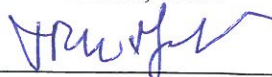
## 8. ADJOURNMENT

Meeting adjourned by consensus at 7:25pm.



Devree A. Leymaster  
Administrative Program Coordinator  
Community Development Dept.

JACK MCGIFFIN FOR  
Keith Kudrna, Chair



Date: 8/23/2011