



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, March 27, 2012

PRESENT: Keith Kudrna, Chair
Jack Mc Giffin, Vice-Chair
Gary Stonewall
Ed Jones
Steve Kaufman

ABSENT: Jan Shearer
Julius Arceo

STAFF: Lindsey Nesbitt, Senior 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. ELECTION OF CHAIR AND VICE CHAIR

Commissioner Kaufman nominated Commissioner Stonewall for Chair and Commissioner Jones seconded. The motion passed.

Commissioner Stonewall nominated Commissioner Kaufman for Vice Chair and Commissioner Jones seconded. The motion passed.

New positions would take effect at the next Planning Commission meeting.

4. WORK SESSION

a) Senior Planner Nesbitt reviewed the 3 minor code amendments outlined in the staff report. Amendment 1 was to establish a two year time limit for land use decisions. Currently the city relies on case law to determine when a land use permit has expired. Adding clear language will aide in removing the ambiguity associated with making these decisions. Commissioner Joes suggested 'days' be clarified as working or calendar.

The second amendment was to comply with the Department of Land Conservation and Development Commission (DLCDD) notice requirements. In January 2012 the notice requirement prior to the first evidentiary changed to 35 days from 45 days. The Commission had no comments.

The last amendment was to change the accessory structure setback requirements from 120 square feet to 200 square feet. Staff suggested this change due to the change in the building code a few years ago increasing the size of accessory structures not requiring a building permit

from 120 square feet to 200 square feet. The development code mimicked the building code by providing set back exemptions for structures less than 120 square feet. Staff recommended continuing this practice. Commissioner Jones clarified this was only for residential only. Staff responded yes and the code clearly identifies it as only residential.

The Commission supported moving forward with the minor code amendment process.

b) Dock Regulations Update

Senior Planner Nesbitt updated the Commission on the research and status of a past dock application. There was a request to grandfather the dock and boat house application, approved in 1999, during public testimony for revised Fairview dock regulations that would prohibit the structure if approved. The research was not clear as to what was reviewed and approved at the time of land use approval, but it was determined the application had expired (staff consulted with the city attorney), and the applicant had done no dock/boat house site work to-date and had no plans to construct within the next year.

Staff advised putting the revised dock regulations on hold and allowing the applicant to submit a new land use application under the current code and process. Once their dock and boat house application had been decided, then move forward with the adoption hearing for the revised Fairview dock regulations.

Commissioner Stonewall stated he did not support holding up adopting the dock regulations for one applicant. He felt the exception would not have been made if the applicant was anyone else. Commissioner Kaufman agreed. Staff would notify city directors of their concerns.

5. STAFF UPDATES

a) Economic Development

The economic development pages on the city website had been launched. The Economic Development Advisory Committee had begun meeting in January. Current topics included: development fee comparisons, coordinating with the Mayors Roundtable, and potential grants.

b) Parks:

Salish Ponds master plan design should be completed within the next month or so; with tentative construction in early fall. This project was being funded by Metro Open Share funds. The next master plan would be for Park Cleone. The Handy Park gazebo was under construction and should be completed within a few weeks. The Metro disc golf course project was moving forward.

c) Community Development Activity

Four single family dwelling units had been permitted since Jan. 1. Commercial tenant improvement permits had increased, and zoning inquiries were up.

Commissioner Stonewall requested an update on the Wood Village casino project at the next meeting. Staff agreed and would add it to the agenda.

d) Natural Resource Code Project Update

Metro reviewed the draft resource code and deemed it substantially compliant with Metro Title 13 requirements. Tentatively scheduled next steps: April 2012 conduct public outreach; Planning Commission work session on May 8; City Council Work Session on May 12;

Planning Commission public adoption for recommendation to Council May 22; and June 6
City Council adoption.

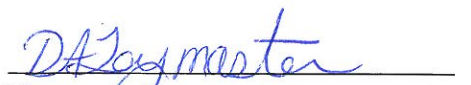
6. TENTATIVE AGENDA – April 10, 2012

- a) Public Hearing
- b) Planning Commission Annual Report to City Council
- c) Natural Resource Work Session Update

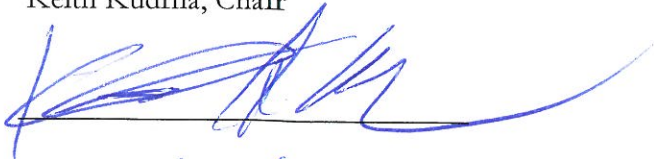
7. ADJOURNMENT

Meeting adjourned by consensus at 7:05pm.

Keith Kudrna, Chair



Devree A. Leymaster
Administrative Program Coordinator
Public Works Department



Date: 7/24/2012