



City of Independence Minutes

Planning Commission Meeting
Monday, January 5, 2026

1. **Call to Order.** Chair Chappell called the meeting to order at 7:00 pm
2. **Roll Call.**
Present: Commissioner Patrick Fugeman
Commissioner Jose Oliveros
Commissioner Rebecca Jay
Commissioner/Chair Corby Chappell
Commissioner Alex Paraskevas

Absent: Commissioner Sally Coen, excused

City Staff Present: Fred Evander, City Planner
Myra Russell, City Recorder
Shawn Irvine, Assistant City Manager
3. **Minutes.**
 - 3.1. **Regular Meeting 12/01/2025.**
Action:
Commissioner Jay moved to Approve; Commissioner Paraskevas seconded.
Discussion: None
Voice vote. Motion 5-0-0
Ayes: Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Alex Paraskevas
Nays: None
Abstentions: None
4. **Visitors/Public Comment.** None.
5. **Reports/Presentations.** None.
6. **Unfinished Business.** None.
7. **New Business.**
 - 7.1. **Public Hearing: Potential Change to the Requirements for Fences Associated with Governmental Uses.**
Chair Chappell read the hearing script regarding how the meeting would be conducted. State Law Required Statements read.
 - Declaration of Conflicts of Interest, Ex-Parte Contact, Bias: None

- Public Hearing opened at 7:02 pm by Chair Chappell.
 - Staff Report as submitted in the agenda packet was reviewed by Planner Evander. Evander explained that current standards are inadequate for public service uses, and the proposed amendment would allow 6-foot-tall chain-link fences with barbed wire for these facilities. Evander discussed the importance of protecting city utilities and facilities from potential damage or failure, which could lead to significant issues like raw sewage spills or inadequate water pressure. Staff recommended amending the city's development code to allow public agencies to add barbed wire to 6-foot-tall fences, particularly for existing structures, to enhance security and prevent unauthorized access. The staff report included considerations of visual impact, practicality of security cameras, and engineering challenges of heightening fences. Despite concerns about barbed wire's visual impact and the difficulty of modifying existing fences, staff emphasized the need for protection, offering alternative options in Attachment B for consideration.
 - Discussion: Commissioners raised concerns about the lack of communication with neighbors and the potential impact on residential areas. The city had already installed barbed wire on some fences without prior notice, leading to criticism for being unneighborly. There was also discussion about other alternatives that could be considered.
 - Further questions from the Commissioners.
 - Objections or testimony received: Written comment received from David Clyne
 - Public Testimony:
 - David Clyne, Independence, OR. Discussed concerns about the barbed wire fencing installed by the city, which was done in violation of local code and without proper notification to affected residents.
 - Mike Tweed, Independence, OR. Worried about young children in the neighborhood. Suggested 8 foot fence as an alternative.
 - Greg Ellis, Independence, OR Mentioned that the safety measures with barbed wire came into place after 9/11. Said barb wire would not deter someone that had wire cutters.
 Commissioners discussed middle ground accommodations, perhaps a hedge row to hide barbwire. Peggy Clyne talked about blackberries growing on the fence in the past and her efforts to clean them up. The commission considered existing examples of 6-foot-tall fences with barbed wire, such as those at the Monmouth Well site and Greystone Apartments and debated whether to maintain an 8-foot standard for commercial and industrial zones or allow 6-foot fences in certain situations. The conversation emphasized the importance of balancing security needs with being good neighbors, particularly in residential areas.
 - Discussion: Staff Response to testimony— Evander reiterated that there is currently no standard for public use property, and it should be specified in the code.
 - Hearing closed at 8:05 PM.
- Planning Commission Deliberation and Decision time. The commissioners discussed whether to make exceptions for existing residential areas abutting city property. They also discussed the challenges of creating exceptions to setback requirements and the potential implications for future code enforcement. The group debated whether a setback would be a reasonable solution, considering factors like facility size and right-of-way constraints. They

also touched on the need to balance addressing current issues while considering future code changes. The commission focused on the need to balance public safety considerations with the impact on existing property owners.

Action:

Commissioner Jay moved to forward a recommendation of approval on LA 2026-01 adopting Attachment A: An exception being made that, public service areas or government service structures that abut 3 or more residential parcels should have an additional setback fence, behind the property line where a 6-foot fence can be topped with barbwire, set back 15 feet from the property line; Commissioner Oliveros seconded. Discussion: None
Roll call vote. Motion 3-2-0

Ayes: Jose Oliveros, Rebecca Jay, Corby Chappell

Nays: Patrick Fugeman, Alex Paraskevas

Abstentions: None

Motion passed. Chair Chappell let the audience know that it would now go to city council and council could choose to go with their recommendation or not. Commissioners took a 10 minute recess before proceeding to the next order of business.

7.2. **Discussion: Draft Parks System Master Plan.**

10 minute recess before continuation. Continued at 9:03 PM

Evander presented the draft park system master plan approved by the Parks Commission. The plan includes an executive summary, public outreach efforts, demographic data, and a quantitative analysis of park types and amenities. Concerns were raised about the accuracy of cost estimates and the need for current data when assessing park conditions. The group discussed potential projects, including basketball courts, tree planting, the development of a sports area and the need for more activities for children. They also touched on the possibility of building a new recreation facility at Henry Hill Park and the possibility for EV charging stations in parks. This plan will come back at the next Planning meeting with a public hearing.

8. **Other Discussion/Information Items.** Planned video was not shown due to length of meeting.

9. **Adjournment.** Commissioner Paraskevas moved to Adjourn; Commissioner Jay seconded.

Voice vote. Motion 5-0-0

Ayes: Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell,
Alex Paraskevas

Nays: None

Abstentions: None

Chair Chappell adjourned the meeting at 9:35 pm.

Minutes submitted by:
Myra Russell, City Recorder