PLANNING COMMISSION MEETING
Tuesday, February 23, 2016
6:30 PM
Council Chambers
2nd Floor City Hall
1300 NE Village Street

MEETING AGENDA

1. CALL TO ORDER
   Roll Call
2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS
3. ELECTION OF OFFICERS: CHAIR & VICE CHAIR
4. REVIEW AND ADOPT MINUTES
   a. January 12, 2016
   Documents: 1-12-16 PC Minutes.pdf
5. WORK SESSION
   a. FMC 19.70 Corridor Commercial (CC) District
   Documents: PC Staff Report FMC 19.70.pdf
6. STAFF UPDATES
   a. Transportation Plan Update: Community Open House, March 14 at 6:00 PM
7. COMMISSION UPDATES
8. TENTATIVE AGENDA - March 22, 2016
9. ADJOURNMENT

Planning Commission hearings are broadcast live on Comcast Cable Channel 22 and Frontier Cable Channel 33. Replays of the hearing are shown on Comcast Channel 22 and Frontier Channel 33 Saturday at 12:00pm and Monday at 2:00pm, and Comcast Channel 30 and Frontier Channel 39 Wednesday at 7:00pm. Further information is available on our web page at www.fairvieworegon.gov or by calling Devree Leymaster, City Recorder, 503-674-6224.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities should be made at least 48 hours before the meeting to:Devree Leymaster, 503-674-6224.

MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, January 12, 2016

PRESENT: Ed Jones, Chair
Keith Kudrna, Vice Chair
Jack McGiffin
Gary Stonewall
Steve Kaufman
Greg Walczyk

ABSENT: Julius Arceo

STAFF: Allan Berry, Public Works Director
Erika Palmer, Senior Planner
Devree Leymaster, City Recorder

1. CALL TO ORDER

Chair Jones called the meeting to order at 6:30 PM.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

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

3. REVIEW AND ADOPT MINUTES

Commissioner Stonewall moved to approve the September 8, 2015 minutes and Commissioner Kaufman seconded. The motion passed unanimously.

4. PUBLIC HEARING

a. Application 2015-60-MOD:
Minor Modification to Approved Land Use Decis ion 03-49-DR-SEC

Chair Jones read the Opening Statement for Quasi-Judicial Hearings. Senior Planner Palmer sited the applicable Fairview Municipal Code criteria. No ex parte contact or conflicts of interest were disclosed.

SP Palmer reviewed the staff report and findings of fact. The original development plan was reviewed and approved in 2003. The applicant requested a modification to the original plan which was reviewed and approved in 2011. The modification decision expired, the applicant is resubmitting for the same modification request approved in 2011. The proposal has more mini storage and less RV use than the original plan approved in 2003. SP Palmer noted some key issues including no development proposed in the Natural Resource area and there are no significant traffic impacts. She commented Multnomah County is encouraging the applicant to complete improvements along the frontage but is not required. During design review staff looked at access and circulation, landscaping, parking, and impact to public facility standards. In summary the application meets all the criteria within the code. Staff recommends adoption of the findings and conditions in support of the application.

Chair Jones inquired about the county encouraging, but not requiring improvements. SP Palmer replied the applicant made a payment in lieu of (PILO) construction to satisfy improvement requirements. The County is requesting the applicant extend the agreement 10 years from the date of approval of this modification.

Commissioner McGiffin asked if there were any environmental concerns. SP Palmer remarked the applicant will provide a stormwater management plan. Post development stormwater flows have to meet prior development flows. A silt fence will be required along the riparian buffer during construction.

Chair Jones asked if any written comments were received. Staff replied no.

Applicant Brad Fudge, Lake Oswego, Oregon, commented what is being proposed now is the same as what was approved in 2011. A feasibility study in 2011 indicated the time was not right to move forward with the project and a recent study indicates there is a demand; therefore, he is requesting re-approval of the modification. Commissioner Stonewall asked if the RV storage will be covered or enclosed. Mr. Fudge replied it will be covered and screened from view.

Chair Jones opened the public hearing. Mr. Charles Wilson, Fairview, OR spoke neutrally about the application. He is an adjacent property owner and has no objections but wants to be assured he is protected for future improvements to his property. He noted he reviewed the information with staff and felt confident that he would not be impacted. Chair Jones closed the hearing.

Vice Chair noted since the approval in 2011 some regulations for the protection of water ways have changed. Staff remarked the changes were addressed and reviewed in the application process.

Commissioner Kaufman clarified either the PILO will be extended or the applicant will complete the frontage improvements. Staff replied yes.

Commissioner Stonewall moved to approve Application 2015-60-Mod and Commissioner Kudrna seconded. The motion passed unanimously.

AYES: 6
NOES: 0
ABSTAINED: 0

5. STAFF UPDATES

SP Palmer remarked the City Council will be conducting interviews for the terming Planning Commission positions. Positions should be appointed by the February meeting. She noted staff has a pre-application conference scheduled for a property at 223rd and Sandy. They may have a commission work session regarding the development site to seek direction on some of the development code language.

Director Berry reported there will be a Lakeshore Park Improvement Community Meeting on January 14 at 6:00 PM in Council Chambers.

6. COMMISSION UPDATES

None.

7. TENTATIVE AGENDA

- February 9 or 23, 2016 – Commission training and work session.

8. ADJOURNMENT

Meeting adjourned by consensus at 7:10 PM.

_____
Devree A. Leymaster
City Recorder

_____
Ed Jones
Chair

_____
Date

FAIRVIEW PLANNING COMMISSION
STAFF REPORT

Date: **February 16, 2016**
To: **Planning Commission**
From: **Erika Palmer, Senior Planner**
Subject: **FMC 19.70 Corridor Commercial (CC) District**

Report in Brief
The Corridor Commercial zoning district allows for mixed use development (housing and other permitted use(s). The development code describes mix use as being a: mixed use building/development and being horizontal/vertical. (See definitions FMC 19.13). The development code language is discretionary in this regards and doesn't provide clear and objective standards for how much housing/commercial, and what types of housing is permitted in a mixed-use development site within the Corridor Commercial zone.

Background
There are three zoning districts within Fairview that allow for mixed use development outright (Village Mixed Use, Town Center Commercial, and Corridor Commercial). Unlike the Town Center Commercial (TCC) zoning district which allows for multi-family and single family attached townhomes as a conditional use, the Corridor Commercial zone allows existing housing as a permitted use, and residential care facilities and family day care (12 or fewer children) as conditional uses. The Corridor Commercial zone allows for mix development as a permitted outright use but doesn't specify types of housing in a mixed use development.

The Fairview Comprehensive Plan and adopted Sandy Boulevard Refinement plan states the NE 223rd Avenue intersection should be used as a dividing line for land uses within the corridor. To the west of the intersection, land uses should be predominately residential with some neighborhood-orientated service commercial, office, and light industrial.

The Sandy Boulevard Refinement Plan which is incorporated into the Fairview Comprehensive Plan as a supporting document sets a residential vision west of 223rd. The vision is to provide a variety of residential uses and densities throughout the corridor and allow redevelopment of existing low-density residential areas with higher density housing. Residential development should be pedestrian orientated; affordable, and variety of housing types including: townhomes; rowhouses; apartments, and manufactured homes.

There is a potential interest to develop the 5-acre site directly west of the boat lot near the intersection of NE 223rd and Sandy Boulevard. The development is proposed as mixed use development incorporating multi-family (apartments) units and a few live/work units fronting Sandy Boulevard.

Planning staff would like direction from Planning Commission on the following:

1) What does a mix-use development in the Corridor Commercial zoning designation look like?

2) Mix-use development (housing and other permitted uses) in the Corridor Commercial zone does this include multi-family as envisioned by the Comprehensive Plan and Sandy Boulevard Refinement Plan?

3) Would a few live/work units fronting the main corridor (Sandy Boulevard) on this parcel be sufficient in determining it a mixed use development site?

Attachments

- Fairview Comprehensive Plan (Sandy Boulevard Area)
- Sandy Boulevard Refinement Plan
- Fairview Zoning Map

- *Integrate land use and transportation to encourage transit, bicycle and pedestrian use.*
- *Provide a transportation network that emphasizes connections within the Town Center and Old Town Fairview.*

The Sandy Boulevard Area

Interstate 84 borders the Sandy Boulevard neighborhood on the south and Union Pacific Railroad tracks on the north. The neighborhood is challenged with balancing a mix of industrial, residential, small-scale commercial and recreational land uses. Economic development of vacant and underutilized industrial land is critical to a viable economic tax base for city services. As industrial lands closer to Portland and Gresham become scarce, the industrial/commercial market will move on to Fairview. Large flat parcels with excellent freeway and rail access will attract needed industrial jobs. But development must be carefully sited so as to minimize negative impacts from traffic, trucks and pollution that may affect nearby residential uses and regional river and lakeside parks in the neighborhood.

The variety of affordable housing options in the area, as well as the recreational visitors on their way to Blue Lake and Chinook Landing boat launch on the Columbia River, could support expanded retail services at the two key intersections of Sandy with 223rd and 207th Avenues. In 2001 the City developed the *Sandy Boulevard Corridor Refinement Plan*, hereby incorporated as a supporting document. (See list of adopted support documents in appendix.) The plan provides clear objectives for the city to improve transportation and to guide land use development in this area. Road, bicycle and pathway improvements (separated where appropriate) will be constructed with strategic commercial and industrial development. The transportation improvements will encourage non-vehicular travel within the neighborhood and improve the image of the neighborhood. The development of a corridor commercial zone for the area has been incorporated into the Fairview Development Code. Land uses in the area should be based on the following goals outlined in the corridor vision:

Sandy Boulevard Corridor Goal:

- *The N.E. 223rd Avenue and Sandy Blvd. intersection should be used as a dividing line for land uses within the corridor. To the west of the intersection uses should be predominantly residential with some neighborhood-oriented service commercial, incubator office and light industrial. To the east of the intersection, industrial uses should dominate, with some destination retail commercial near the intersection of N.E. 238th Avenue.*

The Lakes

The Lakes neighborhood is the northernmost neighborhood of the City, encompassing Fairview Lake and the surrounding residential developments, Blue Lake Park, and industrial lands on the east side of NE 223rd Avenue and along the Columbia River. The Lakes neighborhood is a mix of land uses where there are exciting opportunities for future land uses to benefit the city. A large block of land east of 223rd Avenue should be preserved for campus industrial-style development that compatibly interfaces with the large neighborhood of single-family homes adjoining Interlachen and Blue Lakes. Future Columbia riverfront attractions could accommodate housing and service commercial uses with dramatic river views. A golf course or soccer field complex adjoining Blue Lake Park could be a compatible land use and provide a recreational asset for Fairview residents. Traffic safety improvements to 223rd Avenue and added pedestrian and

land uses within the corridor. To the west of the intersection, land uses should be predominately residential with some neighborhood-oriented service commercial, incubator office, and light industrial. To the east of the intersection, industrial uses should dominate with some destination retail commercial near the intersection of N.E. 238th Avenue to serve nearby residents as well as the region. Because of the varying impacts that land uses can have on the transportation system, an important aspect of the corridor vision will be to ensure consistency between the desired land uses and the transportation system. As the vision is refined into a preferred alternative, adjustments may be necessary to proposed land uses and the transportation system to guarantee this consistency.

West of N.E. 223rd Avenue:

Commercial

Vision
Develop neighborhood retail commercial centers at N.E. 207th Avenue and N.E. 223rd Avenue intersections to serve nearby residents.

Criteria
Commercial development should be:
1. Distinctive and responsive to needs of area residents
2. Neighborhood-oriented services, such as a grocery store and/or small restaurant should be encouraged
3. Small in scale
4. Pedestrian oriented

Industrial

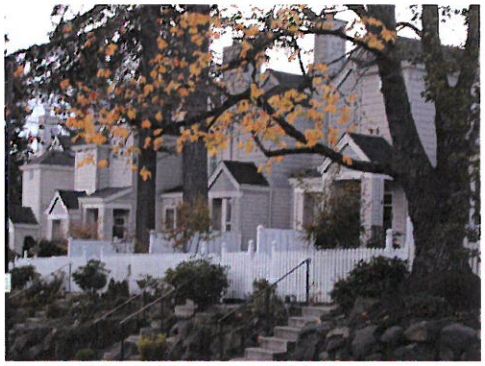
Vision
Develop industrial uses that are compatible with nearby residential uses.

Criteria
Industrial development should be:
1. Low intensity
2. Non-polluting (noise, air, water)
3. Buffered to reduce impacts to nearby residences

Residential

Vision
Provide a variety of residential uses and densities throughout the corridor and allow redevelopment of existing low-density residential areas with higher density housing.

Criteria
Residential development should be:
1. Pedestrian oriented
2. Affordable
3. A variety of housing types, including townhomes, rowhouses, garden apartments, and manufactured homes



East of N.E. 223rd Avenue:

Commercial

Vision
Develop commercial uses near the intersection of N.E. 238th and Sandy Boulevard to capitalize on visibility and access from I-84.

Criteria
Commercial development should be:
1. Able to serve regional and local needs
2. Accessible by different transportation modes
3. Pedestrian accessible

City of Fairview Zoning

- Agricultural Holding (AH)
- General Industrial (GI)
- Light Industrial (LI)
- Town Center Commercial (TCC)
- Corridor Commercial (CC)
- Residential (R)
- Residential (R-10)
- Residential (R-7.5)
- Residential/ Manufactured Home (R/MH)
- Residential MultiFamily (R/MF)
- Res/MultiFamilyTownhouse Overlay (R/MF/TOZ)
- Res/ South Fairview Lake Design Overlay (R/SFLD)
- Residential Community Service Parks (R/CSP)
- Village Commercial (VC)
- Village Mixed Use (VMU)
- Village Flex (FLX)
- Village Office (VO)
- Village Apartments (VA)
- Village Townhouse (VTH)
- Village Single Family (VSF)

City of Fairview
1300 NE Village Street
Fairview, OR 97024
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www.fairvieworegon.gov

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