



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, August 27, 2013

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

ABSENT: Ed Jones
Julius Arceo

STAFF: Allan Berry, Public Works Director
Carole Connell, Planning Consultant
Devree Leymaster, City Recorder

1. CALL TO ORDER

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

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

Chair Kaufman 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

Commissioner Stonewall moved to approve the June 25, 2013 minutes and Commissioner McGiffin seconded. The motion passed unanimously.

4. PUBLIC HEARING

2013-25-DR
VA Clinic Design Review

Chair Kaufman read the legislative hearing statement. During disclosure Vice Chair Shearer reported she had received inquiries about the potential development and Chair Kaufman reported meeting the applicant and viewing the site prior to the meeting. There were no objections.

Planning Consultant Carole Connell verified the Commission received all exhibits provided after the packet was issued, including: updated Trip Generation Analysis from Kittelson & Assoc. dated August 22, Multnomah County memo dated August 22, Gresham Fire memo dated August 21, revised conditions of approval dated August 27, and an email received from Garth Everhart dated August 23. The Commission responded, yes, to receiving all the materials.

Planning Consultant Connell presented the staff report. The request is to construct a single story 29,900 gross square foot outpatient medical clinic with 27 exam rooms, paved access drives onto Market Drive and Village Street, landscaping, lighting and 120 parking spaces. The total site area is 4.13 acres, comprised of four tax lots, with 2.9 acres dedicated to the clinic. Under a separate application, staff recommends consolidating the four tax lots into two; separating undeveloped southeast portions for future development.

Planning Consultant Connell reviewed the criteria the application is subject to and its compliance with the design review criteria. Items highlighted during the review included: Halsey Street entrance will serve pedestrians and be open during all business hours; proposal links Halsey St., Village St. and Market St. sidewalks; a revised condition per Multnomah County requires a 25-foot radius at the intersection of NE Market and NE Halsey Streets be dedicated; signage is proposed at the driveways and will be reviewed during sign permit review; landscaping will comply with the minimum 15% lot coverage; screening standards i.e. mechanical units will be met; proposed parking exceeds the standards; parking stalls are required to be 19 feet; and the Commission per the Village Development Standards has the discretion to approve or disapprove the applicants proposal to cut down some significant trees on the lot.

Based on the applicant's compliance with applicable criteria, staff recommends approval of the application with revised conditions dated August 27, 2013. The revised conditions dated August 27 included dedicating a 25-foot radius at the intersection of NE Market and Halsey Street; street trees planted on Village Street frontage required to be Chanticleer Pear; comply with Fire Marshal memo dated August 21; and install street lights in accordance with the Village "Gas Light" standard.

Applicant Mr. Jeff Parker, 1800 Blankenship Road, Suite 200, West Linn, OR 97068 presented a video depicting the exterior of the proposed building.

Commissioner Kudrna inquired about the net/gross difference in square feet (29,900 vs. 26,000). Chris Eisert, Ankrom Moisan Architects, responded the gross is calculated from the outside of the building (29,900) and the net is calculated from the interior (26,000). Rentable space is identified as net square feet.

Vice Chair Shearer inquired how many wheelchair parking spaces are proposed? Mr. Eisert responded 12 spaces or 10% of total parking spaces. Vice Chair Shearer suggested decreasing the number of bike spaces and increasing the number of wheelchair parking spaces given the type of use. Mr. Eisert responded the applicant has already exceeded the standard for the ratio ADA to standard spaces.

Vice Chair Shearer inquired about installation of a pathway, similar to other Village pathways, through the south lot and medical waste. The Commission agreed to review the inclusion of a pathway when the south lot is developed, which is in the VMU zone. Mr. Parker commented medical waste would be stored internally, comply with all State regulations, and would be disposed of off-site by a professional service. Planning Consultant Connell remarked screening is required for garbage receptacles and the applicant's proposal complies.

Vice Chair Shearer verified the existing ordinance regarding trees applies to the application. Staff responded, yes.

Vice Chair Shearer proposed requiring an architectural feature i.e. arch design on city hall and post office buildings, to continue the vision of Mr. Hough to tie old town and the Village together.

Chair Kaufman agreed "village" type architectural features should be incorporated in the building design.

Commissioner McGiffin inquired if there is a separate ambulance entrance. Mr. Parker responded the proposal is for an outpatient clinic; not an emergency clinic. There will not be a separate entrance, but there will be parking for large vans.

Chair Kaufman inquired about the public notice for the application and if the "Gas Lights" could be used in the parking lot. Mr. Parker responded all neighbors 250 feet from the site were sent notices and a community meeting about the development had been held about a week ago. Mr. Eisert responded they would have to research the use of "Gas Lights" in parking lots; have to comply with egress requirements.

Mr. Brian Little, 610 Main St., Fairview OR remarked he is pleased with the overall plan, but had some concerns regarding set back from the street, covered bicycle parking, roof top run off, light pollution, and trees. Mr. Eisert responded the bicycle parking areas will be covered, roof top run off will be managed with on-site storm water treatment and swales, proposal includes keeping the established street trees along Halsey St. and adding approximately 30 trees, and the prominent building entry is on Halsey Street. The intent is for the building to be a LEED silver building and they are evaluating options for this client and site; minimizing light pollution in the parking lot is applicable to a green building.

Ms. Shauna Harbison, 1537 NE Village St., Fairview, OR stated she didn't get her notice until after the community meeting. In her profession, she has worked at VA hospitals. Many VA patients have psychological issues. Ms. Harbison expressed concern for having the clinic in a family area.

Planning Consultant Connell remarked the proposed clinic is an outright use allowed in the Village Commercial VC and VMU zones.

Planning Consultant Connell comment on the items discussed and reviewed proposed revised conditions of approval based on questions and discussion. The proposed ADA parking meets the VA requirements and is 2 times more than the code requires. A Pedestrian connection (pathway) will be reviewed when the VMU lot is developed. Use of "Gas Light" style fixtures is encouraged to be used in the parking lot and measures to minimize light pollution will be incorporated. Building design characteristics will incorporate some of the typical Fairview Village architectural features. Applicant agrees to preserve fir trees if feasible.

Vice Chair Shearer cautioned accepting the proposal too quickly; need to do due diligence, and proposed routing these types of applications to the Police Dept. for precautionary design comments. Mr. Eisert remarked the applicant's proposal meets all the VA security compliance requirements. Director Berry remarked delaying the hearing could compromise the project.

Commissioner Stonewall moved to close the public hearing and Commissioner Kudrna seconded. The motion passed unanimously.

Commissioner Kudrna remarked the proposal balances the needs of the applicant and the needs of the city.

Commissioner Stonewall moved to approve 2013-25-DR with revised conditions and Commissioner McGiffin seconded. The motion passed unanimously.

AYES: 5
NOES: 0
ABSTAINED: 0

5. STAFF UPDATES

Director Berry reported chips for the Park Cleone playground were delivered today and it should be open soon; and Development Analyst Erika Fitzgerald is expected to return from leave on September 23.

6. COMMISSION UPDATES

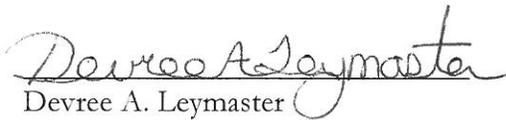
Commissioner Kudrna reported the Mayor's Visioning Committee is concluding the public response phase and are planning to present their findings in October.

7. TENTATIVE AGENDA

September 10, 2013 – joint work session with City Council.

8. ADJOURNMENT

Meeting adjourned by consensus at 8:00pm.


Devree A. Leymaster
City Recorder


Steve Kaufman, Chair

Date: 10/8/2013