



PLANNING COMMISSION MEETING

Tuesday, August 26, 2014

6:30 p.m.

Council Chambers

2nd Floor City Hall

1300 NE Village Street

MEETING AGENDA

1. **CALL TO ORDER:** 6:30 p.m.
2. **CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS**
3. **REVIEW AND ADOPT MINUTES:** June 24, 2014 and July 22, 2014
4. **WORK SESSION**
 - Village Street Tree Discussion
5. **STAFF UPDATES**
6. **COMMISSION UPDATES**
7. **TENTATIVE AGENDA:** September 9, 2014
8. **ADJOURNMENT**

NEXT PLANNING COMMISSION MEETING IS SEPTEMBER 9, 2014.

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, June 24, 2014

PRESENT: Keith Kudrna
Gary Stonewall, Chair
Greg Walczyk
Jack McGiffin

ABSENT: Julius Arceo
Ed Jones, Vice-Chair
Steve Kaufman

STAFF: Allan Berry, Public Works Director
Erika Palmer, Development Analyst
Devree Leymaster, City Recorder

1. CALL TO ORDER

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

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

Chair Stonewall inquired if any person would like to speak on a non-agenda item, hearing none moved to review and adopt minutes.

3. REVIEW AND ADOPT MINUTES

Commissioner Kudrna moved to approve the November 12, 2013 minutes and Commissioner McGiffin seconded. The motion passed unanimously.

Commissioner Kudrna moved to approve the May 27, 2014 minutes and Commissioner McGiffin seconded. The motion passed unanimously.

4. WORK SESSION

Low Impact Development (LID) Strategies and Development Code

Development Analyst Palmer reviewed what, why and the principles of LID strategies in a power point presentation. (*Exhibit A*) LID is often described as a form of stormwater management, but it is important to recognize that LID really uses stormwater as a form of leverage to improve the entire development process, and to minimize the impact of development on the entire landscape. LID is needed due to the increasing costs of regulatory permitting and the high cost and low effectiveness of conventional “pipe and pond” strategies. In short, the conventional strategies aren’t working. The main principle is to use existing natural systems as the framework for on-site stormwater planning and management. Treat the stormwater close to the source using simple, non-structural, low-tech, low-cost methods when possible i.e. multifunctional landscaping.

Development Analyst Palmer highlighted LID options for roadways and parking areas using permeable, bio-retention, and/or infiltration methods. Examples for collecting roof run-off include rain barrels to collect water for repurposing, green roof system, and stormwater planters.

The next step is to review the Development Code and identify if there are any items in the code that are creating barriers for LID. Development Analyst Palmer handed out a LID Code Checklist (*Exhibit B*) to assist in flagging potential issues within the code.

Director Berry reiterated removing LID barriers within the code is part of the MS4 permit requirements. Long term maintenance of the infrastructure will need to be considered. Who is responsible for maintaining and sustaining systems within the right-of-way? Potential building code barriers may need to be addressed as well.

Development Analyst Palmer noted another item to consider is what can be done to encourage using these options i.e. reduce application fees, SDC rate adjustments for LID, etc.

Commissioner Kudrna summarized LID promotes being more ecological friendly on your property. Chair Stonewall commented it may be beneficial to create standards for optional uses i.e. rain barrels.

5. STAFF UPDATES

Public Works Director Berry reported the following:

- Anthem Church is locating at the Bally's site. The first service is tentatively scheduled for August 18. They are interested in pursuing or offering a Saturday Market in their parking lot.
- The levy recertification process is underway. The deadline for completion is 2017. Determining who is responsible for what and pays for what. The results of the levy recertification could impact FEMA insurance and surrounding development.

Development Analyst Palmer reported:

- Staff applied for a Transportation Growth Management (TGM) grant to update the City Transportation Plan
- Staff is reviewing a minor modification application to install carports at Chinook RV on Marine Drive.
- Planning Commission is invited to the meet-and-great luncheon Friday, July 11 for Nyxio; a business considering relocating to Fairview.

6. COMMISSION UPDATES

None.

7. TENTATIVE AGENDA – July 22, 2014

Work Session – Code Review for barriers to LID.

8. ADJOURNMENT

Meeting adjourned by consensus at 7:16PM.

Gary Stonewall, Chair

Devree A. Leymaster
City Recorder

Date: _____



Low Impact Development

Principles, Techniques, and Implementation



Planning Commission June 24, 2014

Presentation Outline

- What is Low Impact Development?
- Why do we need LID?
- Low Impact Development Principles
- Low Impact Development Techniques
- Benefits of LID
- Local Implementation & Considerations

What is Low Impact Development?

- Comprehensive, landscape-based approach to sustainable development
- Set of strategies to maintain existing natural systems, hydrology, ecology
- Cost-effective, flexible approach based on a toolkit of simple techniques
- Collection of practices that have been implemented nationwide

What is Low Impact Development?

- NOT rocket science
- NOT formulaic
- NOT the answer to every challenge
- NOT yet finished evolving

WHY DO WE NEED LOW IMPACT DEVELOPMENT?

Conventional strategies aren't working

- Increased runoff & decreased recharge
- Loss of vegetation and habitat
- Loss of community character
- Polluted waterways
- Cost of development

WHY DO WE NEED LOW IMPACT DEVELOPMENT?

High cost and low effectiveness of conventional “pipe and pond” strategies



WHY DO WE NEED LOW IMPACT DEVELOPMENT?

Increase cost of regulatory permitting



LID PRINCIPLES

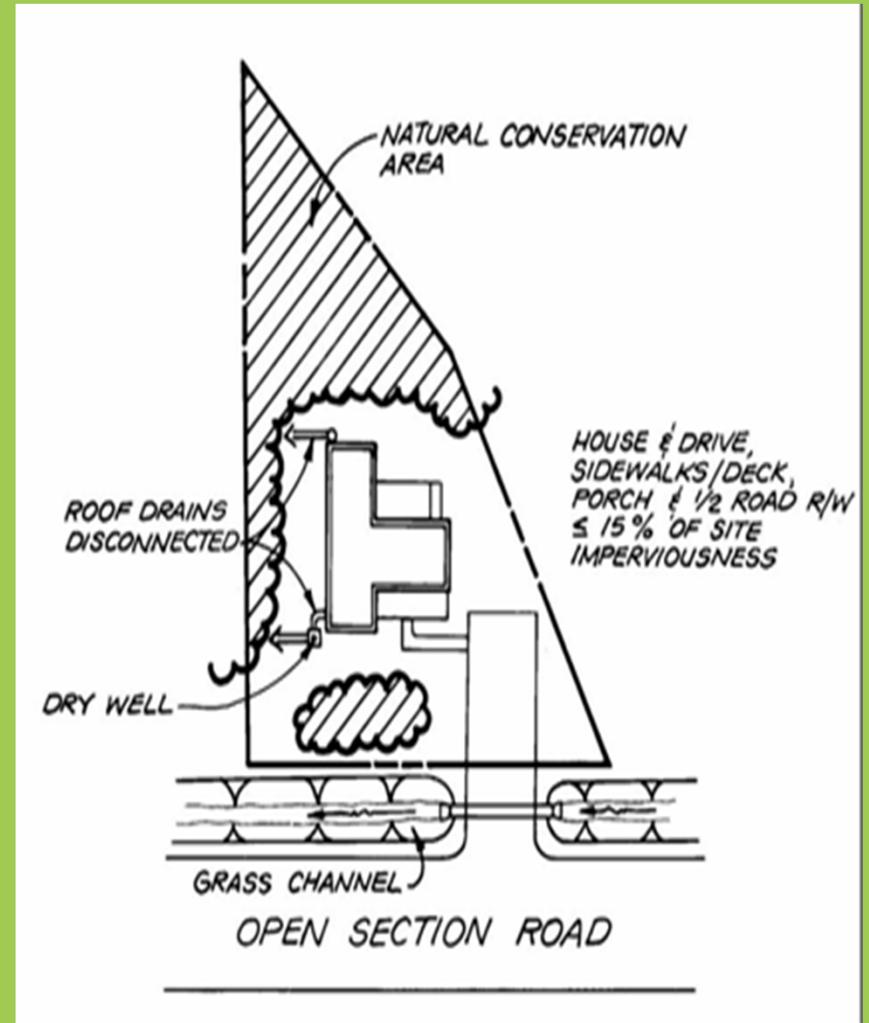
1. Use existing natural systems as the integrating framework for site planning



LID PRINCIPLES

2. Focus on prevention

- Minimize clearing and grading
- Reduce road widths, use shared driveways, reduce parking area
- Align roads to minimize impact
- Use green rooftops
- Use permeable paving



LID PRINCIPLES

3. Treat stormwater close to the source

- Manage runoff in a treatment train of small structures
- Flatten slopes, lengthen flow paths, maximize sheet flow
- Maintain natural flow paths, use open drainage
- Use LID techniques to manage frequent, low-intensity storms



LID PRINCIPLES

4. Emphasize simple, nonstructural, low-tech, low-cost methods

- Open drainage systems and filter strips
- Disconnection of roof runoff
- Rain barrels
- Street sweeping
- Public education
- Reduce construction disturbance
- Minimize lawn area



LID PRINCIPLES

5. Create a multifunctional landscape

- Use stormwater management components that provide filtration, treatment, and infiltration.
- Provide open space and wildlife habitat.
- Store water for landscape use
- Reduce heat island effect
- Enhance site aesthetics



LID PRINCIPLES

6. Maintain and sustain

- Reduce use of pesticides and fertilizers.
- Use drought-resistant plants.
- Maintain rain gardens and bioretention areas.

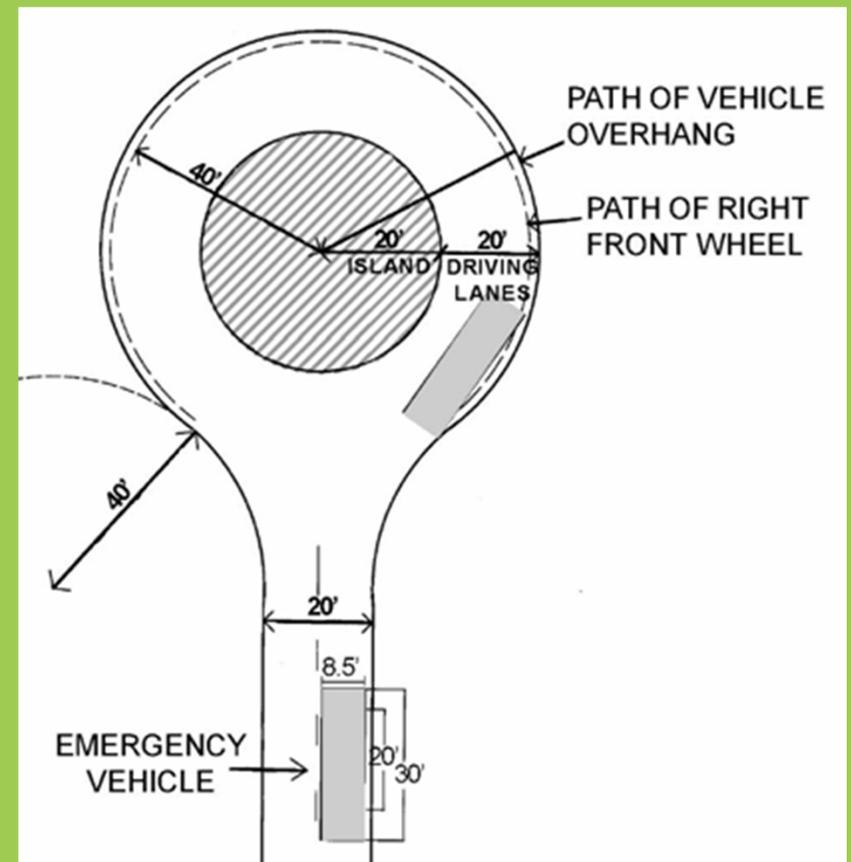


LID STRATEGIES

Roadways and Parking Areas

Alternative Turnarounds

- Smaller cul-de-sacs
- Bioretention islands
- One-way-loops
- Hammerhead turnarounds

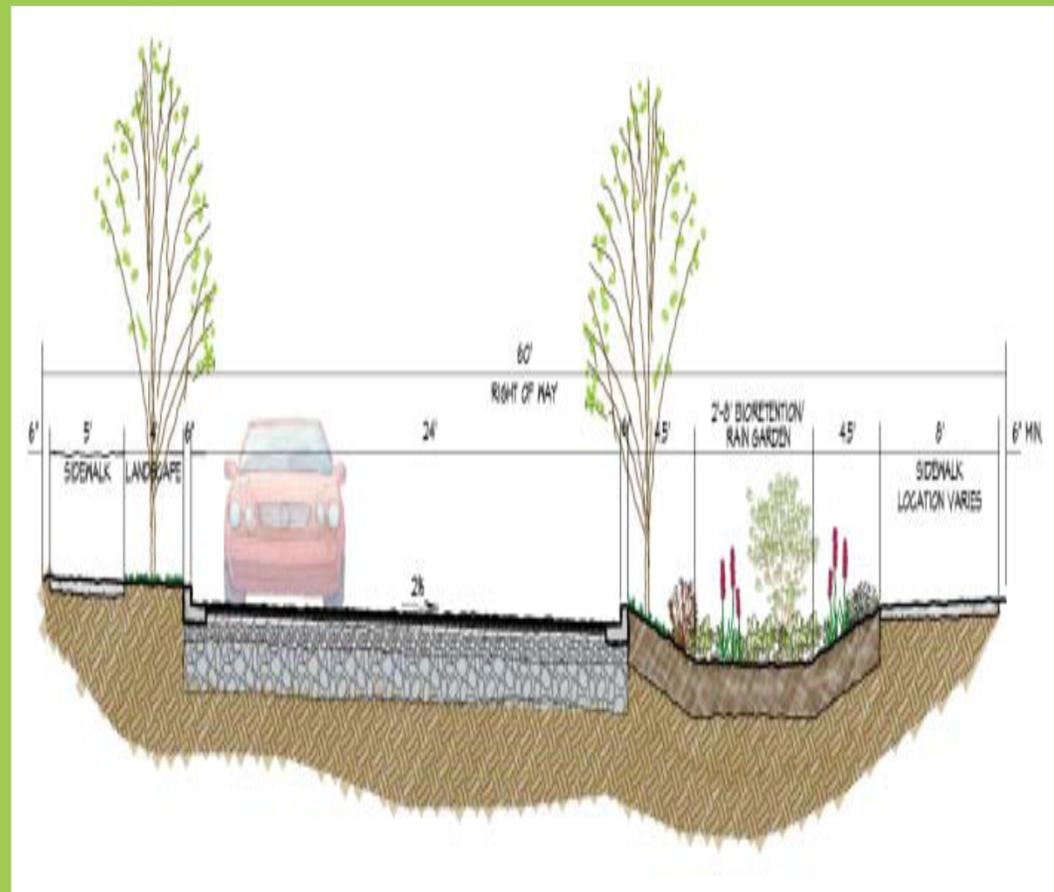


LID STRATEGIES

Roadways and Parking Areas

Road Profile

- Narrower roadways (18-24 feet)
- Permeable parking lanes
- Open section roadways
- Alternative curb designs

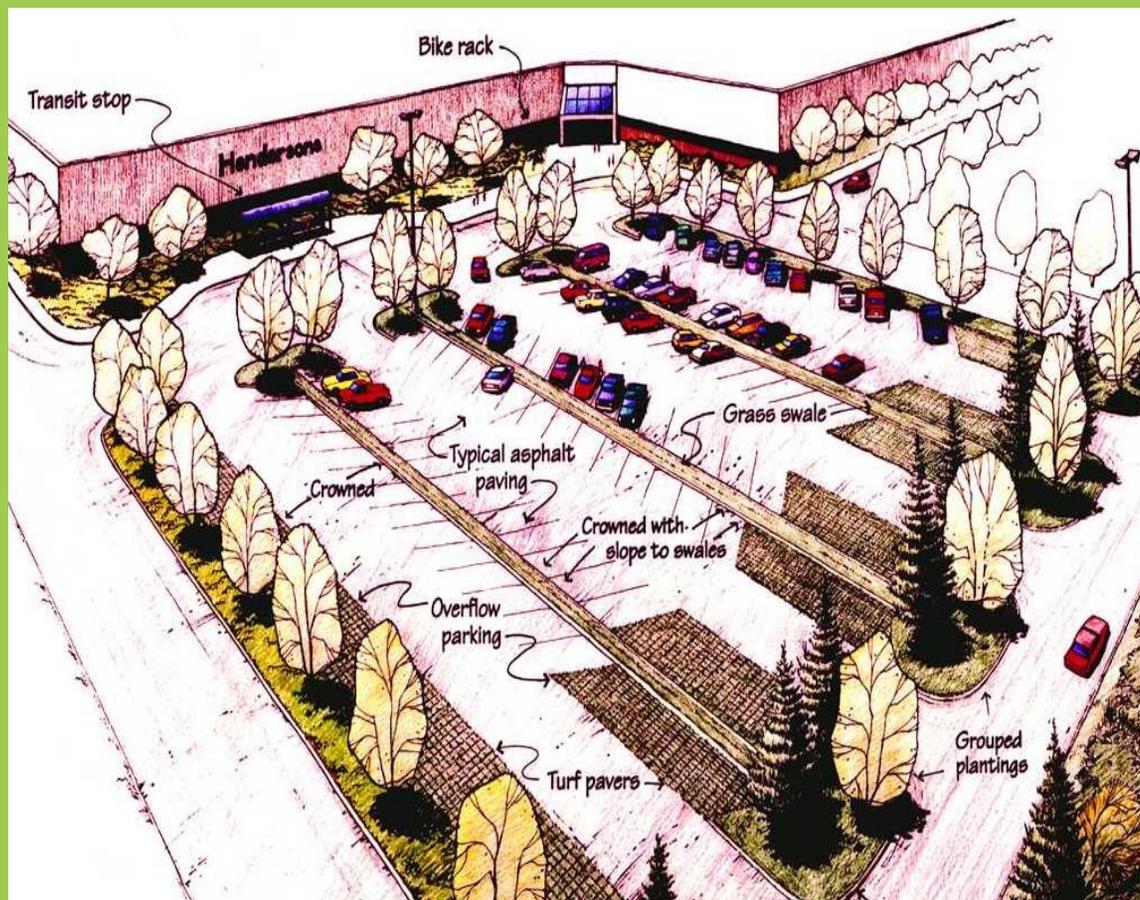


LID STRATEGIES

Roadways and Parking Areas

Parking Lots

- Create multiple small lots
- Allow shared parking
- Require compact spaces
- Set parking maximums

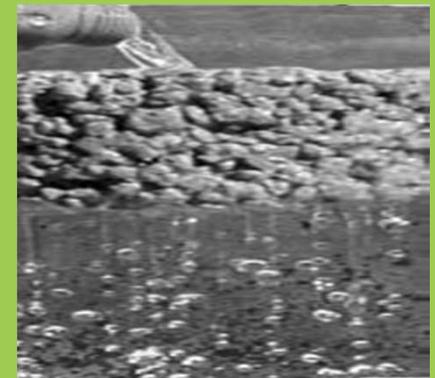
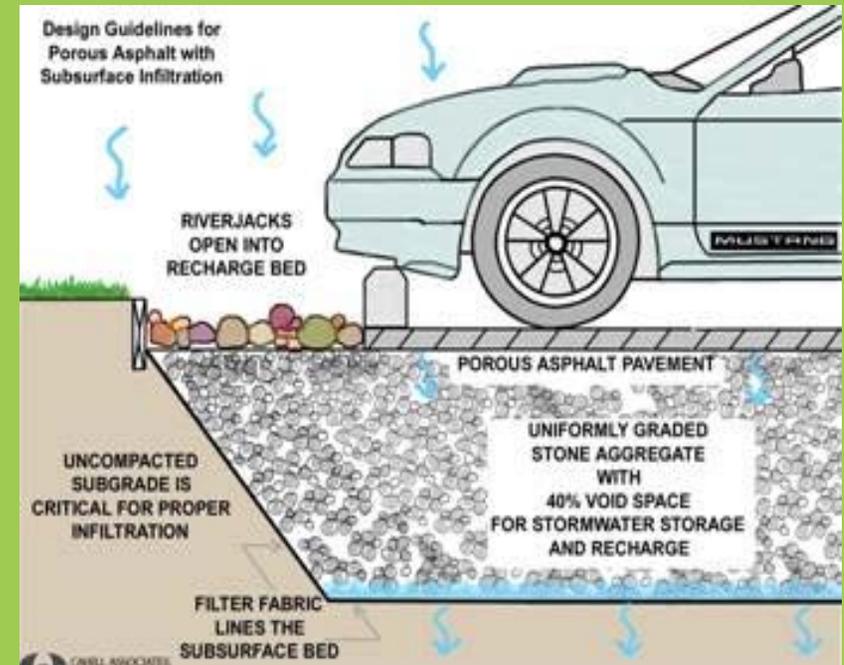


LID STRATEGIES

Permeable Paving

Runoff reduction

- Grass pavers
- Paving stones
- Porous asphalt
- Pervious concrete



LID STRATEGIES

Permeable Paving

Applications

- Parking stalls
- Overflow parking
- Driveways
- Walkways and plazas



LID STRATEGIES

Bioretention

Applications

- Parking lot islands
- Median strips
- Rooftop runoff



LID STRATEGIES

Bioretention

Applications

- Urban retrofits
- High-density areas



LID STRATEGIES

Vegetated Swales

Conveyance, treatment, infiltration



LID STRATEGIES

Infiltration Trenches / Dry Wells

Infiltration and Volume Reduction

- Runoff stored in void space; slowly percolates into the ground
- Excellent for rooftop runoff



LID STRATEGIES

Rain Barrels

Runoff Reduction and Water Conservation

- Downspouts directed to tanks or barrels
- 50 – 50,000 gallons
- Excess diverted to drywell or rain garden
- Landscaping, car washing, other nonpotable uses



LID STRATEGIES

Rain Barrels and Cisterns

Runoff Reduction and Water Conservation



LID STRATEGIES

Green Roof Systems

Runoff Reduction, Reduce Heating/Cooling Costs

- Rainwater stored in a lightweight engineered soil medium
- Hardy, drought-resistant vegetation
- Reduce runoff by 50%



LID STRATEGIES

Stormwater Planters

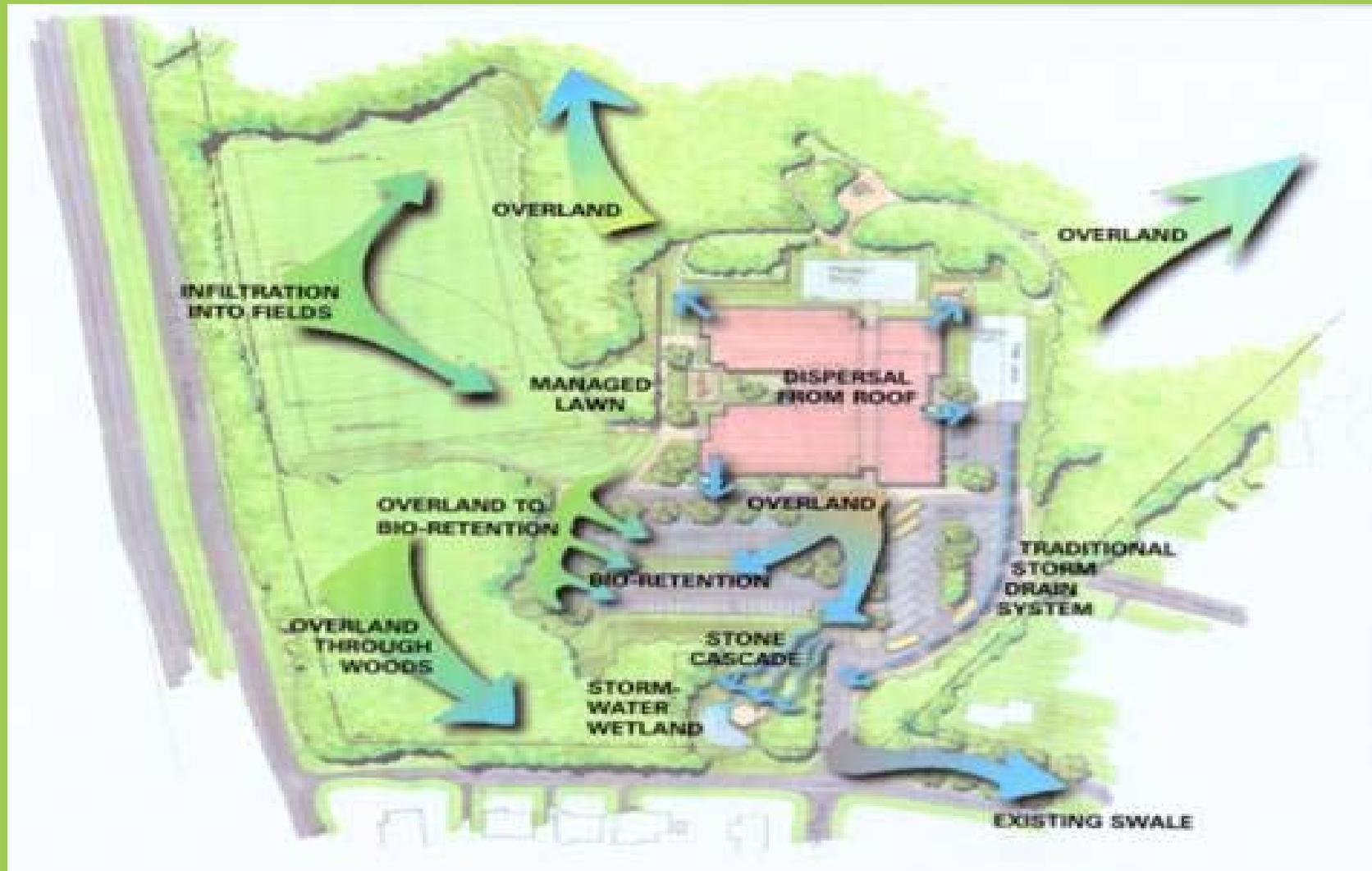
Runoff Reduction, Treatment, Attenuation

- “Bioretention in a Box”
- Vegetative uptake of stormwater pollutants
- Pretreatment for suspended solids
- Aesthetically pleasing
- Reduction of peak discharge rate



LID BENEFITS

A Hydrologically Functional Lot



LID BENEFITS

Lower Peak Discharge Rates

Reduced Runoff Volume

Improved Water Quality

Increased Aquifer Recharge

Lower Construction Costs



LID IMPLEMENTATION

Important Considerations

- Select appropriate climate techniques
- Ensure adequate emergency access
- Prioritize pedestrian safety
- Define ownership: public, private, mix?
- Require monitoring and inspection
- Assign maintenance responsibilities

LID IMPLEMENTATION

Long-Term Maintenance

- All stormwater systems require maintenance
- LID maintenance often simple, low cost
- Homeowner/landscaper education
- Consider requiring permanent sureties

LID IMPLEMENTATION

Next Step?

Review of Local Codes for Barriers

- Development Code review
 - Design standards
 - Subdivision and Regulations
 - Streets and Parking

LID IMPLEMENTATION

Other Considerations

- Reduced Review Time / Expedited Review
- Reduced Application Fees
- Lower Stormwater System Development Fees
- Adjustments to the Required Parking

LID Development Code Checklist

Site Plan Review

- Does the code allow for the location of bioretention areas, rain gardens, filter-strips, swales, and constructed wetlands in setback areas and in buffer areas?
- Look at setback requirements in residential districts in order to increase flexibility with regard to building location.
- Road design – encourage green streets?
- How much open space is required in residential Subdivisions/PUD's?
- Does the code allow flexible site criteria such as reduced setbacks/smaller lot sizes in Subdivisions/PUD's?
- Does the code allow for LID stormwater management techniques (bioretention, swales, filter strips) on land held in common?
- Does it allow for bioretention areas, filter strips, swales, etc. to count towards to fulfillment of site landscaping/open space requirements?
- Does the code allow for flexibility with sidewalk layout?

Parking/Street/Streets

- Does the code allow permeable paving for parking stalls/spillover parking areas?
- Does the code allow for reduction of parking requirements if shared parking is proposed? Does the City provide a shared parking agreement that can be included as part of the deed restrictions/permit requirements?
- Are landscaping requirements for parking areas adequate and flexible to allow for vegetated islands and bioretention?
- Does the code permit the use of common driveways to serve up to 4 houses?
- Should the driveway width be reduced?
- Does the code allow for pervious materials (pavers, asphalt, porous pavers, etc.?) for driveways?
- Any considerations for street layout that includes reducing street length, minimizing total paved area (including cul-de-sacs) with the goals of protecting site hydrology?
- Are there standards that allow for the creation of landscaped islands within cul-de-sacs?

- Are there standards or allowance for permeable paving for sidewalks
- Does the code permit permeable paving for road shoulders/parking lanes in residential neighborhoods, with the use of conventional paving for travel lanes only?
- Are there standards to permit use of one-way loop streets to eliminate turnarounds?

Site Work

- Grading and clearing: are there clearing limits reasonable.
- Does the code require contractors to reestablish soils that have been compacted during construction process? For example, a contractor can rototill lawn areas prior to seeing to re-establish permeability and infiltration of the soil.



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, July 22, 2014

PRESENT: Gary Stonewall, Chair
Keith Kudrna
Jack McGiffin
Steve Kaufman

ABSENT: Julius Arceo
Ed Jones, Vice-Chair
Greg Walczyk

STAFF: Allan Berry, Public Works Director
Erika Palmer, Development Analyst

1. CALL TO ORDER

Chair Stonewall called the meeting to order at 6:45 PM.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

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

3. REVIEW AND ADOPT MINUTES

Approval of the June 24, 2014 is deferred to the next meeting.

4. WORK SESSION

a. Village Street Tree Discussion

Development Analyst Palmer explained many of the Village Street sidewalks have buckled. There have been continuous discussions over the past year as to how to resolve the street tree and sidewalk issue. The current code requires the street trees be Chanticleer Pear and be planted, on average, every 30 feet. Nancy Buley, Schmidt & Sons Nursery, is here to present the recommended tree options and planting requirements in regards to Village Street. Want to ensure the best tree option is available to help prevent the issues from arising again. If the choice is not a Chanticleer Pear then some code amendments will be required. Director Berry noted the street trees in front of City Hall are an Ash species. Not sure the Ash is the best choice either, but will want a consistent tree all along Village.

Ms. Buley reviewed the benefits and value of trees; why we want to plant trees. Reviewed the scientific measurement to determine the value of a tree i.e. stormwater management, reduce energy needs, air quality, etc. Need to balance the benefits with the negative i.e. roots lifting sidewalks.

Ms. Buley explained the thinking surrounding trees has changed over the last twenty years. When the Village was created mono-cultures were popular. A high volume of tree loss can occur in a mono-culture though when a tree species is diseased or infested. The recommendation is to increase planting diversity. The planting selection for Village Street is limited. Some of the trees are no longer recommended or are decreasing in popularity. There are

better options to select from. Chanticleer Pears were very popular, but are not the best tree for this environment.

Ms. Buley reviewed street tree options applicable to the Village with some detail regarding foliage, canopy, height, etc. Examples included a Sweet Gum, Metro Maple Gold, Swamp Wide Oak, American Dream Oak, American Hawthorne, etc. For the success of any tree adequate planting and space must be provided. (*Exhibit A – Presentation*)

Director Berry asked what tree Ms. Buley would recommend for Village Street that would provide shade, complement and enhance the street character, provide some color, etc. Ms. Buley inquired if soil volumes had been determined. Director Berry replied the tree box design is 6x6. Ms. Buley suggested considering connecting the tree boxes underneath to provide more soil to the trees and exploring the use of an engineered/structured soil due to the high volume of pavement and concrete surrounding the trees. Adequate soil volume is critical to the success of the tree.

Commission Kaufman inquired if the concrete between the trees is really needed. Director Berry responded we are looking to find a solution. Right now we are bound to what the code states. Director Berry noted even if the tree boxes were continuous, adding trees to create a continuous canopy is problematic because of water meter boxes, light poles, etc. The 6x6 boxes were located around all of these obstructions. Is there a tree that would work in the 6x6 box? Ms. Buley answered there are some smaller volume trees that would still provide some shade. Ms. Buley invited the Commission to come to the nursery for a tour to see the different tree options.

Commissioner Kaufman commented he would support exploring having different types of trees allowed within the same area. Ms. Buley remarked having a selection of trees to choose from, different species but similar shapes, is recommended.

Director Berry inquired if the Commission supported reviewing the space requirements and tree species options for street trees and amend the code if needed. The Commission agreed the standards should be reviewed and amended where needed to help provide solutions for the sidewalk/street tree issue. Ms. Buley recommended having a landscape architect consult on the Village Street design. The Commission requested Director Berry organize a nursery tour and proposed inviting Village Street representatives to attend.

Commissioner McGiffin inquired how severe the Village St. sidewalk issue is. Director Berry responded the sidewalk issue on Village St. is huge, in part because the sidewalk is so wide. The entire sidewalk needs to be replaced. The tree issue is being examined closely because we don't want the same issues to reoccur. We want to plant the correct tree.

Mr. Jeff Anderson commented the sidewalk issue began 7 years ago, with increased intensity in the last year and a half with injuries, law suits, etc. The Village St. residents and business owners want a tree to choose from within the code that will function. They want healthy trees that enhance the street but do not create the sidewalk safety hazards.

The Commission looked at the proposed Village St. sidewalk plan.

Note: Unable to document discussion due to multiple conversations overlapping on the recording.

b. Development Code Review for Low Impact Development (LID) Strategies

Development Analyst Palmer shared her observations during her code review for potential barriers to LID.

- FMC 19.165.010(B) – Purpose and applicability. Language allows flexibility at discretion of the Public Works Director to accommodate alternative stormwater management.
- FMC 19.165.025(F)(1) – Local Residential Street Sections. Submitted a grant application to update the Transportation Systems Plan (TSP). If project moves forward, propose adding better policy language within the TSP and provide better cross-sections to allow more LID treatments for streets.
- FMC 19.165.025(G) – Traffic Signals and Traffic Calming Features. Allows for traffic circles which can be used to treat stormwater. Special Paving allows for alternative surfaces i.e. impervious asphalt, grass street pavers, etc.
- FMC 19.162 – Access and Circulation. Provides options for sharing driveways which helps to reduce impervious surfaces. Staff can research specifications for driveway openings. Not sure if there are opportunities to incorporate different strategies.
- The code allows for different surface options for driveways, parking isles and turn-arounds i.e. asphalt, concrete, or comparable, durable non-paving materials to reduce surface water and protect water quality.

Overall the code hits on a lot of areas. Some of the barriers we could improve in are reviewing the TSP and alternative street design to incorporate more LID features.

Commissioner Kudrna inquired if there will be opportunities to utilize these techniques when Fairview is near build-out. Development Analyst Palmer replied she believes there will be more private streets and parking areas i.e. Town Center area has large parcels than when developed may incorporate some of these features to manage stormwater.

5. STAFF UPDATES

Development Analyst Palmer handed out a list of all the land use applications staff has received and is processing since January 1 with their status. There are applications in the Pre-App stage that if they were to advance would be coming before the Planning Commission. (*Exhibit B*)

6. COMMISSION UPDATES

None.

7. TENTATIVE AGENDA – August 26, 2014

Work Session – Fairview Village Street Tree Discussion.

8. ADJOURNMENT

Meeting adjourned by consensus at 8:35 PM.

Gary Stonewall, Chair

Devree A. Leymaster
City Recorder

Date: _____



**City of Fairview Public Works
Land Use Applications**

January 1, 2014 – July 18, 2014

Pre-Application Conferences

2014-10 PRE	1930 NE 201 st	3 Lot Partition/LLA
2014-21 PRE	20939 NE Halsey	3 story vertical mixed use building
2014-22 PRE	22000 NE Halsey	Mixed use horizontal development (160 residential units/commercial/office)

Type I Permits

Land Divisions and Property Line Adjustments

2014-11 FP	1910 NE 201	Final Plat – 3 Lot Partition	In progress
2014-09 LLA	240 Main	Create a new tax lot/move historic lot lines	Denied

Home Occupations

2014-05 HO	1432 NE Village	Essential Wellness	Approved with Conditions
2014-06 HO	3848 NE 206 th	Northwest Bandsaw	Approved with Conditions
2014-12 HO	21401 NE Sandy	Scottco Inc	Approved

Modifications

2014-15 MOD	23000 NE Marine	Minor Modification to allow a covered parking area	Approved with Conditions
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Natural Resource Permits

2014-08 NR	20500 NE Marine	Maintenance/Repair of boardwalks and viewing platforms	Approved with Conditions
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Temporary Use Permits

2014-07 TEMP	Village Street	Farmers Market	Approved with Conditions
2014-16 TEMP	Community Park	Fairview on the Green	Approved with Conditions
2014-17 TEMP	NE 223 rd /Sandy	Fruit Stand	Approved with Conditions
2014-19 TEMP	22320 NE Haley	Retail Nursery	In Progress
2014-20 TEMP	Community Park	National Night Out	Approved with Conditions

Type II Permits

Dock Permits

2014-02 DOCK	3615 NE 217 th	Freestanding Dock	Approved with Conditions
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Non-Conforming Use Determinations

2014-04 NCU	20757 NE Sandy	Verification of continuation of use	Approved
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Zoning Code Interpretations

2014-03 INT		Similar Use Determination	Granted (an appeal was initially filed but withdrawn)
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FAIRVIEW PLANNING COMMISSION STAFF REPORT

Date: August 26, 2014
To: Planning Commission
From: Erika Palmer, Development Analyst
Subject: Proposed amendments to Fairview Municipal Code (FMC) Chapters: 19.140, *Village General Standards*, and 19.155 *Village Trail System Plan*

Report in Brief

To review and discuss proposed amendments to Fairview Municipal Code (FMC) Chapters: 19.140 *Village General Standards*, and 19.155 *Village Trail System Plan*.

Background

During the past year there have been discussions how to resolve the street tree and sidewalk issue on Village Street between staff, property and business owners. The sidewalks pose safety concerns because several have risen over an inch creating a safety hazard. Current code requires street trees on Village Street to be Chanticleer Pear and be planted on average every 30 feet.

At the July 22, 2014 work session a representative from a local nursery discussed appropriate street tree options with the Planning Commission. It was discussed that if Chanticleer Pears are not the appropriate tree to be planted code amendments will be required. The Commission agreed that development code standards should be reviewed and amended where needed to help provide solutions for the sidewalk/street tree issue on Village Street. The Commission reviewed the proposed Village Street Sidewalk Plan, however, they did not decide on a specific tree to be planted. The Commission agreed that the type of street tree to be planted should be discussed between the city staff and Village Street stakeholders and if revisions to the code are needed staff should move forward to prepare changes.

Staff and the chairs of the two home owner associations on Village Street have discussed the proposed plan and street tree species. The outcome is to proceed with necessary changes to the development code and to plant Pink Flair Cherry trees along Village Street. This will require

changes to Fairview Municipal Code (FMC) Chapters: 19.140, *Village General Standards*, and 19.155 *Village Trail System Plan* and public hearings at Planning Commission and City Council.

To provide flexibility in the future and decrease time and cost associated with legislative actions such as development code language changes staff is suggests moving the Village Street Tree Map and Tree List to the City's, Sidewalk Maintenance Program Handbook. Changes to this document only require a resolution by Council.

Community Involvement

Community involvement at this time has included staff, the two home owner associations on Village Street and Planning Commission. The mandatory public notices and hearings will be scheduled in September and will conclude in October through City Council.

Alternative Courses of Action

- Do not hold a public hearing to change the Fairview Municipal Code
- Hold a public hearing to make a recommendation to Council to change the Fairview Municipal Code to allow Pink Flair Cherry trees to be planted along Village Street.

Recommendation/Suggested Motion

“Move to start the public hearing process on the proposed changes to the Fairview Municipal Code 19.140 Village General Standards and FMC 19.155 Village Trail System Plan and recommend to City Council to adopt the Village Street Tree Map and Tree Type to the City's Sidewalk Maintenance Handbook by resolution.”

Attachments

- A) Proposed changes to FMC 19.140 Village General Standards
- B) Proposed changes to FMC 19.155 Village Trail System Plan

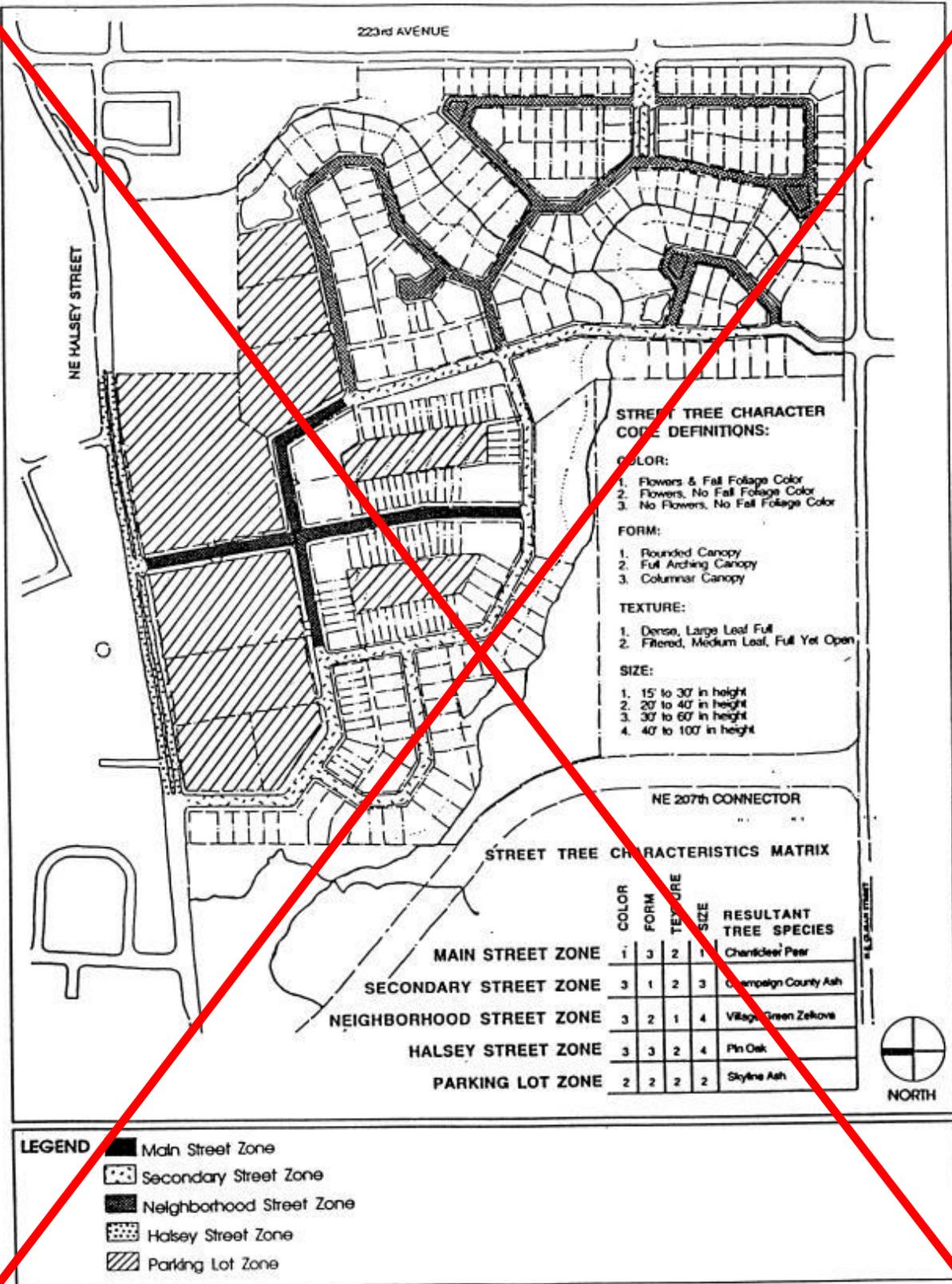
Proposed Changes: **Bold** = **New text**
 Strikeout = **Deleted text**

19.140.050 Street trees.

A. Location. Street trees are required along both sides of all collector streets and local streets within the Village adjacent to new development and on at least one side of streets with a higher classification. The spacing requirement shall be on average one tree per 30 linear *feet unless approved by the Public Works Director due to constraints such as utilities, right-of-ways, etc.* Along collector streets or streets with a higher classification, metal grating, non-mortared brick, grasscrete, or similar material shall be installed at grade over the planting area around street trees, or raised planters shall be constructed to prevent soil compaction and damage to the trunk. Planting strips or tree wells are required along all remaining streets.

B. Characteristics. *Tree Types:* The *type of tree* characteristics of the street trees shall be consistent with the criteria shown in Figure V-5, following Chapter [19.155](#) FMC. (Ord. 6-2001 § 1) *to be planted shall be in accordance with the approved street tree list in the City's Sidewalk Maintenance Program Handbook.*

Figure V-5 Fairview Village Street Matrix and Selection





Fairview Village Street Trees



Halsey Street Zone - Pin Oak



Main Street Zone - Pink Flair Cherry



Neighborhood Street Zone - Village Green Zelkova



Parking Lot Zone - Skyline Ash



Secondary Street Zone - Champaign County Ash

Date: 08/20/2014