



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, February 24, 2015

PRESENT: Ed Jones, Chair
Keith Kudrna, Vice Chair
Jack McGiffin
Steve Kaufman
Greg Walczyk
Julius Arceo

ABSENT: Gary Stonewall

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

Vice Chair Kudrna moved to approve the February 10, 2015 minutes and Commissioner Kaufman seconded. The motion passed unanimously.

4. PUBLIC HEARING

2015-03-MOD

Request to consider a modification to an existing design review 2013-31-DR

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

Development Analyst Palmer summarized the request is to eliminate an entrance facing NE Halsey Street that was required by a condition of approval in the design review application (2013-31-DR) for the Veterans Affairs (VA) medical clinic. A change to a condition of approval requires Planning Commission approval to amend or remove. The applicable criteria to review the request are 19.140.100: Blank wall standard, 19.150.030: Entries, 19.162.020: Access and circulation.

The applicant proposes a single, primary entrance facing Market Dr. off the parking lot. The applicant addresses the large expanse of wall facing NE Halsey by incorporating different shapes of windows, differing types of building materials and finishes, and landscaping. The amount of window glazing along the "wall" exceeds the required amount per code. To accommodate site access the applicant proposes an internal sidewalk from NE Halsey along the east side of the building for pedestrian, bicyclists, and transit riders.

Applicant Representative Lori Kellow, Ankrom Moisan Architects, Portland, OR remarked the request to have a more square vs. rectangle building incorporating a new prototype of modules was at the request of the tenant, Veteran's Affairs. For security purposes the building is designed to have patients on one side and staff on the other, with one patient entrance. Besides the one entrance/exit for patients off the parking lot facing Market Drive, there will be two exit only egresses leading into courtyards on each side of the building (Village Street and Market Drive). They incorporated Village design elements (brick and glazed windows) into the exterior design to help break up the large expanse of wall.

Commissioner McGiffin inquired about the walkway away from the bus stop and why it is not more direct. Ms. Kellow replied to keep the pathway flat and at less than a 2% grade they had to work with the contour of the site which resulted in a longer, but flat path.

Vice Chair Kudrna commented relocating the entrance could be detrimental to patients with mobility issues. Patients could also be exposed to extreme weather (wind, ice) coming around the east side of the building. It may only be an extra 150 feet or so, but coupled with these factors that can be significant.

Ms. Kellow answered the only patient check-in will be at the entrance of the patient area.

Vice Chair Kudrna proposed having a sign and button at the east side door that would allow patient access by escort. Ms. Kellow replied that could be worked out.

Commissioner Kaufman clarified all three egresses will be ADA accessible with level walk ways to Halsey or to the parking lot. Ms. Kellow replied yes.

Chair Jones inquired if any person would like to speak in favor of or opposition of the application. Hearing none, Commissioner Kaufman moved to close the public hearing and Vice Chair Kudrna seconded. Chair Jones closed the public hearing.

Commissioner Kaufman commented he is disturbed by and disappointed in the new plan design. Planning Commission approved the initial design with doors facing NE Halsey for a reason. He is not convinced the original approved plan would not work.

Development Analyst Palmer noted when the design review was approved in 2013 the VA did not have an interior floor plan.

Commissioner Kaufman asked if this decision could set a precedent affecting other developments on NE Halsey. Development Analyst Palmer answered the other lots are in the Town Center Commercial (TCC) zone and do require a lower level business component for development. Of the current businesses along NE Halsey only one has an entrance facing NE Halsey, the others have exit only egresses to NE Halsey.

Vice Chair Kudrna noted he too is disappointed in the applicants request to remove the NE Halsey Street access; however, he does understand the security component and appreciates the inclusion of design elements to break up the large expanse of wall. He would support the request if signage and a button at the east door are included to allow an escorted entrance for patients.

Vice Chair Kudrna moved to approve application 2015-03-MOD with the addition of signage and a button at the east egress to be a secured patient entrance into the building and Commissioner Kaufman seconded. The motion passed unanimously.

AYES: 6
NOES: 0
ABSTAINED: 0

5. STAFF UPDATES

Development Analyst Palmer summarized the upcoming Fairview Lake Buffer review and discussion. The properties were platted with a 35 foot buffer. The Fairview Municipal Code (FMC) identifies a 50 foot buffer. Staff will meet with some of the lake property owners to gain their perspective of the issues and review what the FMC states. This information will be presented to the Commission to begin the discussion of how to amend the code to benefit property owners and preserve the water quality and health of the lake.

Development Analyst Palmer reported the street trees along Village Street have been planted.

Director Berry reported staff has been in contact with the property owner and organization in charge of the collection box at Sandy and 223rd. They both recognize the issue of it becoming a dump site. The organization will increase their visits to a minimum of six times per month and the property owner is looking at options to secure the area i.e. fencing.

6. COMMISSION UPDATES

None.

7. TENTATIVE AGENDA – March 24, 2015

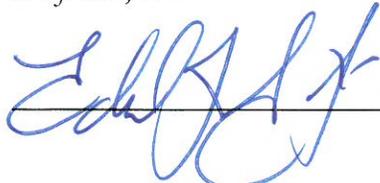
- Work Session: Fairview Lake Natural Resource Buffer

8. ADJOURNMENT

Meeting adjourned by consensus at 7:25 PM.


Devree A. Leymaster
City Recorder

Ed Jones, Chair



Date: 5/12/15