



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, February 23, 2016

PRESENT: Ed Jones, Chair
Jack McGiffin
Gary Stonewall
Steve Kaufman
Greg Walczyk
Les Bick

ABSENT: Keith Kudrna, Vice Chair

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 January 12, 2016 minutes and Commissioner Kaufman seconded. The motion passed unanimously.

4. WORK SESSION ITEM

a. FMC 19.70 Corridor Commercial (CC) District

Senior Planner Palmer reviewed references to mix use development within the Corridor Commercial district from the development code, comprehensive plan, and Sandy Blvd. refinement plan. (*Exhibit A*) The development code language does not specify housing types or an amount to define mix use development. The refinement plan and comprehensive plan indicates that west of the NE 223rd Avenue intersection should be predominantly residential with some service oriented commercial and east of the intersection as pedestrian oriented residential development. She summarized the language is discretionary and doesn't provide clear and objective standards; therefore, staff is requesting direction from the Commission as to what mix use development should look like in the Corridor Commercial zone.

SP Palmer introduced Mr. Greg Winter, Portland, OR a potential developer for a site at NE Sandy Blvd. and 223rd Ave. Mr. Winters noted the group he represents has not submitted an application they are in the due diligence phase. In preparing to consider developing they would like more clarity on what mix use means and how much commercial is enough.

Mr. Winters summarized shared what they are considering is a 3 story multi-family development with 24 units per building for a total of 180 to 200 units, with 25% of the ground units being live/work units affronting Sandy Blvd., parking would be in the center of the development with the primary entrance off 223rd Ave., and the development design would be compatible with neighboring town homes. (*Exhibit B*)

The Commission agreed with the transitional approach of the comp plan and refinement plan from primarily residential to more commercial oriented as you move west to east. This proposal fits well with the transition approach and meets the overall expectations. The corner lot is more suited for higher density commercial; perhaps for future development.

Commissioner Stonewall inquired about traffic impacts along 223rd. SP Palmer replied if the application moves forward, Multnomah County will review the application for transportation impacts.

5. ELECTION OF CHAIR & VICE CHAIR

Commissioner McGiffin moved to elect Commissioner Stonewall as Chair and Commissioner Walczyk as Vice Chair and Commissioner Kaufman seconded. The motion passed unanimously.

6. STAFF UPDATES

SP Palmer noted the Transportation System Plan Community Meeting on March 14 at 6:00 PM in Council Chambers.

7. COMMISSION UPDATES

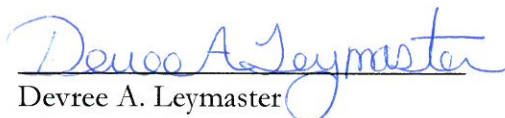
Commissioner Kaufman commented on the VA clinic and the Planning Commission's approval to not have access on Halsey Street. Looking back perhaps they rushed the process to make sure we got building. Doesn't feel that was built fits in visually with area i.e. Village. If had slowed down maybe could have done better from a visual standpoint. SP Palmer commented the developer did meet and exceed the design standards, but the Commission could develop design guidelines for future development.

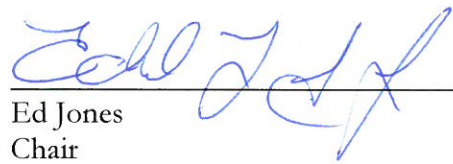
8. TENTATIVE AGENDA

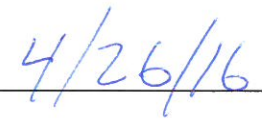
- March 22, 2016 – TBD

9. ADJOURNMENT

Meeting adjourned by consensus at 7:08 PM.


Devree A. Leymaster
City Recorder


Ed Jones
Chair


Date