



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, April 26, 2016

PRESENT: Gary Stonewall, Chair
Jack McGiffin
Gary Stonewall
Steve Kaufman
Greg Walczyk, Vice Chair
Les Bick
Keith Kudrna

STAFF: Erika Palmer, Senior Planner
Devree Leymaster, City Recorder

1. CALL TO ORDER

Chair Stonewall called the meeting to order at 6:30 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

Commissioner Kaufman moved to approve the February 23, 2016 minutes and Commissioner Jones seconded. The motion passed unanimously.

4. WORK SESSION ITEM

a. 2016-04-CUP-DR

Chair Stonewall read the open hearing statement. Staff read the applicable criteria. Commissioner Bick disclosed he has had conversations with the applicant about other property, not this particular property. Commissioner Kudrna disclosed he lives within 500 feet of the subject property and will recuse himself from the hearing proceeding.

Senior Planner Palmer presented a review of the application and staff findings. (*Exhibit A*) In summary the applicant is requested to build 3 duplexes on 3 individual lots. The proposal requires compliance and approval of a Conditional Use Permit, Design Review, and Variance. The subject parcels were originally platted as residential, but were rezoned to Town Center Commercial (TCC) in 2002. The TCC zone does not allow single family residences. The applicant is requesting a 10 foot variance, to add to the TCC zone required 10 feet, so the combined 20 foot driveway will be more compatible with existing lots in the area. The structure height of each duplex is 26 feet 7.5 inches, which meets the residential zone height and is compatible with surrounding homes. Staff finds the proposed application will meet the city code as conditioned and recommend approval based on conditions listed in the staff report. The conditions of approval are “general” for this type of application.

Applicant Jim Raze, Fairview, OR commented they reviewed the options allowed by the TCC zone and felt the duplexes were the best development option and would be compatible with the subdivision. They will be upper end, well finished units.

Chair Stonewall opened the public hearing. Dan Door, Fairview, OR spoke in opposition of the application. Mr. Door commented the duplex development is not a good decision for neighborhoods. Fairview is a jewel. He would like the applicant to consolidate the lots to maximize their potential and increase property tax. The neighborhood is beautiful. Duplexes would be an irresponsible planning decision. Building duplexes will detour from the look of the neighborhood and will reduce property values.

William Taylor, Fairview, OR remarked he is not opposed to the property being built on, but believes single family residential (SFR) is more fitting to the area. He is concerned the impact the duplexes will have on the neighborhood. He doesn't see the zoning as being prudent. The area is more conducive to SFR, in part due to access. He appreciates the applicant is choosing the best option for what is allowed, but is concerned about the impact to property values. These parcels are the first thing you see when you drive into the neighborhood; doesn't want the first impression to be driving by tenants.

Cory Tewksbury, Fairview, OR commented the zoning change in 2002 should not have occurred. The parcels should not have been rezoned to eliminate the possibility to build single family residences. The 3 lots are part of the neighborhood. He requested the Commission consider changing the zoning. If a rezone is not an option, then he does appreciate that the applicant chose the best option within the current parameters. He supports the set-back variance to allow for off street parking,

Commissioner Kaufman noted that in 2002 most of the property along Halsey from 207th to 223rd was rezoned to TCC. The vision was for that stretch of Halsey to be commercial.

Commissioner Jones moved to close the public hearing and Commissioner Kaufman seconded. The motion passed unanimously.

Commissioner Kaufman noted he too wished the parcels could be developed with SFR, but appreciates the applicant did their best in considering the neighborhood with their development proposal.

Commissioner Kaufman moved to approve Application 2016-04-CUP-DR based on the findings of compliance with city regulations and conditions of approval and Councilor Jones seconded. The motion passed unanimously.

AYES: 6

NOES: 0

ABSTAINED: 1 – Commissioner Kudrna recused himself.

5. COMMISSION UPDATES

None.

6. STAFF UPDATES

Senior Planner shared the following.

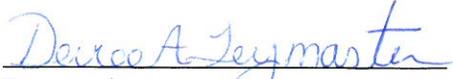
- North Brook Village expected to submit for permits later in week.
- House on Halsey schedule for burn later this week.
- Council will review changes to Village street tree regulations at their May 4 meeting.

7. TENTATIVE AGENDA

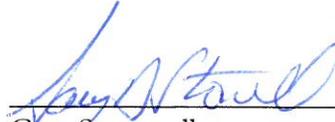
- May 24, 2016 – TBD

8. ADJOURNMENT

Meeting adjourned by consensus at 7:23 PM.



Devree A. Leymaster
City Recorder



Gary Stonewall
Chair



Date



Proposed Duplex Development NE 208th Application 2016-04-CUP-DR-VAR

City of Fairview Planning Commission
April 26, 2016

Application

The applicant seeks a Conditional Use Permit, Design Review and a Variance approval from the City of Fairview Planning Commission to construct three duplexes on individual lots on NE 208th St.

Applicable Review Criteria

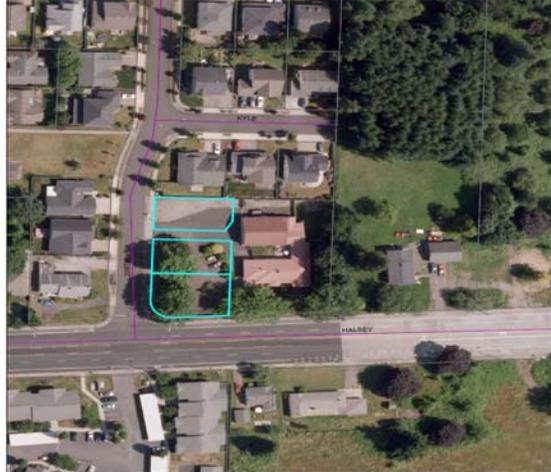
Fairview Municipal Code (FMC) Title 19 (Development Code):

- Application Procedures
 - FMC 19.400 Administration of Land Use Review
 - FMC 19.412 Description of Permit Procedures
 - FMC 19.413 Procedures
- Design Review Criteria (DRC)
 - FMC 19.424 Site Design Review Application Procedures
 - FMC 19.425 Site Design Review Application Submission Requirements
 - FMC 19.426 Site Design Review Approval Criteria
 - FMC 19.30.100 Design Standards
 - FMC 19.65 Town Center Commercial Zone
 - FMC 19.162 Access and Circulation
 - FMC 19.163 Landscaping, Street Trees, Fences and Walls
 - FMC 19.165 Public Facility Standards
- Conditional Use Permits
 - FMC 19.440
- Variances
 - FMC 19.520

Notices/Referrals

- Notices sent April 5th to property owners within 250 feet
- Notice sent April 5th to Gresham Outlook
- Site was posted on April 15, 2015
- Referrals sent to:
 - City of Fairview Public Works Department
 - Gresham Fire
 - Multnomah County Transportation Department
- As of today April 26, 2015 the City has not received any public comments on the proposed application.

Vicinity Map



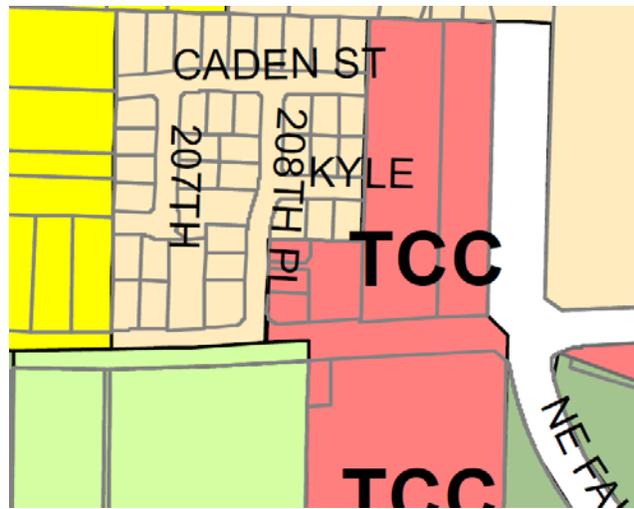

City of Eugene
 200 NE Oregon Street
 Eugene, OR 97401
 503.686.7000
 www.eugene-or.gov

PROPOSED DEVELOPMENT SITE
 Vacant Lots 36, 37 & 38
RAZE MEADOWS
 Application 2016-04 CUP & DR

 1 inch = 80 feet

This map is for informational purposes only and the City assumes no legal responsibility for its use. No warranty, express or implied, is made by the City.

Site Composition



- ZONING
- Town Center Commercial
 - Residential
 - Residential Multi-family
 - Residential (R-10)

Town Center Commercial Zone

Land Uses and Building Types Permitted in the Town Center Commercial District

1. Residential*

Single-Family

- a. Single-family detached housing (existing housing only)
- b. Zero-lot line housing (existing only)
- c. Accessory dwellings
- d. Manufactured homes – individual lots (existing housing only)
- e. Single-family attached townhomes (CU)

Two-Family

- f. Two-family housing (duplex) (CU)

Multifamily and Three-Family

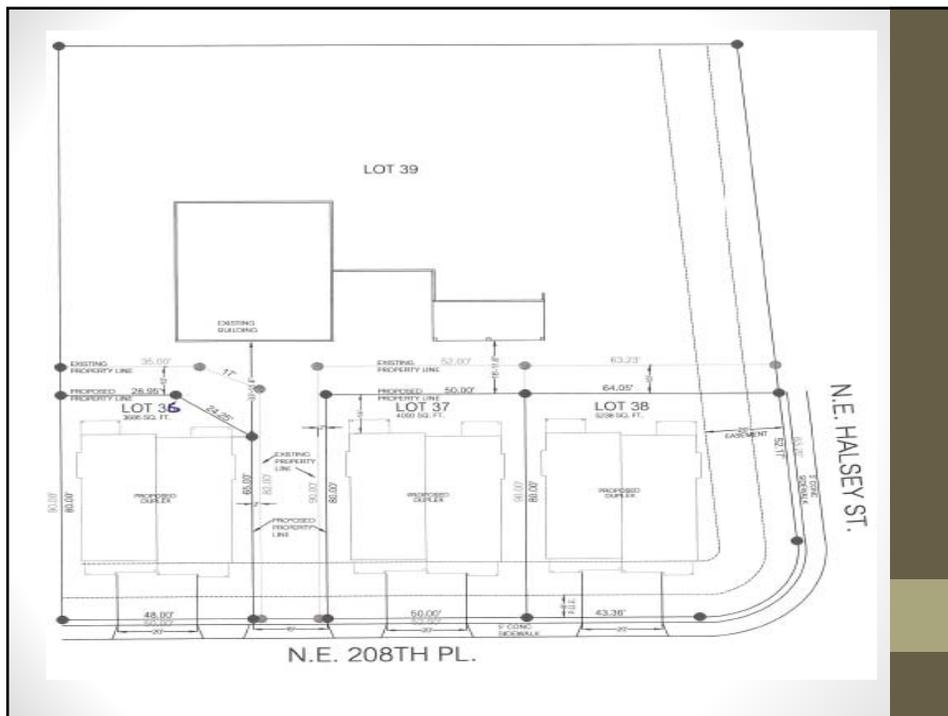
- g. Multifamily housing and triplexes (CU)

Residential care

- h. Residential care homes and facilities (CU)
- i. Family day care (12 or fewer children)

2. Home occupations

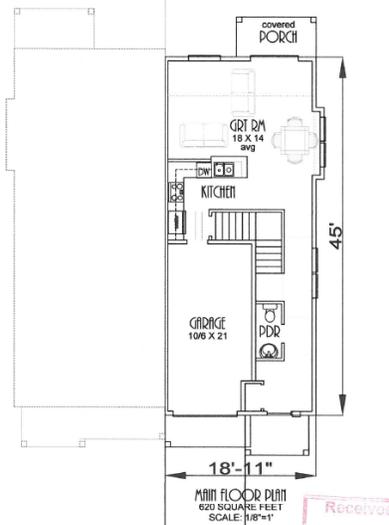
3. Bed and breakfast inns and vacation rentals (CU)



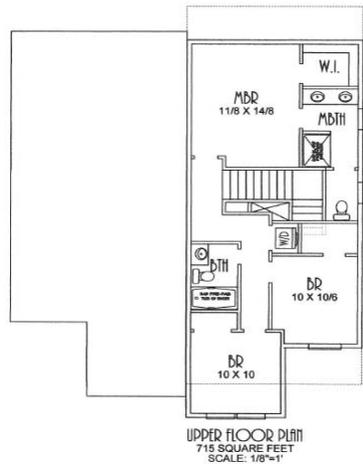
Front Elevation



Main Floor Plan



Second Floor Plan



Landscaping List

Mountain View Landscapes

Russ Alex

Install 3 inch and a half red Sunset maple Street trees

Install 3. 5 gallon rhododendrons

Install eight 1 gallon azaleas

Install three six-foot Vine Maples

Install two six-foot Hinoki cypress

Install 8 assorted grasses 1 gallon

Install for landscape boulders

Install sod and bark dust

Staff Recommendation

- Staff finds that the proposed application will meet the requirements of the City Code as conditioned, and recommends approval of this application subject to conditions listed and described in the Staff Report.

Planning Commission Alternatives

1. Approve the application based on the findings of compliance with the City's regulations and conditions of approval
2. Modify the findings, reasons, or conditions and approve the request as modified
3. Deny the application based on the Commission's findings
4. Continue the Public Hearing to a date certain if more information is needed.