



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, June 12, 2018

PRESENT: Ed Jones, Chair
Russell Williams, Vice Chair
Hollie Holcombe
Jeff Dennerline

ABSENT: Steven Hook
Les Bick

STAFF: Sarah Selden, Senior Planner
Eric Rutledge, Associate Planner
Allan Berry, Public Works Director

1. CALL TO ORDER

Chair Jones called the meeting to order at 6:30 PM.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

None.

3. ELECTION OF CHAIR AND VICE CHAIR

Deferred to next meeting; July 10, 2018.

4. REVIEW AND ADOPT MINUTES: December 12, 2017 and May 22, 2018

Vice Chair Williams moved to adopt the minutes as written and Commissioner Holcombe seconded. Motion passed unanimously.

AYES: 4

NOES: 0

ABSTAINED: 0

5. PUBLIC HEARING

a. Application 2018-15-DR: Proposed Mixed-Use Development Sandy Blvd./223rd Ave.

Chair Jones read the Open Hearing Statement for a Quasi-Judicial Hearing and Senior Planner Selden cited the applicable criteria.

SP Selden reviewed the staff report as reflected in the presentation. (*Exhibit A*) In summary, the proposal is for five buildings with 200 residential units; four live-work units; 292 on-site parking spaces; and primary access from 223rd Ave. She noted the written comment (email) received May 26, 2018 from Curtis, Fairview, OR. The email is Exhibit D-1 of the staff report.

Joanna Valencia, Multnomah County Transportation, spoke about the County's review of the proposed project and traffic impacts to Sandy Blvd. and 223rd Ave. The County Transportation conditions of approval are outlined in Exhibit C-1 of the staff report.

SP Selden reported staff recommends approval of the application subject to conditions listed and described in the staff report.

Applicant Representative Jesse Winterowd, Portland, OR commented the applicant is mostly in agreement with the conditions of approval; except one. He noted the project was designed with 223rd as primary access due to code requirements. They worked with Multnomah County to get a variance for limited access off Sandy Blvd.

Project Architect Robert Leeb, Portland, OR reviewed the architectural aspects of the buildings. (*Exhibit B*) He requested the Commission allow the proposed five foot wide sidewalk in two areas (marked in orange on Pedestrian Sidewalk Plan in Exhibit B).

Vice Chair Williams asked if the applicant had plans for filling the retail spaces. Mr. Leeb commented they anticipate service oriented businesses.

Commissioner Dennerline asked what the vertical drop on the north side of the site, to the next street to the north is. Mr. Leeb answered 12 to 14 feet. Commissioner Dennerline inquired if planning staff looked at the impact of vision angles in correlation to the finished grade. SP Selden replied it is not a code requirement so staff did not review it.

Chair Jones asked if any person would like to speak in favor, opposition or neutrally regarding the application.

Isaac Quintero, Magellan Properties, Portland, OR spoke neutrally regarding the application. He represents the corner lot property owner adjacent to the proposed development who is looking at selling and developing his property in a similar manner. He inquired if there would be future consideration of incentives to develop the site. SP Selden replied the current incentive program is getting close to terming but the City Council is looking at creating an Urban Renewal Agency. She offered to meet with Mr. Quintero to review options.

Ron Fell, Fairview, OR is a resident whose property borders the west end of the site. He is concerned about privacy and noise from the Sandy Blvd. access point at the west end of the property. He inquired if the access point could be moved. Chair Jones remarked the landscape screening requirements will help create a buffer. SP Selden commented on the requirements to locate an access point and did not believe relocation was an option.

Randy Sevilla, Fairview, OR, resident adjacent to the proposed development, inquired about parking overflow and increased traffic issues on Sandy Blvd. SP Selden replied the applicant exceeded the required parking spaces for the development. Overflow parking would be legal parking sites within the area. Director Berry shared the MCSO enforces restricted parking areas along Sandy Blvd.

Commissioner Dennerline asked where the minimum parking standards originated from. SP Selden replied she did not know the history of the parking standards. Believes they are in-line with other jurisdictions.

Jason Vetter, Fairview, OR, asked if the development would have income restrictions, if MCSO would increase patrols and shared his concerns for overflow parking and the increase to existing traffic congestion on 223rd and Sandy Blvd. The applicant answered there would not be income restrictions. Staff replied MCSO will adjust service levels as needed.

Chair Jones commented there has been an increase in commercial traffic along 223rd Ave. He inquired when the traffic study was completed. MCT Valencia replied the traffic study was current and completed in response to the proposed application. She commented there are

physical barrier options to enforce the right turn in and right turn out requirement along Sandy Blvd. and shared some future traffic improvement plans for the area. She noted 223rd is not identified as a freight route and that the County will look into the increased freight traffic.

Hearing no more requests to speak, Chair Jones closed the public hearing.

Commissioner Dennerline asked when the property was zoned Corridor Commercial. SP Selden replied in 2003 or 2004. It followed the completion and recommendation of the Sandy Blvd. Refinement Plan.

Vice Chair Williams remarked he understands the traffic and overflow parking concerns, but the application does meet the criteria.

The Commission discussed the ADA connectivity being adjacent to vehicular access, the request for a five foot wide interior sidewalk, additional landscaping (buffering and shade trees), and traffic and parking impacts.

SP Selden explained one section of the FMC, Access and Circulation, requires a six foot wide sidewalk throughout the site and another section, Public Facilities Interior Pathways, requires at least a five foot wide sidewalk. Staff would support the applicants request for a five foot wide sidewalk in the select locations.

Commissioner Dennerline moved to approve application 2018-15-DR with the conditions of approval; the addition of a revised landscape plan with buffering in the upper north area of the site and additional shading in the interior parking area; and the allowance of the five foot wide interior sidewalks and Commissioner Holcombe seconded.

Chair Jones summarized the modification is to allow five foot wide interior walk ways, the applicant will submit revised drawings with additional landscape buffering in the upper north area of the site and additional shading to interior parking areas, and all other conditions are as written.

The motion passed unanimously.

AYES: 4
NOES: 0
ABSTAINED: 0

6. WORK SESSION

a. Accessory Dwelling Unit (ADU) Amendment Concepts – State Requirements

Associate Planner Rutledge reviewed proposed ADU code amendments based on Commission direction at the prior work session. (*Exhibit C*) Staff requested feedback regarding the proposed language.

The Commission worked through Exhibit A in the staff report reviewing proposed code language and alternatives. Below is a summary of the proposed code amendments and direction of the Commission.

- Proposed definition: supported proposed definition(s).
- Owner-Occupied: Alternative 1 (maintain the requirement).
- Number of Units: Alternative 3 – two units (one attached/one detached).
- Floor Area: Alternative 1 – (not exceed 800 sq. ft. unless in existing space being converted).

- Buffering: Alternative 1 – (remove standard).
- Parking: Alternative 3 – (clarified, 4 spaces).

AP Rutledge explained the next steps are for staff to draft the language with the direction provided and schedule a public hearing.

Chair Jones inquired about setbacks for the ADU's. AP Rutledge answered they will be same standards as residential setbacks for the zone.

5. COMMISSION UPDATES

None.

6. STAFF UPDATES

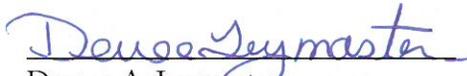
SP Selden briefed the Commission on potential future applications and scheduling a Commission training.

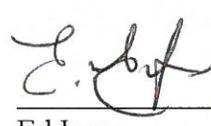
7. TENTATIVE AGENDA – JULY 10, 2018

- Nominate & elect chair & vice chair.
- Public Hearing

8. ADJOURNMENT

Meeting adjourned by consensus at 8:32 PM.


Devree A. Leymaster
City Recorder

 ED JONES

Ed Jones
Chair

7/10/18
Date

**FAIRVIEW
PLANNING COMMISSION
PUBLIC HEARING**

2018-15-DR
Fairview Heights Apartments

June 12, 2018

The logo of the City of Fairview, Oregon, featuring a sun, mountains, and water within a circular seal. The seal includes the text "CITY OF FAIRVIEW" at the top, "EST. 1908" on the left, and "OREGON" at the bottom.

APPLICATION

Site Design Review Approval for new mixed-use development consisting of 5 buildings with:

- 200 apartment units
- 4 live/work units

Multnomah County Transportation is concurrently reviewing request for Road Rules Variance to obtain 2nd access (right-in/right-out on Sandy Blvd.)

SITE LOCATION



SITE LOCATION



Approximate Site Boundaries

SITE LOCATION



Looking North from 223rd

SITE LOCATION



Looking West from Sandy

NOTICES/REFERRALS/TESTIMONY

Notice of Public Hearing

- May 23: Mailed to property owners within 250 ft. of the site.
- May 31: Sign was posted on the site
- June 8: Published in the Gresham Outlook

Referrals

- Application routed to Multnomah County Transportation, Gresham Fire and Fairview Public Works

Written Testimony

- By noon on the hearing day, one piece of written testimony received (Exhibit D-1)

APPLICABLE CRITERIA

Application Review Procedures

- 19.400 Administration of Land Use and Development Review
- 19.412 Description of Permit Procedures
- 19.413 Procedures
- 19.424 Site Design Review - Application Review Procedure
- 19.425 Site Design Review - Application Submission Requirements
- 19.426 Site Design Review - Approval Criteria

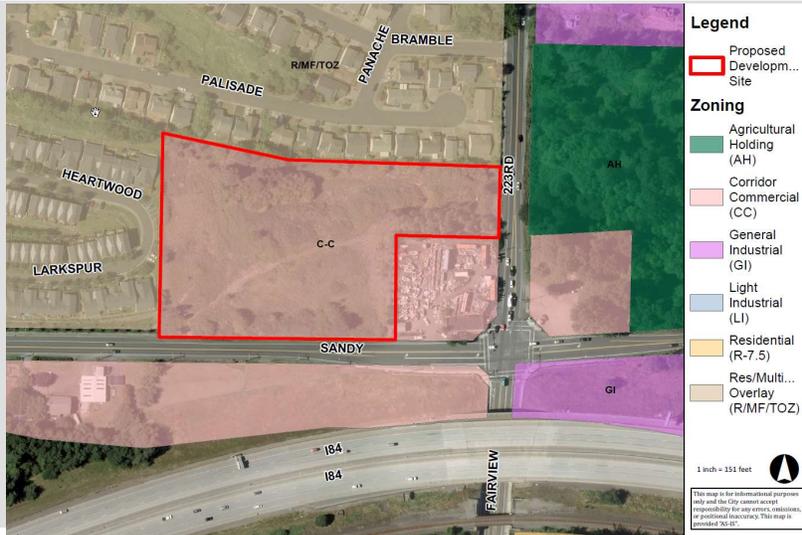
Land Use Districts

- 19.70 Corridor Commercial

Design Standards

- 19.162 Access and Circulation
- 19.163 Landscaping, Street Trees, Fences and Walls
- 19.164 Vehicle and Bicycle Parking
- 19.165 Public Facilities Standards
- 19.170 Sign Regulations

CORRIDOR COMMERCIAL (CC) ZONING

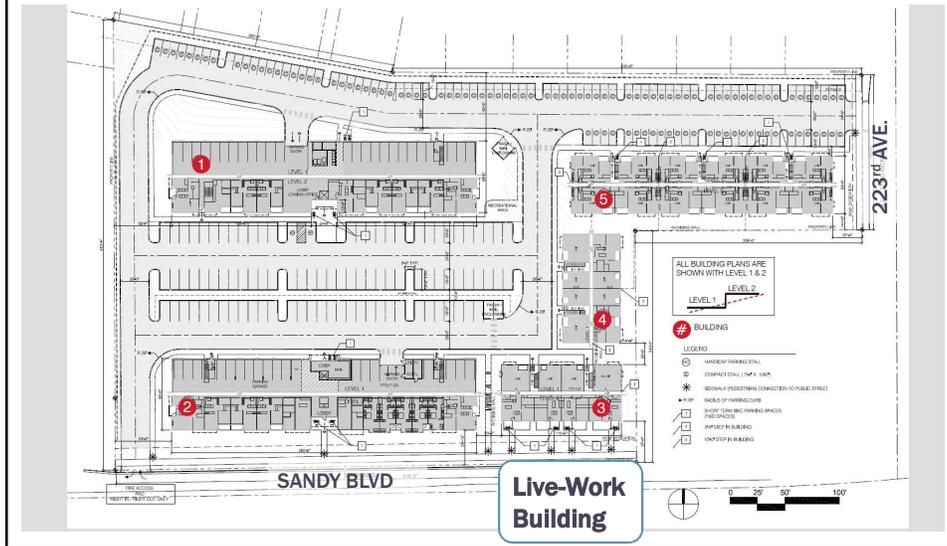


ALLOWED USES

4. Commercial

- | | |
|--|--|
| <ul style="list-style-type: none"> a. Auto-oriented uses and facilities* b. Entertainment (e.g., theaters, clubs, amusement uses) c. Hotels/motels d. Medical and dental offices, clinics and laboratories e. Mixed use development (housing and other permitted use) f. Office uses (i.e., those not otherwise listed) | <ul style="list-style-type: none"> g. Personal and professional services (e.g., child care center, catering/food services, restaurants, laundromats and dry cleaners, barber shops and salons, and similar uses) h. Repair services (must be enclosed within building) i. Retail trade and services (e.g., grocery, hardware and variety stores, banks and financial institutions) j. Uses similar to those listed above (subject to CU requirements, as applicable) |
|--|--|

SITE PLAN

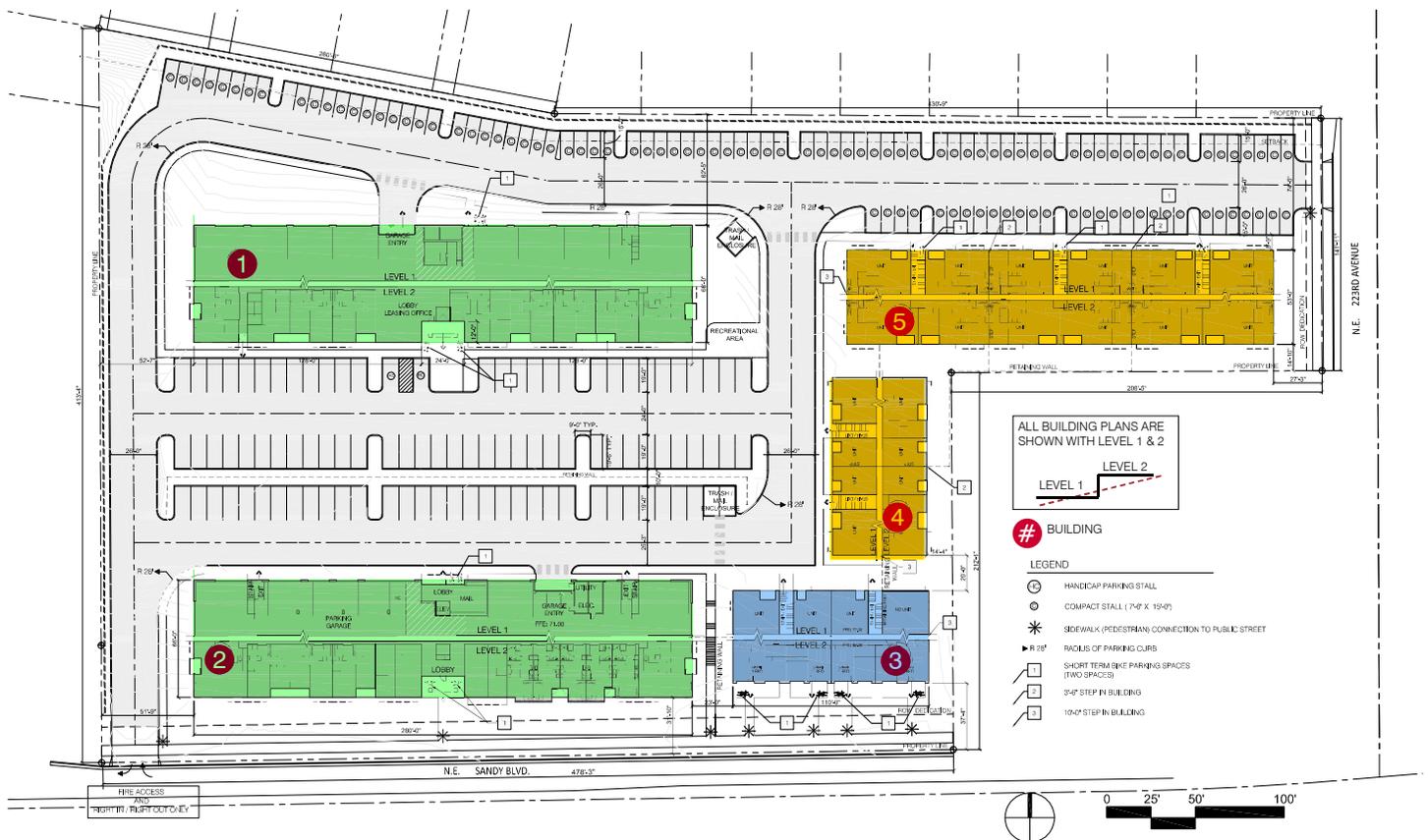




APPLICATION FOR SITE DESIGN REVIEW
 CITY OF FAIRVIEW, OREGON
 DATE: 12 June 2018

Sheet Title:
AREIAL IMAGE

Project Title:
FAIRVIEW APARTMENTS
 RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
 WEST COAST HOME SOLUTIONS, LLC



APPLICATION FOR SITE DESIGN REVIEW
 CITY OF FAIRVIEW, OREGON
 DATE: 12 June 2018

Sheet Title:
SITE PLAN

Project Title:
FAIRVIEW APARTMENTS
 RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
 WEST COAST HOME SOLUTIONS, LLC

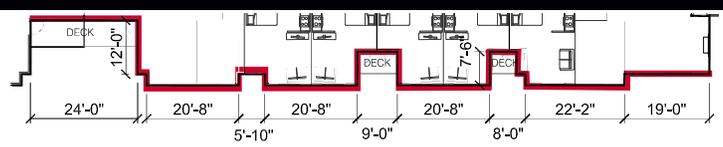




Building #2 - South Elevation



Building #1 - East Elevation



Building #5 - North Elevation

APPLICATION FOR SITE DESIGN REVIEW
CITY OF FAIRVIEW, OREGON
DATE: 12 June 2018

Sheet Title:
ELEVATIONS

Project Title:
FAIRVIEW APARTMENTS
RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
WEST COAST HOME SOLUTIONS, LLC



APPLICATION FOR SITE DESIGN REVIEW
CITY OF FAIRVIEW, OREGON
DATE: 12 June 2018

Sheet Title:
PERSPECTIVE FROM NE SANDY BLVD

Project Title:
FAIRVIEW APARTMENTS
RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
WEST COAST HOME SOLUTIONS, LLC





APPLICATION FOR SITE DESIGN REVIEW
 CITY OF FAIRVIEW, OREGON
 DATE: 12 June 2018

Street View
PERSPECTIVE FROM SANDY BLVD

Project Title
FAIRVIEW APARTMENTS
 RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
 WEST COAST HOME SOLUTIONS, LLC

Leeb Leeb Architects LLC
 71 8th Oak Street
 Portland, OR 97204
 Phone: 503.236.2840
 Fax: 503.236.2837
 leebarc.com



MATERIAL-1
 Fiber Cement
 Horizontal Lap Siding



MATERIAL-2
 Fiber cement
 Straight Edge Shake



MATERIAL-3
 Fiber Cement
 Board & Batt Siding



MATERIAL-4
 Manufactured Masonry
 CMU



MATERIAL-5
 Fiber Cement
 V-Groove Siding



D1 Detail Elevation (Building #2)

- Composite Roof Shingles
- MATERIAL-5
Fiber Cement V-Groove Siding
- Wood support brackets (Non-Structural)
- MATERIAL-2
Fiber Cement Straight edge shake
- Vinyl Windows with Trim
- Wood Railing and Exposed Timber Framing
- Metal guardrail
- Fiber Cement Belly Band
- MATERIAL-1
Fiber cement, Horizontal Lap Siding
- MATERIAL-3
Fiber cement, Board and Batt Siding
- MATERIAL-4
Manufactured masonry, CMU
- Smooth Finish Exposed Concrete
With Reveals



D2 Detail Elevation (Building #5)

APPLICATION FOR SITE DESIGN REVIEW
 CITY OF FAIRVIEW, OREGON
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Street View
ELEVATIONS - DETAILS

Project Title
FAIRVIEW APARTMENTS
 RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
 WEST COAST HOME SOLUTIONS, LLC

Leeb Leeb Architects LLC
 71 8th Oak Street
 Portland, OR 97204
 Phone: 503.236.2840
 Fax: 503.236.2837
 leebarc.com



East Elevation



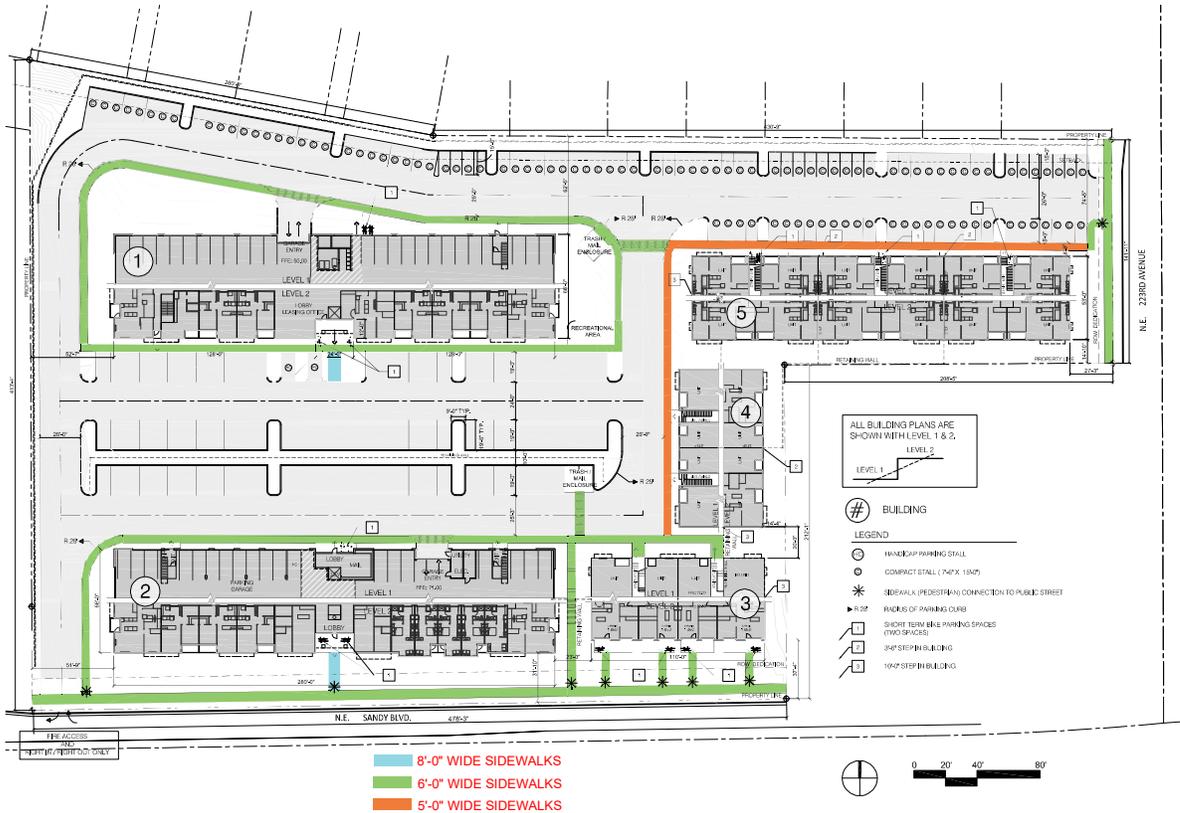
APPLICATION FOR SITE DESIGN REVIEW
CITY OF FAIRVIEW, OREGON
DATE: 12 June 2018

View Title: PERSPECTIVE FROM NE 233RD AVE.

Project Title: FAIRVIEW APARTMENTS
RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
WEST COAST HOME SOLUTIONS, LLC



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leeb.com



APPLICATION FOR SITE DESIGN REVIEW
CITY OF FAIRVIEW, OREGON
DATE: 12 June 2018

View Title: PEDESTRIAN SIDEWALK - PLAN

Project Title: FAIRVIEW APARTMENTS
RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
WEST COAST HOME SOLUTIONS, LLC



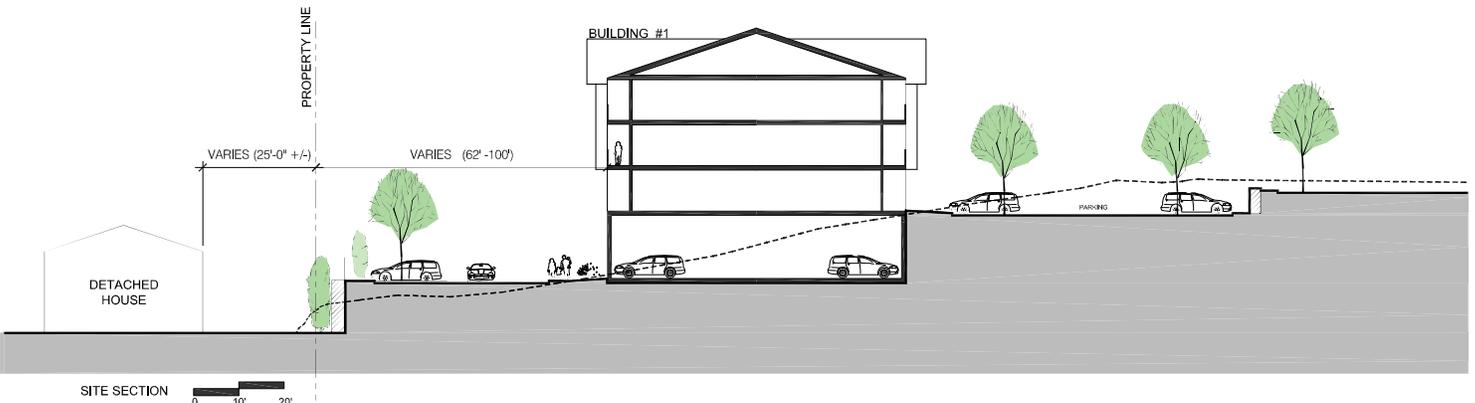
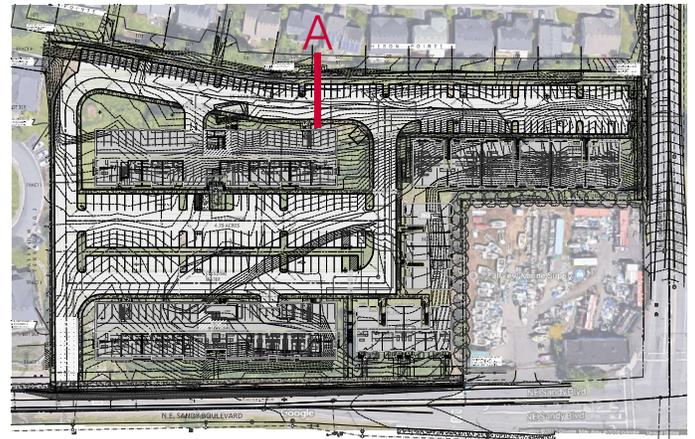
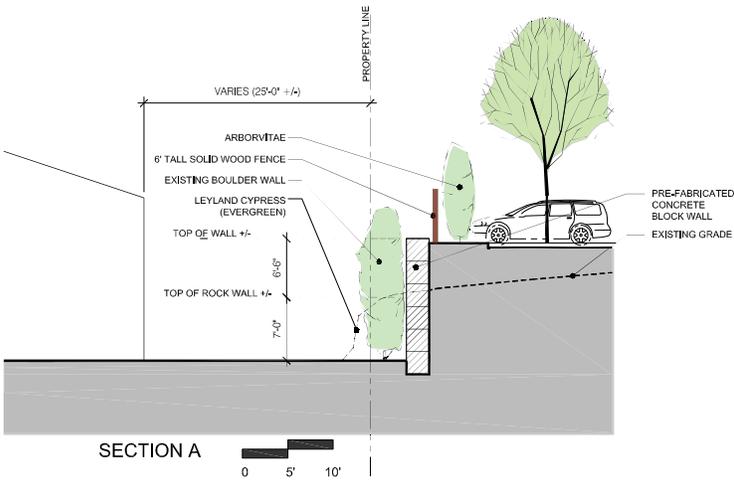
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APPLICATION FOR SITE DESIGN REVIEW
 CITY OF FAIRVIEW, OREGON
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Street View
PERSPECTIVE FROM NE SANDY BLVD

Project Title
FAIRVIEW APARTMENTS
 RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
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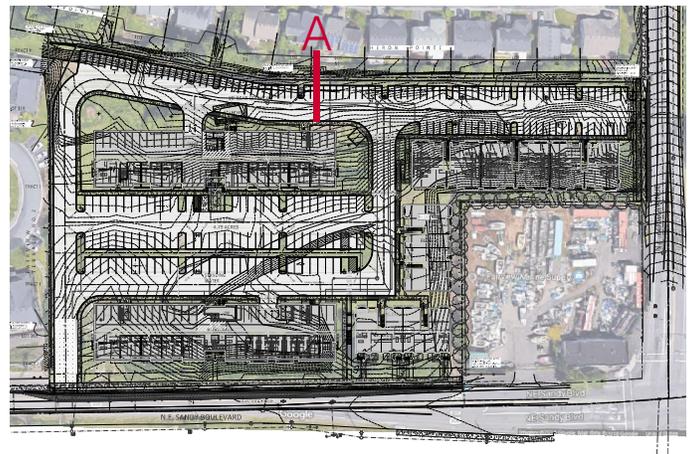


APPLICATION FOR SITE DESIGN REVIEW
 CITY OF FAIRVIEW, OREGON
 DATE: 12 June 2018

Street View
SITE SECTION / RETAINING WALL

Project Title
FAIRVIEW APARTMENTS
 RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
 WEST COAST HOME SOLUTIONS, LLC

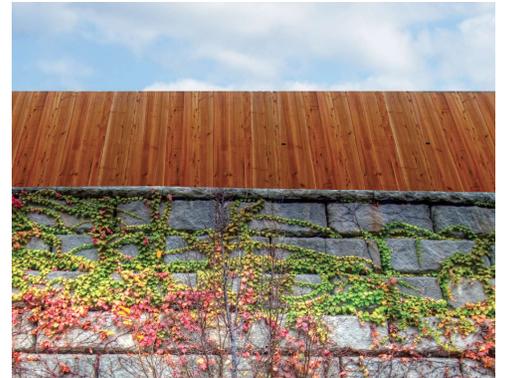




Leyland Cedar Cypress



Arborvitae



Boston Ivy

APPLICATION FOR SITE DESIGN REVIEW
CITY OF FAIRVIEW, OREGON
DATE: 12 June 2018

Sheet Title:
RETAINING WALL / PLANTING

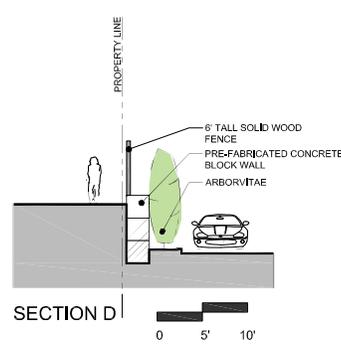
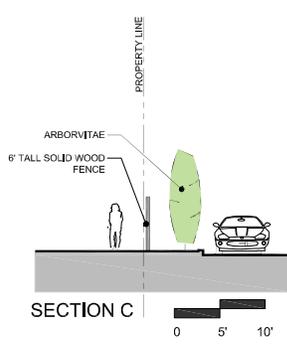
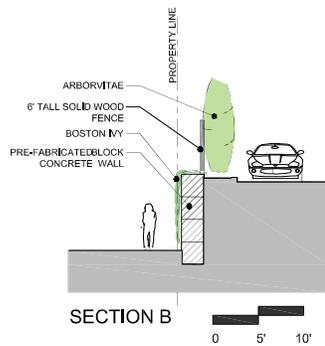
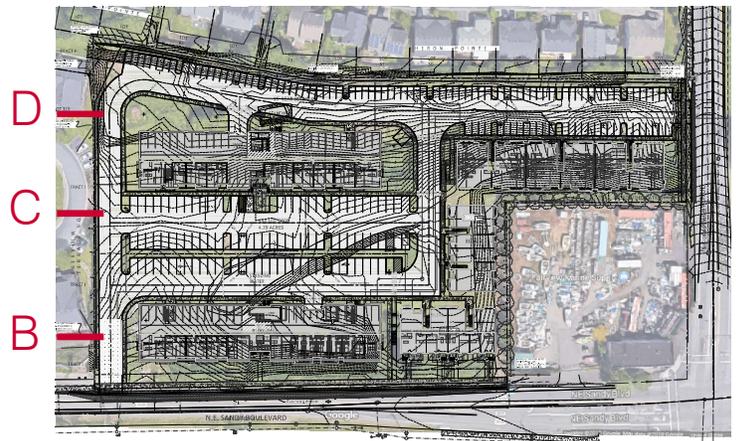
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RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
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Arborvitae



Boston Ivy



APPLICATION FOR SITE DESIGN REVIEW
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SITE SECTION / RETAINING WALL

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APPLICATION FOR SITE DESIGN REVIEW
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Street Title:
PERSPECTIVE FROM NE SANDY BLVD

Project Title:
FAIRVIEW APARTMENTS
RESIDENTIAL DEVELOPMENT, CITY OF FAIRVIEW, OR
WEST COAST HOME SOLUTIONS, LLC

Leach Leach Architects LLC
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Portland, OR 97204
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PLANNING COMMISSION WORK SESSION

Accessory Dwelling Unit Code Amendments

June 12, 2018



TIMELINE

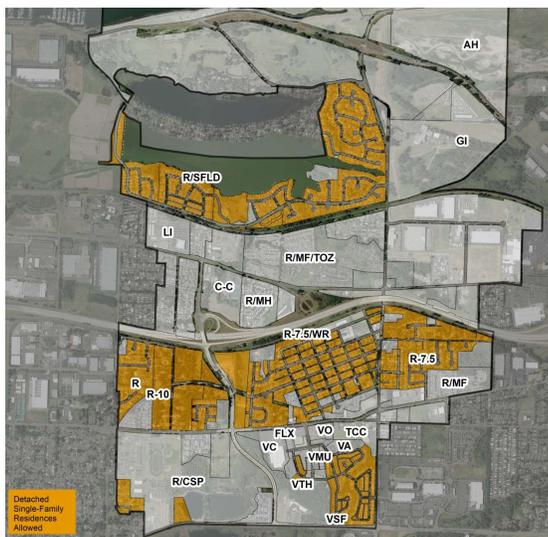
- May 22 – General feedback on ADU code language
- June 12 – Review draft ADU code language
- July 24 – PC hearing on proposed amendments
- August-September – CC hearing on proposed amendments



QUESTIONS

- Are any changes suggested to the draft code revisions before forwarding to a public hearing?
- Should the hearing draft code revisions include both alternatives on any of the amendments?
- Is any additional information needed as part of the public hearing staff report?

ZONING DISTRICTS ALLOWING SINGLE-FAMILY DETACHED



- Residential (R)
- Residential 7.5
- Residential 10
- Res/South Fairview Lake
- Village Single-Family
- Village Townhouse

REQUIRED CODE AMENDMENTS

- State requirements:
 - **Clearly define ADU**
 - Allow ADU's in all zones that allow detached single-family residences
 - **Allow one ADU per single-family dwelling**
 - **Apply clear and objective standards for ADU design, if any**
 - Apply reasonable siting standards



RECOMMENDED CODE AMENDMENTS

- State recommendations:
 - **No-owner occupancy requirement**
 - Type I application review
 - **No additional off-street parking requirements**
 - **Flexible size requirements to allow for entire floor ADU's**
 - Apply the same or less restrictive standards to ADU's as those for accessory structures
 - **Consider two ADU's per dwelling**
 - **Consider SDC methodology to scale with ADU impacts, or waiver**

