



PLANNING COMMISSION MEETING

Tuesday, August 14, 2018, 6:30 PM

Fairview City Hall – Council Chambers, 2nd Floor
1300 NE Village Street, Fairview, OR 97024

MEETING AGENDA

1. **CALL TO ORDER:** 6:30 p.m.
2. **CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS**
3. **PUBLIC HEARINGS**

a. File Number 2018-21-DR-CUP – *Continued from July 10, 2018*

Fairview Villas Apartments (20922 NE Sandy Blvd.)
Type III Quasi-Judicial Procedure

Summary: The applicant is requesting Site Design Review and Conditional Use approval for a mixed use development. The development will include new landscaping, 67 off-street parking spaces and a four-story mixed use building with 1,000 SF commercial space and 48 residential units.

The applicant is also requesting a variance to Multnomah County Road Rules standards to allow a secondary access from Sandy Blvd. The secondary access will be provided via an existing driveway for the All-Stor Storage Condominiums development. Multnomah County Transportation is reviewing this request in parallel with the land use review.

Applicable Fairview Municipal Code Criteria:

- FMC 19.400 Administration of Land Use and Development Review
- FMC 19.412 Description of Permit Procedures
- FMC 19.413 Procedures
- FMC 19.424 Site Design Review – Application Review Procedure
- FMC 19.425 Site Design Review – Application Submission Requirements
- FMC 19.426 Site Design Review – Approval Criteria
- FMC 19.440 Conditional Use Permit
- FMC 19.70 Corridor Commercial District
- FMC 19.162 Access and Circulation
- FMC 19.163 Landscaping, Street Trees, Fences and Walls
- FMC 19.164 Vehicle and Bicycle Parking
- FMC 19.165 Public Facilities Standards
- FMC 19.170 Sign Regulations

b. File Number 2018-14-DR

Environmental Works (22820 NE Sandy Blvd.)
Type III Quasi-Judicial Procedure

Summary:

The applicant is requesting Site Design Review approval for a new 12,000 sq. ft. pre-manufactured industrial metal building and outdoor vehicle/equipment storage at 22820 NE Sandy Blvd. in the General Industrial (GI) zone. The building would provide storage and maintenance space, along with corporate offices.

Applicable Fairview Municipal Code Criteria:

- FMC 19.400 Administration of Land Use and Development Review
- FMC 19.412 Description of Permit Procedures
- FMC 19.413 Procedures
- FMC 19.424 Site Design Review – Application Review Procedure
- FMC 19.425 Site Design Review – Application Submission Requirements
- FMC 19.426 Site Design Review – Approval Criteria
- FMC 19.85 General Industrial District
- FMC 19.106 Natural Resource Regulations
- FMC 19.162 Access and Circulation
- FMC 19.163 Landscaping, Street Trees, Fences and Walls
- FMC 19.164 Vehicle and Bicycle Parking
- FMC 19.165 Public Facilities Standards
- FMC 19.170 Sign Regulations

4. FINDINGS, CONCLUSION AND ORDER

File Number 2018-45-ZC

Accessory Dwelling Unit Code Amendments
Type IV Legislative Procedure

5. COMMISSION AND STAFF UPDATES

6. TENTATIVE AGENDA

7. ADJOURNMENT

NEXT PLANNING COMMISSION MEETING: TUESDAY, SEPT. 11, 2018

Planning Commission hearings are broadcast live on Comcast Cable Channel 30 and Frontier FiOs Channel 38. Replays of the meeting are shown on Saturday at 12:30pm and Monday at 2:00pm following the original broadcast date. Meetings are also available for viewing on the MetroEast website. 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.
