



PLANNING COMMISSION MEETING

Tuesday, October 23, 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. **ADOPTION OF MINUTES FROM SEPT. 25 AND OCT. 9, 2018**

4. PUBLIC MEETING

Review Draft Urban Plan for Conformance with Fairview Comprehensive Plan

Summary: The Planning Commission will hold a public meeting to review the draft Urban Renewal Plan, and make a determination on its conformance with the Comprehensive Plan. This is not a public hearing, but the public is invited to provide comment to the Commission.

5. PUBLIC HEARINGS

a. File Number 2018-48-MOD

The Ceeley Building Modification (SW Corner of Village Street & Market Drive.)
Type III Quasi-Judicial Procedure

Summary: The applicant is requesting a Major Modification to prior land use approval for Building D of the Market Square South development, City of Fairview Land Use file no. D-005-98. The proposed modification would add a fourth story to the originally approved three story mixed-use building. The upper stories would consist of 33 total residential units, and ground floor would be occupied by commercial space.

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 19.415 Amendments to Decisions
- FMC 19.420 Development Review and Site Design Review
- FMC 19.422 Applicability
- 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 19.110 Village General Provisions
- FMC 19.135 Village Commercial (VC) and Mixed Use (VMU)
- FMC 19.140 Village General Standards

FMC 19.150 Special Development Standards – VO, VC and VMU Zones
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

b. File Number 2018-62-DR

AGC Heat Transfer (3109 and 3025 NE 230th Avenue)
Type III Quasi-Judicial Procedure

Summary: The applicant is requesting Site Design Review approval for a new 63,075 sq. ft. build-to-suit light industrial building on a 3.88-acre lot in the General Industrial (GI) zone. The building is being constructed for a light manufacturing business.

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 19.162 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

6. COMMISSION AND STAFF UPDATES

7. TENTATIVE AGENDA

8. ADJOURNMENT

NEXT PLANNING COMMISSION MEETING: TUESDAY, NOV. 13, 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.
