



PLANNING COMMISSION MEETING

Tuesday, November 27, 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 OCT. 23 AND NOV. 13, 2018**
4. **PUBLIC HEARINGS**

a. File Number 2018-48-MOD — *Continued from October 23, 2018*

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 will 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 2018-50-DR-SD

Halsey Street & Fairview Parkway Mixed-Use Site
(Northwest corner of intersection/20925 NE Halsey and 20939 NE Halsey)

Type III Quasi-Judicial Procedure

Summary: The applicant is requesting Site Design Review and Preliminary Subdivision Plat approval for a new horizontal mixed-use development in the Town Center Commercial zone consisting of 12,000 sq. ft. of commercial space along Halsey Street and Fairview Parkway, 17 townhomes, and 12 duplexes. The applicant is also provisionally requesting a Conditional Use Permit for residential uses, and a Class B Variance to setbacks for the purpose of tree preservation.

The applicant is concurrently requesting a variance to Multnomah County Road Rules standards from Multnomah County Transportation to allow right-in/right-out access from Fairview Parkway, in addition to access from Halsey.

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 19.430 Land Divisions and Lot Line Adjustments
- FMC 19.440 Conditional Use Permits
- FMC 19.65 Town Center Commercial (TCC) 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 19.520 Variances

5. COMMISSION AND STAFF UPDATES

6. TENTATIVE AGENDA

7. ADJOURNMENT

NEXT PLANNING COMMISSION MEETING: TUESDAY, DEC. 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.
