



# PLANNING COMMISSION MEETING

Tuesday, December 11, 2018, 6:00 PM

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

## MEETING AGENDA

1. **CALL TO ORDER:** 6:00 p.m.
2. **CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS**
3. **FINDINGS, CONCLUSION AND ORDER**

### **File Number 2018-50-DR-SD**

Adopt final findings and conditions for Halsey Street & Fairview Parkway Mixed-Use Site, following November 27 public hearing and preliminary approval.

4. **PUBLIC HEARINGS**

- a. **File Number 2018-49-DR**

Halsey Commons (21929 NE Halsey Street)  
Type III Quasi-Judicial Procedure

**Summary:** The applicant proposes to construct a three-story mixed-use building with ground floor commercial and nine (9) apartment units in the Town Center Commercial District. The ground floor will include approximately 2,390 SF of commercial space and a 925 SF American with Disabilities (ADA) accessible apartment. The two upper stories will include a total of 8 apartment units with one and two bedroom units. 16 parking spaces will be located behind the building and a single access point is proposed from NE Halsey Street.

### **Applicable Fairview Municipal Code Criteria:**

FMC 19.400 Administration of Land Use and Development Review  
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 19.65 Town Center Commercial District (TCC)  
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 19.165 Public Facilities Standards

**b. File Number 2018-51-DR**

Halsey Crossing

(Northwest corner of NE 223<sup>rd</sup> Avenue and Halsey Street)

Type III Quasi-Judicial Procedure

**Summary:** The applicant proposes to construct a mixed-use development in the Town Center Commercial District containing (7) seven buildings with a total of 84 dwelling units. The project includes (6) six multi-family residential buildings on the interior of the site, and (1) one mixed-use building along 223<sup>rd</sup> Avenue with 4,400 SF of ground floor retail and three upper stories of apartments. The site plan includes 108 parking stalls in surface lots and tuck-under spaces. Access will be provided from an existing shared driveway on Halsey Street and a new driveway on 223<sup>rd</sup> Avenue.

**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 19.65 Town Center Commercial (TCC) District

FMC 19.105 Floodplain Overlay

FMC 19.105 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

**5. COMMISSION AND STAFF UPDATES**

**6. TENTATIVE AGENDA**

**7. ADJOURNMENT**

NEXT PLANNING COMMISSION MEETING:

TUESDAY, DEC. 18, 2018 – *if needed* – or TUESDAY, JAN. 8, 2019

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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](http://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.

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