



MINUTES  
PLANNING COMMISSION MEETING  
1300 NE Village Street  
Fairview, OR 97024  
Tuesday, November 27, 2018

PRESENT: Russell Williams, Vice Chair  
Hollie Holcombe  
Steven Hook  
Les Bick

ABSENT: Ed Jones, Chair  
Jeff Dennerline

STAFF: Sarah Selden, Senior Planner  
Chris Crean, City Attorney  
Allan Berry, Public Works Director  
Eric Rutledge, Associate Planner  
Devree Leymaster, City Recorder

**1. CALL TO ORDER**

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

**2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS**

**3. ADOPTION OF MINUTES – October 23 and November 13, 2018**

Commissioner Holcombe moved to approve the minutes and Commissioner Bick seconded. Motion passed unanimously.

AYES: 4

NOES: 0

ABSTAINED: 0

**4. PUBLIC MEETING**

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

Vice Chair Williams read a script summarizing this is a continued hearing for the application and outlining the process. SP Selden reviewed the supplemental staff report that responded to the issues raised at the October 23 hearing. (*Exhibit A*) She reiterated this application request is to add a fourth story, with 11 apartment units, to an already approved land use approval. She reviewed the three issues and additional information requested by the Commission.

Commissioner Bick clarified staff still recommends approval of the application. SP Selden replied yes, after researching the questions staff believes the application meets all applicable criteria. The City Attorney reviewed the supplemental staff report and worked with staff to answer the questions.

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

Steven Prom, Fairview, OR, spoke in opposition of the applicant. He referred to a prior email that indicated the original development (22 apartments) would require a Type III process. That decision was rescinded and the application moved forward as a Type I process, which does not

require Planning Commission. He asked that the process for this application not move forward until the requirement for a neighborhood meeting as referred to in FMC 19.14.108 is met; did not receive a notice and no meeting was scheduled. Mr. Prom summarized that the development will damage economic development and hurt property values.

Teresa Bright, Fairview, OR, spoke in opposition. She commented that the fourth story addition will exceed the allowed 45 feet requirement. She questioned who would manage the property if the developer sells. She commented this not a positive development for the Village.

Greg Malby, Fairview, OR, agreed with Ms. Bright. He is concerned about livability issues. He objects to the variance to allow the extra feet for a fourth story. Mr. Malby urged the Commission to reject the fourth story addition.

Michele Class, Fairview, OR, remarked on the comments she has heard that Fairview businesses have failed or that they are ghost businesses. She commented this development will take away what little parking there is. It favors the developer, not the current citizens and businesses.

SP Selden answered Mr. Prom's question regarding the neighborhood meeting (FMC 19.418). The modification of adding an additional story did not meet the criteria for significant impact to require a neighborhood meeting.

Commissioner Holcombe clarified the height limit is 45 ½ feet. The proposed building is 45 feet. It complies with the code. There is no variance request.

Vice Chair Williams closed the public hearing.

Commissioner Hook proposed clarifying the code; identifying feet and number of story's so it mirrors the Comprehensive Plan. The Commission requested staff add it to the list of code reviews in 2019.

Commissioner Bick moved to approve application 2018-48-MOD with conditions of approval and Commissioner Hook seconded. The motion passed by majority.

AYES: 3

NOES: 1 – Vice Chair Williams

ABSTAINED: 0

b. File Number 2018-50- DR-SD

Vice Chair Williams read the Open Hearing Statement for a Quasi-Judicial Hearing and SP Selden recited the applicable code criteria.

SP Selden presented the staff report. (*Exhibit B*) The proposal is for site design review and preliminary subdivision plat approval. The development consists of 12,000 sq. ft. commercial space along Halsey Street and Fairview Parkway, 17 townhomes, and 12 duplexes. Additional requests include a Class B variance to minimum front setbacks to preserve trees and a Multnomah County Road Rules variance for a second egress on Fairview Parkway. She noted this is one unified site plan with two separate subdivision plats.

Scott Adams, Multnomah County Transportation clarified the access from Fairview Parkway will be a right-in/right-out only. There will be secondary access on Halsey Street with full turning movement.

SP Selden commented the extensions of Kyle Court and Caden Street will provide excellent connectivity throughout the site.

Commissioner Bick remarked turning left on Halsey Street looks tight. Mr. Adams answered they did review this. It is well over 50 ft. There is plenty of room for turning and merging.

Vice Chair Williams commented on his concern that drivers will make a “U” turn on Fairview Parkway to go back north on Fairview Parkway. He asked what would prevent that from happening. Mr. Adams replied they are still working with the applicant to finalize the design.

SP Selden explained the variance request is to increase front setbacks from 10 ft. to 15 ft. to the edge of the porch for tree preservation in the rear of lots one, two, and three; and additional front and/or rear setbacks for lots one, four, six, and nine.

Commissioner Hook inquired about C.1. (Staff Report, page 18) and building form; continuous distance not to exceed 120 ft. SP Selden replied the site plan provides offsets in the horizontal plane resulting in smaller building sections.

Applicant Representatives Matt Newman, NW Engineers, Hillsboro, OR, and Tony Marnella, Marnella Homes, Milwaukie, OR; and Applicant Steve Raze, Portland, OR, spoke regarding the application.

Mr. Newman shared there is a need for access from Fairview Parkway. They understand it will be restricted. He commented the proposed circulation will benefit not only the development but adjacent developments. They designed site circulation and parking for a successful commercial development. Mr. Newman remarked they are willing to provide more glass on the south elevation side, towards Fairview Parkway. He commented on not having an alley behind lots 10 - 12, if an alley were to be placed there, a whole row of parking would be lost. Applicant's felt that was not feasible.

Mr. Marnella commented these are unique properties with two private developers working with the public (county, city, etc.) to develop the best, most efficient use of the property. It provides a good transition from single family subdivisions to mixed-use commercial. He remarked the alley is the main access to the townhomes and requested the proposed six foot fence be allowed vs. the conditioned four foot fence. Applicant is concerned about privacy and safety. Asked the Commission in their discretion to allow the six foot privacy fence.

Mr. Raze remarked parking is key for commercial entities to be viable. This is why they are requesting the 15 ft. setback. They are trying to accommodate the code, the commercial needs and neighbors.

Mr. Newman shared during the neighborhood meeting residents expressed concern for providing adequate parking. They are trying to provide the needed parking; if required to add an alley it would reduce parking.

Vice Chair Williams asked if the applicant had a marketing plan to fill the commercial spaces. Mr. Raze replied not yet, but they will have.

Commissioner Bick commended the property owners on their proposal. The transition is nice and it is a good use of the property.

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

Lorelei Gullett, Fairview, OR, spoke neutrally about the application. She believes the applicant has done a good and reasonable job, but she is concerned about increased traffic on Caden Street and Kyle Court. Requested they put measures in to slow down the traffic i.e. speed bumps and signage to alert drivers there is no through street if they continue down Caden.

Sherrell Steinhauer, Fairview, OR, spoke neutrally. He is concerned about the egress on Fairview Parkway and Halsey; unsafe traffic and speeds.

Vice Chair Williams closed the public testimony.

Commissioner Holcombe commented she tends to agree with the six foot fence request for privacy and security; even though Fairview Pkwy is actually the front, it won't be treated as the front. The alley that serves the rear of the lot will function as a street for connectivity.

Commission discussed allowing a six foot fence in the front. SP Selden reported the code only allows up to a four foot fence in the front. Commission discussed options for flexible designs i.e. decorative top or foliage. Commissioners Holcombe and Hook supported leaving the details of the design flexible for the applicant to propose.

Commissioner Holcombe shared she supports the variance for lots 10-12; not having an alley and allowing for additional parking.

Commissioner Hook requested the 120 ft. continuous distance be clarified. SP Selden reviewed the code requirement. The horizontal distance is 144 ft. Commissioner's Holcombe, Hook and Vice Chair Williams were supportive of requiring a minimum offset (2 ft. recess or projection).

Commissioner Hook moved to approve 2018-50-DR-SD as conditioned with exceptions to conditions of approval D11 fence height 4 feet with landscape or decorative topping up to 6 feet, condition F2 must provide windows between stone pier elements (non-transparent may be acceptable), and approve the variance for lots 10-12.

The Commission, City Attorney Crean, SP Selden, and Mr. Raze discussed options to meet the intent of the code for compliance with a Class B Variance and Setbacks on Duplex Lots. The Commission supported the reasoning for the variance request, but compliance with the variance criteria must be met.

SP Selden proposed the Commission adopt the final findings at the next meeting. Staff will prepare the revised finding for the three items identified and request clarification for compliance with variance criteria. The Commission could include a preliminary approval in their motion pending final approval and adoption of the findings.

Commissioner Hook moved to preliminary approve 2018-50-DR-SD and instruct staff to revise the conditions of approval and draft compliance criteria for the variance request for final review and adoption by the Commission at their December 11 meeting. Commissioner Holcombe seconded. The motion passed unanimously.

**4. COMMISSION AND STAFF UPDATES**

SP Selden reviewed the appeal process and verified that appeal information is included in the public notice and instructions are provided.

**5. TENTATIVE AGENDA – DECEMBER 11, 2018 (6:00 PM)**

Final Findings & Conditions: 2018-50- DR-SD

Public Hearings

Halsey Commons: 2018-49-DR

Halsey Crossing: 2018-51-DR

**6. ADJOURNMENT**

Meeting adjourned by consensus at 9:26 PM.

  
Devree A. Leymaster  
City Recorder

  
Russell Williams  
Vice Chair

1/22/2019  
Date

A complete recording and/or video of these proceedings is available.  
Contact the City of Fairview City Recorder Office, 1300 NE Village St., Fairview, OR 97024, (503) 674-6224.

**FAIRVIEW  
PLANNING COMMISSION  
PUBLIC HEARING**

**2018-48-MOD**  
The Ceeley

October 23, 2018



**APPLICATION**

- Major Modification procedure required for:
  - ✓ Increase in number of dwellings
  - ✓ Increase of floor area (for residential use) by more than 5% where previously specified
- Major modifications follow original review process, requiring Type III review procedure

**APPLICATION**

- Major Modification to prior land use approval for Market Square South (D-005-98).
- Previously approved 3 story building with ground floor commercial and 2 upper stories of apartment
- Proposed modification adds a 4<sup>th</sup> story to design, with 11 apartment units

**NOTICES/REFERRALS/TESTIMONY**

**Notice of Public Hearing**

- Oct. 3: Mailed to property owners within 250 ft. of the site.
- Oct. 5: Published in the Gresham Outlook
- Oct. 12: Sign was posted on the site

**Referrals**

- Application routed to Gresham Fire and Fairview Public Works

**Written Testimony**

- By noon on the hearing day, no written testimony has been submitted

## APPLICABLE CRITERIA

**Application Review Procedures**

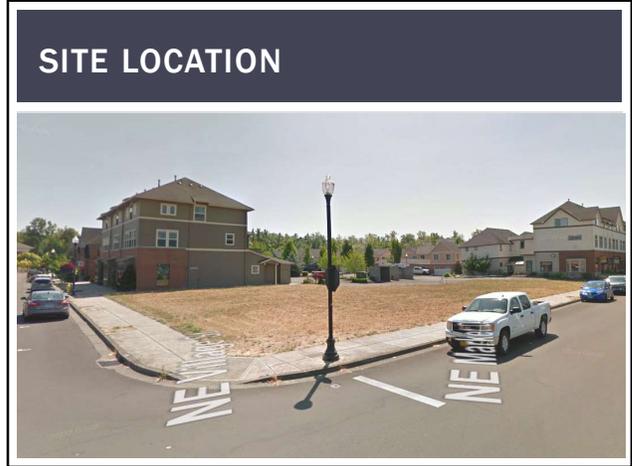
- 19.400 Administration of Land Use and Development Review
- 19.412 Description of Permit Procedures
- 19.413 Procedures
- 19.420 Development Review and Site Design Review
- 19.422 Applicability
- 19.424 Site Design Review – Application Review Procedure
- 19.425 Site Design Review – Application Submission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

**Land Use Districts**

- 19.110 Village General Provisions
- 19.135 Village Commercial (VC) and Mixed Use (VMU)
- 19.140 Village General Standards
- 19.150 Special Development Standards – VO, VC and VMU Zones

**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



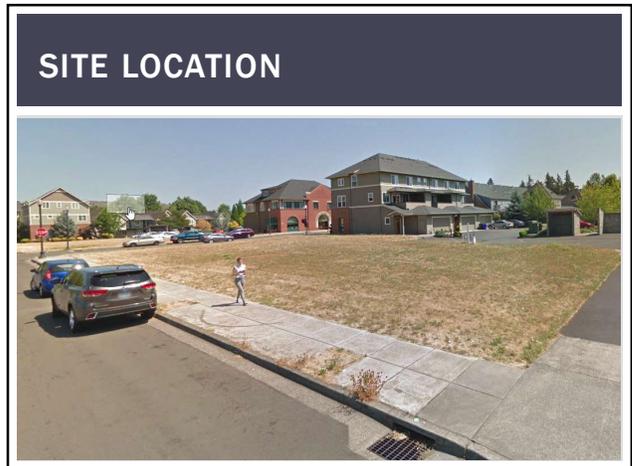
## SITE LOCATION

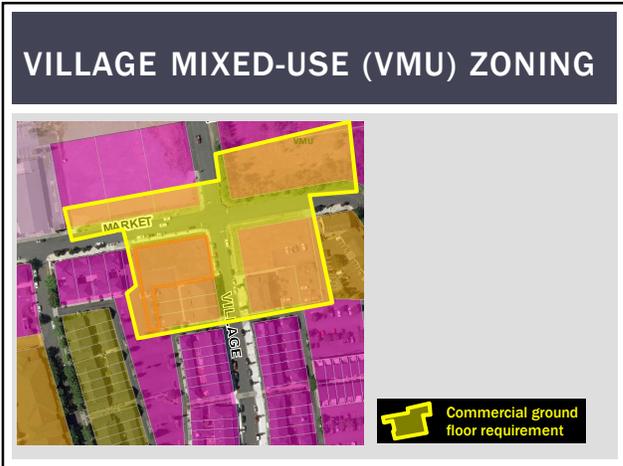
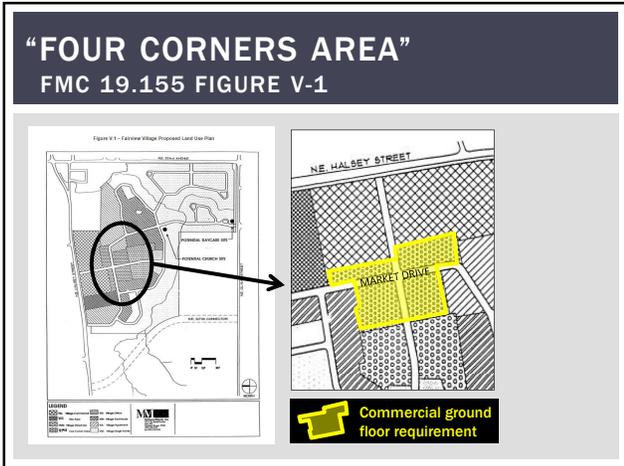
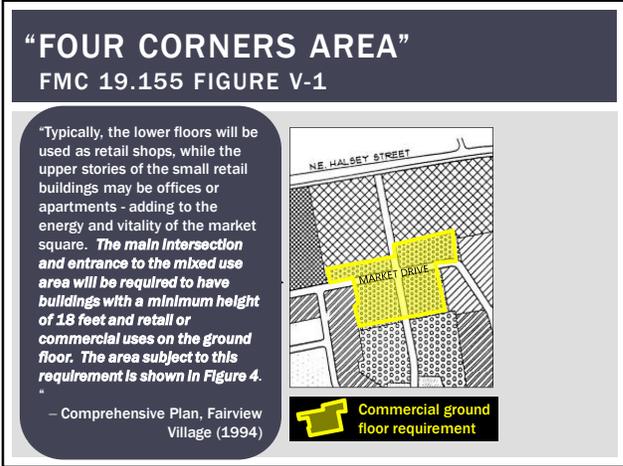
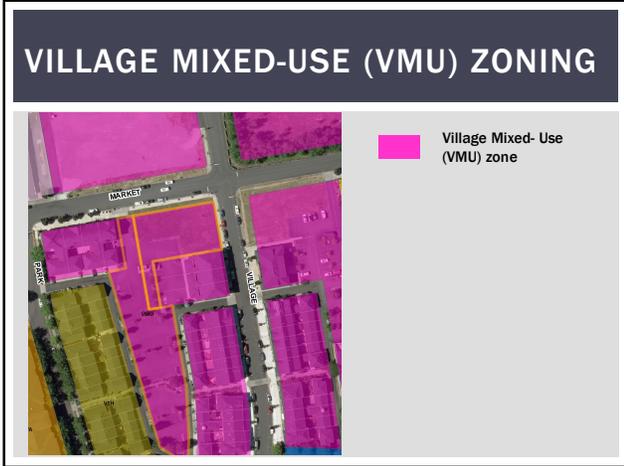
**Future 4-story mixed-use development (2018-22-DR)**

**Future Market Square South "B" Mixed-use commercial residential**

**Market Square South "A" Library with apartments above**

**Market Square South "C" 3 rowhouses with ground floor commercial**





## ALLOWED USES

**19.135.010 Permitted uses.**

<ol style="list-style-type: none"> <li>1. Retail store or business.</li> <li>2. Banks and similar financial service uses.</li> <li>3. Health and recreational facilities.</li> <li>4. Locksmith.</li> <li>5. Public offices.</li> <li>6. Printing and copying services, telecommuting center.</li> <li>7. Residential dwelling units in conjunction with permitted uses when developed in accordance with the VMU design standards of FMC 19.135.030(A)(2).</li> <li>8. Tanning salon.</li> <li>9. Theater (VC only).</li> <li>10. Travel agent.</li> </ol>	<ol style="list-style-type: none"> <li>11. Video rental.</li> <li>12. Bakery.</li> <li>13. Blueprint or photostat shop.</li> <li>14. Business school or private school operated as a commercial enterprise.</li> <li>15. Catering establishment.</li> <li>16. Cleaning establishment, other than commercial dry cleaning.</li> <li>17. Department or furniture store (VC only).</li> </ol>
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## ALLOWED USES

**VMU Design Standards**

- The VMU area shall be occupied by **townhomes and commercial uses.**
  - “Single-family attached housing (townhomes)” means two or more single-family dwellings with common end-walls.

**(More specifically):**

- Buildings in the “four corners area” of the VMU zone shall have a minimum front facade height of 18 feet as measured from the finished street grade with **residential uses restricted to the second and/or third floor.**

## ALLOWED USES

**19.135.010 Permitted uses.**

<ol style="list-style-type: none"> <li>18. Frozen food locker, excluding wholesale storage.</li> <li>19. Interior decorating store.</li> <li>20. Medical or dental clinic or laboratory.</li> <li>21. Hotel, motel (VC only); bed and breakfast (VMU and VC).</li> <li>22. Music instruction establishment.</li> <li>23. Martial arts or dance instruction establishment.</li> <li>24. Newsstand.</li> <li>25. Flower or plant store.</li> <li>26. Pet shop (VC only).</li> <li>27. Restaurant or tavern.</li> <li>28. Supermarkets over 5,000 square feet (VC only); food markets less than 5,000 square feet (VMU and VC).</li> </ol>	<ol style="list-style-type: none"> <li>29. Art studio/supply.</li> <li>30. Hardware store (VC only).</li> <li>31. Meat market.</li> <li>32. Pharmacy.</li> </ol> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <p><b>33. Multifamily dwelling units subject to the development standards of FMC 19.135.030(A)(1) (VC zone) and (A)(2) (VMU zone).</b></p> </div> <ol style="list-style-type: none"> <li>34. Day care.</li> <li>35. Barber/beauty shop.</li> <li>36. Photography studio/supply store.</li> <li>37. Sporting goods shop.</li> <li>38. Shoe repair.</li> <li>39. Dressmaking or tailoring shop.</li> <li>40. Telecommunications facilities: antennas pursuant to Chapter 19.245 FMC.</li> </ol>
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## SITE PLAN

The site plan shows a rectangular building footprint with various internal divisions. Annotations include:

- Extended sidewalks to match existing:** Indicated by blue lines along the top and right sides of the building.
- 8 new parking spaces:** Indicated by orange rectangular boxes along the bottom-left side of the building.
- Ground floor commercial with apartments above:** A label pointing to the main building footprint.
- Street names: MARKET DRIVE (top), VALLEY STREET (right), and FRONT STREET (bottom).
- Other features: Utility poles, easements, and landscaping symbols.

**BUILDING DESIGN**



**BUILDING DESIGN**



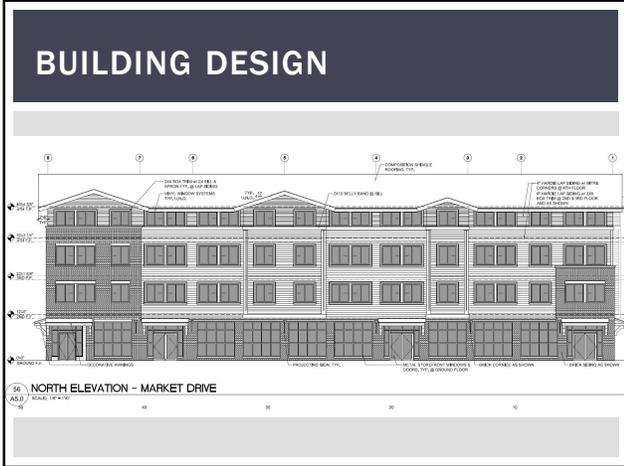
**BUILDING DESIGN**



**BUILDING DESIGN**







### PUBLIC FACILITIES

- Stormwater, water and sewer lines constructed with prior improvements
- Traffic study shows no decreased level of service
- Improvements to Village Street and Market Drive
  - Completion of 15 ft. wide sidewalks
  - ADA ramps at intersection
  - Flowering Pink Flair Chery trees to be planted Village and Market frontage

### PARKING

Type of Use	Parking Ratio	Proposed Number of Units / Square Footage	Minimum Number of Required Parking Stalls
4+ Attached dwellings, including above commercial	1.5 spaces per unit	33 units	50 (49.5 rounded up)
Retail Trade General Office	1 space/500 sq. ft. of floor area	7,710 sq. ft.	16 (15.42 rounded up)
<b>Total Required:</b>			<b>66 stalls</b>
<b>Number of Available Stalls:</b>			
New parking stalls on vacant lot			8
Existing stalls available			70 (62 in Tract X parking and 8 on tax lot 244)
<b>Total Available:</b>			<b>78 stalls</b>

### KEY CONDITIONS OF APPROVAL

- Plant Pink Flair Cherry trees in 11 abutting tree wells
- Update site plan to show locations and dimensions of interior and exterior parking spaces (36 total/18 covered, 9 secure interior)
- All cantilevered bays to be located within the site boundaries
- Provide calculations on stormwater discharge, for verification with Fairview Village Stormwater Master Plan.

### STAFF RECOMMENDATION

Staff finds that the proposed major modification, adding a 4<sup>th</sup> story will meet the requirements of the City Code as conditioned, and recommends approval of the modification subject to conditions listed and described in the Staff Report.

### FAIRVIEW PLANNING COMMISSION PUBLIC HEARING *Continuation*

2018-48-MOD  
The Ceeley

November 27, 2018



### PLANNING COMMISSION ALTERNATIVES

- Approve the application based on the findings of compliance with City regulations and conditions of approval.
- Modify the findings, reasons, or conditions, and approve the request as modified.
- Deny the application based on the Commission's findings.
- Continue the Public Hearing to a date certain if more information is needed.

### INFORMATION REQUESTED BY COMMISSION

- Are apartments allowed above ground floor commercial in the "Four Corners Area" within the Village Mixed-Use zone, or are all residential uses required to be townhomes?
- How does the Comprehensive Plan guidance for Fairview Village apply to the requested modification, and how does it relate to the Development Code text?
- Are four-story buildings allowed in the Village Mixed-Use Zone?

**PLANNING COMMISSION  
PUBLIC HEARING**

**2018-50-DR-SD**  
Fairview Parkway & Halsey  
Mixed-Use Site

November 27, 2018



**APPLICATION**

Site Design Review and Preliminary Subdivision Plat Approval for new mixed-use development site consisting of:

- 2 single-story commercial buildings along Fairview Parkway and NE Halsey Street, with 12,000 sq. ft. of commercial space
- 17 attached townhomes along Fairview Parkway
- 12 duplexes
- Extension of NE Caden Street and NE Kyle Court

Additional Requests:

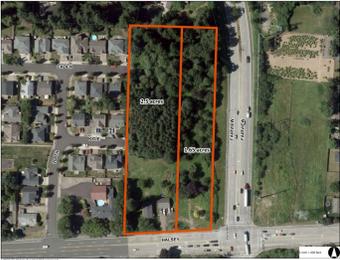
- Class B Variance to minimum front setbacks to preserve trees
- Multnomah County Road Rules Variance to obtain 2nd access (right-in/right-out on Fairview Parkway.)

**SITE LOCATION**



Two lots  
One unified site plan  
Two separate subdivision plats

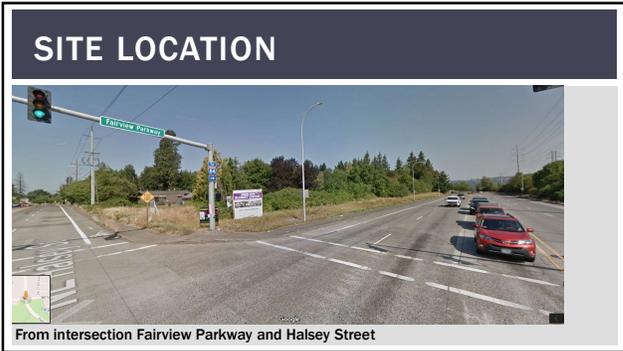
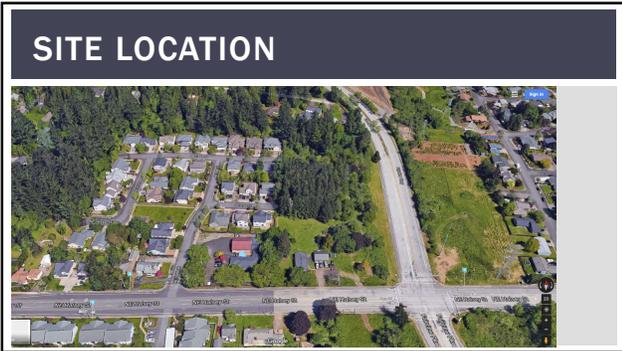
**SITE LOCATION**



Northwest corner of Fairview Parkway and NE Halsey Street

Fairview Parkway is a Major Arterial

Halsey Street is a Minor Arterial



### SITE CONTEXT



The map shows a street grid with a specific area outlined in blue. A callout box points to this area, stating it is the 'DEVELOPMENT SITE' and a 'Previously planned extension of subdivision'. Another callout points to a larger area, identifying it as the 'RAZE MEADOWS SUBDIVISION'.

### ZONING



The aerial map shows various zoning districts: TCC (Town Center Commercial) in red, R (Single-Family Residential) in yellow, and R/MF (Residential Multi-Family) in green. The development site is highlighted in red, indicating it is zoned TCC.

Development site is zoned Town Center Commercial (TCC)

Zoning to the north, west, and east is Single-Family Residential (R)

Zoning to the south is TCC and Residential Multi-Family (R/MF)

### NOTICES/REFERRALS/TESTIMONY

**Notice of Public Hearing**

- Nov. 7: Mailed to property owners within 250 ft. of the site.
- Nov. 15: Sign was posted on the site
- Nov. 16: Published in the Gresham Outlook

**Neighborhood Meeting**

- Held on May 7, 2018, prior to application submittal

**Referrals**

- Application routed to Multnomah County Transportation, Gresham Fire, Rockwood Water, and ODOT

**Written Testimony**

- By noon on the hearing day, no testimony received

### APPLICABLE CRITERIA

**Land Use Districts**

- 19.65 Town Center Commercial (TCC) District

**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
- 19.165 Public Facilities Standards

**Exceptions to Code Standards**

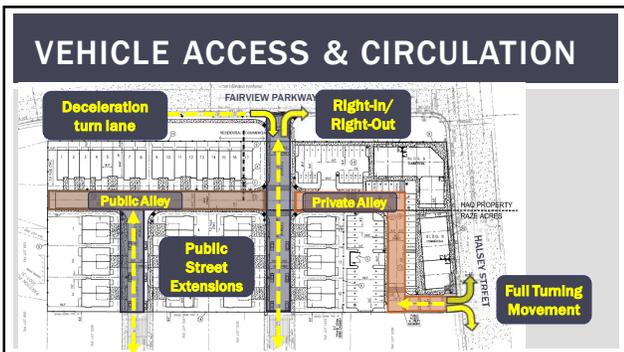
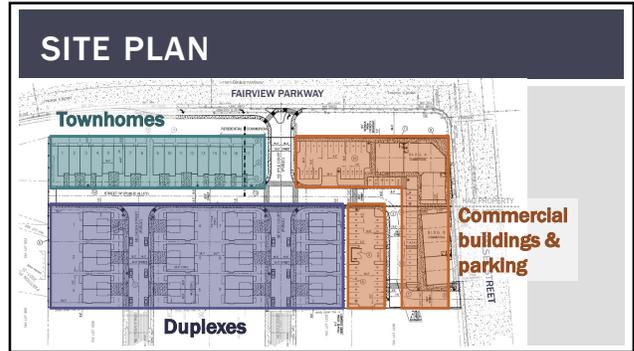
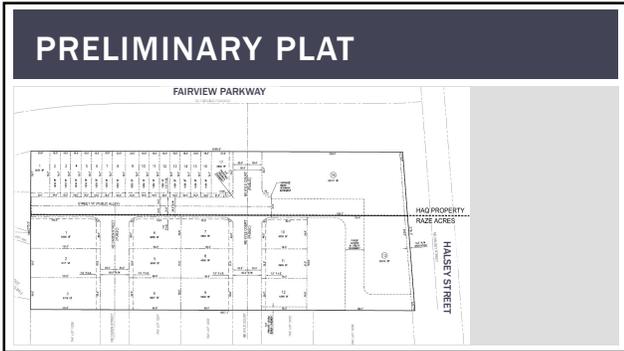
- 19.520 Variances

APPLICABLE CRITERIA	
<b>Application Review Procedures</b>	
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
19.440	Conditional Use Permits

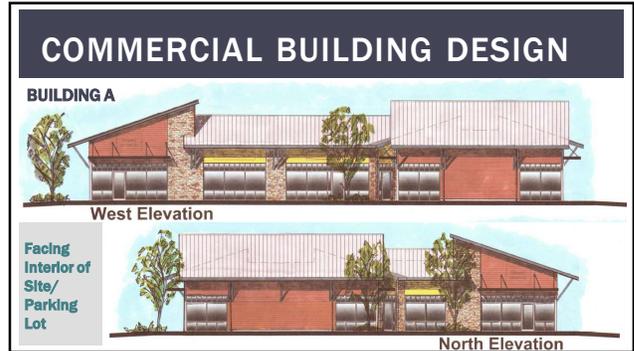
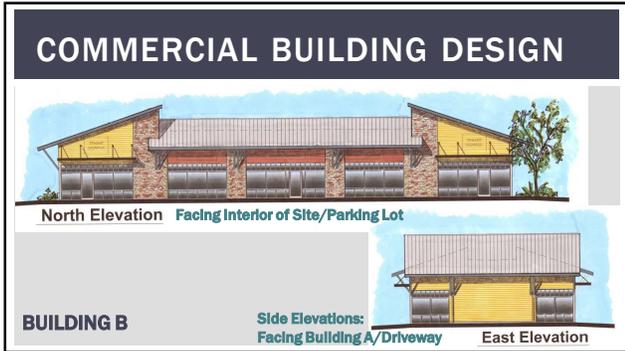
ALLOWED USES	
<b>1. Residential*</b>	
<b>Single-Family</b> a. Single-family detached housing (existing housing only) b. Zero-lot line housing (existing only) c. Accessory dwellings d. Manufactured homes – individual lots (existing housing only) e. Single-family attached townhomes (CU)  <b>Two-Family</b> f. Two-family housing (duplex) (CU)	<b>Multifamily and Three-Family</b> g. Multifamily housing and triplexes (CU)  <b>Residential care</b> h. Residential care homes and facilities (CU) i. Family day care (12 or fewer children)  <b>2. Home occupations</b>  <b>3. Bed and breakfast Inns and vacation rentals (CU)</b>

ALLOWED USES	
<b>4. Public and Institutional*</b>	
a. Churches and places of worship b. Clubs, lodges, similar use c. Government offices and facilities (administration, public safety, transportation, utilities, and similar uses) d. Libraries, museums, community centers, concert halls and similar uses e. Public parking lots and garages f. Private utilities g. Public parks and recreational facilities h. Schools (public and private)	i. Special district facilities j. Telecommunications equipment – antennas pursuant to Chapter 19.245 FMC k. Telecommunications equipment – monopolies (CU) pursuant to Chapter 19.245 FMC l. Uses similar to those listed above subject to applicable CU requirements  <b>5. Accessory Uses and Structures*</b>

ALLOWED USES	
<b>6. Commercial</b>	
a. Auto-oriented uses and facilities (CU)* 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 uses)* f. Office uses (i.e., those not otherwise listed)	g. Personal and professional services (e.g., child care center, catering/food services, restaurants, laundromats and dry cleaners, barber shops and salons, banks and financial institutions, and similar uses) h. Repair services (must be enclosed within building) i. Retail trade and services, except auto-oriented uses j. Uses similar to those listed above (subject to CU requirements, as applicable)
<b>7. Industrial*</b>	
Light manufacture (e.g., small-scale crafts, electronic equipment, furniture, similar goods when in conjunction with retail) (CU)	







### TOWNHOUSE DESIGN



Building Front  
East Elevation - Facing Fairview Parkway

### DUPLEX DESIGN



1 of 2 duplex designs

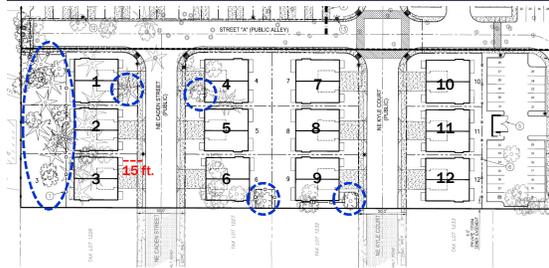
Garage at front with continuous front porch

### DUPLEX DESIGN



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

### SETBACKS AND ORIENTATION



### VARIANCE REQUEST

Variance to increase front setback from 10 ft. (max allowed) to 15 ft. to the edge of the porch to preserve trees:

- Rear yard trees on Lots 1-3
- One front yard tree on Lot 1
- One front yard tree on Lot 4 and Lot 9
- One rear yard tree on Lot 6

Applicant has not shown trees to preserve on lots 10-12, but is proposing a 15 ft. setback.

### VARIANCE REQUEST

#### CONDITIONS

- Report by Certified Arborist assessing trees identified for preservation
  - Significance of trees
  - Tree health
  - Viable for preservation during construction
- Demonstration that alternatives to setback and orientation standard are not viable considering significant tree preservation & existing pattern of development

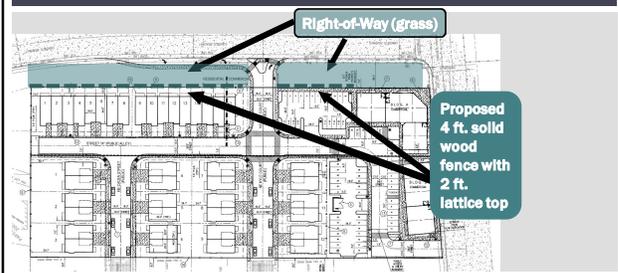
### PARKING

No off-street parking is required in the TCC zone

#### Proposed Parking:

- Commercial uses: 68 spaces, which equates to 5.6 spaces/1,000 sq. ft.
- Duplex units: 1 garage space per unit + one driveway space per unit
- On-street parking is available on one side of the street, where the road is up to 32 ft. wide

### LANDSCAPING, STREET TREES, FENCES + WALLS



### PUBLIC FACILITIES

- All public transportation facilities must be designed and constructed to Multnomah County standards
- Water & sewer available from 223<sup>rd</sup> & Sandy
- All stormwater from development site to be managed on-site with an underground treatment and detention system

### KEY CONDITIONS OF APPROVAL

#### PUBLIC IMPROVEMENTS AND SUBDIVISION

- D.3 Submit revised drawings that show street grades and curves comply with City standards.
- D.10 Submit final Stormwater Management Plan demonstrating compliance with Portland Stormwater Management Manual.
- D.11 Submit undergrounding plan for all proposed and existing utilities.

### KEY CONDITIONS OF APPROVAL

#### LANDSCAPING

- D.1-3 Submit final landscaping plan complying with standards and showing location of plant species.
- D.4 Required parking lot screening along Fairview Pkwy shall provide open fence of quality, durable material or a low decorative wall, combined with mix of landscaping to create visual interest.
- D.17 All trees identified for protection in final Tree Removal and Preservation Plan shall be evaluated by Certified Arborist, a tree protection plan provided to city, and tree protection implemented prior to and during construction.

### KEY CONDITIONS OF APPROVAL

#### PARKING and PEDESTRIAN ACCESS

- E.1 Comply with Multnomah County Transportation conditions of approval, including:
  - Confirm or revise TIS reflecting intersection of Fairview Pkwy with Kyle Ct. are two public streets
  - Half street improvements on Fairview Pkwy and Halsey
  - Maintain sight distance along Fairview Pkwy
- D.2 Provide pathways from Fairview Parkway and Halsey into site at intervals of no more than 330 ft.
- D.3 Provide compliance for townhomes with requirement for pathways to connect all street-facing/front doors to adjacent street

### KEY CONDITIONS OF APPROVAL

#### PARKING and PEDESTRIAN ACCESS, cont.

- E.6 Comply with requirement for contrasting paving materials or humps/raised crossings. Provide additional crosswalk at east end of Caden St.
- E.9 Relocate bike racks in front of each commercial building and meet employee parking and commercial requirements.
- D.12 Prior to final occupancy, improve the Kyle Ct./alley intersection with traffic management feature for pedestrian safety.

### KEY CONDITIONS OF APPROVAL

#### BUILDING DESIGN

- F.1 Revise south (Halsey) facade of Building B to provide windows between stone piers and equal or better storefront design than back of building.
- F.3 Demonstrate compliance with all architectural design standards that apply to the residential buildings.

### STAFF RECOMMENDATION

Staff finds that the proposed application can meet the requirements of the City Code as conditioned, and recommends approval of the site design review subject to conditions listed and described in the Staff Report.

### PLANNING COMMISSION ALTERNATIVES

- Approve the application based on the findings of compliance with City regulations and conditions of approval.
- Modify the findings, reasons, or conditions, and approve the request as modified.
- Deny the application based on the Commission's findings.
- Continue the Public Hearing to December 11 if more information is needed.

