



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, December 11, 2018

PRESENT: Ed Jones, Chair
Russell Williams, Vice Chair
Hollie Holcombe
Les Bick
Jeff Dennerline

ABSENT: Steven Hook

STAFF: Sarah Selden, Senior Planner
Eric Rutledge, Associate Planner
Devree Leymaster, City Recorder

1. CALL TO ORDER

Chair Jones called the meeting to order at 6:00 PM.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

None.

3. FINDINGS, CONCLUSION AND ORDER

a. File Number 2018-50-DR- SD

Chair Jones asked if the Commission had reviewed the final findings and conditions of approval and if they were in compliance with what the Commission requested at the November 27 meeting. Commission had no comments or questions.

Commissioner Dennerline moved to approve the final findings and conditions of approval for 2018-50-DR-SD and Commissioner Holcombe seconded. The motion passed unanimously.

AYES: 5

NOES: 0

ABSTAINED: 0

4. PUBLIC HEARINGS

a. File Number 2018-49-DR: Halsey Commons (21929 NE Halsey Street)

Chair Jones read the Open Hearing Statement for a Quasi-Judicial Hearing and Associate Planner Rutledge cited the applicable criteria.

AP Rutledge presented the staff report. (*Exhibit A*) The proposal is for site design review approval for a three-story mixed-use building including nine apartment units, 2,390 sq. ft. commercial space, and 16 parking spaces. He noted one written comment had been received and entered into the record as *Exhibit B*. Staff recommended approval of the application based on findings of compliance and conditions of approval.

Dean Hurford, Portland, OR, property owner and applicant shared the proposal is the best use for a successful development. He commented he has a prospective tenant for the commercial space.

Devin Jackson, Project Engineer, Battleground, WA, remarked they are ok with the conditions of approval.

Vice Chair Williams commented on his appreciation for addressing ADA issues and providing an ADA equipped/certified apartment.

Commissioner Holcombe asked if the name of the expected tenant may be shared. Mr. Hurford replied Edward Jones.

Commissioner Bick commented on the parking design and the accessibility between parking lots.

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

Steve Haschke, Fairview, OR spoke in opposition of the application. He is a property owner adjacent to the development. He expressed concern for parking, maintenance of the existing parking lot, and not receiving notice of a neighborhood meeting. He provided pictures to the Commission. (*Exhibit C*) Mr. Haschke commented that the development will affect his property value. He requested a concrete wall be installed along the property line; infill between the two existing walls.

SP Selden replied a parking study was not required because there is no specific requirement for parking in this zone. The property owner provides parking based on what they need to support business.

Mr. Jackson commented they did hold a neighborhood meeting on November 15, 2018.

Scott Adams, Multnomah County Transportation, reviewed expected transportation impacts. They look at nearby intersections; concluded will handle the increased traffic sufficiently.

AP Rutledge clarified the concrete wall is not required by the code. Mr. Hurford indicated he is willing to install a concrete wall and will work on landscaping maintenance.

Mr. Haschke reiterated his biggest concern is parking.

Chair Jones closed the public hearing.

Vice-Chair Williams summarized the expected traffic impacts meet current requirements. Seven major developments have been approved. He has concerns about 223rd, Halsey, and Sandy Blvd. and how the current infrastructure will handle the increased traffic.

The Commission supported adding the concrete wall to the conditions of approval and discussed the language to include.

Commissioner Dennerline moved to approve 2018-49-DR with staff recommendations and conditions and adding condition C13 to include a masonry wall to connect east and west masonry walls along the north property line. Commissioner Bick seconded. The motion passed unanimously.

AYES: 5

NOES: 0

ABSTAINED: 0

b. File Number 2018-51-DR: Halsey Crossing (NW Corner NE 223rd Ave. & Halsey Street)
Chair Jones read the Open Hearing Statement for a Quasi-Judicial Hearing and Senior Planner Selden cited the applicable criteria.

SP Selden presented the state report. (*Exhibit D*) The proposal is for site design review approval for six three-story multi-family residential buildings with 10-12 units each, one four-story mixed use building with 4,400 sq. ft. ground floor commercial space and 18 upper story residential units, and 108 on-site parking spaces. Staff recommended approval of the application based on findings of compliance and conditions of approval. She noted Multnomah County Transportation reviewed and approved the applicants request for a road rules variance concerning driveway spacing standards and two entrances.

Erin Upham, Axis Design Group, Portland, OR, remarked on the attention made to maximize parking. She noted building A and C are 50/50 one and two bedroom units and building B is 60/40 one and two bedroom units.

Commissioner Holcombe asked if the compact parking spaces could be spread out. Ms. Upham replied yes.

Chair Jones asked if any person would like to speak in favor, opposition to, or neutrally regarding the application

Dean Hurford, Portland, OR, thanked all the organizations involved for their assistance. This is unique property due to the creek. The development is designed to look “homey” and to highlight the creek. He noted the crushed rock path that meanders along the creek; this was not required, something he wanted to do.

Tim Brenner, Axis Design Group, Portland, OR, commented on the potential challenges working in a riparian zone. He requested flexibility regarding the meandering trail. Doesn't want it to be mandatory.

Rosemarie Engeln, Fairview, OR spoke in opposition of the application. She is concerned about the impact of the construction and increased storm water to the creek. She asked if it would increase the 100 foot flood plain and impact her home down creek. Chair Jones replied the development will not change the flood plain, and the development is not supposed to impact the storm water entering the creek. The storm water will be managed and detained on-site; how much is released and at what rate is controlled.

Steve Haschke, Fairview, OR spoke in opposition of the application, citing concerns for parking. Only one spot per residence, most will have two cars, where will the up to 100 other cars park?

Commissioner Dennerline commented the market will drive the demand for the development. If parking is an issue or not convenient renters will find another apartment if they need extra parking. Commissioner Bick agreed.

Devin Jackson, Project Engineer, Battleground, WA, reviewed concerns regarding storm water. It will be contained on site, designed to meet current on-site standards, the rate of release into the creek will be metered, there should be no increased flow into the creek, and the development will

not affect the flood plain down-stream. The proposal for this development is to increase the flood elevation.

Scott Adams, Multnomah County Transportation, reviewed in more detail the impact to traffic. They studied the seven nearby intersections. Recorded existing conditions and the level of service at the site. All intersections were satisfactory per county standards. They do expect build out in 2020. The development is expected to generate (during peak hours) 35 new trips in the AM and 43 trips in the PM. Commissioner Bick inquired about widening 223rd. Joanna Valencia, Multnomah County Transportation answered it is identified in the capital improvement plan. Don't know the time frame; mainly depends of funding.

Mr. Brenner explained they strived to create a balance to meet number of units and parking. They provided more parking than they had to. Sacrificed six units to create circulation and provide more parking. Are maximizing what can have on site.

Chair Jones closed the public hearing.

SP Selden clarified there is no specific conditions of approval regarding the natural trail. If the applicant decides to remove it; it would be a minor modification reviewed at the staff level with a ten day decision clock and cost of \$150.

The Commission supported requiring a revised site plan to show the distribution of compact parking spaces around the site.

Commissioner Holcombe moved to approve application 2018-51-DR as conditioned by staff with the addition of condition E11 to distribute the compact parking spaces throughout the site. Commissioner Dennerline seconded. The motion passed unanimously.

AYES: 5
NOES: 0
ABSTAINED: 0

5. COMMISSION AND STAFF UPDATES

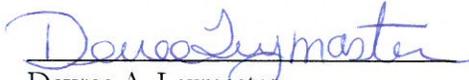
SP Selden reviewed the upcoming meeting schedule for January 8 and January 22, 2019.

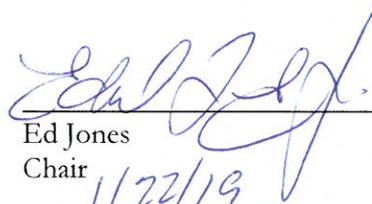
6. TENTATIVE AGENDA – JANUARY 8, 2019

- Amend floodplain ordinance to comply with required FEMA language. Must be completed by February 1.
- Land use application for new Public Works Facility.

7. ADJOURNMENT

Meeting adjourned by consensus at 8:45 PM.


Devree A. Leymaster
City Recorder


Ed Jones
Chair
11/22/19
Date

**FAIRVIEW
PLANNING COMMISSION
PUBLIC HEARING**

2018-49-DR
Dean Hurford / Halsey Commons

December 11, 2018



APPLICATION

Type III Site Design Review Approval for a new three-story building in the Town Center Commercial zone



APPLICATION

Site Design Review Approval for a new three-story building in the Town Center Commercial zone including:

- 2,390 SF of commercial space
- 6,804 SF of residential floor area
- 16 parking spaces

NOTICES/REFERRALS/TESTIMONY

Notice of Public Hearing

- Nov 20 – Notice in Outlook
- Nov 21 – Notice to Property Owners (250 ft)
- Nov 30 – Notice Posted to Site

Referrals

- Multnomah County Transportation Division
- Gresham Fire & Emergency Services
- Fairview Public Works/Engineering Department

Testimony

- As of noon on hearing day, no public testimony has been received

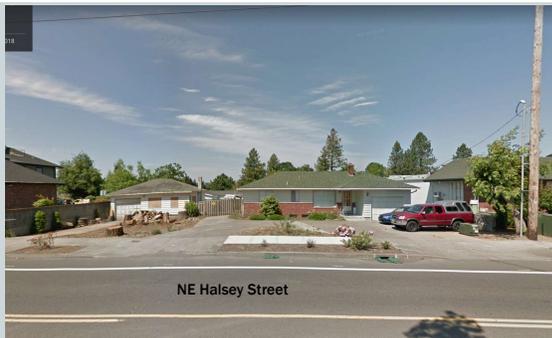
SITE LOCATION



SITE VICINITY



EXISTING CONDITIONS



APPLICABLE CRITERIA

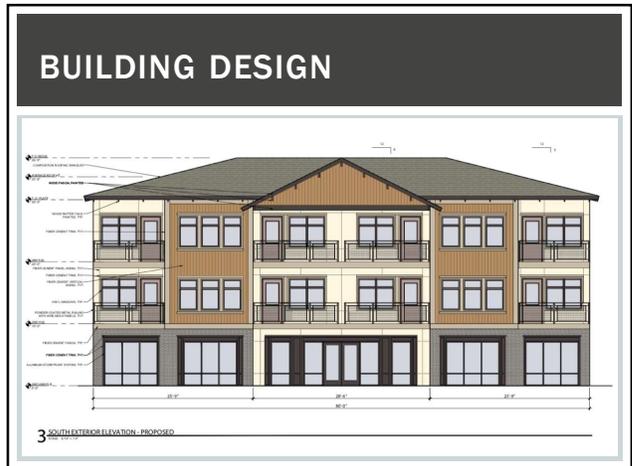
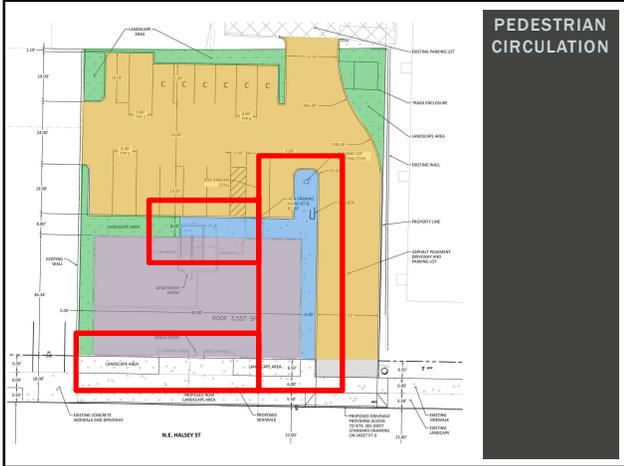
- Application Review Procedures**
- FMC 19.400 Administration of Land Use and Development Review
- FMC 19.413 Procedures
- FMC 19.424 Site Design Review – Application Review Procedure
- FMC 19.425 Site Design Review – Application Submission Requirements
- FMC 19.426 Site Design Review – Approval Criteria
- Land Use Districts**
- FMC 19.65 Town Center Commercial District
- Design Standards**
- 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
- Multnomah County Road Rules**
- MCRR 4.000 Access to County Roads
- MCRR 5.000 Transportation Impact
- MCRR 6.000 Improvement Requirements



ALLOWED USES (TCC)

<p>1. Residential*</p> <p>Single-Family</p> <ul style="list-style-type: none"> 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) <p>Two-Family</p> <ul style="list-style-type: none"> a. Two-family housing (duplex) (CU) <p>Multifamily and Three-Family</p> <ul style="list-style-type: none"> a. Multifamily housing and triplexes (CU) 	<p>6. Commercial</p> <ul style="list-style-type: none"> 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 use)* 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) <p><i>Uses marked with an asterisk (*) are subject to the standards in FMC 19.65.090, Special standards for certain uses.</i></p> <p><i>Land uses marked with a CU shall require a conditional use permit.</i></p>
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PUBLIC FACILITIES

- Half street improvements required
- Water main available in NE Halsey Street
- Sewer main available in NE Halsey Street
- Final stormwater design and report required

URBAN ARTERIAL CROSS SECTION

KEY CONDITIONS OF APPROVAL

- B2 Submit a revised site plan and detailed drawings specifying the location and dimensions of the sitting area between the front building entrance and the sidewalk
- B6 Submit detailed drawings of the trash enclosure screening. Screening options include a decorative wall, evergreen hedge, non-see through fence, or similar feature that provides anon-see through barrier
- B9 Revise the site plan to include 3 short-term bicycle parking spaces and 11 long-term bicycle spaces. Location of bicycle spaces must conform to standards in FMC 19.164.040(C).

KEY CONDITIONS OF APPROVAL

- C11 Meet all Conditions of Approval required by Multnomah County for site access and street improvements

- C12 Meet all fire and access supply requirements as determined by Gresham Fire & Emergency Services

STAFF RECOMMENDATION

Staff finds that the proposed application will meet the requirements of the City Code as conditioned, and recommends approval of the Site Design Review and Conditional Use Permit 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 a date certain if more information is needed.

Eric Rutledge

Exhibit B

From:

Sent:

To:

Subject:

Eric Rutledge

Hearing file # 2018-49-DR

Eric,

For the Commission meeting on 12/11/18 RE: Dean Hurford. I would like to share a few minutes against the building with reasoning and photograph of the property. Please let me know what else I need to do.

Thank you

Steve Haschke

Sent from my Iphone XR

Discussed several years ago when Commission approved use of lot next to 580 5th Ct. It was then discussed that Mr. Hurford use this lots as employee parking lot only. That Mr. Hurford maintain the 4' of property exposed to 5th Ct and also maintain the small portion of lot on Lincoln St that all land owners in 5th Ct own due to size its not buildable. During the summer of 2018 there was a parking lot party with DJ causing loud noise and was not able to keep front door open during party. As far as the 4' of property exposed to 5th Ct., there has been little to no maintenance done to the property.

①

trash enclosure



Also if you look at the parking in the lot in the evening and during lunch rush the lot is already over full and adding another business and apartment complex will increase the overloads and push staff and apartment tenants out into the neighboring areas.

Additionally the order coming from the trash area during the Summer is unbearable to the residents when the wind comes up.

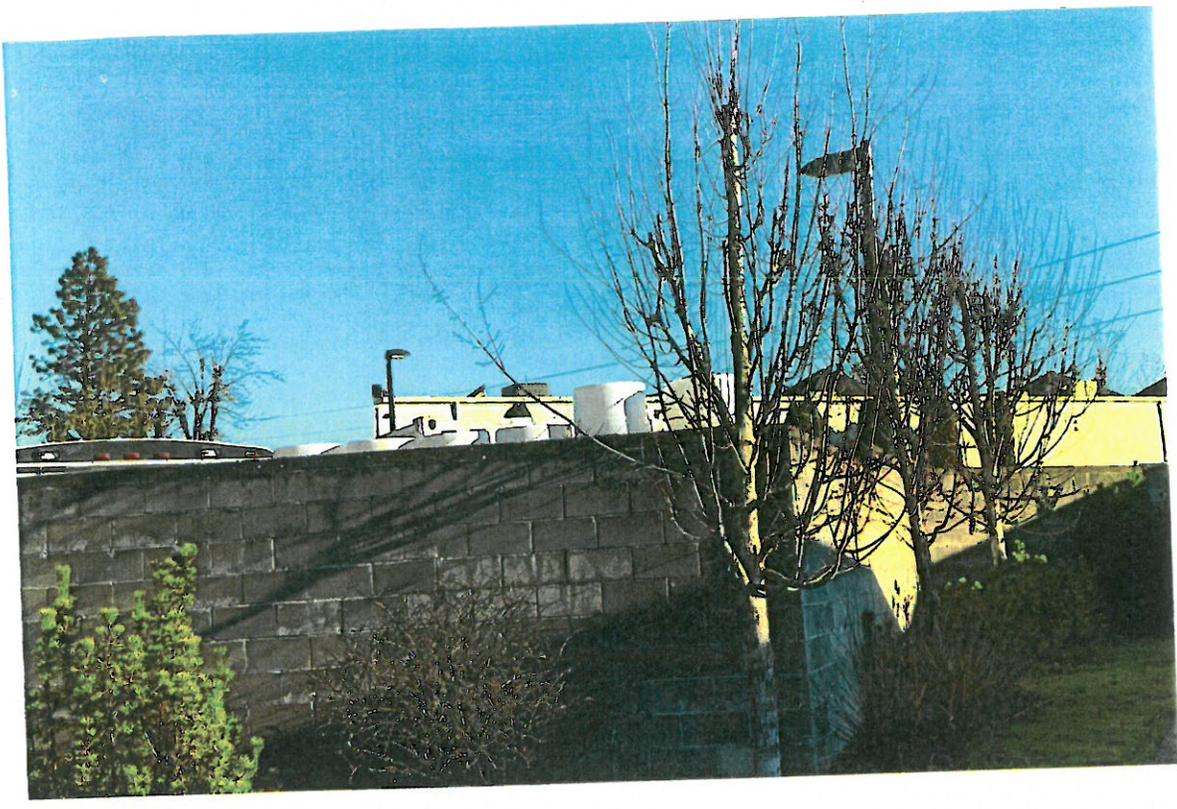
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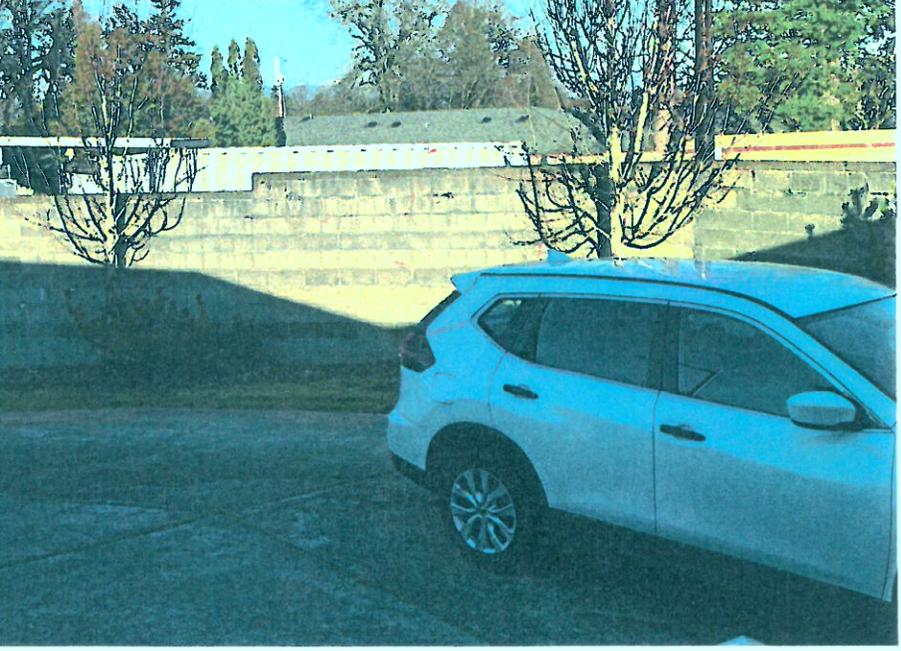
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4



5



6



**PLANNING COMMISSION
PUBLIC HEARING**

2018-51-DR
Halsey Crossing
December 11, 2018



APPLICATION

Site Design Review approval for new mixed-use development site consisting of:

- One four-story mixed-use building along NE 223rd Avenue with 4,400 sq. ft. of ground floor commercial space and 18 upper story residential units
- Six three-story multi-family residential buildings containing 10-12 units each
- 108 on-site parking spaces

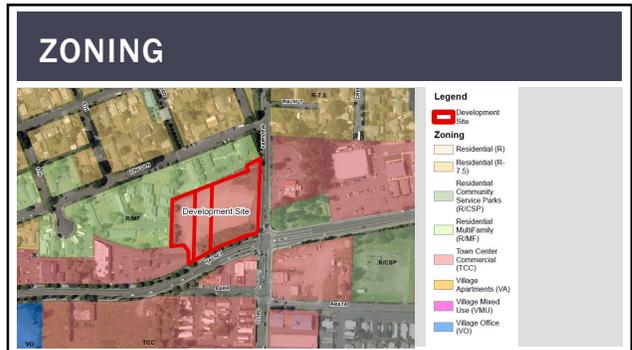
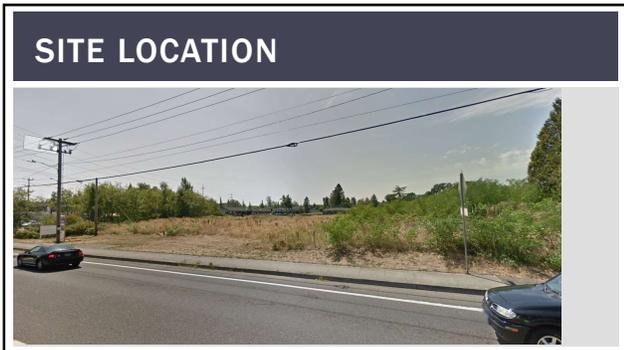
SITE LOCATION



2.65-acre site
Three lots to be consolidated prior to building permits

SITE LOCATION





NOTICES/REFERRALS/TESTIMONY

Notice of Public Hearing

- Nov. 20: Published in the Gresham Outlook
- Nov. 21: Mailed to property owners within 250 ft. of the site.
- Nov. 30: Sign was posted on the site

Neighborhood Meeting

- Held on Nov. 15, 2018

Referrals

- Application routed to Multnomah County Transportation & Gresham Fire

Written Testimony

- By noon on the hearing day, no testimony received

APPLICABLE CRITERIA

Land Use Districts

- 19.165 Town Center Commercial (TCC) District
- 19.105 Floodplain Overlay
- 19.106 Natural Resource Regulations

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

Application Review Procedures

ALLOWED USES

<p>6. Commercial</p> <ul style="list-style-type: none"> 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 use)* f. Office uses (i.e., those not otherwise listed) 	<ul style="list-style-type: none"> 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) 	<p>7. Industrial*</p> <p>Light manufacture (e.g., small-scale crafts, electronic equipment, furniture, similar goods when in conjunction with retail) (CU)</p>
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ALLOWED USES

<p>1. Residential*</p> <p>Single-Family</p> <ul style="list-style-type: none"> 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) <p>Two-Family</p> <ul style="list-style-type: none"> f. Two-family housing (duplex) (CU) 	<p>Multifamily and Three-Family</p> <ul style="list-style-type: none"> g. Multifamily housing and triplexes (CU) <p>Residential care</p> <ul style="list-style-type: none"> h. Residential care homes and facilities (CU) i. Family day care (12 or fewer children) <p>2. Home occupations</p> <p>3. Bed and breakfast inns and vacation rentals (CU)</p>
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SITE PLAN

- Apartment Building Type "B"**
 - 3 buildings
 - 30 total units
 - Tuck-under parking in back
- Apartment Building Type "A"**
 - 3 buildings
 - 36 total units
- Mixed-Use Building "C"**
 - 4,000 sq. ft. ground floor commercial
 - 18 residential units

CIRCULATION AND PARKING

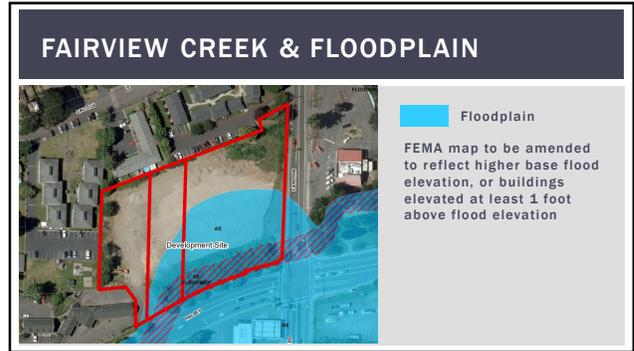
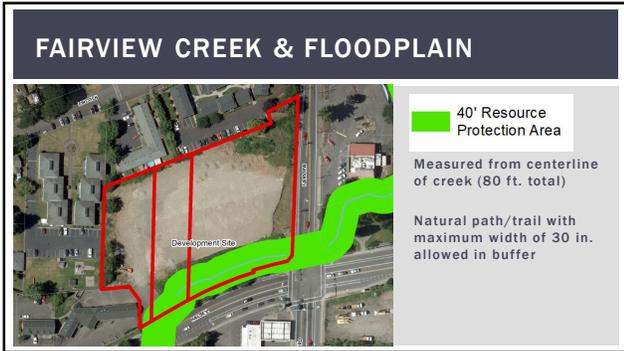
- 85 surface parking stalls
- 23 tuck-under stalls
- 24 designated for commercial
- 1 per residential unit
- Right-in/right-out only on 223rd

PEDESTRIAN ACCESS & CIRCULATION

Connectivity is provided throughout site, and to the abutting public sidewalks.

UTILITIES & STORMWATER

- Underground storm water detention chambers
- Treated water will slowly release into Fairview Creek
- Sewer and water connections to main lines in 223rd Ave.



MIXED-USE BUILDING DESIGN



4 BUILDING C - VIEW FROM SITE INTERIOR

APARTMENT BUILDING "A" DESIGN



3 SOUTH ELEVATION, BUILDING TYPE A - PROPOSED

APARTMENT BUILDING "B" DESIGN

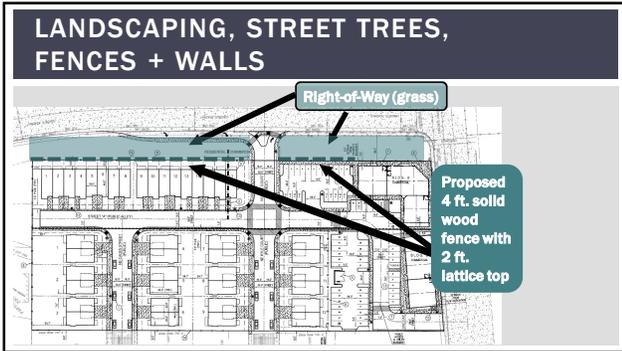


4 SOUTH ELEVATION, BUILDING TYPE B - PROPOSED

APARTMENT BUILDING "B" DESIGN



3 NORTH ELEVATION, BUILDING TYPE B - PROPOSED



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

- ### KEY CONDITIONS OF APPROVAL
- D-1 Prior to issuance of permits, submit a landscape plan that includes all information required in FMC 19.420.020 (E) and conforms to all landscaping standards in FMC 19.163.
 - D-4 The landscape plan shall include plants in the area between the brick wall and the NE 223rd Avenue sidewalk to buffer and soften the appearance of the wall.
 - D-5 The landscape plan shall include vegetation that sufficiently screens the parking and driveway areas of the development site from adjacent multifamily uses.

- ### KEY CONDITIONS OF APPROVAL
- E-1 Compliance with Multnomah County Transportation conditions.
 - E-4 Prior to issuance of permits, revise the site plan to show compliance with the requirement for contrasting paving materials or humps/raised crossings.
 - D-5-7 Compliance with bike parking standards.
 - F-1-5 Fairview Creek resource buffer to be protected during construction/all activity subject to FMC 19.06

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 18 if more information is needed.