



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, February 26, 2019

PRESENT: Hollie Holcombe, Chair
Russell Williams, Vice Chair
Les Bick
Steven Hook
Jeff Dennerline
Steve Owen

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

1. CALL TO ORDER

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

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

Mr. Robert Wade, Fairview, OR spoke about the Fairview Municipal Code (FMC) and code compliance issues he is having with the city. Per city code, vehicle repairs are not allowed at your home and vehicles must be registered to the residence; a title is not sufficient. He requested the Planning Commission re-evaluate these codes.

Associate Planner Rutledge shared the City Council has requested a memo from staff summarizing the code and its application in practice. The items Mr. Wade commented are in the nuisance code; staff will verify if there is overlap into the development code.

3. WORK SESSION

a. Corridor Commercial Zoning District Amendments: Work Session #1

Senior Planner Selden reviewed the information the Commission requested at their prior meeting, as summarized in Exhibit A. AP Rutledge presented examples of commercial mixed-use developments in other cities, also referenced in Exhibit A and in the staff report, Attachment A.

SP Selden requested each Commissioner provide feedback on how stringent the regulations should be, what regulations should be implemented, and should they apply to all properties or certain areas.

Commissioner Hook favored more stringent limits similar to Gresham's moderate commercial or Oregon City neighborhood commercial. He commented east of 223rd is primarily industrial as move west allow for transition, some residential and commercial with limits on residential, as move into predominately residential area.

Commissioner Bick preferred keeping as is; no specified ratio. Let the market drive what the ratio should be. In Wood Village he heard appreciation for increased residential (61 units with 1,044 sq. ft. commercial). Provides customer base for businesses. Let the developers do their due diligence and build what is needed according to the data; leave flexible.

Vice Chair Williams supported setting a specific amount of space to be commercial vs residential.

Commissioner Dennerline referenced the Main Streets on Halsey study and queried what Fairview wants – renters or home owners. He supported limiting apartments, not allowing residential to exceed 50% of the total building area in mixed-use developments similar to Gresham and Oregon City examples.

Commissioner Owen commented the area east of 223rd along Sandy is more general industrial; should be no opportunity for housing. West of 223rd makes sense to have some ability to have residential with commercial, need to set minimum amount for commercial and limit the residential component. Likes the Oregon City example. Would like to hear from property owners and their perspective for residential vs commercial or a combination with what ratio.

Chair Holcombe remarked would like either no mixed-use or if do allow require a high percentage of commercial space similar to Oregon City or Gresham neighborhood commercial.

Commissioner Hook commented with speed and parking issues along Sandy, would support having a no mixed-use section.

The Commission discussed building orientation, set-backs, and parking between street and building. SP Selden shared the current language is discretionary and has building placement and orientation relevant to the front property line. Commissioner Dennerline clarified there is currently no setback requirement. SP Selden replied, correct.

Commissioner Owen supported a front setback of 10-20 feet with no parking between the sidewalk and building; looking at parking minimums; and minimizing future parking along Sandy Blvd. itself.

Commissioner Dennerline favored a 10-20 foot setback and removing the term “encourage” and replacing with concrete language.

Vice Chair Williams commented he was ok with a 10-20 foot setback and no parking in between.

Commissioner Bick remarked need to consider traffic speed and visual clearance to enter Sandy. He would be ok with some vehicle parking between a building and Sandy.

Commissioner Hook supported a 10 foot setback with the front building orientation towards Sandy Blvd.

Chair Holcombe commented she would like the setback to be 20 feet maximum, would support the ability to have parking on the side of a building, and agreed unclear terms like “encourage” need to be removed and replaced with clear/concise terms.

Commissioner’s Dennerline and Bick indicated support for the building to property width ratio being a minimum of 50%.

Commissioner Dennerline commented on the speed of traffic and slowing traffic down to enhance safety and economic vitality; need to make Sandy Blvd. visually appealing.

Vice Chair Williams agreed, speeds along Sandy Blvd. should be slowed down. Sandy is no longer a minor arterial in practice. He supported at least a 50% building to property width ratio.

Commissioner Bick remarked the site often dictates the type of building - vertical, horizontal, etc. May receive applications that may not fit what is wanted. Proposed including options to consider modifications. He supported slowing the speed down along Sandy Blvd.

SP Selden summarized the information provided by the Commission. Most restrictive mixed-use regulations with no residential uses or mixed-use east of 223rd. Mixed-use examples most favored include Oregon City neighborhood comer standard (residential can't exceed 50% of total building area) and Gresham moderate commercial (51% of site's ground floor area and 75% of the linear street footage occupied by commercial/institutional use). The Commission agreed.

SP Selden commented the next step is to start the public outreach process and gather public input. The next work session is scheduled for April 9.

4. COMMISSION AND STAFF UPDATES

Staff checked with Metro East Media and updated the information concerning the broadcast schedule.

There is one open position on the Planning Commission. Applications are being accepted through March 14; with candidate interviews scheduled for the March 20 City Council meeting.

Main Streets on Halsey Open House, March 4 at Wood Village Baptist Church.

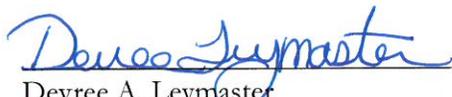
SP Selden reviewed the meeting schedule.

5. TENTATIVE AGENDA

March 12 - maintenance code amendment language amendments.

6. ADJOURNMENT

Meeting adjourned by consensus at 8:03 PM.


Devree A. Leymaster
City Recorder


Hollie Holcombe
Chair

3-12-19
Date

**PLANNING COMMISSION
WORK SESSION**

**Corridor Commercial District
Code Amendments**

Work Session #1: Analysis + Code Options

February 26, 2019



WORK SESSION OBJECTIVE

Identify up to three (3) alternatives for regulation of residential uses in the Corridor Commercial (CC) Zone, to forward for public input.

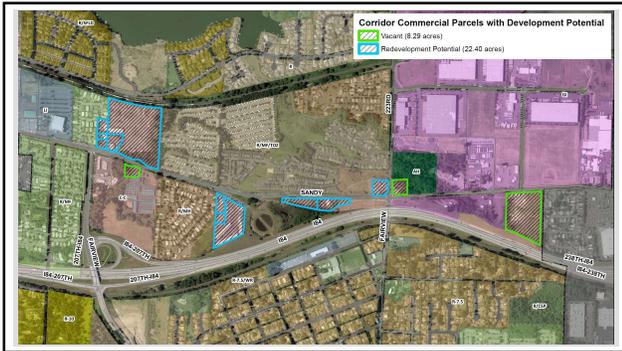
DISCUSSION QUESTIONS

Should residential mixed-use development continue to be permitted in the CC zone? If so:

1. How flexible or restrictive should the use regulations be for residential uses?
2. What new regulations should be implemented to define the amount or location of residential and commercial uses on the mixed-use development site?
3. Should the same parameters apply to all parcels within the CC zone, or should some locations limit residential in favor of commercial or industrial uses (such as the east end, identified in the Sandy Blvd. Refinement Plan as industrially focused)?

DISCUSSION QUESTIONS

Should the CC development code establish clear and objective requirements for front setbacks and building orientation to replace the non-regulatory standards that "encourage" buildings to be oriented to the street and state that driveways and parking "should not" be placed between the building and street?



COMPREHENSIVE PLAN POLICIES

4. New residential development will generally be of moderate overall density.

- About half of the new dwelling units will be single-family detached at an average density of nearly 5 units per acre.
- Half the new dwelling units will be duplexes, multi-family developments (apartments and condominiums), and manufactured homes at an average density of 20 units per acre.
- Planned unit developments will be encouraged on parcels of land of at least 4 acres (see the Policies section of Chapter 10 – Housing).
- New housing shall fit the character of the existing neighborhood.

COMPREHENSIVE PLAN POLICY

5. Retail and service commercial businesses serving clientele from the planning area and nearby locations will be encouraged to develop in the Town Center and arterial corridor commercial areas, as well as **In clusters along 223rd Avenue at Halsey Street and Sandy Boulevard.**

COMPREHENSIVE PLAN POLICY

8. Commercial development along Sandy Boulevard will be focused in three centers at 207th, 223rd and approximately 233rd. The focus of the first two centers is on providing services to the neighboring residential and industrial activities. The third center at approximately 233rd may include services but may also reflect a more regional market given the character of uses that already exist in the area.

COMPREHENSIVE PLAN POLICY

9. Compatible light industry will be allowed in the Sandy Boulevard Corridor Commercial Areas. Heavier industrial development shall be reviewed through the conditional use process and must demonstrate an ability to meet City standards and policies for locating near residential development.

COMPREHENSIVE PLAN POLICY

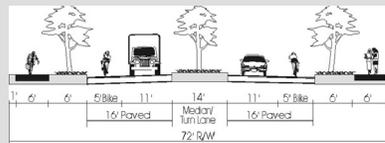
HOUSING

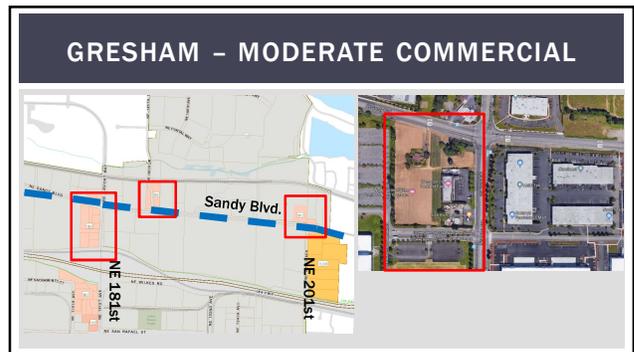
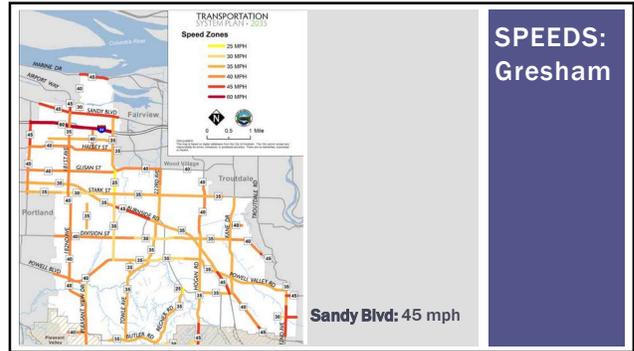
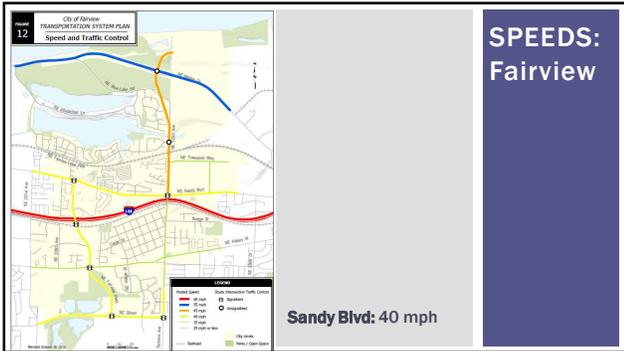
- 2. Maintain existing multi-family housing development along Sandy Boulevard (west of NE 223rd Ave), Halsey Street, 201st Avenue, and NE 207thrd Avenue (south of Halsey Street).
- 10. In the Sandy Boulevard Corridor area to the west of N.E. 223rd Avenue, provide a variety of residential uses and densities throughout the corridor and allow redevelopment of existing low-density residential areas with medium density town homes and row houses that are pedestrian oriented and affordable.

ROADWAY IMPROVEMENTS

Sandy Boulevard Refinement Plan

Figure 5: Sandy Boulevard Cross-Section With Raised Median/Turn Lanes





HAPPY VALLEY – COMMUNITY COMMERCIAL



The map shows the Happy Valley area with a red-shaded region indicating the Community Commercial zone. This zone is bounded by SE Sunnyside Rd to the west and SE 122nd to the east. An inset photograph shows a modern, single-story commercial building with a white facade and a dark roof.

TROUTDALE – COMMUNITY COMMERCIAL



The map shows the Troutdale area with a red-shaded region indicating the Community Commercial zone. This zone is bounded by SE Stark St to the north and Troutdale Rd to the south. An inset photograph shows a multi-story commercial building with a modern design, featuring large windows and a mix of materials.

NEXT STEPS

- Interview real estate brokers representing for-sale property in the CC zone and developers working along the corridor
- Mailing on code amendment project to residents and property owners along Sandy Blvd.
- Article in March issue of Fairview Point
- Project-specific webpage on City website
- Potential open house?
- Online survey?
- **NEXT WORK SESSION:** April 9