



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, February 12, 2019

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

STAFF: Sarah Selden, Senior Planner
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

None.

3. ADOPTION OF MINUTES

a. January 22, 2019

Commissioner Holcombe moved to approve the minutes and Commissioner Owen seconded. The motion passed unanimously.

AYES: 6
NOES: 0
ABSTAINED: 0

4. ELECTION OF CHAIR AND VICE CHAIR

Commissioner Bick nominated Commissioner Holcombe for Chair and Commissioner Owen seconded. The motion passed unanimously.

AYES: 6
NOES: 0
ABSTAINED: 0

Commissioner Dennerline nominated Commissioner Williams for Vice Chair and Commissioner Holcombe seconded. The motion passed unanimously.

AYES: 6
NOES: 0
ABSTAINED: 0

5. WORK SESSION

a. 2019 Code Amendments – Project Scoping

Senior Planner Selden reviewed the code maintenance amendments and policy amendments from the September 11 work session. Requested confirmation from the Commission for the priority and order of items to be reviewed.

SP Selden referred to additional items staff proposed including food carts and the Fairview Lake Riparian Buffer. These items had come up previously, but due to changes in staff and workloads, did not proceed through a process.

Commissioner Holcombe indicated she was ok with the order of the list. She proposed adding the additional items ahead of item 6, Neighborhood Commercial Zoning Standards. Commission discussed where these items should be added. SP Selden suggested staff could come back with a briefing and process for food carts. The Commission could then decide where to insert. Commissioner Dennerline commented “temporary” will need to be clarified.

The Commission reviewed the proposed schedule of items and approved deferring training until the seventh seat is appointed by Council.

SP Selden asked what the Commission needs to evaluate code changes. Staff is currently researching how other cities regulate mixed-use development. She inquired what other information and analysis would the Commission like to see.

During discussion references were made to providing a mixed-use definition; information from the Sandy Blvd. Refinement Plan; providing clear, specific and predictable information about what is allowed; remove residential from table 19.70.020A(4.e.); comparisons with surrounding communities; analysis of what is here now; examples of successful similar zones from other cities; zoning along Sandy Blvd. going west to 185th, what the setbacks are and is parking allowed between building and road; etc.

Commission also requested looking at speed adjustments, traffic volumes and right-of-way improvements along Sandy. Information on other corridors, what was the vision, what are the speeds, etc. Requested staff provide the Halsey Corridor Study.

Commissioner Bick commented Gresham specifies a 51% ratio in their mixed use; while Fairview and Wood Village have no ratio. This allows Fairview to be more flexible to adjust and meet market demand.

SP Selden shared staff’s ideas for public involvement including working with Home Owner Associations, information in the Fairview Point and on the city website and targeted mailings regarding upcoming work sessions with contact information for staff. Proposed using a survey tool to get input and feedback, scheduling an open house, interviewing real estate agents and developers working along Sandy Blvd., and including “public comment accepted” on the work session agendas. She asked if the Commission had other suggestions to engage the public. Commission supported staff’s ideas.

Commissioner Dennerline proposed looking at the zoning for manufactured home parks. They are currently designated residential medium density. He asked if that is the desired zoning when considering what those sites could redevelop into under the current zoning.

6. COMMISSION AND STAFF UPDATES

SP Selden reported the annual Planning Commission report to Council is scheduled for February 20. Vice Chair Williams confirmed he would be able to attend and give the report.

SP Selden inquired how often the Commission would like to meet with the City Council in work session. The Commission responded twice a year.

Commissioner Bick reminded everyone to speak directly into the microphone for the benefit of the audience and for at-home viewers. SP Selden commented also need to be sure to request complete mailing addresses from individuals who address the Commission.

7. TENTATIVE AGENDA

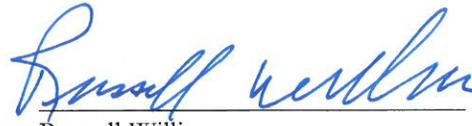
- Work Session: CC Zone Mixed-Use.

8. ADJOURNMENT

Meeting adjourned by consensus at 7:56 PM.



Devree A. Leymaster
City Recorder



Russell Williams
Vice Chair

3/12/19
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.