



MINUTES  
PLANNING COMMISSION MEETING  
1300 NE Village Street  
Fairview, OR 97024  
Tuesday, April 23, 2019

PRESENT: Hollie Holcombe, Chair  
Russell Williams, Vice Chair  
Jeff Dennerline (by Phone)  
Les Bick  
Wendy Lawton

ABSENT: Steven Hook  
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**

Greg Button, Fairview, OR, spoke on behalf of the Fairview Lake Property Owners Association (FLPOA) regarding the riparian buffer code. He commented a code update began in 2013 and a draft code was submitted to the Planning Commission in 2015, but the proposed code was never adopted. He remarked on conflicting regulations between 35 foot buffers and 50 foot buffers; and the lack of consistency. Requested the Commission consider a uniform code for a 35 foot buffer; remove ambiguity.

Senior Planner Selden replied she will look for the draft code and provide it to the Commission. She noted the Fairview Lake riparian code is on the list of commission code updates.

Trisha Weatherbee, Fairview, OR, resident of Quail Hollow Manufactured Home Park (MHP) spoke about the impacts of Sandy Blvd. developments on the MHP. She requested the Commission place regulations around the property and its potential development uses to prevent the possibility of selling the land and redeveloping the park into another use and displacing the residents; similar to Portland. Commission requested staff look into what Portland had done.

**3. ADOPTION OF MINUTES**

Vice Chair Williams moved to adopt the March 12 and March 26, 2019 minutes and Commission Bick seconded. The motion passed unanimously.

AYES: 5  
NOES: 0  
ABSTAINED: 0

**4. WORK SESSION**

a. Corridor Commercial

SP Selden summarized for the audience, the purpose of the work session is to consider potential amendments related to residential mixed use standards in the corridor commercial zone.

Currently, residential is only allowed if it is existing or it is permitted in conjunction with another permitted use in the zone. The code does not provide information on how much the mix is or where they are located.

SP Selden reviewed draft code language with the Commission as reference in *Exhibit A*. The Commission requested no changes to the proposed definitions. During discussion of the mixed use options, AP Rutledge read the comments received from the Open House.

**Alternative A: Residential uses limited to 50% floor area.**

Likes:

- Housing over business – at least there are some units.
- Simpler.
- Residential on site helps support business.
- Residential component is guaranteed rent.

Dislikes:

- Not over manufacturing. Families, seniors and everyone else – disabled being displaced.

Other:

- Need more housing. Third story could be apartment for affordable housing.
- Four or more rental units are a business. With houselessness, I think a third story for renters is necessary.

**Alternative B: Residential uses limited on ground floor.**

Dislikes:

- Road is very busy for buildings at street.
- Commercial buildings at street give more walkable feel.
- Could apartments encourage taller buildings? (too tall)

**Alternative C: Residential uses prohibited.**

Likes:

- Nothing.

Dislikes:

- No where to live.
- Wouldn't want large scale commercial development.
- Small scale commercial or residential is more compatible with what is there now.
- Like ground floor commercial and upper residential. (122<sup>nd</sup> & Glisan)

Other:

- Too many houseless.
- Space for restaurants is desirable (medium size).
- Lots of recent development approval – too early to tell impact.

**Residential Uses East of 233<sup>rd</sup> Avenue**

Likes:

- Agree- residential not appropriate at east end.
- Retail/service commercial also not a good fit/not desirable place to live.

Other:

- At 223<sup>rd</sup> corner – want a pleasing development park? Commercial 50%, residential would be OK to cover.
- Commercial/restaurants/personal service – good to have.
- Restaurant could serve industrial employees and mobile-home park.
- Don't put industrial next to a home park.
- Farmer's market like 162<sup>nd</sup>/Glisan.or food carts.

During discussion, the Commission indicated support for commercial being ground level, commercial must occupy 50% of the street facing façade width, building orientation towards the street with parking behind the building, maximum setback of 20 feet, and prohibiting residential use development within the Corridor Commercial zone east of NE 223<sup>rd</sup> Avenue.

Commissioner Bick asked what properties along Sandy Blvd. were still available. SP Selden replied there are three vacant properties and four with redevelopment potential.

Commissioner Lawton clarified that the Comprehensive Plan supports commercial and industrial development east of 223<sup>rd</sup>. SP Selden replied yes, with residential being included west of 223<sup>rd</sup>.

Commissioner Bick commented that mixed use Option 1 is too limiting. Option 2 is workable, but he is concerned about placing buildings right up to Sandy Blvd. Most of the current developments are purposely set back from Sandy Blvd. because of orientation and the use of Sandy Blvd. from a traffic perspective.

SP Selden commented Multnomah County reviews site vision for all developments. Setback standards should not impact traffic safety.

Commission requested presenting all options to the Council during the joint work session on June 19 for their feedback. SP Selden asked if the Commission needed additional information for their review. The Commission replied no.

#### b. Citizen Involvement

SP Selden explained one of the roles of the Commission is to act as the Committee for Citizen Involvement (CCI). The CCI's goal is to ensure there are scaled and appropriate opportunities for citizens to be involved in all phases of the planning process. This is a periodic evaluation of what we are currently doing and to identify areas where we may do better.

She asked the Commission what their perceptions are of what we are doing well and what areas we could improve in. Commission replies to communicate information included the Fairview Point, targeted mailings for planning activities, scheduling public forums, city website, and use of Facebook and Twitter. During discussion about the Fairview Point it was noted not that only customers who receive a water bill get the Point. CR Leymaster commented staff is researching options to provide (mail) the Point to all residents. The noted areas of weakness included lack of citizen involvement and public apathy.

During discussion about the lack of public involvement, SP Selden shared information about a Citizen Alliance Committee (CAC) that formed in 2003, that in part provided the Commission with public involvement recommendations. The CAC is no longer active. The Commission discussed potentially reinstating the Committee and added it to the list of items to talk with Council about during their June 19 joint work session.

Commissioner Lawton commented there are many different media formats i.e. social media, paper, email, web site, etc. Need to share information across all formats. She proposed looking at developing a comprehensive communication strategy and using available tools to track and quantify data. She volunteered to assist with this process.

**5. COMMISSION AND STAFF UPDATES**

- Vice Chair Williams commended Chair Holcombe on receiving the 2018 Volunteer of the Year Award.
- Commissioner introductions: new commissioner, Wendy Lawton.
- SP Selden reviewed the upcoming Commission meeting schedule.

**6. TENTATIVE AGENDA**

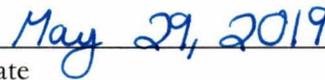
May 14: Public Hearing 2019-11-MOD (Major Modification to prior land use decision).

**7. ADJOURNMENT**

Meeting adjourned by consensus at 8:49 PM.

  
Devree A. Leymaster  
City Recorder

  
Hollie Holcombe  
Chair

  
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.

**PLANNING COMMISSION  
WORK SESSION**

**Corridor Commercial District  
Code Amendments**

Work Session #2: Draft Code  
Amendments

April 23, 2019



**WORK SESSION OBJECTIVE**

- Consider public input on code amendments
- Review draft code language
- Determine if additional work is needed prior to hearing

**DRAFT CODE: DEFINITIONS**

19.13.120 "L" definitions.  
///  
**Live-Work. A type of Residential Mixed Use Development that combines a non-residential use with a residential use in the same unit, and where the work space is used by someone residing in the unit. The living space may be located in front or behind the work space on the same floor, or on a separate floor.**

**DRAFT CODE: DEFINITIONS**

19.13.130 "M" definitions.  
///  
~~Mixed Use Building/Development/Horizontal/Vertical. See FMC 19.30.130(G).~~  
**Mixed Use. A development consisting of more than one broad category of use (e.g., commercial, industrial, residential, or institutional), Residential Mixed Use Development. Development containing both residential and nonresidential uses on a single site. Uses may be mixed vertically in the same building, such as ground floor commercial with upper story residential units, or may be mixed horizontally in separate buildings on the same site.**

**DRAFT CODE: MIXED USE OPTIONS**

E. Residential Mixed-Use Development. The following standards apply to support the commercial and light manufacturing intent of the Corridor Commercial zoning district and the direction of the Comprehensive Plan.

**OPTION 1.1:**

1. Residential uses are limited to a maximum of 50% of the total building square footage on the site.

**OPTION 1.2:**

1. Residential uses are limited to a maximum of 49% of the site's total ground floor building area.
2. Non-residential uses must occupy the ground floor along 75% of the street-facing facade width.

**DRAFT CODE: MIXED USE OPTIONS**

**OPTION 1.3:**

Residential mixed-use development is prohibited within the Corridor Commercial zone east of NE 223<sup>rd</sup> Avenue.

**DRAFT CODE: MIXED USE OPTIONS**

**OPTION 2:**

**Prohibit residential mixed-use development.**

**DRAFT CODE: SITE DESIGN**

19.70.030 Corridor commercial setback standards.

A. Building Setbacks. In the corridor commercial district, setback standards are intended to support the purpose of the district to create an aesthetically pleasing, open and pleasant street appearance; to complement the Building Orientation standard; and to enhance visibility of commercial uses from the street. ~~flexible to allow parking to be located near the entrance of new commercial development.~~ Building setbacks are measured from the wall or facade to the respective property line. The setback standards apply to primary structures as well as accessory structures. The standards may be modified only by approval of a variance.

## DRAFT CODE: SITE DESIGN

### 1. Front Setbacks.

- a. Minimum Setback. There is no minimum front setback. The minimum allowable front setback is zero feet. There is no maximum front setback.
- b. Maximum Setback. The maximum setback is 20 feet.
- c. Frontage Requirement: Building facades shall occupy a minimum of 50% of the frontage width at the maximum setback line.

## DRAFT CODE: SITE DESIGN

C. Building Orientation Standard. All of the developments listed in subsection A of this section are encouraged to shall be oriented to a street....

- 2. Off-street parking, driveways or other vehicular circulation should shall not be placed between a building and the street.

## DISCUSSION QUESTIONS

- Is any additional work or additional review needed prior to the public hearing?
- Should any additional information be prepared for the hearing, to assist the public or commission in making a recommendation?
- Would the Commission like the Council's direction prior to noticing the hearing? Joint work session is scheduled for Wednesday, June 19.
- Are any changes needed to the draft code amendments prior to the hearing?

## NEXT STEPS

- Prepare additional information/revisions as needed
- 20-40 days before Planning Commission hearing: Mail notice to property owners
- 35 days before hearing: Mail notice to DLCDC and Metro
- 10 days before hearing: Public notice in newspaper

