



MINUTES  
PLANNING COMMISSION MEETING  
1300 NE Village Street  
Fairview, OR 97024  
Tuesday, May 14, 2019

PRESENT: Hollie Holcombe, Chair  
Russell Williams, Vice Chair  
Steve Owen  
Les Bick  
Wendy Lawton  
Jeff Dennerline

ABSENT: Steven Hook

STAFF: Sarah Selden, Senior Planner  
Eric Rutledge, Associate Planner

**1. CALL TO ORDER**

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

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

None.

**3. ADOPT MINUTES – April 23, 2019**

Vice Chair Williams moved to approve the April 23, 2019 minutes and Commissioner Bick seconded. Motion passed unanimously.

AYES: 6

NOES: 0

ABSTAINED: 0

**4. PUBLIC HEARING**

a. File Number 2019-11-MOD

Chair Holcombe read the Opening Hearing Statement for a Quasi-Judicial, land use, Hearing. Senior Planner (SP) Selden cited the applicable criteria.

AP Rutledge reviewed the staff report as reflected in the presentation. (*Exhibit A*) In summary, the request is a major modification to land use application 2018-40-CUP (two duplexes, four units total and eight total parking spaces). In meeting the standards for the approval, the proposed design resulted in an additional 712 sq. ft. per building; triggering the need for a major modification approval. The redesign also resulted in slight changes to the site plan. The number of duplexes, units and parking spaces remains the same. AP Rutledge noted the slight site design changes. He reviewed the key conditions of approval and commented staff recommends approval of the application subject to the conditions of approval listed in the staff report.

Applicant Becca Zaloznik, Gresham, OR commented the main reason they decided to go with a different design is because their prior architect was a little difficult to work with and the layout was not ideal. The new architect came up with a more customized design that is better suited for the site.

Chair Holcombe asked if anyone would like to speak in favor of, neutral, or opposition to the application.

Commissioner Dennerline asked what is north of the development. Staff answered a deep lot with access from 201<sup>st</sup> Avenue and what looks to be a small utility easement. The applicant is proposing a six foot fence along the north property line and around lots 4 and 5. Commissioner Dennerline commented the redesign is an improvement; better overall development.

Chair Holcombe closed the public hearing.

Commissioner Dennerline moved to approve application 2019-11-MOD with staff recommendations. Vice Chair Williams seconded. The motion passed unanimously.

AYES: 6

NOES: 0

ABSTAINED: 0

#### 5. COMMISSION AND STAFF UPDATES

Commissioner Dennerline asked if staff takes into account that though the code may allow sheds, HOA's in the Village do not. Staff answered when they get these types of questions they do check to see if a subdivision may have particular restrictions and advise them to check CC&R's and to check with their HOA.

Chair Holcombe shared the Parks & Recreation Advisory Committee is planning a family fishing event in September at Salish Ponds; looking for those interested in fishing and volunteering.

Vice Chair Williams reported the free Shred Event is Saturday, May 18, 10:00 AM to 2:00 PM in front of City Hall. Non-perishable food donations will be accepted for the Oregon Food Bank.

SP Selden reviewed the Commission schedule; still working on coordinating a date for a Commission training.

#### 6. TENTATIVE AGENDA

May 28: Work Session #2 – Code Maintenance Text Amendments.

#### 7. ADJOURNMENT

Meeting adjourned by consensus at 7:18 PM.

  
Devree A. Leymaster  
City Recorder

  
Hollie Holcombe  
Chair

May 29, 2019  
Date

FAIRVIEW PLANNING COMMISSION  
**PUBLIC HEARING**

**2019-11-MOD**  
Zaloznik Duplex

May 14, 2019  
Eric Rutledge / Associate Planner



**APPLICATION**

Major Modification to land use application  
2018-40-CUP:

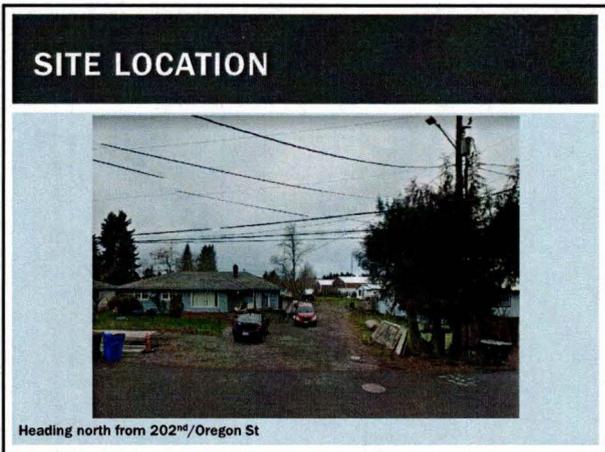
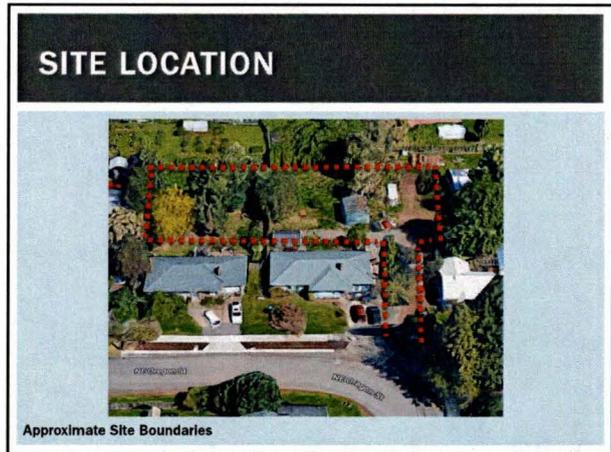
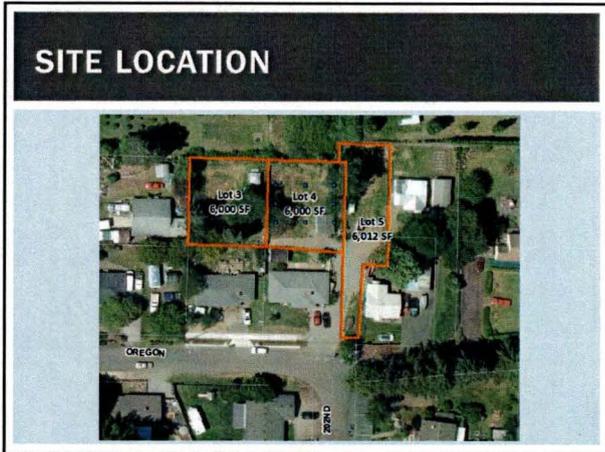
- Two duplexes, (4) four units total
- (8) parking spaces total
- New driveway, landscaping, and utilities
- **3,136 SF per duplex / 1,568 SF per unit**

**MAJOR MODIFICATION TO APPROVED  
LAND USE DECISION (FMC 19.415.030)**

- *"Significant changes to land use decisions.. require additional review by the original decision-making body."*
- *"Major modifications to applications approved through the Type III process will also be reviewed through the Type III process."*

**SITE LOCATION**





### NOTICES/REFERRALS/TESTIMONY

**Notice of Public Hearing**

- April 17: Mailed to property owners within 250 ft. of the site.
- April 23: Published in the Gresham Outlook
- May 3: Sign was posted on the site

**Referrals**

- Rockwood Water PUD, Gresham Fire, Fairview Public Works

**Written Testimony**

- By noon on the hearing day, no written testimony received

## APPLICABLE CRITERIA

**Application Review Procedures**

- 19.400 Administration of Land Use and Development Review
- 19.412 Description of Permit Procedures
- 19.413 Procedures
- 14.415 Amendments to Decisions**
- 19.440 Conditional Use Permits

**Land Use Districts**

- 19.30 Residential District

**Design Standards**

- 19.162 Access and Circulation
- 19.163 Landscaping, Street Trees, Fences and Walls
- 19.164 Vehicle and Bicycle Parking

## RESIDENTIAL (R) ZONE

**Proposed Development Site**

**Zoning**

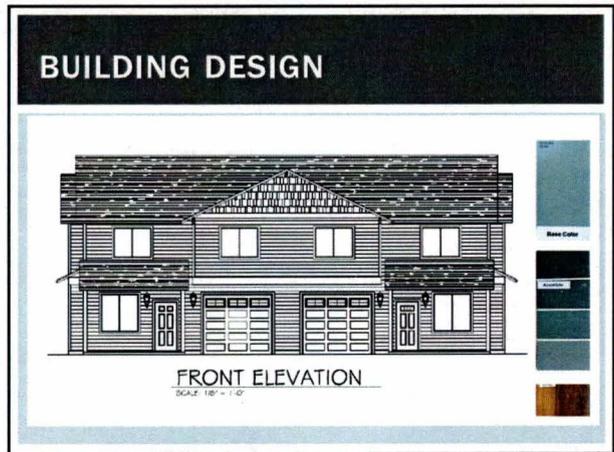
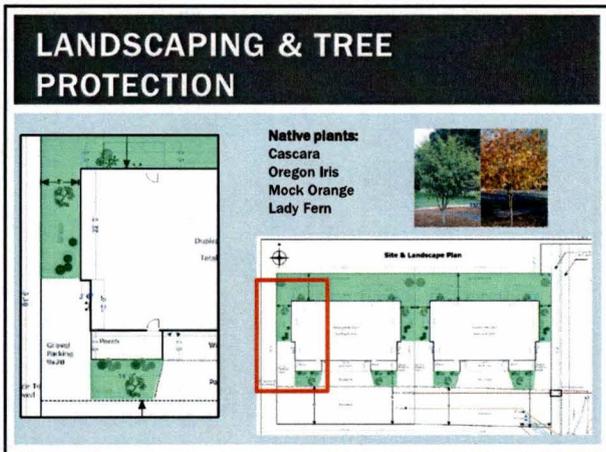
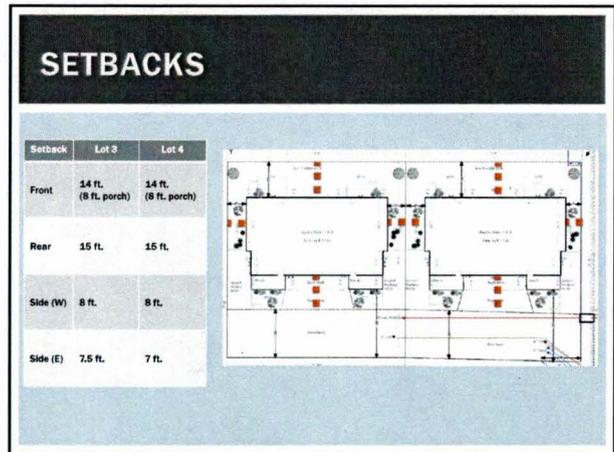
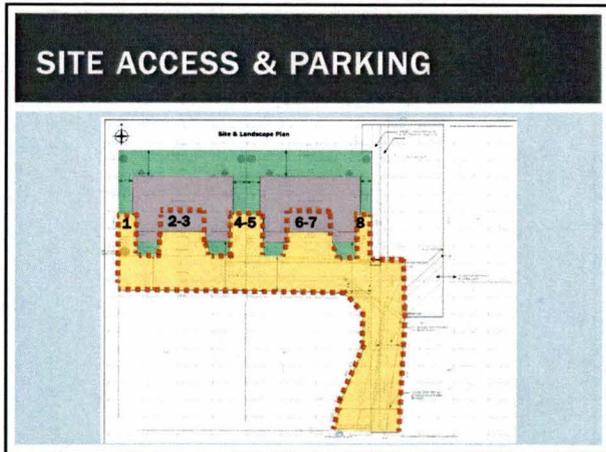
- Residential (R)
- Residential Community Service Parks (RCSP)

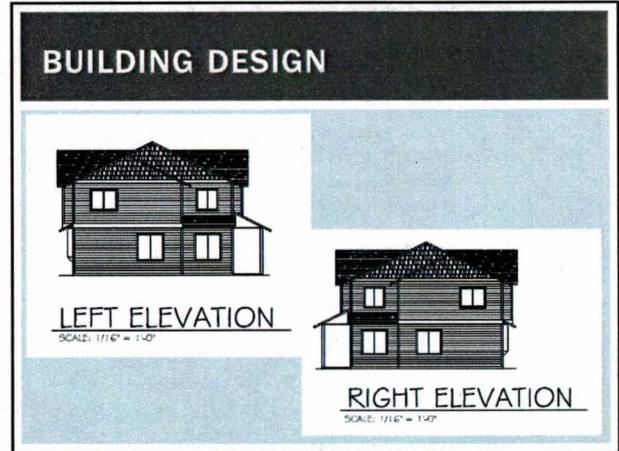
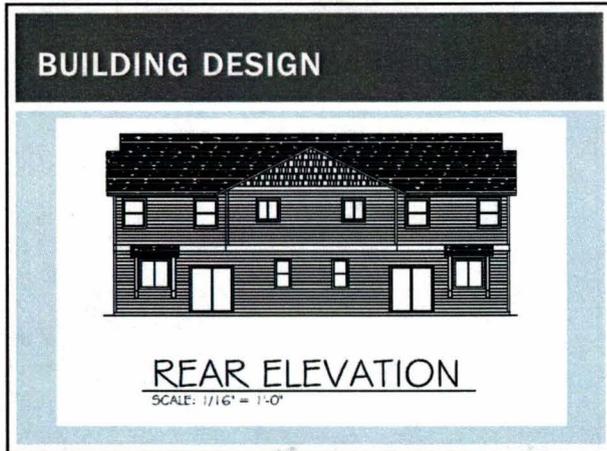
## ALLOWED USES

<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>a. Single-family detached</li> <li>b. Single-family detached zero-lot line*</li> <li>c. Accessory dwellings*</li> <li>d. Accessory uses and structures (other than accessory dwellings)*</li> <li>e. Manufactured homes on individual lots*</li> <li><b>f. Two-family –Duplex (CU)*</b></li> </ul>	<p>*Subject to standards in FMC 19.30.110, Special standards for certain uses</p> <p>CU = Conditional Use</p>
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## SITE PLAN

**Site & Landscape Plan**





- PUBLIC FACILITIES**
- All transportation improvements were made as part of the Esther Estates Subdivision
  - Water & sewer available from NE Oregon St.
  - All stormwater from the development site to be managed in accordance with the Portland Stormwater Manual

- KEY CONDITIONS OF APPROVAL**
- A5 The rear decks are proposed to encroach approximately 7 ft. into the rear setback. At time of construction, "decks and similar structures not exceeding 36 inches in height (attached railings not included) can encroach into setbacks by no more than five feet". Decks and similar structures exceeding 36 inches in height are not allowed in the rear setback.

### KEY CONDITIONS OF APPROVAL

- C2 Prior to issuance of building permits, revise the site plan to set back the front porch at least 8 ft. from the access easements' northern boundary.

### KEY CONDITIONS OF APPROVAL

- D1 Prior to issuance of building permits, the applicant shall revise the site plan / landscape plan to include at least 1 native plant.
- D2 Prior to issuance of building permits, the applicant shall update the Site & Landscape Plan to add a variety of trees and shrubs in the front and side setbacks.
- D5 Prior to issuance of building permits, revise the site plan / landscape plan to include trees and shrubs in the front and side yards not covered by parking spaces. To meet the criteria, at a minimum the landscaping plan shall include one tree in the front setback area in front of each porch, and a variety of shrubs or trees in each side setback area.

### STAFF RECOMMENDATION

Staff finds that the proposed application will meet the requirements of the City Code as conditioned, and recommends approval of the Major Modification 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.