



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, September 24, 2019

PRESENT: Hollie Holcombe, Chair
Jeff Dennerline
Steven Hook
Les Bick
Wendy Lawton (arrived 6:53 PM)

ABSENT: Russell Williams, Vice Chair
Steve Owen

STAFF: Sarah Selden, Senior 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

None.

3. PUBLIC HEARING

a. File Number 2019-46-TA: Corridor Commercial Zone Text Amendments

Chair Holcombe cited the legislative hearing statement. Senior Planner Selden reviewed the proposed amendments as presented in *Exhibit A*. The proposed amendments include changes to FMC sections 19.13 Definitions and 19.70 Corridor Commercial (CC) District. The goal is to clarify code definitions and development requirements for residential and commercial mixed-use development and provide clear and objective site design requirements in the zoning district. When reviewing FMC 19.70.090 E.2., SP Selden noted there is one remaining property that would be affected by the changes; however, the property owner has indicated they will be requesting a zone change from commercial to general industry. No official application has been received.

Chair Holcombe asked if any person would like to speak regarding the proposed amendments.

Genie Hill, property owner of 21404 NE Sandy Blvd, Fairview, Oregon asked if the proposed changes will affect her property or decrease its value. SP Selden answered the changes will apply to new developments in the zone. New owner development or re-development of a site would need to comply with new code. Mixed-use developments would continue to be allowed in compliance with the code. SP Selden noted the proposed amendment is not making substantial changes to uses; it is redefining what is already allowed.

Commissioner Bick reiterated that putting conditions on development may discourage certain types of development. The proposed changes may not make sense to a developer from an economic stand point.

Commissioner Dennerline referred to table 19.70.020.A, expressed concern that “mixed-use” has not been clearly defined and residential mixed-use has been added; worried an applicant may

miss-interrupt the code. SP Selden replied staff will work through and clarify what is allowed and isn't allowed during the pre-application process.

Chair Holcombe proposed reordering the table to more strongly promote corridor commercial i.e. 1. Commercial, 2. Industrial, etc.

Chair Holcombe closed the public hearing.

Commissioner Lawton queried what improvements the Commission is trying to make? Chair Holcombe replied, during a few recent land use applications they found there was no direction from the code as to what the amount of commercial to residential should be. The proposed amendments are to assist in providing clarity.

The Commission discussed removing 4.e. from the table, adding "within permitted uses", removing Residential Mixed-Use use and adding it under 1.Residential or giving it its own numbered section. The Commission agreed to move Residential Mixed-Use under Commercial 4.e. to Residential 1.a.

Chair Holcombe summarized Table 19.70.020.A will be reordered to 1. Commercial, 2. Industrial, 3. Public and Institutional, 4. Residential, and 5. Accessory Uses and Structures; and Residential Mixed-Use development will be listed under Residential.

Commissioner Dennerline moved to approve 2019-46-TA, Ordinance 9-2019, and recommend approval by the Fairview City Council including the reorder changes and adding residential mixed-use to Residential as summarized by Chair Holcombe. Commissioner Hook seconded. The motion passed by majority.

AYES: 4

NOES: 1 – Commissioner Bick

ABSTAINED: 0

4. TENTATIVE AGENDA

October 8, 2019 – Halsey Corridor Projects Briefing

5. ADJOURNMENT

Meeting adjourned by consensus at 7:35 PM.


Devree A. Leymaster
City Recorder


Hollie Holcombe
Chair

11/15/19
Date

**PLANNING COMMISSION
PUBLIC HEARING**

**Corridor Commercial District
Code Amendments** (2019-46-TA)

September 24, 2019



BACKGROUND

- Zoning district created to improve compatibility & appearance along Sandy, and support multi-modal transportation
- Limited redevelopment prior to 2019

CODE ISSUES

Mixed Use:

- Definitions unclear and hard to find
- No direction on how much "housing" or "other permitted use" must be included

CODE ISSUES

Site Design:

- Standards not clear and objective
- Pedestrian orientation goal of zoning district “encouraged” but not required
- Creates uncertainty and lack of consistency

CODE ISSUES

Sandy Blvd. East End Character:

- Comprehensive Plan direction that “industrial uses should dominate” east of 223rd not implemented in code
- One remaining parcel in predominantly General Industrial-zoned area

Corridor Commercial Parcels with Development Potential

Mixed-use residential would still be allowed at this location.

Amendment proposes to prohibit residential mixed-use at this location.

REVIEW OF DRAFT CODE/CONCEPTS

- February 26 Work Session
- April 23 Open House
- April 23 Work Session
- June 19 Joint Work Session with City Council

Public Notice

- Mailed to all Corridor Commercial property owners
- Published in Gresham Outlook

AMENDED CODE SECTIONS	
TITLE 19 DEVELOPMENT CODE	
Chapter 19.13 DEFINITIONS	
Chapter 19.70 CORRIDOR COMMERCIAL (CC) DISTRICT	

PROPOSED 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(C).~~
Mixed Use. A development consisting of more than one broad category of use (e.g., commercial, industrial, residential, or institutional).

PROPOSED CODE: DEFINITIONS

19.13.130 "M" definitions.
///
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.

PROPOSED CODE: USE TABLE

Section 19.70.030		Chapter 19.70 CORRIDOR COMMERCIAL (CC) DISTRICT
4. Commercial		e. Mixed-Use and Residential Mixed-Use development* (housing and other permitted use)

PROPOSED CODE: SETBACKS

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.

PROPOSED CODE: SETBACKS

19.70.030 Corridor commercial setback standards.

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.**

PROPOSED CODE: SITE DESIGN

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PROPOSED 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.

PROPOSED CODE: MIXED-USE REQUIREMENT

19.70.090 Special standards for certain uses.

///

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.

1. Non-residential uses must occupy the ground floor along 75% of the street-facing facade width.

2. Except for property located at the corner of NE 223rd and Sandy Blvd., residential mixed-use development is prohibited within the Corridor Commercial zone east of NE 223rd Avenue.

DECISION-MAKING CRITERIA

FMC 19.413.040(G) Type IV Procedures - Decision Making Considerations

- Statewide planning goals and guidelines
 - Goal 10 Housing: ORS 197.307 Clear and Objective Standards
- Comments from applicable federal, state, intergovernmental agencies
- Applicable Comprehensive Plan policies

FMC 19.205.020 Criteria

- Amendment not detrimental to general interests of community

