



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, December 10, 2019

PRESENT: Hollie Holcombe, Chair
Jeff Dennerline
Steven Hook
Russell Williams, Vice Chair
Wendy Lawton

ABSENT: Les Bick
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. WORK SESSION

Community Engagement Plan: Halsey Site Readiness and Code Update Project

Senior Planner Selden reviewed the draft plan included in the packet.

Questions from the Commission included the following, with responses from SP Selden.

- Who identified opportunity site property owners? Identified through the grant process last summer; primarily identified by the three cities staff.
- Who is Cascadia Partners? Planning consultant firm with expertise in development, analysis, and economic development. They are the lead consultant overseeing the sub-project consultants.

SP Selden explained the role of the subcommittee members is to be more of a liaison. Engage with in their own respective groups at their meetings/gatherings. Will give advice on how to engage with the group; help facilitate interaction.

As they reviewed the draft, additions recommend by the Commission included.

- Additions to 3. Identified Stakeholders
Sulamita and Smith Memorial to the Faith-based community list; Troutdale Downtown District Committee; Mobil Home Parks i.e. Quail Hallow; expand diversity to include age, socio-economics, etc.
- Additions to 6. Engagement and Communication Activities
Community Forums: schools, PlayEast, Target and Fred Meyer
Community Events: shred event(s), family fishing event(s), farmers market(s), and Fairview on the Green.

Commissioner Lawton proposed looking at engagement in a holistic way. Maximize opportunities; combine engagement activities for multiple projects. Suggested hiring a community engagement firm to assist. Get a good snap shot from a diverse group while all of the projects are active. She volunteered to work with Council and the Halsey Corridor Executive

Committee (HC3) to see if there is funding or options to get funding. She noted the committee may want to reconsider the timeline for engagement. July/August may not be the best months to engage community feedback. Timing is important to hit stakeholders at opportune times.

Commissioner Dennerline commented on how difficult it can be to get citizens involved; get them to provide feedback. Commissioner Lawton replied that is why having community engagement expertise i.e. firm or consultant can be so important; to help get through the obstacles. Believe most people care, just have to communicate with them at a time and place that is opportune to them.

Mayor Cooper shared their will be heavy outreach for the census. Could be a potential partner; connect with marginal areas.

Commissioner Lawton reiterated she is willing to work outside of meetings to help get community engagement resources i.e. firm, consultant, etc.

4. YEAR-END RECAP AND STATUS UPDATES

SP Selden reviewed the year-end recap and status document. (*Exhibit A*) This information will be forwarded to the City Council as part of the Commission's annual reporting to Council.

She reviewed the upcoming meeting schedule going into 2020 and noted interviews for the Associate Planner/Code Compliance Officer position were being scheduled.

5. TENTATIVE AGENDA – JANUARY 14, 2020

Work Session: Work Plan for 2020

6. ADJOURNMENT

Meeting adjourned by consensus at 7:51PM.



Devree A. Leymaster
City Recorder



Mollie Holcombe
Chair

01-15-2020
Date



2018 Planning Commission Land Use Hearings Approved Developments and Status

Case File # and Project Name	Project Summary	Status
2018-14-DR Environmental Works	12,000 SF industrial and office building with outdoor vehicle storage, for Environmental Works, an environmental cleanup and specialty construction company. Location: 22820 NE Sandy Blvd. Zoning District: General Industrial	Under construction
2018-15-DR Fairview Meadows	200 multi-family residential units and 4 live-work units in five buildings. Location: 22199 NE Sandy Blvd. Zoning District: Corridor Commercial	Grading work started Building permits ready to issue
2018-21-DR Fairview Villa	48 multi-family residential units with 800 SF of ground floor office in one building. Location: 20922 NE Sandy Blvd. Zoning District: Corridor Commercial	Building permit applications expected to be submitted this month
2018-22-DR Village Place	71 multi-family residential units and 6,476 SF of commercial space in two buildings. Location: NW Corner of Village Street Market Drive Zoning District: Village Mixed-Use	Building permit applications submitted and in review
2018-37-DR Allwood Recycling	Modular office building, truck weight scale, and storage for landscape materials. Location: 22800 NE Marine Drive Zoning District: General Industrial	Project completed
2018-40-CUP Zaloznik Duplexes	Conditional use approval for 2 duplexes (4 units) in the Residential (R) zone. Location: Esther Estates Subdivisions, NE 202 nd and Oregon Zoning District: Residential	Building permit for one duplex submitted

<p>2018-48-MOD The Ceeley</p>	<p>Major Modification to 005-98 South Market Square, to add a 4th story of residential units to Building "D" (The Ceeley). Development to include 33 multi-family units and 7,710 SF of ground floor commercial space.</p> <p>Location: 1601 NE Market Drive Zoning District: Village Mixed Use</p>	<p>Building permits close to being issued</p>
<p>2018-49-DR Halsey Commons</p>	<p>Three story mixed-use with 2,775 sf of ground floor commercial and 9 apartments.</p> <p>Location: 21929 NE Halsey Zoning District: Town Center Commercial</p>	<p>Building permit applications expected to be submitted this month</p>
<p>2018-50-DR-SD Raze/Haq Mixed-Use Subdivision</p>	<p>Site Design Review and subdivision for 12 duplex lots (24 units), 17 townhomes, and 2 commercial lots with 13,000 sf of commercial space.</p> <p>Location: 20939 & 20925 NE Halsey Street (NW corner of Fairview Parkway & Halsey) Zoning District: Town Center Commercial</p>	<p>Public improvement plans and final plat in review</p>
<p>2018-51-DR Halsey Crossing</p>	<p>Mixed use development with 84 apartment units and 6,000 sq. ft. of commercial.</p> <p>Location: 22001 NE Halsey Street (NW corner of 223rd & Halsey) Zoning District: Town Center Commercial</p>	<p>New development concept being considered</p>
<p>2018-62-DR AGC Heat Transfer</p>	<p>63,075 SF build-to-suit industrial manufacturing facility.</p> <p>Location: 3025 & 3109 NE 230th Avenue Zoning District: General Industrial</p>	<p>Under construction</p>

2019 Planning Commission Actions

Applications for New Development		Status
2018-76-DR-VAR	New Public Works Maintenance Facility (48 1 st Street)	Completed
2018-75-DR	Townsend Farms Building J Replacement	Completed
2019-11-MOD	Major Modification to previous CUP for two duplexes in the Residential Zone (NE 202 nd and Oregon)	Approved
2019-50-DR-VAR	Site Design Review for three industrial warehouse buildings in the Townsend Business Park (NE 230 th and Sandy)	Approved Building permit applications submitted
2019-52-CUP	Conditional Use Approval for extension of 40-Mile Loop Regional Trail (Top of Columbia River Levee)	Approved

Code Changes		Status
2018-79-TA	Flood Management Code Amendments	Ordinance adopted by City Council
2019-46-TA	Corridor Commercial Zone Text Amendments	Ordinance adopted by City Council

Zone Changes		Status
2019-5-ZC	NE Marine Drive AH to GI zone change to correct previous error (Allwood Recyclers site)	Ordinance adopted by City Council

Work Sessions		Status
Code Maintenance Amendments		In process – hearing planned for Q1 2020
Corridor Commercial Zoning District Amendments		Ordinance adopted by City Council
Food Cart Code Amendments		In process – waiting for market study
Committee for Citizen Involvement Meeting		Annual review

Fairview Lake Riparian Buffer	In progress – additional research needed
Development Examples Tour	
Planning Commission Training on Land Use and Hearing Procedures	
Halsey Corridor Projects	
Community Engagement Plan for Halsey Site Readiness & Code Update Project	