



PLANNING COMMISSION MEETING

Tuesday, April 10, 2012

6:30 p.m.

Council Chambers

2nd Floor City Hall

1300 NE Village Street

MEETING AGENDA

1. **CALL TO ORDER:** 6:30 p.m.
2. **CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS**
3. **REVIEW AND ADOPT MINUTES – March 27, 2012**
4. **PUBLIC HEARING**
 - a) Ordinance 01-2012
Minor Code Amendments
5. **WORK SESSION**
 - a) Annual Report to City Council
 - b) Natural Resource Code Project Update
6. **STAFF UPDATES**
 - a) Update - Wood Village Casino
7. **TENTATIVE AGENDA – MAY 8**
 - a) Work Session: Natural Resource Code Project
8. **ADJOURNMENT**

NEXT PLANNING COMMISSION MEETING IS MAY 8, 2012

Planning Commission hearings are broadcast live on Cable Channel 22. Replays of the hearing are shown on Cable Channel 22, Saturday at 12:00pm and Monday at 2:00pm, and Cable Channel 30 Wednesday at 7:00pm. Further information is available on our web page at www.fairvieworegon.gov or by calling Devree Leymaster, Administrative Program Coordinator, 503-674-6202.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities should be made at least 48 hours before the meeting to: Devree Leymaster, 503-674-6202.



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, March 27, 2012

PRESENT: Keith Kudrna, Chair
Jack Mc Giffin, Vice-Chair
Gary Stonewall
Ed Jones
Steve Kaufman

ABSENT: Jan Shearer
Julius Arceo

STAFF: Lindsey Nesbitt, Senior Planner
Devree Leymaster, Admin. Program Coordinator

1. CALL TO ORDER

Chair Kudrna called the meeting to order at 6:30pm.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

Chair Kudrna inquired if any person would like to speak on a non-agenda item, hearing none moved to review of minutes.

3. ELECTION OF CHAIR AND VICE CHAIR

Commissioner Kaufman nominated Commissioner Stonewall for Chair and Commissioner Jones seconded. The motion passed.

Commissioner Stonewall nominated Commissioner Kaufman for Vice Chair and Commissioner Jones seconded. The motion passed.

New positions would take effect at the next Planning Commission meeting.

4. WORK SESSION

a) Senior Planner Nesbitt reviewed the 3 minor code amendments outlined in the staff report. Amendment 1 was to establish a two year time limit for land use decisions. Currently the city relies on case law to determine when a land use permit has expired. Adding clear language will aide in removing the ambiguity associated with making these decisions. Commissioner Joes suggested 'days' be clarified as working or calendar.

The second amendment was to comply with the Department of Land Conservation and Development Commission (DLCDC) notice requirements. In January 2012 the notice requirement prior to the first evidentiary changed to 35 days from 45 days. The Commission had no comments.

The last amendment was to change the accessory structure setback requirements from 120 square feet to 200 square feet. Staff suggested this change due to the change in the building code a few years ago increasing the size of accessory structures not requiring a building permit

from 120 square feet to 200 square feet. The development code mimicked the building code by providing set back exemptions for structures less than 120 square feet. Staff recommended continuing this practice. Commissioner Jones clarified this was only for residential only. Staff responded yes and the code clearly identifies it as only residential.

The Commission supported moving forward with the minor code amendment process.

b) Dock Regulations Update

Senior Planner Nesbitt updated the Commission on the research and status of a past dock application. There was a request to grandfather the dock and boat house application, approved in 1999, during public testimony for revised Fairview dock regulations that would prohibit the structure if approved. The research was not clear as to what was reviewed and approved at the time of land use approval, but it was determined the application had expired (staff consulted with the city attorney), and the applicant had done no dock/boat house site work to-date and had no plans to construct within the next year.

Staff advised putting the revised dock regulations on hold and allowing the applicant to submit a new land use application under the current code and process. Once their dock and boat house application had been decided, then move forward with the adoption hearing for the revised Fairview dock regulations.

Commissioner Stonewall stated he did not support holding up adopting the dock regulations for one applicant. He felt the exception would not have been made if the applicant was anyone else. Commissioner Kaufman agreed. Staff would notify city directors of their concerns.

5. STAFF UPDATES

a) Economic Development

The economic development pages on the city website had been launched. The Economic Development Advisory Committee had begun meeting in January. Current topics included: development fee comparisons, coordinating with the Mayors Roundtable, and potential grants.

b) Parks:

Salish Ponds master plan design should be completed within the next month or so; with tentative construction in early fall. This project was being funded by Metro Open Share funds. The next master plan would be for Park Cleone. The Handy Park gazebo was under construction and should be completed within a few weeks. The Metro disc golf course project was moving forward.

c) Community Development Activity

Four single family dwelling units had been permitted since Jan. 1. Commercial tenant improvement permits had increased, and zoning inquiries were up.

Commissioner Stonewall requested an update on the Wood Village casino project at the next meeting. Staff agreed and would add it to the agenda.

d) Natural Resource Code Project Update

Metro reviewed the draft resource code and deemed it substantially compliant with Metro Title 13 requirements. Tentatively scheduled next steps: April 2012 conduct public outreach; Planning Commission work session on May 8; City Council Work Session on May 12;

Planning Commission public adoption for recommendation to Council May 22; and June 6
City Council adoption.

6. TENTATIVE AGENDA – April 10, 2012

- a) Public Hearing
- b) Planning Commission Annual Report to City Council
- c) Natural Resource Work Session Update

7. ADJOURNMENT

Meeting adjourned by consensus at 7:05pm.

Keith Kudrna, Chair

Devree A. Leymaster
Administrative Program Coordinator
Public Works Department.

Date: _____



PLANNING COMMISSION STAFF REPORT

TO: Fairview Planning Commission

FROM: Lindsey Nesbitt, Senior Planner

DATE: March 30, 2012

SUBJECT: Adoption of Ordinance 01-2012

ACTION REQUESTED

Forward a recommendation for the City Council adoption of Ordinance 01-2012.

Background Information

Staff is proposing four minor amendments to Section 19 of the Fairview Municipal Code.

Amendment 1 – Establish a two year time limit for land use decisions.

The code currently establishes approval time limits for the following application types:

Application Type	Time Limitation
Type I Development Review (building permit review)	1 year with 1 additional year extension
Lot line adjustments	60 days to file with the County and 15 days to return to City. May request 1 year extension.
Preliminary Plat	1 year with two additional 1 year extensions
Final Plat	60-days from city approval
Master Plan Developments	1 ½ years from Comprehensive Plan

	Approval
--	----------

The following land use decisions do not have a specified expiration:

- Conditional Uses Permits
- Modifications to approved plans
- Riparian Buffer and Significant Environmental Concern Overlay (soon to be Natural Resource Permits)
- Site Design Review
- Street Vacation
- Telecommunication Facility Permits
- Variances

With the proposed language the land use applications that do not currently have a specified expiration date will be subject to a two year approval limitation. By adding the language to the Municipal Code a condition can be placed on land use applications stipulating an expiration to the approval.

The benefits of time limit clarify when a land use application decision expires. Currently, the city relies on case law and establishment of vested rights to determine whether or not a permit has expired. With clear language, the ambiguity that potentially could be associated with making this determination is eliminated. See Attachment, 1 Section 1.

Amendment 2

Section 19.400 was amended in 2009. The following is a code remenant from the amendments that should have been removed. This section was accounted for in the following code section. If this section is not removed it requires staff to provide two 14 day comment periods.

19.413.020 Type II administrative review.

~~A. Notification Application Is Received. Once the application is deemed complete, a notice of receipt of the application shall be sent by the city to adjacent property owners within 100 feet of the outer boundaries of the site. The notice shall describe the application, site location, and allow 14 days for submission of comments.~~

Amendment 3- DLCD Notice Requirements

The state statutes require the City to provide notice to the Department of Land Conservation and Development Commission (DLDC) of any Comprehensive Plan or land use regulation amendments. Previously a 45-day notice was required. However, in January 2012, the Land Conservation and Development Commission adopted a change in rule requiring a 35-day notice to DLCD prior to the first evidentiary.

Section 19.413.040 of the Municipal Code needs to be amended to reflect the notice requirement change from 45 days to 35 days. See Attachment 1, Section 2.

Amendment 4- Accessory structure minimum size limitations

The building code previously did not require permits for accessory structures 120 square feet in area or smaller and 10 feet or less in height. Section 19.30.110(G) mimicked this requirement by providing special setback exemptions for structures that were less than 120 square feet.

Years ago, the building code increased the exempted area for accessory structures from 120 square feet to 200 square feet. However the municipal code was not amended at the same time. Staff recommends a code amendment allowing reduced setbacks for accessory structures that are 200 square feet in area or less and less than 10 feet in height to be consistent with the building code as shown in Attachment 1.

Decision Making Alternatives

1. Forward a recommendation for City Council adoption of Ordinance 01-2012.
2. Modify proposed code amendments, and forward a recommendation for City Council adoption of Ordinance 01-2012.
3. Take no action.

Concurrence

The City Attorney has reviewed the proposed code amendments.

ATTACHMENTS

Ordinance 01-2012 – Minor Code Amendments

Attachment 1

Draft Code Amendments

Deleted code language is shown below in ~~strike through~~. New code language is shown in underline.

Section 1

Chapter 19.400

ADMINISTRATION OF LAND USE AND DEVELOPMENT REVIEW

Sections:

19.400.010 Introduction.

19.400.020 Decision-making authority.

19.400.030 Time Limit on Land Use Decisions for Approval

19.400.010 Introduction.

This article specifies application requirements and procedures for obtaining land use permits required for development within the city of Fairview. Table 19.413.050 provides permit and decision-making requirements for land use permit applications. (Ord. 6-2009 § 2 (Att. 1))

19.400.020 Decision-making authority.

This article shall be administered by the community development director or designee.

19.400.030 unless specified elsewhere in Title 19 of the Fairview Municipal Code, the time limit for approvals of all land use decisions shall expire after two years from date of final decision.

Section 2

19.413.040 Type IV procedures (legislative).

A. Type IV matters are considered initially by the planning commission with final decisions made by the city council. Type IV procedures apply to legislative matters and involve the following:

1. Zoning map amendments.
2. Development code text amendments.
3. Comprehensive plan text amendments.
4. Comprehensive plan map amendments.
5. Planned developments.
6. Park master plans.

7. Master plan adoption.

8. Annexations.

B. Required Hearings. A minimum of two hearings, one before the planning commission, and one before the city council, are required for all Type IV applications, except annexations where only a hearing by the city council is required.

C. Public Notification Requirements. Notice of public hearings shall be given by the city in the following manner:

1. At least 30 days, but not more than 40 days, before the date of the first hearing on an ordinance that proposes to amend the comprehensive plan or any element thereof, or to adopt an ordinance that proposes to rezone property, a notice shall be prepared in conformance with ORS 227.175 and mailed to:

a. Each owner whose property would be rezoned in order to implement the ordinance.

b. Any affected governmental agency.

c. Recognized neighborhood groups or associations affected by the ordinance.

d. Any person who requests notice in writing.

e. For a zone change affecting a manufactured home or mobile home park, all mailing addresses within the park, in accordance with ORS 227.175.

f. Any property owner affected by the zone changes where the change in regulations becomes more restrictive than the current regulations shall be notified.

2. At least 10 days before the scheduled planning commission public hearing date, and 10 days before the city council hearing date, notice shall be published in a newspaper of general circulation in the city.

3. Metro and the Department of Land Conservation and Development (DLCD) shall be notified in writing of proposed Comprehensive Plan and development code amendments at least ~~45~~ 35 days before the first public hearing at which public testimony or evidence will be received. The notice must be received by Department of Land Conservation and Development no later than 35 days prior to the first evidentiary hearing.

4. Notifications for annexation shall follow the provisions of this chapter.

Section 3

G. Accessory Uses and Structures. Accessory uses and structures are of a nature customarily incidental and subordinate to the principal use or structure on the same lot, except for accessory dwelling units. Typical accessory structures in the residential district include detached garages, sheds, workshops, greenhouses and similar structures. (For standards

applicable to accessory dwellings, please refer to subsection B of this section.) All accessory structures shall comply with all of the following standards:

1. **Primary Use Required.** An accessory structure shall not be allowed without another permitted use (e.g., as listed in Table 19.30.020.A) pre-existing or developed simultaneously.
2. **Restrictions.** A structure shall not be placed over an easement that prohibits such placement. No structure shall encroach into the public right-of-way.
3. **Compliance with Land Division Standards.** The owner may be required to remove an accessory structure as a condition of land division approval when removal of the structure is necessary to comply with setback standards.
4. **Buffering.** A minimum four-foot hedge or fence may be required to screen the accessory structure from dwellings on adjacent lots, unless a similar screen is provided or the distance to adjacent dwelling(s) is greater than 50 feet.
5. **Lot Coverage.** Existing lot coverage standards for the applicable district would apply.
6. **Accessory structures are allowed subject to the following standards:**
 - a. Accessory structures must comply with the setback requirements of the main building, except where specifically modified by this section.
 - b. Accessory structures ~~420~~ 200 square feet or smaller must be located behind the front facade of the main building, but may be placed on the site with zero side and/or rear setbacks if in compliance with the Oregon Building Codes.
 - c. No accessory structure shall be erected or maintained and no existing accessory structure shall be altered, modified, converted, enlarged or moved unless such accessory structure is located on the lot in conformance with the following:
 - i. No accessory structure shall be located in a required front yard, nor shall an accessory structure be constructed on a lot which lacks a principal building.
 - ii. If attached to the principal building they shall fulfill the same front, side and rear yard setbacks as required of the principal building.
 - iii. No accessory structure shall encroach onto an easement of record unless detached, portable and written permission has been granted by the entity which is the grantee under the easement.
 - iv. The maximum size of an accessory structure on a lot up to one acre in size is 1,000 square feet. Lots larger than one acre shall have no accessory building size limit except as provided elsewhere in this code. An accessory dwelling unit may be combined with a detached garage as a second level unit on a lot up to one acre in size, provided the floor area of the accessory dwelling unit does not exceed 800 square feet and the floor area of the garage, excluding the accessory unit, does not exceed 1,000 square feet.

v. No accessory structure may be located closer than six feet from any other structure unless constructed to conform with the Oregon Building Codes.

vi. Lot coverage requirements apply to all accessory structures.

vii. Accessory structures situated on a corner lot and detached from the main building shall have a minimum side yard setback of 10 feet, except for accessory structures where private vehicles are stored and have an entrance from the street side yard, where a minimum street side yard setback of 20 feet shall be required.

viii. All accessory structures attached to the principal building shall meet the requirements of the Oregon Building Codes.

d. Accessory structures larger than ~~420~~ 200 square feet must meet the following standards:

i. If located within five feet of the property line accessory structures shall be no more than 10 feet in height.

ii. If located at five feet or more, but less than the setback required for the principal structure, the building may be as tall as the main building or 20 feet in height, whichever is less.

iii. If located at a greater distance from the property line than the setback required for the principal building, the accessory structure may be as tall as the principal structure or 25 feet, whichever is less.

iv. Accessory structures 450 square feet or larger shall be constructed of materials that provide the same appearance, and be of a similar design to the main building.

Attachment 1

DRAFT ORDINANCE
(1-2012)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIRVIEW, FAIRVIEW, OREGON AMENDING FAIRVIEW MUNICIPAL CODE SECTION 19.400.030 TIME LIMIT ON LAND USE DECISIONS FOR APPROVAL, SECTION 19.413.040 TYPE IV PROCEDURES, SECTION 19.413.020 TYPE II ADMINISTRATIVE REVIEW AND SECTION 19.30.110(g) ACCESSORY USES AND STRUCTURES.

WHEREAS, a public hearing was held by the Planning Commission on April 10, 2012 and by the City Council on May 16, 2012, and

WHEREAS, public notice was provided in accordance with Fairview Municipal Code and ORS 227.186, and

WHEREAS, the amendments correct the inconsistencies in the Fairview Municipal Code Sections 19.400.030, 19.413.040, 19.413.020 and 19.30.110(G), and

WHEREAS, amendments to 400.030 establish a two year time limit for approved land use decisions, and

WHEREAS, amendments to 19.413.020 delete redundant code language, and

WHEREAS, amendments to 19.413.040 bring the Department of Land Conservation notice requirements into compliance with recent changes to state requirements, and

WHEREAS, amendments to 19.30.110(G) make the development code consistent with the building code for exceptions to accessory structures.

NOW, THEREFORE THE CITY OF FAIRVIEW ORDAINS AS FOLLOWS; the Fairview Municipal Code is amended as follows:

Insert underlined words. Delete words in ~~striketrough~~

Section 1 Chapter 19.400
 ADMINISTRATION OF LAND USE AND DEVELOPMENT REVIEW
 Sections:
 19.400.010 Introduction.
 19.400.020 Decision-making authority.
 19.400.030 Time Limit on Land Use Decisions for Approval

19.400.010 Introduction.
This article specifies application requirements and procedures for obtaining land use permits required for development within the city of

Fairview. Table 19.413.050 provides permit and decision-making requirements for land use permit applications.

19.400.020 Decision-making authority.

This article shall be administered by the community development director or designee.

19.400.030 unless otherwise specified in the decision or elsewhere in Title 19 of the Fairview Municipal Code, an approved land use decision shall expire two years from date of final decision.

Section 2 19.413.020 Type II administrative review.

~~A. Notification Application Is Received. Once the application is deemed complete, a notice of receipt of the application shall be sent by the city to adjacent property owners within 100 feet of the outer boundaries of the site. The notice shall describe the application, site location, and allow 14 days for submission of comments.~~

Section 3 19.413.040 Type IV procedures (legislative).

A. Type IV matters are considered initially by the planning commission with final decisions made by the city council. Type IV procedures apply to legislative matters and involve the following:

1. Zoning map amendments.
2. Development code text amendments.
3. Comprehensive plan text amendments.
4. Comprehensive plan map amendments.
5. Planned developments.
6. Park master plans.
7. Master plan adoption.
8. Annexations.

B. Required Hearings. A minimum of two hearings, one before the planning commission, and one before the city council, are required for all Type IV applications, except annexations where only a hearing by the city council is required.

C. Public Notification Requirements. Notice of public hearings shall be given by the city in the following manner:

1. At least 30 days, but not more than 40 days, before the date of the first hearing on an ordinance that proposes to amend the comprehensive plan or any element thereof, or to adopt an ordinance that proposes to rezone property, a notice shall be prepared in conformance with ORS 227.175 and mailed to:

- a. Each owner whose property would be rezoned in order to implement the ordinance.
- b. Any affected governmental agency.
- c. Recognized neighborhood groups or associations affected by the ordinance.
- d. Any person who requests notice in writing.
- e. For a zone change affecting a manufactured home or mobile home park, all mailing addresses within the park, in accordance with ORS 227.175.

- f. Any property owner affected by the zone changes where the change in regulations becomes more restrictive than the current regulations shall be notified.
2. At least 10 days before the scheduled planning commission public hearing date, and 10 days before the city council hearing date, notice shall be published in a newspaper of general circulation in the city.
3. Metro and the Department of Land Conservation and Development (DLCD) shall be notified in writing of proposed Comprehensive Plan and development code amendments at least ~~45~~ 35 days before the first public hearing at which public testimony or evidence will be received.
4. Notifications for annexation shall follow the provisions of this chapter.

Section 4

G. Accessory Uses and Structures. Accessory uses and structures are of a nature customarily incidental and subordinate to the principal use or structure on the same lot, except for accessory dwelling units. Typical accessory structures in the residential district include detached garages, sheds, workshops, greenhouses and similar structures. (For standards applicable to accessory dwellings, please refer to subsection B of this section.) All accessory structures shall comply with all of the following standards:

1. Primary Use Required. An accessory structure shall not be allowed without another permitted use (e.g., as listed in Table 19.30.020.A) pre-existing or developed simultaneously.
2. Restrictions. A structure shall not be placed over an easement that prohibits such placement. No structure shall encroach into the public right-of-way.
3. Compliance with Land Division Standards. The owner may be required to remove an accessory structure as a condition of land division approval when removal of the structure is necessary to comply with setback standards.
4. Buffering. A minimum four-foot hedge or fence may be required to screen the accessory structure from dwellings on adjacent lots, unless a similar screen is provided or the distance to adjacent dwelling(s) is greater than 50 feet.
5. Lot Coverage. Existing lot coverage standards for the applicable district would apply.
6. Accessory structures are allowed subject to the following standards:
 - a. Accessory structures must comply with the setback requirements of the main building, except where specifically modified by this section.
 - b. Accessory structures ~~120~~ 200 square feet or smaller must be located behind the front facade of the main building, but may be placed on the site with zero side and/or rear setbacks if in compliance with the Oregon Building Codes.
 - c. No accessory structure shall be erected or maintained and no existing accessory structure shall be altered, modified, converted, enlarged or

moved unless such accessory structure is located on the lot in conformance with the following:

i. No accessory structure shall be located in a required front yard, nor shall an accessory structure be constructed on a lot which lacks a principal building.

ii. If attached to the principal building they shall fulfill the same front, side and rear yard setbacks as required of the principal building.

iii. No accessory structure shall encroach onto an easement of record unless detached, portable and written permission has been granted by the entity which is the grantee under the easement.

iv. The maximum size of an accessory structure on a lot up to one acre in size is 1,000 square feet. Lots larger than one acre shall have no accessory building size limit except as provided elsewhere in this code. An accessory dwelling unit may be combined with a detached garage as a second level unit on a lot up to one acre in size, provided the floor area of the accessory dwelling unit does not exceed 800 square feet and the floor area of the garage, excluding the accessory unit, does not exceed 1,000 square feet.

v. No accessory structure may be located closer than six feet from any other structure unless constructed to conform with the Oregon Building Codes.

vi. Lot coverage requirements apply to all accessory structures.

vii. Accessory structures situated on a corner lot and detached from the main building shall have a minimum side yard setback of 10 feet, except for accessory structures where private vehicles are stored and have an entrance from the street side yard, where a minimum street side yard setback of 20 feet shall be required.

viii. All accessory structures attached to the principal building shall meet the requirements of the Oregon Building Codes.

d. Accessory structures larger than ~~420~~ 200 square feet must meet the following standards:

i. If located within five feet of the property line accessory structures shall be no more than 10 feet in height.

ii. If located at five feet or more, but less than the setback required for the principal structure, the building may be as tall as the main building or 20 feet in height, whichever is less.

iii. If located at a greater distance from the property line than the setback required for the principal building, the accessory structure may be as tall as the principal structure or 25 feet, whichever is less.

iv. Accessory structures 450 square feet or larger shall be constructed of materials that provide the same appearance, and be of a similar design to the main building.

Section 5 This ordinance is effective thirty days from its passage.

Motion adopted by the City Council of the City of Fairview this 16th day of May 2012.

Mayor, City of Fairview
Mike Weatherby

ATTEST

Recorder, City of Fairview
Joseph Gall



PLANNING COMMISSION STAFF REPORT

TO: Fairview Planning Commission
FROM: Lindsey Nesbitt, Senior Planner
DATE: March 30, 2012
SUBJECT: Draft Report to City Council

Action Requested

Review and approve this report for presentation to the City Council.

Background

City law requires the Commission make an annual report to the City Council. The last report was made in March 2010. The following is a draft report for Commission activity in 2010 and 2011.

2010 and 2011 Planning Commission Report to the City Council.

Development activity continued to remain slow through 2010 and 2011. Notwithstanding the downturn in development activity, the Commission maintained a busy monthly schedule, and was occupied by a variety of policy issues throughout the past two years.

Signage was the top policy issue for the 2010 year. The Commission forwarded a recommendation of approval for a major overhaul of the City's sign regulations to the City Council.

The Commission also worked on development of significant revisions to the natural resource regulations and map. A major focus in 2010 was studying the functions of the natural resources and how to provide resource protection while allowing reasonable development of property. A joint work session with City Council was held in 2010 and the Commission also conducted a tour of the City's various natural resources.

Occasionally, staff forwards code concerns to the Planning Commission to identify areas of improvement with city regulations. Staff conducted a thorough review of Fairview Municipal Code Title 19 and presented their findings to the Planning Commission. The Commission selected their top priorities for code amendments which include:

- Amend the parking requirements for the Town Center Commercial zone by omitting the no minimum parking requirement and adopting minimum parking standards.
- Allow minor service and commercial developments within the industrial areas to service uses within these areas.

- Amend minimum lot size requirements for duplexes in residential zones.
- Amend the lack of regulations regarding residential development within mixed use developments in the Corridor Commercial zones. Currently, the Corridor Commercial has no limit on residential density. There are a number of vacant or underdeveloped properties within the Corridor Commercial zone on Sandy Blvd.

Once the Natural Resource Regulations are adopted, staff will develop a work plan to implement the above mentioned code amendments.

The following code interpretations were reviewed by the Planning Commission, which were adopted as minor code amendments in 2010:

- Final plat filing deadline was extended for an additional year.
- Accessory dwelling units may be constructed above detached accessory structures such as garages and the maximum size for each was clarified.
- Minimum separation between buildings code language was clarified.
- A limitation on the maximum number of compact parking spaces that may be included for required parking areas.

Code projects that resulted in code amendments that took place in 2011 included:

- Maximum fence height modification for critical facilities.
- Minor sign code amendments
- Adoption of modified dock regulations for Fairview Lake (currently on-hold at the City Council level)
- Code exception process, which is currently on hold pending adoption of Natural Resource Code Project.
- The Natural Resource Code project that resulted on creation of a draft code. The code project is scheduled for adoption in May and June of this year.
- Amendment to the final plat filing deadline for specific, previously approved land use applications.

In 2009 the Planning Commission adopted a 5 year road priorities plan. The powers and duties of the Planning Commission include advising the City Council and other public agencies, including Multnomah County who provide transportation planning services to the City. The Planning Commission adopted a 2010-2014 road priorities plan for Multnomah County consideration when developing the County Capital Improvement Policy Plan. The adopted road priorities were also incorporated into the Fairview Comprehensive Plan. The following priorities were adopted:

First Tier Sandy Boulevard, 223rd to east city limits, add turn lane, sidewalks, and bike lanes (Economic Development and Road Safety)

223rd Avenue, 1600 feet south of Halsey, sidewalks, bike lanes, street lighting (Road Safety)

223rd Avenue Railroad Overpass (Road Safety Economic Development)

Halsey Street Sidewalks, 201st to east of 205th (Safety)

Wood Village Boulevard Extension (Transportation Network)

Second Tier Sandy Boulevard, west city limits east 2,700 feet, add turn lane, bike lanes, sidewalks, street lighting

Third Tier Glisan Street, 2,700 feet, sidewalks along north side of street (Park Access)

Land Use Applications

In 2010, the Commission reviewed one land use application for a variance of a front yard setback for a garage in the residential zone.

In 2011 the Planning Commission approved the following applications:

- A Conditional Use and Significant Environmental Concern Overlay application for a disc golf facility at Blue Lake Regional Park.
- A wireless communication facility, conditional use, and variance for construction of a 120 foot cell tower.
- A minor modification to the Blue Lake Park disc golf course to amend a parking area requirement.
- A conditional use application for construction of a duplex on Halsey Street
- A major modification to approved plans for the final phase of the All-Stor development.

_____ date _____

Gary Stonewall, Chair
Fairview Planning Commission

_____ date _____

Devree Leymaster, Clerk
Fairview Planning Commission