



MINUTES
PLANNING COMMISSION
Zoom Meeting
Tuesday, February 22, 2022

PRESENT: Deborah Aronson
Thomas Hoffman
Robb Pierson
Jeff Dennerline
Bill Peterson
Hollie Holcombe, Chair

ABSENT: Russell Williams, Vice Chair

STAFF: Sarah Selden, Planning Manager

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

- a. Create Planning Commission work group to provide feedback to staff and the consultant team on zoning code updates to implement HB 2001 requirements for middle housing.

Planning Manager (PM) Selden presented details of the goal to create a short duration workgroup composed of Planning Commissioners and community member volunteers to help provide feedback to staff and consultants on the work that the City needs to do to permit middle housing types in residential zones.

PM Selden shared a memo outlining work group guidelines, schedule, and community volunteers. PM Selden then opened up to Planning Commission for discussion of the volunteers and discussion of which commissioners would be willing to serve.

Community Member Volunteers

John Sheelar
Erica Mighetto
Mike McKeel
Jim/Steve Raze

Chair Holcombe went on record that she recommended Erica Mighetto.

Commissioner Peterson said he was willing to sit this group out in favor of someone who was interested. Commissioner Peterson also questioned if there would be opportunities for sharing information and group discussion at a later date.

PM Selden responded by sharing the tentative plan of all the joint work sessions, community meetings and input, as well as the plan for possible additional work study sessions for the Planning Commission.

Commissioner Pierson confirmed his interest in serving in the group.

Commissioner Hoffman confirmed his interest in serving in the group.

Commissioner Aronson confirmed her interest in serving in the group.

Commissioner Dennerline suggested Vice Chair Williams, Commissioner Hoffman and either Commissioner Pierson or Commissioner Aronson.

Commissioner Peterson moved to move forward with Commissioner Aronson, Commissioner Pierson and Commissioner Hoffman for the work group. Commissioner Dennerline seconded.

AYES: 6

NOES: 0

ABSTAINED: 0

Chair Holcombe asked if the next item should be a vote for the volunteers.

PM Selden asked for discussion on the list of volunteers.

There was some discussion on the target number of members on the work group and the type of experience that would be helpful.

Commissioner Peterson moved to move forward with the current list of individuals included in the staff memo for the work group. Commissioner Dennerline seconded.

AYES: 6

NOES: 0

ABSTAINED: 0

Commissioner Peterson asked if individuals on the call were known. Callers were confirmed as known.

Questions

Lynne, resident caller, asked for clarification on what was considered middle housing.

Staff and Commission Responses

PM Selden responded that middle housing is considered housing that is between single family detached homes and multi-family, like apartments. Middle family housing is defined by HB2001 as duplexes, triplexes, quadplexes, row houses and cottage clusters. All communities in the metro area must allow these types of homes built in the same areas that they allow detached single-family homes.

Commissioner Peterson commented on changes from single family residence to multifamily housing and how neighborhoods can be preserved with the upcoming changes.

Commissioner Pierson commented that he was hoping to see individuals building and owning affordable multifamily units, not corporate owned complexes.

Commissioner Dennerline noted how a form of middle housing changes were already happening some time ago in NW Portland. He referenced the article by Forbes “Bigger Than Tiny, Smaller Than Average”.

5. COMMISSION AND STAFF UPDATES

PM Selden advised that the City Council has had the first and second reading of the TSP amendments. There was testimony at the City Council meeting and that they will continue the hearing at the March 3, 2022, meeting.


6. TENTATIVE AGENDA – TBD


PM Selden advised that the Townsend Farms proposal needed revisions so the public hearing will be pushed to the March 22, 2022, meeting. There are currently no scheduled items and no public hearing for the next planning meeting.

7. ADJOURNMENT

Commissioner Pearson moved to adjourn. Commissioner Dennerline seconded. The motion passed unanimously.

AYES: 6
NOES: 0
ABSTAINED: 0.

DocuSigned by:

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Patti Hutcheson
Office Assistant

DocuSigned by:

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Hollie Holcombe
Chair

6/6/2022
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.