



Mayor
T. Scott Harden

Council President
Patricia Smith

Councilors
Bruce Nissen

John Miner

Brian Loy

**MEETING OF THE
WOOD VILLAGE PLANNING COMMISSION
June 15, 2020
AGENDA**

6:00 P.M.

1. [Discussion: Auto Repair Oriented Uses](#)
2. [Discussion: Update on Main Streets on Halsey Code Audit](#)
3. [Discussion: Temporary Uses](#)
4. Other Business

ADJOURN

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City Planning Commission Agenda Item Staff Report

Meeting Date: June 15, 2020

TO: Planning Commissioners
FROM: Greg Dirks: City Manager
DATE: June 8, 2020
SUBJECT: Discussion: Auto Oriented Uses

Requested Action

Review and provide feedback on the draft revisions to auto oriented uses and definitions within the Zoning and Development Code.

Background

Per section 560.110 of the City's Zoning and Development Code, only the City Council or Planning Commission may initiate an amendment to the code. On April 28, 2020, the City Council approved Resolution 13-2020 authorizing a text amendment process to consider revisions to the automotive oriented use definitions and allowable use categories within the Zoning and Development Code.

The current Zoning and Development Code defines auto oriented uses in two categories; Quick Vehicle Servicing, and Vehicle Repair. Currently, Quick Vehicle Servicing is a conditional use in the Light Manufacturing Zone and is an outright use in the Commercial/Industrial Zone. Vehicle Repair is an outright use in the Light Manufacturing Zone, and is a conditional use in the General Manufacturing Zone.

Quick Vehicle Servicing is defined in the current code in section 710.210 as follows: provide direct services for motor vehicles where the driver generally waits in the car before and while the service is performed. The development will include a drive-through facility, the area where the service is performed. Examples include full-serve and mini-serve gas stations, unattended card key stations, car washes, quick lubrication and tune-up services, and Department of Environmental Quality vehicle emission test sites.

Vehicle Repair is defined in section 710.260 as follows: firms servicing passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed. Examples include vehicle repair, transmission or muffler shop, auto body shop, alignment shop, auto upholstery shop, auto detailing, and tire sales and mounting.

It is also important to note that under section 710.240 Retail Sales and Service that car rental, lease, and repair is also classified as Vehicle Repair. In general, these code provisions have the impact of treating any sales or service of vehicles including items like car stereo/accessory

installation as Vehicle Repair. Based on the variety of uses, it may be worth exploring revising where auto oriented uses are allowed, and/or modifying the existing definitions and adding a new auto-dependent use definition that would enable certain lower impact auto oriented uses in other zones either as an outright or conditional use.

An approach would be to add a new definition for auto repair/maintenance activities that can be completed in an enclosed building with little to no impacts to adjacent uses, and which the building design and orientation still enables a vibrant and active area that is pedestrian friendly. Components of the use may include the follow:

- Work area which is screened from view from any public street
- No outside repair work on vehicles or vehicle storage more than a few hours (unless stored inside).
- Street frontages with interesting architectural details. These may include (but are not required to include) windows, and pedestrian features.
- Types of Uses – Intent is to enable lower impact uses where a vehicle may be in a facility for less than a day in most cases.
 - Under vehicle work including, suspension parts/components, alignment, tires, brakes, exhaust.
 - Minor repairs and tune-ups including oil and fluid change, battery, replacement of consumable engine items
 - Auto upholstery
 - Auto Detail
 - Stereo and other interior and exterior accessory sales and installation
- Enabled Zones:
 - Light Manufacturing – Y
 - General Manufacturing – CU
 - Commercial/Industrial – CU
 - Town Center – CU

Definitions:

Quick Vehicle Servicing (Remains the same as defined in section 710.210): provide direct services for motor vehicles where the driver generally waits in the car before and while the service is performed. The development will include a drive-through facility, the area where the service is performed. Examples include full-serve and mini-serve gas stations, unattended card key stations, car washes, quick lubrication and tune-up services, and Department of Environmental Quality vehicle emission test sites.

Vehicle Repair would be defined and moved to section 710.270: firms servicing/conducting major service and repair to passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, theThe customer does not wait at the site while the service or repair is being performed, and repairs take several days or longer to complete. Examples include major vehicle repair and diagnostics, transmission or muffler shop, engine repair/rebuilding facilities, auto body shop, alignment shop, auto upholstery shop, auto-detailing, and tire sales and mounting, and other major repair services.

(New Definition) Vehicle Maintenance would be defined in section 710.260 as follows: firms servicing passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed, and most repairs and services last less than a day

or two. Examples include under car work including, suspension parts/components, alignment, tires, brakes, exhaust, minor repairs and tune-ups such as oil and fluid change, battery, and the replacement of consumable engine items such as belts and hoses, auto upholstery shops, auto detail shops, and stereo and other interior and exterior accessory sales and installation

Next Steps

The Planning Commission is asked to discuss the potential revisions and make a recommendation on how to proceed. A draft for a formal consideration and recommendation consideration to the City Council will be based on the Commission's direction and can be made available this July after the proper notice period. That recommendation will be forwarded to the City Council for adoption consideration.

Alternatives

The Planning Commission can make a series of revisions to the draft text both at this stage, and at the time of recommending action to the City Council.

Fiscal Impact

No direct fiscal impact is anticipated, and the expansion of uses may increase development or development potential in certain places in the City.

City Goal

Reviewing this code helps achieve City Goal 1: A safe, clean, inclusive community with a sense of pride and strong identity, and City Goal 4: Long-term financial stability, economic vitality and growth.

Suggested Motions

No motion is suggested, the intent is to provide staff with a direction to move forward on the text amendment process.



City Planning Commission Agenda Item Staff Report

Meeting Date: June 15, 2020

TO: Planning Commissioners
FROM: Greg Dirks: City Manager
DATE: June 8, 2020
SUBJECT: Discussion: Main Streets on Halsey Code Update

Requested Action

Review and provide input on the initial recommendations and findings from the most recent Main Streets on Halsey code update work.

Background

The Main Streets on Halsey three-city initiative began in late 2016, and has continued to evolve since that time. The initial work was an economic and strategic action plan to help shape and direct future initiatives and programs. Based on one of the recommendations in the 2017 report, a code audit has been underway since 2019. This code audit is a three-city effort to look at and review the development codes along the corridor, and consider revisions that would streamline development, remove inconsistencies, and help craft the main street as envisioned in the 2017 report.

In 2019, Cascadia Partners was hired as part of a Metro planning grant to help the three cities with the code audit. The first phase of the code audit which focused on a refined market analysis, allowed uses, and general regulations is nearing completion. A three-city meeting is pending for early July to go over these items in more detail, and an overview is below:

- Market Analysis – high demand for multi-family residential, some demand but still risk for retail/commercial. Some niche demand for health services, but very low for general office. Mandated mixed use components drive up costs and risks for developers. Parking requirements are also seen as excessive from a developer’s standpoint. Public investment is needed to obtain the vision that the three cities is seeking for Halsey.
- Allowed Uses – Mixed use is seen as a difficult to develop use in many places along Halsey. Expanded uses or creative commercial uses such as food pods, micro retail, makerspace, and auto-oriented uses may help the financial viability of mixed use projects.
- General Regulations – Cascadia Partners has identified several regulatory elements of the zoning and development code that impact the economics of development along Halsey. The main elements include establishing a storefront district along Halsey where mixed

use is required, and all other area it would be optional. Increase the building height limits to at least 55 feet to enable five story development and reduce parking requirements to a maximum of one space per unit for residential, and in some cases no on-site parking for desired retail/commercial.

It is important to note that these findings and suggestions were done with a specific lens to help encourage new development, and do not necessarily reflect the direction that the code work will go. These and other findings will be presented in more detail at the meeting, and again at the multi-city meeting later this summer.

Next Steps

Staff will use the feedback given to help direct the next steps of this process. If some elements are non-starters, it is important to know that early, so time can be used elsewhere to refine other potential revisions. Public outreach is also part of this overall plan, and will be presented as different outreach efforts are completed.

Alternatives

The code work is not expected to be completed until late 2020 or early 2021, and the Planning Commission is not mandated to make any revisions.

Fiscal Impact

This work is being conducted with funds from a Metro grant that is being overseen by the City of Fairview.

City Goal

Reviewing this code helps achieve City Goal 1: A safe, clean, inclusive community with a sense of pride and strong identity, and City Goal 4: Long-term financial stability, economic vitality and growth.

Suggested Motions

No motion is suggested, the intent is to provide staff with a direction on how to proceed with potential revisions.



Planning Commission Agenda Item Staff Report

Meeting Date: June 15, 2020

TO: Planning Commissioners
FROM: Greg Dirks: City Manager
DATE: June 8, 2020
SUBJECT: Discussion: Administration of Temporary Uses under Section 380

Requested Action

Review the information regarding temporary uses, specifically temporary uses that are part of an approved development, and provide direction to staff on how to proceed.

Background

Temporary uses are defined in section 380 of the Zoning and Development Code. The section outlines various temporary uses, and when a permit or hearing is or is not needed. The following summarizes the section:

- Events 14 days or less: No permit or hearing is needed. This includes promotional events, festivals, carnivals, or outdoor sales. General public health and safety requirements are needed, and this is overseen administratively.
- Special Events and Street Vendors. These events last longer than 14 days, but less than 90 days and could include similar types of events as listed above. This would go to a type II hearing with public notice and \$300 fee. The use must be allowed in the zone, and there are a series of conditions of approval 380.030 (A).
- Temporary real estate offices, sales offices, and model homes. Subject to a type II hearing. Model homes may be renewed administratively, all other temporary sales offices are for a maximum of one-year with no renewals.
- All other temporary Buildings. Defined only as temporary trailers or prefabricated building not already listed are subject to a type II hearing. The use must be associated with the primary use of the property, permit may be renewed annually, and comply with building codes.

There are several recent and current examples of temporary uses in the City, most of which did not go through a Type II process. Current examples include the construction trailer at the former City Hall Site, the construction trailer at the former greyhound park which is in conjunction with a PGE project. The model homes at Riverwood South, while mentioned at the Planning Commission meeting, were never explicitly approved. The only somewhat recent example is the

former Beararino's coffee trailer, which had an annual administrative renewal after it was approved by the Planning Commission over a decade ago.

Having a process and oversight for temporary uses helps retain the character and quality of development around the City. There are times when temporary uses are part of an already approved development and could be handled administratively. These uses include construction trailers, model homes, and temporary pre-leasing offices for approved development in progress. Requirements such as setbacks, compliance with building codes, and ADA access would be retained. Other temporary uses as highlighted earlier in the report should still be handed as a type II process with the Planning Commission to help ensure the compatibility and quality of use.

Next Steps

Provide staff on how to proceed with temporary uses. Code revisions could be brought back at the same time as the auto-oriented code revisions for consideration.

Alternatives

The Planning Commission does not have to revise section 380 Temporary Uses, or the Commission could make additional revisions from those recommended.

Fiscal Impact

Type II procedures cost \$300. While enabling some Temporary Uses without a Type II process would result in less fees, the City does not net any revenues from these fees.

City Goal

Reviewing this code helps achieve City Goal 1: A safe, clean, inclusive community with a sense of pride and strong identity, and City Goal 4: Long-term financial stability, economic vitality and growth.

Suggested Motions

No motion is suggested, the intent is to provide staff with a direction on how to process specific temporary uses.