



MINUTES
PLANNING COMMISSION
Hybrid Meeting
Tuesday, July 12, 2022

PRESENT: Thomas Hoffman
Russell Williams, Vice Chair
Robb Pierson
Deborah Aronson
Bill Peterson
Hollie Holcombe, Chair

ABSENT: Jeff Dennerline

STAFF: Sarah Selden, Planning Manager
Patti Hutcheson, Office Assistant

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: 2022-40-CPA-CUP - Slavic Evangelical Church (Sulamita)
Type III Quasi-Judicial Procedure & Type IV Legislative**

Summary: Applicant requests approval to amend the Light Industrial (LI) Zoning designation for its six properties along NE Sandy Blvd. (10.2 acres) to Corridor Commercial (C-C), to amend the Comprehensive Plan Map designation from Light Industrial to Commercial, and to amend the Comprehensive Plan text Figure 3-A to reflect map amendments. A conditional use permit is also requested to open a K-12 school within the existing church facility.

Planning Manager (PM) Selden cited applicable FMC decision making criteria

Chair Holcombe asked the Planning Commission to disclose any ex parte contact. There was no contact to report and no objections to Planning Commission members.

PM Selden presented the Staff Report referenced in Exhibit A and provided alternatives for proceeding.

Presentation by Applicant – Ryan Wilson, Wilson Architects, owner representative.
Brief review of proposal.

Stan Velichko 12650 SE 137th Dr Happy Valley, OR 97086
Introduction

Chair Holcombe asked for testimony in favor of the application. None.

Chair Holcombe asked for testimony in opposition of the application.

Lynnna Woods, 20315 NE Sandy Blvd., Fairview OR 97024.

Lynnia voiced concerns about the heavy traffic along this area especially on Sunday mornings and questioned how traffic would be managed specifically for large trucks needing to make wide turns. There was also concern about smaller children being walked in rather than being dropped off as the current traffic plan the church presented allows. This may clog up the traffic que plan. Lynnia reminded that 1 of the 2 lots to the west side is a detention lot that was designed for the Angel subdivision. This drainage lot needs to be preserved and may impact future building. Lynnia also expressed concern about putting in traffic calming islands for traffic control as that would impact existing businesses.

Chair Holcombe asked for any neutral testimony for the application. None.

Chair Holcombe asked if there was a rebuttal by the applicant. None.

Chair Holcombe asked for any questions from the Planning Commission.

Commissioner Hoffman questioned how the traffic will be managed specifically during the pick-up and drop off times. Chair Holcombe referenced that Multnomah County planned to look at that.

Commissioner Pierson asked about the sidewalk being deeded back to the city and who would maintain it.

Commissioner Williams traffic is a concern but as this is a county road it will need to be handled by county.

Commissioner Peterson questioned the number of attendees to Sunday service. Stan responded with 1,100. The number of students during the week for comparison is 150. There is an estimate of 750 ft to que up to 35 vehicles.

Chair Holcombe questioned if they had thought about queuing all around the parking lot to accommodate more vehicles. Ryan Wilson responded that some students would be walked in, probably K-2 or 3 range, so cars would be parked with the remaining queing.

Commissioner Peterson pointed out that the traffic is very pertinent to the conditional use permit however the traffic issue is moot to the comprehensive plan amendment and rezoning as the maximum potential traffic impact is identical for the two different land designations.

Commissioner Aronson would like to hear the thought process for keeping Sandy clear and the students safe during drop off and pick up times.

Church Member – Alexander 10786 144th Loop, Happy Valley OR 97086

Church member and responsible for safety and traffic for the school. Traffic route with current que is first step. If there is traffic congestion on Sandy, a longer que route is second step. If there is still traffic congestion, they will run a snake que route through the parking lot as a third step. They figure that approximately 50 cars will park along the church so that they can be walking in the younger children (kindergarten through third grade) without having to cross the traffic que. There will be directions with cones and people meeting kids with slow and stop signs. Vehicles will not be allowed to move if any kids are anywhere around vehicles at drop off points. They want children to have as safe and peaceful environments as possible. The church had a meeting with the parents and explained that this is a safety-first environment, and they need to be

responsible adults. If additional traffic control is needed for accessing Sandy, they will have a flagger on site.

Commissioner Pierson asked PM Selden MCSO or Gresham Fire commented on additional traffic. PM Selden said that MCSO has not reviewed but that Gresham building and Gresham Fire would review when applicant submits change of use application.

Chair Holcombe asked if they had considered alternate starting and ending times in case traffic became an issue in spite of the current traffic plans. Alexander responded that they did consider this, and they can change it if need be. The current times were based around parents' work schedules. If changes need to be made, they will initiate a volunteer-based care for before and after school as needed.

Chair Holcombe closed the hearing to the public and the Planning Commission continued discussion. There was no additional discussion.

Commissioner Williams made the motion to recommend the City Council adopt Ordinance 7-2022 as written. Commissioner Pierson seconded. Motion passed unanimously.

AYES: 6

NOES:

ABSTAINED:

Commissioner Williams made the motion to approve the Conditional Use Application as written. Commissioner Pierson seconded. Motion passed unanimously.

AYES: 6

NOES:

ABSTAINED:

4. COMMISSION AND STAFF UPDATES

Commissioner Peterson asked what architectural firm was selected for the Heart of Fairview project. PM Selden said City Council has entered negotiations with a team called Project.

PM Selden shared that the grand opening for the food plaza has been scheduled for July 29, 2022.

City Council will be receiving report from the Planning Commission at their next meeting.

Commissioner Hoffman mentioned that it is a good time to issue an invitation to FLOPA. PM Selden will send out a previous staff report that has detailed information on how the city has treated the lake setback in the past.

TGM Grant for the Halsey Corridor Street Design contract has been approved by the state.

5. TENTATIVE AGENDA – JULY 26, 2022

Middle Housing Amendments.

Commissioner Aronson will be absent.

6. ADJOURNMENT

Meeting adjourned by consensus.

Planning Commission Minutes

July 12, 2022

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DocuSigned by:

Patti Hutcheson

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Patti Hutcheson
Office Assistant

DocuSigned by:

H Holcombe

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Hollie Holcombe
Chair

12/7/2022

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.