



MINUTES
PLANNING COMMISSION
Zoom Meeting
Tuesday, March 8, 2022

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

ABSENT: Jeff Dennerline

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

Linn Wade, 1612 NE 213th Ave., Fairview, OR, questioned if there would be 2 farmers markets. One at the Halsey & Village St. location and one at the Food Court.

PM Selden responded that the market at the Food Plaza is intended to be like a traditional open air farmers market where vendors can come and set up portable awnings or canopies from 8am – 2pm just on Sundays.

On the Council's wish list for the Heart of Fairview site at Halsey and Village Street, is something permanent, year-round, and enclosed. This may not be a traditional farmers market but a market hall that may include prepared foods or other types of retail goods.

3. BRIEFING

a. Map and Text Amendments for Heart of Fairview Site

Planning Manager (PM) Selden presented a briefing on the Heart of Fairview Site regarding the City-initiated zone change, Comprehensive Plan Map amendment, and associated text amendments for the City-owned property at the SE corner of Village and Halsey streets. This project has been termed The Heart of Fairview by the Urban Renewal Agency. There were several maps showing the Heart of Fairview site and land use designations, and a comparison of the permitted land uses and development standards for the current Village Office zone and proposed Town Center Commercial zone. There was also explanation of what the City Council hopes to see in this space and the benefits the changes would bring to City if the zoning changes from Village Office to Town Center Commercial are approved.

There will be a public hearing next month at the Planning Commission meeting on April 12th. The 1st Reading at City Council will be April 20th; the 2nd Reading/Public Hearing will be May 4th.

Commissioner Pierson asked if there were any artist conceptions of what this concept may look like.

PM Selden responded that there was something created as early concepts at the time the property was purchased but they do not have anything current at this point. City is in process of putting out a request for a developer and they are waiting to see what kind of proposals come in. Chair Holcombe asked for an estimate of how many developers would be responding to the RFP.

PM Selden referenced another project that had 6 local developers, and stated the hope is at least 3.

Commissioner Aronson commented that Wenatchee Washington has a mixed-use market like Pike Place Market in Seattle that would be a good comparison.

Commissioner Peterson questioned that if the RFP was going out in March, when would they be due?

PM Selden verified the due date was April 29th.

Commissioner Pierson asked if the Planning Commission would be involved.

PM Selden clarified the City Council/Urban Renewal Agency Board will review and select the development team. PM Selden will keep Planning Commission informed.

5. COMMISSION AND STAFF UPDATES

Commissioner Peterson will not be in attendance on April 12th.

It is unknown if Commissioner Dennerline will be available for April 8th meeting.

Commissioner Williams questioned if there was a hard date of the Food Court Plaza opening.

PM Selden advised not at this time. The garage doors have not arrived, and they are looking at creative solutions to opening without the doors.

Commissioner Peterson advised the Wood Village City Hall was held up for 3 weeks waiting for their overhead doors.

PM Selden informed that she was working on some scheduling items for the Middle Housing Work Group.

6. TENTATIVE AGENDA – TBD

PM Selden informed that there will be a public hearing for a light industrial development at the March 22nd planning meeting for Townsend Farms Cold Storage. After the public hearing would potentially be a work session on the Middle Housing work.

The next Planning Commission meeting is planned to be in person. City is also working on the technology side of things for compliance with the State ruling that the meeting is also available remotely.

Chair Holcombe asked about the delay with the TSP Amendments from City Council.

PM Selden informed that at the recent City Council meeting they had deliberations on the TSP Amendments, and they decided to continue the deliberations to May 4th to provide some additional time to think through the information. They will be talking more about the process and what that entails at the next City Council meeting. PM Selden will provide an update once there is more information on the process moving forward.


7. ADJOURNMENT


Commissioner Peterson moved to adjourn. Commissioner Hoffman seconded. The motion passed unanimously.

AYES: 6

NOES: 0

ABSTAINED: 0

DocuSigned by:

5B897A9AD040462...
Patti Hutcheson
Office Assistant

DocuSigned by:

08F0CC0B430C4EA...
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.