



6030 NE William R. Carr St.
Adair Village, OR 97330
Phone: (541) 746-5507

DECISION OF THE PLANNING COMMISSION

SITE PLAN REVIEW

SANTIAM CHRISTIAN ELEMENTARY SCHOOL

File No.:	SPR-26-01
Applicant/Owner:	Santiam Christian School (represented by Al Stefan) 6011 NE Marcus Harris Avenue, Adair Village, OR 97330
Applicant Representative:	Forward Architecture, LLC (represented by Kaley Fought) P.O. Box 44, Salem, OR 97308
Proposal:	Site Plan Review application proposing development of a new approximately 48,000-square-foot elementary school building and associated site improvements.
Site Address:	7220 NE Arnold Avenue, Adair Village, OR 97330
Assessor's Map / Tax Lot / Account No.:	10430D000600 / 014930
Zoning:	E-1 Educational Facilities
Review Body:	Adair Planning Commission
Decision Date:	June 29, 2026
Final Written Notice Date:	June 30, 2026
Project Planner:	Laura LaRoque, Pathfinder Land Use Consulting, LLC
Applicable Criteria:	Adair Village Development Code, Comprehensive Plan, Transportation System Plan, and Public Infrastructure Design Standards Manual, including but not limited to AVDC Sections 1.140, 2.400, 3.400, 4.141, 5.121, and 5.134.

DECISION

On June 29, 2026, the City of Adair Village Planning Commission **DENIED** the Site Plan Review application referenced above.

The Planning Commission based its decision on the findings and conclusions in the staff report, the evidence in the record, agency and consultant comments, and the applicable approval criteria in the Adair Village Development Code, including AVDC Sections 2.400 and 3.400.



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The Planning Commission found that the applicant did not demonstrate compliance with all applicable approval criteria based on the current record, including Criteria 1, 2, 3, 4, 5, 7, and 8 of AVDC Section 2.400(2). In support of this decision, the Planning Commission adopted and incorporated by reference the staff report and findings, without additional or modified findings.

APPEAL

Pursuant to AVDC Section 3.700, an action or ruling of the Planning Commission may be appealed to the City Council within 15 days after the Planning Commission decision is mailed. A written notice of appeal must be filed with the City on forms provided by the City, together with the applicable fee. The appeal must identify the decision being appealed, the date of the decision, the form and basis of the appeal, and the criteria relied upon for the appeal.

An appeal issue must have been raised during the limited land use review, either in writing or as otherwise allowed by the City, with sufficient specificity to afford the decision body an opportunity to respond. Failure to raise an issue or to clearly define the issue may preclude appeal to the City Council or to the Land Use Board of Appeals on that issue.

If no local appeal is filed within the applicable appeal period, the Planning Commission decision becomes effective on July 16, 2026, and becomes the City's final decision. A party aggrieved by the City's final determination in a proceeding for a limited land use decision may appeal to the Land Use Board of Appeals under ORS 197.828 to 197.845 by filing a notice of intent to appeal with LUBA not later than 21 days after the decision becomes final.

APPLICATION / DECISION DATES

Application Deemed Complete: April 24, 2026

Notice of Decision Mailing Date: June 30, 2026

Appeal Deadline: 5:00 p.m. on July 15, 2026

Decision Effective Date: July 16, 2026, if not appealed

State Mandate Date: August 21, 2026

PLANNING COMMISSION AUTHORIZATION

Matt Vogt, Planning Commission Chair

Date: 6/30/2026

STAFF CONTACT

Laura LaRoque, Contract City Planner

City of Adair Village

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