

**MINUTES
FAIRVIEW CITY COUNCIL WORK SESSION
FAIRVIEW CITY HALL
300 HARRISON
FAIRVIEW, OREGON 97024**

FEBRUARY 24, 1999 -- 7:30pm

**I. CALL TO ORDER/
ROLL CALL**

Mayor Vonderharr called the meeting to order at 7:35pm.

PRESENT: Mayor Roger Vonderharr
Councilor Ken Quinby
Councilor Sherry Lillard
Councilor Steve Owen
Councilor James Raze
Councilor Len Edwards
Councilor Steve Owen

STAFF PRESENT: Marilyn Holstrom, City Administrator
John Andersen, Planning Director
Caren Huson, City Recorder

II. PLANNING DISCUSSION

Director Andersen distributed a copy of the State's Land Use Planning Goals and an Amendment to Goal 5 to the City Council. Director Andersen also provided a pocket-edition of the State Land Use Goals to the Council. Director Andersen presented a brief history of planning in the State of Oregon and an overview of the State's Land Use Planning Goals document.

Director Andersen reported that as a result of State Planning Goals, Fairview must take a very close look at everything that is occurring in terms of planning, including the Transportation System Plan, the Fairview Functional Plan, Metro's Regional Plan, vacant land, etc. Director Andersen stated that Metro has targeted Fairview to have 5,000 additional jobs by build-out, but currently Fairview has only about 800 jobs; we have informed Metro that Fairview will need an exception to the 5,000 target goal as much of our vacant industrial land are wetlands and will always be open space areas. Director Andersen commented that the City had prepared a land use inventory in August 1998, and that there were some areas of the City that could provide residential infill.

Director Andersen stated that every 5-10 years, the City must update its Comprehensive Plan; this process is called Periodic Review. The State last acknowledged Fairview's Comprehensive Plan in 1980; Fairview went into Periodic Review in 1989, and still are in that review as we have not complied with the State Planning Guidelines. Director Andersen commented that there was a lot of information in the City's Comprehensive Plan (Plan), and that several pieces of the Plan were patched in and acknowledged by the State, but that the Plan was out of order, hard to read, and was difficult to use; the Plan does not give staff an integrating vision of what the City really is. Director Andersen reported that staff had completed the final segment of the Goal 5 Inventory, being the wetlands around Fairview Lake, and now just need the resources to file the Inventory and complete Goal 5, and to then submit it to the State.

Councilor Owen questioned how long Director Andersen thought it would take to compile the Comprehensive Plan. Director Andersen responded that it could take 6

to 9 months. Councilor Lillard asked if there were grants to perform a compilation of the Comprehensive Plan. Director Andersen responded yes, but that the grants were usually for a small dollar amount. Mayor Vonderharr asked if staff should have a consensus from the Planning Commission and City Council as to how they would like the Plan to look. Director Andersen responded yes, and that both boards must keep in mind that once the Plan is set and it is a legislative document, then each entity must adhere to the Plan and base any future decisions on what is contained in the Plan.

Director Andersen stated that he was not sure if Fairview really wanted Periodic Review or to prepare an entirely new Comprehensive Plan. Mayor Vonderharr commented that, either way, it would be beneficial for us to go to the State in advance and ask them what they would want us to do, especially when it pertains to Goal 5. Councilor Raze questioned whether the State was pushing staff to have everything completed. Director Andersen responded that he did not think so, as the State had misplaced Fairview's file.

Mayor Vonderharr stated that the City needed a new Comprehensive Plan. Director Andersen commented that he would agree, as the current Plan was 20 years old.

Marilyn Holstrom, City Administrator, mentioned that staff also wished to discuss the Council's annual goals, and asked how the Council wished staff to handle the goal of Economic Development. Councilor Raze commented that the first step would be to obtain the names and phone numbers of those landowners who hold industrial-zoned land, and then maybe students at Mt. Hood Community College could assist staff in gathering information. Councilor Owen added that perhaps a questionnaire could be sent to those landowners which contained about 12 questions covering acreage, interest of developing, etc., compile the results, and then make that information available to developers and real estate brokers.

Councilor Lillard questioned if someone was looking to locate a business in Fairview, wouldn't they perform their own research. Director Andersen responded yes; however, the City has had individuals come in and ask for development information, but usually they would go to a commercial broker or the Gresham Economic Development Association. Mayor Vonderharr commented that Troutdale has an intergovernmental agreement with Gresham to include their city in Gresham's Economic Development Association and that perhaps staff should speak with both Gresham and Troutdale to determine if Fairview could be involved in the same type of agreement.

Councilor Owen asked how many acres of property were vacant in Fairview that would involve commercial/industrial development. Administrator Holstrom responded that Townsend Farms had approached the City with an idea for a large business park with 10-15 lots for large developments; beyond that property, there were just small pockets of possible commercial/industrial land scattered throughout the City.

Councilor Raze stated that Council needs to "sell" Fairview in order to obtain jobs, and that we need to "sell" the attributes and the availability of our City. Mayor Vonderharr added that Fairview needed industrial revenue, livable wage jobs, and diversity. Director Andersen commented that the Portland Development Council has a policy of sending people who are looking for land to where that land is available.

Councilor Edwards stated that he personally felt that Fairview has waited too long in trying to market some of its industrial land.

Administrator Holstrom stated that staff could put together a survey of those

property owners who we think might want to develop their land and then compile the results; information could be placed on the City's web site or in a brochure, and then Council could meet again to discuss where to go from that point. Discussion ensued as to how Fairview could market its developable land. Councilor Quinby spoke of the Pacific Rim Economic Development Committee, and that he had been in contact with Senator John Lim who sits on that Committee.

Administrator Holstrom suggested that the City Council and Planning Commission hold a joint Work Session on March 31, 1999 to discuss the update of the Capital Improvement Plan and the City's Functional Plan; Council agreed to that suggestion.

III. ADJOURNMENT

Councilor Edwards moved and Councilor Lillard seconded the motion to adjourn. Mayor Vonderharr adjourned the meeting at 9:45pm.

AYES: 7
NOES: 0
ABSTAINED: 0

Mayor Roger Vonderharr

Dated:

Caren C. Huson Quiniones
City Recorder