

**MINUTES
FAIRVIEW CITY COUNCIL REGULAR MEETING
FAIRVIEW CITY HALL
1300 NE VILLAGE STREET
FAIRVIEW, OREGON 97024**

AUGUST 15, 2001 -- 7:30pm

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

Council President Owen called the meeting to order at 7:30pm.

PRESENT: Councilor Ken Quinby
 Councilor Sherry Lillard
 Councilor Steve Owen
 Councilor Len Edwards
 Councilor James Raze
 Councilor Barbara Jones

ABSENT: Mayor Roger Vonderharr

STAFF PRESENT: Marilyn Holstrom, City Administrator
 Gilbert Jackson, Chief of Police
 Bob Cochran, Acting Public Works Director
 Roy Wall, Finance Director
 John Andersen, Community Development
 Director
 Caren Huson, City Recorder

- II. **CONSENT AGENDA**

Councilor Quinby moved and Councilor Raze seconded the motion to approve the Consent Agenda, consisting of: an Award of Contract for the Crestwood and Creekside Storm Sewer and Waterline Improvements; an Intergovernmental Agreement for Mediation Services; and, the Minutes of July 25 and August 1, 2001.

AYES: 6
NOES: 0
ABSTAINED: 0

- III. **CITIZENS WISHING TO
SPEAK ON NON-AGENDA
ITEMS**

Councilor Owen called for persons wishing to speak on non-agenda items. As there was no response, the session continued.

- IV. **COUNCIL BUSINESS**
 - A. **PROPERTY
PURCHASE**

Bob Cochran, Acting Public Works Director, reported that the City Administrator had negotiated a purchase price for acquisition of property located at 223rd Avenue and Blue Lake Road. The property

is being purchased for the purpose of installing the City's new drinking water Well #8 and constructing a future Public Works Operations Facility. Director Cochran stated that the 2.31 acre property purchase will allow the City to keep pace with growing demands placed on the City's Public Works Department, as well as meeting goals and objectives identified in the City's Capital Improvement Plan. The negotiated purchase cost of the land is \$637,500. Councilor Lillard asked if the purpose of the land purchase was to save the land for a future date when the City would be able to construct a new Public Works facility. Marilyn Holstrom, City Administrator, responded that the purpose of the purchase right now was to move forward and construct a new well. Councilor Lillard questioned if the parcel was large enough to accommodate other facilities in addition to a Public Works Shop. Director Cochran responded that the conceptual plan did indicate a possible fire station.

Councilor Edwards moved and Councilor Jones seconded the motion to authorize the City Administrator to purchase the 2.31 acre parcel of land for the amount of \$637,500.

AYES: 6
NOES: 0
ABSTAINED: 0

B. APPROVAL -

**Sandy Boulevard
Corridor Refinement
Plan**

John Andersen, Community Development Director, reported that the Sandy Boulevard Study has been on-going for about nine months. The Study is an analysis of the land use and transportation needs of the Sandy Boulevard area within the cities of Fairview and Wood Village. Director Andersen stated that the Council had been involved in the Study during its course and were familiar with the proposal. Director Andersen commented that the Study calls for the western portion of the study area to focus on residential and commercial opportunities, while the eastern area develops as an industrial/regional commercial nexus for that part of the East Multnomah County area. The Study provides plans for roadway improvements and language for insertion of a new commercial zone into the Development Code.

Director Andersen added that the Council also had before them a memo regarding state housing goals and the Metro Functional Plan, with a conclusion that it was not inconsistent with both the State Housing Goal and Metro's Functional Plan should the City choose to restrict housing near 223rd and Sandy to townhouses or rowhouses; thus, staff was recommending that a Townhouse Overlay Zone be added to that area of the City which would allow for single-family residential attached units and a variety of accessory uses and other uses common for residential zones. Director Andersen referred the

Council to page 6 of the Study where there was a reference to a variety of residential uses including higher density housing. Director Andersen recommended that higher density be changed to medium density housing.

Councilor Owen questioned if page 6 would be changed so as to remove wording pertaining to garden apartments and manufactured homes. Director Andersen responded yes.

Councilor Raze asked for a definition of medium density housing. Director Andersen responded that medium density referred to 20 units per acre maximum, and that high density was defined as 27 units per acre or higher.

Councilor Edwards questioned what "accessory dwelling units" was defined as in the proposed Townhouse Overlay Zone. Director Andersen responded that that referred to an accessory structure less than 800 square feet in area.

Councilor Raze moved and Councilor Lillard seconded the motion to approve the Sandy Boulevard Refinement Plan with the following changes:

- 1) remove wording on Page 6 of the Study which refers to garden apartments and manufactured homes under the "Residential" heading;
- 2) change higher density housing to medium density housing on Page 6 of the Study under "Residential Vision"; and
- 3) add the Townhouse Overlay Zone to the area depicted in the Study as 223rd and Sandy.

AYES: 6
NOES: 0
ABSTAINED: 0

V. DEPARTMENTAL REPORTS

A. Police

Gilbert Jackson, Chief of Police, provided a review of the Fourth of July Events at Blue Lake Park: in the year 2000, 1,739 vehicles had passed through the gates; this year, 2,120 vehicles were counted. In 2000, 7,304 persons attended the event, and this year, 13,104 were in attendance. Chief Jackson added that Sergeant Aden had coordinated several agencies to assist us with the event, and that it had been a great success. Chief Jackson reported that the Salish Ponds Wetland Park was seeing quite a bit of activity this summer, and one tool that Officers use is a Park Exclusion which is a document that excludes someone from a Fairview park for 30 days;

30 exclusions had been issued this summer. Chief Jackson added that some parents are dropping their children off at the park and leaving them there all day until they can pick them up after work. Chief Jackson commented that in the past six weeks, 13.5 Officer hours were spent for issues at Salish Ponds.

Councilor Raze commented that 13.5 hours in six weeks did not seem like an unreasonable amount of man hours for the park, and that he would guess that the park usage is a seasonal issue and that the Officers were doing what was necessary. Councilor Raze suggested that Officers actually increase hours in the park to curb any vandalism or misuse.

Councilor Lillard asked if there was a way to determine how many people were legitimately using the park as it may be that the few offenders were just be a minority of those using the park, and that that just goes along with offering parks and open spaces.

Councilor Quinby questioned if it would be possible to fence the entire park facility. Chief Jackson responded that he did not think the Council would want to fence the trail. Councilor Raze asked what the hours were for the park. Administrator Holstrom responded that she believed the ordinance stated that all parks were closed from dusk to dawn.

Councilor Lillard asked how old the children were that were dropped off at the park for the day. Sergeant Aden responded that one of the children was 8 years old. Councilor Quinby questioned if child neglect laws would apply to the situation. Chief Jackson responded that it was possible to take an 8-year old into custody and deliver them to Children and Family Services, but if the Officers continued to do that, Family Services would not continue to accept them. Councilor Quinby suggested that perhaps a note to the parents needed to be sent home with the kids.

Councilor Owen questioned if activity levels in Chinook Landing and Blue Lake Park were higher than last year. Sergeant Aden responded that activity was about the same. Councilor Owen asked where the City was in terms of assistance from Metro. Administrator Holstrom responded that the last the City had heard was that Metro was circulating the proposal among its Councilors and no current news had been received. Chief Jackson added that any agreement with Metro would be retroactive to January 1, 2001.

A. Public Works

Director Cochran reported that staff had been working on Well #8 in order to submit it to the Water Resources Department and transfer our water right permits to that new well. Director Cochran stated that in June, City staff decided it was not the best use of funds to continue to have Gresham perform our solid waste/recycling program, so the

program will now be done in-house. Director Cochran reported that interviews would be conducted the following Monday for a new Maintenance Worker I position. In conclusion, the bridge over the Columbia Slough in the Blue Heron Shores subdivision has had some settlement on one corner which was stressing one of the City's water lines under, that will need to be corrected at City's expense.

Councilor Lillard mentioned that a few nights ago there was quite a bit of bubbles in the water and asked if that was common. Director Cochran responded that Well #6 had been drawing air.

A. Community Development

Director Andersen reported that the Planning Commission would hold a public hearing on the revised Development Code, and that the Code would be before the Council on September 19th. Director Andersen stated that park activities have been taking up quite a bit of staff time, and that the pavilion in the Community Park was currently being constructed. In addition, the first grand opening performance at the new Community Center had occurred with 48 people in attendance.

A. Finance

Roy Wall, Finance Director, reported that the City had purchased new computer software for Municipal Court which would be used for the first time the following Tuesday night. Director Wall stated that bar coding is being placed on utility bills which will lower the City's cost of mailing them. Director Wall commented that an insurance changeover had been performed on the City's Blue Cross Plan which will reduce the City's portion of the cost by \$10,000.

A. Administration

Administrator Holstrom stated that the September 5th Council meeting had been cancelled, but that a Street Faire would occur on September 13th at 6:00pm. An East Metro Cities Regional Issues Forum has been scheduled for October 11th. Administrator Holstrom reported that the application process for City Administrator had closed the previous Monday at 5:00pm, and that 50 applications had been received. Administrator Holstrom indicated that the League of Oregon Cities, who was conducting the search, had sorted the applications into three categories and that all of the applications were available for the Council to review.

B. Legal

Paul Elsner, City Attorney, stated that his written report was before the Council.

VI. MAYOR/COMMITTEE
REPORTS AND
COUNCIL CONCERNS

Councilor Jones stated that she had attended the 50th Anniversary celebration of the Portland Rehabilitation Center and encouraged everyone to take a look at the facility as she had been very impressed at

what they had done.

Councilor Raze mentioned that the Historical Society was seeking a volunteer to sheetrock the Heslin House.

Councilor Lillard stated that she had spoken to a committee member of the large sports park in Gresham who had indicated that they were interested in making a presentation in Fairview on how they obtained the funds to construct the park.

Councilor Edwards commented that he would certain miss Administrator Holstrom when she retires.

Councilors Quinby and Owen had no reports or concerns.

VII. ADJOURNMENT

Councilor Quinby moved and Councilor Lillard seconded the motion to adjourn. Council President Owen adjourned the meeting at 8:44pm.

AYES: 6
NOES: 0
ABSTAINED: 0

Council President Steve Owen

Dated:

Caren C. Huson Quiniones
City Recorder