

**MINUTES**  
**FAIRVIEW CITY COUNCIL/PLANNING COMMISSION WORK SESSION**  
**FAIRVIEW CITY HALL**  
**1300 NE VILLAGE STREET**  
**FAIRVIEW, OREGON 97024**

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**September 4, 2002 -- 5:45pm**

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

Council President Steve Owen called the meeting to order at 5:45pm.

PRESENT:

City Council

Councilor Ken Quinby  
Councilor Sherry Lillard  
Councilor Steve Owen  
Councilor James Raze  
Councilor Barbara Jones

Planning Commission

Chairman Sam Asbury  
Commissioner Gail Swanson  
Commissioner Steve Kaufman  
Commissioner Maureen Zehendner

ABSENT:

City Council

Mayor Roger Vonderharr  
Councilor Len Edwards

Planning Commission

Commissioner Jan Shearer  
Commissioner Steve Mayes  
Commissioner Ken Heiner

STAFF PRESENT:

Mary Jo Briggs, City Administrator  
John Andersen, Community Development  
Director  
Melissa Slotemaker, Associate Planner  
Caren Huson, City Recorder

**II. DISCUSSION -  
Visioning**

John Andersen, Community Development Director, stated that the purpose of the Visioning process was to identify conflicts between City documents, to update materials as the City had grown, and the opportunity to speak with the community and hear their thoughts regarding the City. Director Andersen reviewed the Executive Summary which was included in the Agenda Packet.

Director Andersen reported that the issues to be discussed tonight included: the Economic Development Goal; depicting Old Town as a Residential Neighborhood; a Hotel/Convention Center; and, the "Lakes" area of Fairview. In considering Old Town, it was suggested that the "Town Center" designation be removed from that area, and consideration be given to a buffer on NE 223<sup>rd</sup> Avenue; also, only low impact industrial could be included in certain areas of Old Town. In regards to a potential Convention Center in Fairview, suggested changes include renaming a site depicted as "Convention Center" to "Motel/Meeting Facility" or "Commercial Feature"; add the following wording "permit process evaluation", and add a Gateway concept to the potential site.

Councilor Quinby questioned what exactly the concerns were

regarding a Convention Center in Fairview. Director Andersen responded that citizens were concerned about noise, increased traffic, and glare.

Councilor Owen commented that he had received three phone calls from citizens who lived in the Convention Center area and who had the fear that their property would be taken for a Convention Center. Councilor Owen questioned who the City was thinking it was competing with in terms of a Convention Center, as we certainly could not compete with the Portland Convention Center. Councilor Lillard mentioned that any potential Convention Center would probably not be as large as the Council was thinking; it would probably be more the size of a meeting facility or events hall.

Chairman Asbury stated that even if the City depicted the "Convention Center" area on a map as commercial, that the same use issue would apply. Personally, Chairman Asbury preferred the term "Motel/Meeting Facility".

In terms of the "Lakes Area" of Fairview, Director Andersen reported that more commercial services were preferred to be located on Sandy Boulevard instead of residential uses. Chairman Asbury mentioned that the Sandy Boulevard Corridor Plan depicted more commercial uses on Sandy Boulevard. Director Andersen added that it was suggested that a "Riverfront Development" concept be kept in the Visioning Plan, and that more emphasis be placed on Blue Lake Park and its proposed development. Also, noise issues needed to be clarified in the "Lakes Area" and the City needs to become a more active participant on noise issues.

Councilor Lillard stated that the Visioning document appeared to be fine with her, and that the only issue she had was the buffer depicted on NE 223<sup>rd</sup> Avenue. Councilors Quinby, Raze, and Jones, along with Commissioners Swanson and Kaufman indicated that they were comfortable with the Visioning document. Chairman Asbury commented that in regards to Old Town, that if the City wished to improve the appearance of Old Town, that they needed to do something about cars parked everywhere. Commissioner Zehendner stressed the importance of more commercial uses on Sandy Boulevard.

Council President Owen asked members of the audience if they had any comments they would like to share.

Helen Maguire, 760 NE Pacific, Fairview, stated that 67 summary responses from citizens did not seem like a mandate to her for the Visioning Plan, and added that no where in the document were parking issues addressed. Mary Jo Briggs, City Administrator, stated that citizens can be assured that parking was an issue that City staff was aware of.

Frank Maguire, 760 NE Pacific, Fairview, commented that he felt the responses he and his wife received from Council were hostile. Mr. Maguire mentioned that he had spoken to Pacific Power and Light who owns property on NE 207<sup>th</sup> Avenue and asked them if they were interested in leasing or selling the property; they had responded no. In addition, they had mentioned that former Public Works Director

Jeff Sarvis had spoken to them a couple years ago about the possibility of leasing or selling land on NE 207<sup>th</sup> Avenue. Mr. Maguire questioned how access would be gained off NE 207<sup>th</sup> Avenue for any future motel or hotel. Councilor Raze responded that there has never been a discussion at a Council meeting regarding a Convention Center and that the Visioning Plan was simply a concept and more likely a pipedream. Mr. Maguire stated that when a City map depicts a Convention Center, that one tends to think that something had been discussed previously or that the idea was being placed in residents' heads.

Henry Pelfry commented that Pacific Power and Light does lease part of their land to two property owners along NE 207<sup>th</sup> Avenue.

Lynnia Woods stated that neither she nor Henry Pelfry had ever had a conversation with the Planning Commission or City Council regarding a motel/hotel/Convention Center, but that the Gateway concept in Fairview does mean something. She and Mr. Pelfry had also attended Visioning sessions and expressed their suggestion of a hotel or motel, and that nothing was ever "hidden".

Darrell Cornelius, 22243 NE Park Lane, Fairview, stated that he had attended two Visioning work sessions and that much discussion was held on Economic Development, yet he did not see much mention of it in the Visioning document. Director Andersen responded that in the "Lakes" section of the document, there was reference to hiring an Economic Development professional. Director Andersen read an Email he had received from Mayor Vonderharr on the Visioning document, and stated that staff would present the Final Draft of the Visioning document to Council at their September 18, 2002 meeting. Director Andersen stressed the fact that the document would be a guideline only, and that it would not be a City ordinance.

### III. ADJOURNMENT

Councilor Quinby moved and Councilor Lillard seconded the motion to adjourn. Council President Owen adjourned the meeting at 7:20pm.

AYES: 9  
NOES: 0  
ABSTAINED: 0

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Council President Steve Owen

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Dated:

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Caren C. Huson Quiniones  
City Recorder