

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

February 19, 2003 -- 7:00pm

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

Mayor Weatherby called the meeting to order at 7:05pm.

PRESENT: Mayor Mike Weatherby
Councilor Darrell Cornelius
Councilor Steve Owen
Councilor James Raze
Councilor Jim Trees

ABSENT: Councilor Len Edwards
Councilor Sherry Lillard

STAFF PRESENT: Mary Jo Briggs, City Administrator
Pam Beery, City Attorney
Gilbert Jackson, Chief of Police
Bob Cochran, Public Works Director
Roy Wall, Finance Director
John Andersen, Community Development
Director
Melissa Slotemaker, Associate Planner
Caren Huson, City Recorder

Mayor Weatherby announced that Councilors Lillard and Edwards were excused from the meeting.

**II. CITIZEN
COMMUNICATIONS**

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

III. CONSENT AGENDA

Councilor Owen moved and Councilor Cornelius seconded the motion to approve the Consent Agenda, consisting of Resolution 3-2003, A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT ON BEHALF OF THE CITY OF FAIRVIEW WITH THE REYNOLDS SCHOOL DISTRICT TO PROVIDE FOR SCHOOL RESOURCE OFFICER, and the Minutes of January 15 and February 5, 2003.

AYES: 5
NOES: 0
ABSTAINED: 0

IV. PUBLIC HEARINGS

**A. ORDINANCE 4-2003
Townsend Zone
Change**

Mayor Weatherby opened the public hearing and read the opening statement for Land Use Hearings. Councilors Raze and Trees commented that they had conversations with the applicant, but that it would not affect their decisions this evening.

Melissa Slotemaker, Associate Planner, reported that the applicant was requesting approval of a Comprehensive Plan Amendment and Zone Change for 13.9 acres adjacent to Sandy Boulevard on the Townsend Business Park site. The proposal will change the Comprehensive Plan designation from "General Industrial" to "Commercial" and the zoning designation from "General Industrial" (GI) to "Corridor Commercial" (CC). The previous Planned Development approval for the project allowed limited commercial uses on the property. The purpose of the proposal is to allow for commercial uses of any size to be located there.

Planner Slotemaker stated that in November 2002, the Council and owners of Townsend Business Park entered into a development agreement. This Comprehensive Plan Amendment and Zone Change proposal is consistent with the approved development agreement. A public hearing was held on February 4, 2003 before the Planning Commission. The Planning Commission heard testimony and recommended approval to the City Council of the Comprehensive Plan Amendment and Zone Change for the 13.9 acre area.

Tom Wright of Group MacKenzie, representing the applicant, stated that they were requesting the Council's approval tonight on the proposed Comprehensive Plan Amendment and Zone Change.

Mayor Weatherby asked if there were any other proponents or opponents who wished to testify; no testimony was presented.

Councilor Raze questioned what the conditions of approval were for the amendment and zone change. Planner Slotemaker responded that conditions of approval had been applied to the subdivision and were not required for a Comprehensive Plan Amendment.

Councilor Owen questioned if any opposition to the proposal had been received at the Planning Commission hearing. Planner Slotemaker responded no.

Receiving no further testimony, comments or questions, Mayor Weatherby closed the public hearing.

Councilor Owen moved and Councilor Raze seconded the motion to read Ordinance 4-2003 by title only.

AYES: 5
NOES: 0
ABSTAINED: 0

Caren Huson, City Recorder, read Ordinance 4-2003 by title only.

Councilor Owen moved and Councilor Raze seconded the motion to approve Ordinance 4-2003, AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP AND LAND USE ZONING MAP OF THE CITY OF FAIRVIEW.

AYES: 5
NOES: 0
ABSTAINED: 0

**B. RESOLUTION 4-2003
Adopting the Storm
Drainage Master Plan
for Northeast
Fairview**

Bob Cochran, Public Works Director, reported that the northeast portion of Fairview has remained generally undeveloped; the boundaries are from I-84 north to the Columbia River and from 223rd Avenue east to the city limits. The 445-acres in the area contains the majority of the City's commercial and industrial land (specifically Townsend Farms, NAACO, and the Alcoa property north of Marine Drive). This portion of Fairview has not been studied to determine the improvement necessary to properly manage stormwater both generated on site and stormwater that is conveyed through the area from outside of Fairview city limits. Director Cochran added that the improvements listed in the Plan are (or will be) necessary to properly manage the stormwater, thereby maximizing land use and minimizing flooding potential.

Director Cochran stated that the City had contracted with Newton Consultants to provide a Stormwater Master Plan for the northeast area. Newton developed a hydraulic model of the area and determined the improvements or strategies necessary for proper management of the stormwater. In addition, a Natural Resources Assessment was completed for the area. The assessment describes the area's vegetation communities, wetlands, wildlife habitat, and fisheries resources, as well as regulatory issues raised by planned or proposed development within the study area. The new plan will assist the Public Works Department as it considers new developments in the area and the impacts they may have on the stormwater system and its natural resources. In addition, some impacts result from stormwater generated in other jurisdictions. The Plan will assist the City in working cooperatively with those jurisdictions to address all stormwater impacts to Fairview.

Director Cochran introduced Dave Newton of Newton Consultants. Mr. Newton reported that they had reviewed the Salmon Creek Watershed and the Fairview Creek watershed, along with the issues associated with them. The Fairview Creek Watershed area issues deal more with conveyance efficiencies as the culverts are too small; the Salmon Creek Watershed has similar issues, but as a whole is largely undeveloped and the issue is flood elevation management which requires a different set of remedies. The jurisdictions and District utilities need to be brought together to evaluate the floodplain

and its relationship to the various jurisdictions.

Director Cochran reported that the adoption of Resolution 4-2003 would provide Fairview the authority to require stormwater improvements in conjunction with private development or County road improvements; it would also direct staff to begin interjurisdictional discussions for floodplain management with the Salmon Creek Drainage Basin.

Councillor Owen asked if there were multiple pumping stations which the Sandy Drainage District owned. Mr. Newton responded yes. Councillor Owen questioned if the Sandy Improvement Company was proactive in getting projects done. Mr. Newton responded yes.

Councilor Cornelius commented that since Fairview receives significant runoff from other jurisdictions, could some of the costs of improvements be passed along to them. Mr. Newton responded that that would be part of the interjurisdictional evaluation.

Mayor Weatherby opened the public hearing; receiving no testimony, Mayor Weatherby closed the public hearing.

Councilor Owen moved and Councilor Trees seconded the motion to approve Resolution 4-2003, A RESOLUTION ADOPTING THE "STORM DRAINAGE MASTER PLAN FOR NORTHEAST FAIRVIEW".

AYES: 5
NOES: 0
ABSTAINED: 0

V. COUNCIL BUSINESS

A. SELECTION OF REPRESENTATIVES MPAC and JPACT

Mary Jo Briggs, City Administrator, reported that at the East Metro Cities Regional Issues Forum held on January 30, 2003, nominations had been accepted for representatives on the Metro Policy Advisory Committee (MPAC) and the Joint Policy Advisory Committee on Transportation (JPACT). The Cities of Fairview, Troutdale, and Wood Village share a representative on MPAC; the representative for JPACT will serve the three cities in addition to Gresham. Council was being asked to vote for their desired primary and alternate representative for both MPAC and JPACT.

Council wrote their name and their choice for representatives on paper and passed them to the City Recorder to be tallied. Recorder Huson announced that the following individuals received the majority of votes:

MPAC primary representative Dave Fuller and alternate Chris Gorsek; JPACT primary representative Larry Haverkamp and alternate Sherry Lillard.

VI. DEPARTMENTAL

REPORTS

A. Police

Gilbert Jackson, Chief of Police, reported that there was a slight change in the format of the written Police Report as some reporting programs had been improved. Chief Jackson announced that the City had renewed their contract with Reynolds School District for the School Resource Officer. Councilor Cornelius noted that Officer Wecks, the School Resource Officer, had also served eight hours on patrol. Chief Jackson stated that that was correct; when school was not in session, Officer Wecks performed regular patrol duties.

B. Public Works

Director Cochran reported that Lakeshore Park had been cleared of all vegetation and that crews will begin planting grass and placing shrubs sometime after March, and that Well No. 5 would be rehabilitated.

C. Community Development

John Andersen, Community Development Director, reported that much of staff's focus in the past month had been on Economic Development, parking, the Comprehensive Plan, and Visioning implementation.

Councilor Cornelius commented that one of Council's goals this year was preservation of Old Town, yet he was aware that an application had been received for a 4-lot partition on Bridge Street. Councilor Cornelius asked if Director Andersen thought there would be a significant number of partitions occurring in Old Town due to the new development code. Director Andersen responded that he did not anticipate a significant amount as there were not many lots to be redeveloped in Old Town. Councilor Cornelius questioned if the 4-lot partitioning would require a public hearing. Director Andersen responded no, that it would be an administrative decision, but that notice was given to surrounding residents and asked for their input. Councilor Cornelius stated that the staff should take any input from the residents into consideration when making their decision.

D. Finance

Roy Wall, Finance Director, reported that he had attended a Bureau of Emergency Communications financial oversight committee meeting in which Fairview is a member; they were presented with a draft budget from BOEC with an 8% increase in costs. All cities responded negatively to that great of an increase. Director Wall added that he had attended the Fire Advisory Committee meeting in which a presentation was given on the various national alert levels. Director Wall indicated that he would be attending a meeting on the Verizon Franchise Fee Audit which had participation from 75 Oregon cities. Director Wall provided an update on the PERS issue to Council.

E. Administration

Administrator Briggs announced that the first meeting of the Fairview Economic Development Committee would occur the following morning, and stated that it was with regret that she received notice from the Police Chief that he intends to retire at the end of the year.

F. Legal

Ms. Beery stated that her written report was before the Council, adding that she had spent time reviewing City agreements, worked

on planning activities, and worked with a property owner in the Lake Salish area for a conservation easement.

VII. MAYOR/COMMITTEE REPORTS AND COUNCIL CONCERNS

Councilor Cornelius reported that he had attended meetings of the West Columbia Gorge Chamber of Commerce and stated that the organization was moving along well; they hoped to be actively in place by June 30, 2003. In addition, percentage-wise, Fairview has more representatives than other jurisdictions on the committee.

Councilor Raze reported that the Parks Committee had been meeting on a regular basis and that a brochure will be distributed soon regarding the native plants in the Salish Ponds Wetland area; Associate Planner Slotemaker deserves a lot of credit for the success of the Parks Committee. Councilor Raze asked for volunteers to help finish the renovation of the Heslin House.

Councilor Trees reported that he had attended the Fairview Business Association meeting, and that they hope to establish officers at their next meeting; in addition, another group will be forming: The Fairview Village Merchants Association.

Councilor Owen had no reports or concerns.

Mayor Weatherby reported that he had attended the Four Mayors Meeting and was developing a working relationship with them; at that meeting, one issue of concern was the best delivery of fire service.

VIII. ADJOURNMENT

Councilor Raze moved and Councilor Owen seconded the motion to adjourn. Mayor Weatherby adjourned the meeting at 8:32pm.

AYES: 5
NOES: 0
ABSTAINED: 0

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Mayor Mike Weatherby

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Dated:

Caren C. Huson Quiniones
City Recorder