

**MINUTES
CITY OF FAIRVIEW
CITY COUNCIL**

May 21, 2019

Council Members

Brian Cooper, Mayor
Cathi Forsythe (Excused)
Mike Weatherby (Excused)
Keith Kudrna
Balwant Bhullar
Natalie Voruz
Darren Riordan

Staff

Nolan Young, City Administrator
Allan Berry, Public Works Director
Devree Leymaster, City Recorder

SPECIAL WORK SESSION (6:00 PM)

1. CONSIDER DEVELOPMENT INCENTIVE PROGRAM EXTENSION

City Administrator Young summarized there are four eligible projects that received land use approval by December 31, 2018 that have not yet submitted for building permits; deadline June 30, 2019. Two of the four projects expect to meet the June 30 deadline; two will not meet the deadline. Should Council extend the deadline, staff proposes Urban Renewal (UR) reimburse the city for waived utility SDCs.

Councilor Kudrna inquired about the issue with Fairview Townhomes/Halsey and Fairview Parkway. CA Young replied the interface with the proposed roundabout. A delay may benefit the city in resolving the issue and benefit the Main Streets on Halsey project.

Councilor Riordan clarified the extension in practice would waive SDCs for two projects. CA Young replied yes, and reiterated staff's recommendation for UR to reimburse the city utility funds to offset any potential rate increases. Using UR the city will recapture the waived charges over five years vs. twenty years without using UR.

Councilor Kudrna commented the real question is whether to use UR funds to assist with SDCs.

Councilor Riordan summarized UR would pay approximately \$330,000. Those funds would then not be available for other UR projects. He asked if the developments will happen without the extension. CA Young answered they won't meet the June 30 deadline; don't know whether the project will continue.

Councilor President Voruz shared she feels the city has some responsibility to help remedy the situation for the Fairview Villa project because of the delay in the Planning Commission and Council approval process. She also supports the extension for the Fairview Townhomes along Halsey similar to the extension for the other development along Halsey.

Mayor Cooper remarked he does not believe the review process for Fairview Villa was unduly. It was a complicated decision that ran through the appropriate process and course for resolution. He commented the city is standing behind and fulfilling its obligation to the Development Incentive Program. He questioned what the purpose of having rules and structure is, if you are just going to change it at the end.

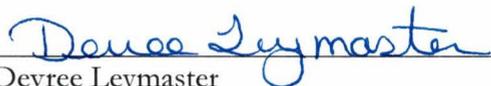
Councilor Kudrna concurred and queried what message will be sent to those that met the deadline and followed the process. Council President Voruz remarked a friendly city to do business with. In her opinion the city did slow down the process for the Fairview Villa project. She asked if the land use

decision deadline had to be extended for the project. Staff replied they did not believe so; process was completed within the allowable 120 day process.

CA Young requested direction from Council as to whether to place considering extending the Development Incentive Program on the June 5 agenda. Council replied yes. Council President Voruz requested staff provide information regarding the land use process for the June 5 meeting.

2. ADJOURNMENT

Meeting adjourned at 6:24 PM



Devree Leymaster
City Recorder



Brian Cooper
Mayor

June 6, 2019

Date of Signing

A complete recording and/or video of these proceedings is available.
Contact the City of Fairview City Recorder Office, 1300 NE Village St., Fairview, OR 97024, (503) 674-6224.