

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

February 18, 2004 -- 5:30pm

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

Mayor Weatherby called the meeting to order at 5:33pm.

- PRESENT:** Mayor Mike Weatherby
Councilor Darrell Cornelius
Councilor Steve Owen
Councilor James Raze
Councilor Larry Cooper
Councilor Jim Trees
- ABSENT:** Councilor Sherry Lillard
- STAFF PRESENT:** Mary Jo Briggs, City Administrator
John Andersen, Community Development Director
Melissa Slotemaker, Associate Planner
Caren Huson, City Recorder

**II. DISCUSSION - DRAFT
COMPREHENSIVE PLAN**

Mayor Weatherby thanked the Planning Commission for all of the hard work they had put into the Draft Comprehensive Plan (Comp Plan).

John Andersen, Community Development Director, explained the process for the Comp Plan: 1) staff prepared draft plan; 2) Planning Commission public hearings and recommendation to City Council; 3) City Council public hearings and adoption. Director Andersen stated that staff had taken previously adopted plans and incorporated them into the Draft Comp Plan; the Planning Commission then created a second draft plan. Staff alone has about 640 hours already into the Comp Plan. Notification had been mailed to all property owners in the City which generated about 350 inquiries. In addition, information was placed on the City's website, two articles placed in the City's Newsletter, and two notices placed in The Outlook. The process had included a joint Planning Commission/City Council Work Session in February 2003, three additional meetings and one workshop of the Planning Commission which created a third draft of the Plan, two Planning Commission public hearings held on the third draft, and one additional meeting after that to create a recommendation to the City

Council. Director Andersen commented that based on direction from Council, staff would advertise for a City Council public hearing on the draft Comp Plan for March 3, 2004 in order to receive further comments from the public and a final decision from Council on how to go forward with adoption of the Plan. Staff would then prepare a final draft for Council decision and discussion.

Mayor Weatherby questioned what Metro's role was in the process. Director Andersen responded that the City is required to comply with Metro's Region 2040 Functional Plan, and there are statements in the Comp Plan which state that the City would work with Metro and comply.

Councilor Owen stated that staff was proposing one Council public hearing on March 3rd to receive further testimony and discuss, but it seems to him that the Comp Plan was a large document which should be broken down and reviewed in three or four meetings. Council discussed how many meetings should be held to review the Comp Plan. Council concurred that the meetings to discuss the Comp Plan would occur as follows: March 3rd, March 17th, April 21st, and May 5th, with adoption to occur on May 5th or later if required. Director Andersen added that if there are quite a few changes to be made, that staff would require time to make the changes.

Councilor Cornelius commented that he had a problem with some of the policies in the Draft Plan as he did not know if they even apply any longer. Director Andersen mentioned that changing the Plan vs. clarifying and consolidating the Plan are two different things; if major changes are proposed, the Planning Commission public hearing process may have to be repeated.

Melissa Slotemaker, Associate Planner, provided an overview of all chapters of the Draft Plan:

Chapter 1 - Introduction. Provides history of City and summary of Vision document. The studies used in preparing the Comp Plan will not go away in their entirety as they are technical documents; goals and policies of the studies will be incorporated into the Comp Plan. All studies that are incorporated in the Comp Plan are listed in the appendix of the Plan.

Chapter 2 - Citizen Involvement. Some of this chapter is new, but primarily is existing text from the original Comp Plan. Outlines Planning Commission role in planning. This is a State mandated chapter and has not changed much from the 1979 Plan.

Chapter 3 - Community Building. Includes foundational aspects of the community; population; characteristics; describes the four neighborhoods as defined in the Vision document; incorporates Fairview Village Comp Plan. Updated Comp Plan Map is included and is consistent with City Zoning Map. Old Town Vision is included.

Chapter 4 - Agricultural Lands. Brief chapter; basically describes transition from agricultural uses to other uses.

Chapter 5 - Open Spaces, Scenic and Historic Areas, Natural Resources. Includes discussion of statewide Planning Goal 5 which describes Fairview's riparian buffer, scenic and historic areas, inventory of natural resource sites, and historic registration index.

Chapter 6 - Resources Quality. Describes protection measures in place for the City in terms of air quality, noise, stormwater, etc.

Chapter 7 - Natural Hazard Areas. Much of this chapter is the same as the 1979 Comp Plan; addition of earthquake and wind policy discussions.

Chapter 8 - Recreational Needs. Incorporates the Parks and Open Spaces Master Plan and the Recreation Master Plan that were adopted in 2001 and 2002, along with a portion of the Transportation System Plan that deals with pedestrian/bicycle trails.

Chapter 9 - Economic Development. Most of this chapter is new due to the recent focus on economic development in the City and the region; recent statistics and inventories are included.

Chapter 10 - Housing. General update for housing characteristics and how the City has met the regional needs. Councilor Cornelius suggested that this chapter state that Fairview has met all housing requirements.

Chapter 11 - Public Facilities and Services. Update on sewer, water, stormwater, etc.

Chapter 12 - Transportation. Includes the Transportation System Plan goals and policies which were completed in 2000, and the Sandy Boulevard Plan completed in 2001. Updated with transit information.

Chapter 13 - Energy Conservation. Discusses current energy information and energy efficient development practices. Most of these were in place with the 1979 Plan, so not many changes required.

Chapter 14 - Summary. All goals and policies placed in one chapter so that they may be reviewed together. Appendix lists support and reference documents. Updates to the Comp Plan will be placed behind the appendix as the City adopts or amends.

Steve Kaufman, Planning Commission Chairman, stated that the Planning Commission had reviewed the document chapter by chapter. Councilor Raze asked if the Planning Commission will have to review the Comp Plan again after Council adds any changes. Director Andersen responded that the Planning Commission would only have to review again if the Council makes substantive changes.

III. ADJOURNMENT

Mayor Weatherby adjourned the Work Session at 6:33pm. AYES:
NOES: 0
ABSTAINED: 0

Mayor Mike Weatherby

Dated:

Caren C. Huson Quiniones
City Recorder