

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

April 20, 2005 -- 5:30pm

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

Mayor Weatherby called the meeting to order at 5:32pm.

PRESENT: Mayor Mike Weatherby
Councilor Darrell Cornelius
Councilor Barbara Jones
Councilor Steve Owen
Councilor Ken Quinby
Councilor Jim Trees

ABSENT: Councilor Jim Raze

STAFF PRESENT: Jan Wellman, City Administrator
Bob Cochran, Public Works Director
Tamara DeRidder, Interim Community
Development Director
Caren Huson, City Recorder

**II. 213TH AVENUE SPEED
HUMP REQUEST**

Bob Cochran, Public Works Director, provided a review of the City's Speed Hump Request procedures. A request had been submitted for the City to evaluate the speed on NE 213th Avenue, just past NE Hancock going north. A speed counter was placed for a week; northbound traffic numbers came back high, but southbound traffic numbers were low as traffic would be climbing uphill. The traffic counter determined that 15% of traffic was speeding when traveling northbound on NE 213th; our current procedures would indicate that this would not qualify for a speed hump as the industry standard was 30mph for placement of a speed hump, and the 15% of traffic was traveling at 29.4mph. Director Cochran added that the request for a speed hump was similar to the Park Lane request where the Council did implement the placement of a speed hump.

Mayor Weatherby questioned if the speed hump would be placed on the slope going downhill. Director Cochran responded yes, adding that the City's implementation plan would require placement at the 6% slope. Councilor Owen asked how the speed hump request was initiated. Director Cochran responded that one person, speaking on behalf of the neighborhood, had submitted a letter to the City which in turn sends us out to perform a speed study. Councilor Cornelius

mentioned that he remembered when the soccer field subject came up in that area that the residents as a whole expressed their concerns on the speeding issue, and that personally he would like to see the speed hump taken into consideration. Councilor Cornelius asked if the Fire Department had any input on the speed hump. Director Cochran responded yes, the Fire Marshal had reviewed the request and approved of the speed hump. Councilor Owen stated that, per the speed study, this particular speed hump request did not meet the City's implementation policy as it currently stands, and suggested that staff, and any Council members who may be interested, review the 30mph implementation policy, resident monetary contributions, and petitions from the neighborhood.

Director Cochran commented that the City of Wood Village was pursuing a water right in the same aquifer that Fairview uses. Director Cochran indicated that he had phoned the City's consultant who was in the process of preparing comments which are due by May 6th. The consultant is concerned that the plans for the new Wood Village well could reduce Fairview's aquifer level by 10-20 feet. A letter of protest will be sent to the Department of Water Resources; by protesting, it does not mean we are against the well plans, only that we want more clarification. Wood Village has informed us that they will begin drilling their well the following week, which is a gamble because they can not use any water from a well they drill until they obtain permits.

Director Cochran commented that Wood Village has been growing and that there were some problems in determining what to do with their sewage as right now it flows through the Sandy Trunk Line in Fairview. The cities have been working for years on what to do as Wood Village grows and exceeds their one million gallons per day. Wood Village was going to place a parallel sewer line on 223rd Avenue, but it came in over budget and never happened. Fairview came up with a plan to place a parallel line in the low point in the sewer system; however, the Wood Village City Council did not approve a rate increase to justify the loan to build that line. Director Cochran stated that he would speak with DEQ about the situation, inform Fairview's sewer model consultant, etc. Jan Wellman, City Administrator, stated that DEQ had issued an order that Wood Village was not in compliance. If Wood Village surcharges Fairview sewer lines and causes sewer to back up in Fairview, then DEQ will fine us. Director Cochran mentioned that it already felt to him as though Fairview was currently at capacity with its sewer lines; we prefer to keep the flow two feet below a manhole, and with the Kohls and housing proposals at Wood Village, the model shows 1.7 feet.

Councilor Cornelius stated that the sewer agreement between Fairview and Wood Village indicates that Wood Village would

construct a parallel line. Administrator Wellman responded that that was correct, and that Fairview would like to inform DEQ that Wood Village was not following through with the proposal they presented to DEQ stating that they would obtain a loan for the construction of the parallel line.

III. OLD TOWN STOP SIGN MODIFICATION

Director Cochran reported that since 1997, the traffic sign configuration in Old Town has been somewhat questionable, and that he thought many of the stop signs in Old Town were a result of what used to be. Director Cochran stated that the areas in the center of Old Town were unprotected, and he and the Public Works crew had reviewed the current stop sign configuration. Sixth Street used to go through to Halsey but no longer does, yet it contains a lot of stop signs. Seventh Street is now the through street. Staff was proposing to place stop signs in the center of Old Town. Mayor Weatherby commented that it would seem redundant to have stop signs at the raised crosswalks in Old Town, and did not know why a stop sign would be needed at Sixth and Lincoln. Director Cochran stated that he would like to retain the stop signs near the raised crosswalks as he still feels those intersections are unprotected. Councilor Cornelius suggested that before anything is done that staff send the proposed layout to all residents in Old Town and ask for their input as it is their neighborhood.

Director Cochran commented that he was preparing to purchase a truck this fiscal year and would use the State Purchasing Program to obtain that truck. Director Cochran asked Council if they would like him to bring the purchase request before them at a Council meeting, or should he purchase the truck as it has already been approved in the budget. Councilor Owen questioned if Director Cochran would spend more money than what has been budgeted. Director Cochran responded no, adding that it would probably be less than what was budgeted. Councilor Owen stated that since advance notice was being provided to Council that there was no reason to place the topic on a Council agenda.

Councilor Cornelius questioned the State Purchase Program. Administrator Wellman explained the State bid process and the contracts they obtain.

Director Cochran stated that when the latest reservoir location was selected, it was decided to place the reservoir closer to Halsey Street so that the City could sell off the surplus property behind it. Someone is now interested in purchasing that property, so Director Cochran will begin the lot line adjustment procedure and then proceed with selling that property. Councilor Owen asked if staff felt there was any chance that the City would need that property in the future. Director Cochran responded no. Councilor Cornelius mentioned that he

believed the ingress would be to the east. Director Cochran responded that he thought the City would require the ingress off of Seventh Street.

IV. PROPOSED PLANNING FEES

Administrator Wellman reported that staff had been discussing the City's fee structure to make sure we are covering our costs, especially in terms of Community Development. A four-city comparison of planning fees was distributed to Council. Administrator Wellman indicated that tonight's review of planning fees was for discussion only; if Council was comfortable with our current fees, then staff would not proceed with any changes.

Tamara DeRidder, Interim Community Development Director, stated that she had indicated on the handout those areas where Fairview charges less than our neighboring cities, adding that Fairview does not charge for staff time for reviewing setbacks and conditions of approval. Ms. DeRidder added that as Fairview gets further into industrial and commercial land development, it would be nice to capture some of that time and be paid for it.

Councilor Owen questioned how much more Fairview would receive were we to increase our fees based upon Ms. DeRidder's research. Ms. DeRidder responded that she was unsure, but that she could generate numbers based on last year's permit activity. Councilor Owen asked if the basis for a fee increase was to cover our costs or make a profit. Administrator Wellman responded that the City could not make a profit, the fee increase would just cover staff costs. Councilor Owen stated that he did not care what Gresham charges as long as Fairview is receiving enough funds to cover its costs. Administrator Wellman commented that in all probability, we were not charging enough to cover our costs. Councilor Owen suggested that if staff believed that costs were not being covered for certain tasks, to bring those to Council; however, do not come to Council with changes on all fees, especially if they are based on Gresham's fees. There may be a few that need adjustment, so perhaps return to Council with proposed changes to those at this time; do not try to change them all at once. Ms. DeRidder responded that the City currently has no recovery at all in the review of building permits, yet she did not know what the building industry would allow us to charge.

Councilor Quinby commented that he was confused because Troutdale reviews building plans submitted to Fairview, yet staff was saying we don't charge for our review of building plans; would we be overlapping fees? Ms. DeRidder responded no, as Fairview staff reviews setbacks, utilities, and lot restrictions; Troutdale only reviews structures.

Councilor Trees indicated that he would like to see a reinspection program initiated and that an independent inspector be hired to come in and review Troutdale inspection work.

Councilor Cornelius questioned if the City had a process in place where they follow-up to make sure Planning Commission conditions are met, as staff may want to add a fee for non-compliance. Ms. DeRidder responded that the City currently has a mechanism in place to charge a fine for non-compliance of conditions, so if you know of a situation, you can report it to staff and they will review the conditions.

V. ADJOURNMENT

Mayor Weatherby adjourned the Work Session at 6:50pm.

Mayor Mike Weatherby

Dated:

Caren C. Huson Quiniones
City Recorder