



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

December 7, 2005 – 6:00p.m.

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

Mayor Weatherby called the meeting to order at 6:00 p.m.

PRESENT: Mayor Mike Weatherby
Councilor Darrell Cornelius
Councilor Barbara Jones
Councilor Larry Cooper
Councilor James Raze
Councilor Ken Quinby

ABSENT: Councilor Steve Owen

STAFF PRESENT: Jan Wellman, City Administrator
Connie Hansen, City of Fairview Secretary

**III. INTERVIEWS WITH
CANDIDATES FOR
VACANT PLANNING
COMMISSION POSITIONS
#2 AND #4**

Mayor Weatherby stated that Council is conducting oral interviews with the three applicants for the vacant Planning Commission positions #2 and #4. The Councilors have reviewed a packet of information about each candidate prior to tonight's interview.

Mayor Weatherby called for Jan Shearer, applicant for reappointment to position #4, to come forward. Mayor Weatherby asked Ms. Shearer to provide background information about herself including length of time in the City, work history and why she wants to continue to serve on the Planning Commission.

Ms. Shearer stated she has lived on Main Street in the Old Town neighborhood since 1967. She began serving on various committees, advisory boards, the Council, and Planning Commission in the late 1970's. Shearer worked for TriMet for many years, working at the end of her career in Community Relations for the light rail projects. She retired three years ago and has since limited her activities to the Fairview Planning Commission.

Councilor Cornelius stated that he had attended Planning Commission meetings in the past when Shearer was Chairman and he appreciated the depth of her

knowledge and abilities. Cornelius asked if she planned on traveling a lot this coming year, as she is retired and if that would affect her attendance. Shearer stated she would be traveling to Biloxi, Mississippi after January to help with the rebuilding in the aftermath of the last hurricane season. She will only miss two meetings, and in the last year she managed to attend most of the meetings in spite of traveling. Ms. Shearer addressed this issue with the other Commissioners and the Planning Director before applying for reappointment. The decision was to recommend that she continue due to her extensive knowledge of the history of many land use decisions, vision charrettes, Code revisions and ongoing commitment to the City. Councilor Cornelius noted that Shearer's involvement in the last few years' hearings on the changing directions within Fairview Village was invaluable due to her historical knowledge.

Ms. Shearer stated that she has a strong commitment to the City, has an appreciation of the impact that growth has had on shaping the community's livability, services and geography through land use decisions and in meeting Council's goals.

Councilor Quinby stated it is important to have some members of the Planning Commission provide historical perspective as new land use hearings occur. Quinby asked Ms. Shearer what she might do differently in Fairview Village, which has had some controversy over the last few years as it has grown; especially in relationship to the parking issues. Ms. Shearer stated that during her work with the light rail projects in Portland that parking was an issue there as well. Parking is a commodity that people will fight for and defend in almost any land use decision. No one is ever truly happy with the outcome no matter what his or her position is on the subject. The Village concept was to have access for the businesses, but not large areas set aside for parking. One of her regrets is that the original concept for the Village, for parking only along one side of the street, has been changed, which would have allowed for cars on one side with easy flow of traffic on the other side. As it now stands, the streets are too narrow causing more traffic issues.

Ms. Shearer stated that in the late 1960's, infill in the City was allowed, especially in the Old Town neighborhood, which has changed the historic nature of that area. She also would have placed more limitations on certain types of housing, such as large apartment complexes and manufactured home parks. Some of these were mandated, however, Fairview has more than its share.

Councilor Quinby asked Ms. Shearer about her view on eminent domain. Ms. Shearer stated that she does have a problem with some of the activities that are related to this issue, but that as a Commissioner she must follow the law.

Ms. Shearer recommended that the Council and Commission have more workshops together. At times the Commission has a clear understanding of the Council's goals and vision, however, at times these change and a meeting to discuss the new directions would be very helpful. This would assist the Commission in making decisions that fit with those goals.

Council thanked Ms. Shearer for her commitment to the community and that she would receive a letter with their decision.

Mayor Weatherby called on Bradley Fudge to come forward for his scheduled interview. Councilor Jones stated that when she reviewed the application packet it was very apparent that Mr. Fudge had been involved in a lot of different community events and committees. She had also noted that he worked on the Troutdale Summerfest event last year, and asked why he had not been part of Fairview's Summer on the Green festival. Mr. Fudge stated that he was involved with the Gorge Chamber of Commerce and that the head of the Chamber had asked him to help with Troutdale's festival before Fairview's staff had asked him to help. Ms. Jones asked Mr. Fudge to be part of Fairview's festival this year and he stated that, as he is also on the Parks Committee, he assumed that he would be part of the event this coming year.

Mayor Weatherby asked Mr. Fudge to explain what he thinks the primary role of the Planning Commission is in the City. Mr. Fudge stated that it is to implement a plan that has been formulated for economic, residential, and service growth with a goal of livability for the community.

Councilor Cooper asked Mr. Fudge to briefly provide background information on himself. Mr. Fudge stated that he took planning courses in college and has been involved in development for many years. The skills he would bring to the Commission include his observations of growth in other cities, how that has impacted the livability, public transportation, public services, crime, parks, and other things that make a city function or which may create problems for citizens. Oregon has done a good job of controlling growth to benefit its citizens. Mr. Fudge worked for the City of Portland and was in charge of city assets including parks, city properties, and services. Additionally, he has experience in real estate and development that will be beneficial in his role on the Commission.

Councilor Quinby asked Mr. Fudge about his stand on eminent domain issues. Mr. Fudge stated that his understanding is the recent ruling brings up concerns about private property being used for private development purposes. Eminent domain should remain a means of last resort for public use to enhance the community.

Councilor Raze asked Mr. Fudge for his views on rezoning of industrial lands to residential uses for such development as a mobile home park. Mr. Fudge stated that from his experience that is not a good use of industrial lands, as land is becoming more scarce and expensive. Councilor Jones asked about the reverse scenario, where mobile home parks are rezoned to industrial or other uses. Mr. Fudge stated that there is a concern about how it affects the people who live in those types of developments. It is costly to move a manufactured home and it is also very disruptive. This is being done elsewhere and an inventory is being compiled to show where the vacancies are in other parks to assist people with the move.

Councilor Jones asked how Mr. Fudge would improve the communications between the City Council and the Planning Commission. Mr. Fudge stated that through developing working relationships with the Councilors by phone calls, attending meetings, and discussion, as well as, becoming more involved in the community, he would develop better communication.

Councilor Cornelius asked Mr. Fudge how he would determine if a Planning Commission was performing well or not. Mr. Fudge stated that one of the aspects he looks for is a Commission that objectively reviews an application

with the Code as their direction.

A question was raised on length of time a person has to be in the City before filling the post of Commissioner. Councilor Raze stated that City Administrator Wellman researched this and for the Council you must be a resident for one year before you can be elected. However, for the Planning Commission there is no set length of residency.

The Council thanked Mr. Fudge for his responses to their questions. Mayor

Weatherby called applicant Karen Slack forward to be interviewed.

Karen Slack stated she had lived in Sandy for over 7 years, but because she really liked Fairview, she had recently moved here. Slack stated she was in the manufacturing business for over 27 years, creating computer manuals, books, etc. Currently she is in real estate, works with Elders in Action for seniors and other community events.

The Council asked why she is interested in serving on the Commission. Ms. Slack stated that land is in short supply everywhere and if it is not developed properly the impact on a community can create many problems. She is interested in being part of creating a livable city, to maintain the small city feel that Fairview has, and to be more involved in the community.

Councilor Cornelius asked if Ms. Slack had attended any Planning Commission meetings and she responded that she had attended a few. Councilor Jones asked Ms. Slack how she might deal with people who were upset and came to testify at a hearing. Ms. Slack stated that she would work to diffuse the situation through carefully explaining the process, and the rules and regulations for the application.

Councilor Quinby asked her views on eminent domain. Ms. Slack stated that it is a difficult issue. It can be a useful tool or method for development, but should be used very cautiously.

Council thanked Ms. Slack for her interest and time.

III. ADJOURNMENT

Mayor Weatherby adjourned the work session at 6:50 p.m. and stated that the regular City Council meeting would begin at 7:00 p.m.

Mayor Mike Weatherby

Dated:

Jan Wellman, City Recorder

Dated: