

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

June 1, 2005 -- 5:15pm

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

Council President Steve Owen called the meeting to order at 5:20pm.

PRESENT: Mayor Mike Weatherby (arrived 5:25pm)
Councilor Darrell Cornelius
Councilor Barbara Jones
Councilor Steve Owen
Councilor James Raze
Councilor Ken Quinby
Councilor Jim Trees

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

**II. INDUSTRIAL LANDS
MASTER PLAN**

Tamara DeRidder, Interim Community Development Director, reported that on August 20, 2004, the Department of Land Conservation and Development awarded a \$40,000 Technical Assistance Grant to the City of Fairview to conduct an Industrial Lands Master Plan by the end of June 2005. Staff issued two contracts to complete this work; the primary contract is with Johnson-Gardner and Beckendorf and Associates, and the second is for a small amount of transportation analysis work by Group MacKenzie. This contracted work was nearing completion. The results of the study will serve as a foundation by which the City's economic policies, industrial/commercial land uses, and improvement action items are to be amended.

Ms. DeRidder introduced Jerry Johnson of Johnson-Gardner. Mr. Johnson narrated a PowerPoint presentation on the Industrial Lands Master Plan which highlighted the following topics: employment changes in the Metro area; employment and population growth rates; industrial market trends in the Portland area; speculative market trends in the Portland area; northeast market trends; current pipeline; comparative vacancy over time; the Fairview market area; an industrial land inventory; recent land sales; projected industrial land needs in the Portland metro area; the primary market for projected

industrial land needs; a Fairview inventory of industrial sites; Fairview issues, opportunities and constraints; and, land use recommendations for Fairview.

Councilor Raze questioned if rezoning of the two lots near the Columbia River would be considered downsizing. Mr. Johnson responded no, that the rezoning would actually increase the land value.

Councilor Cornelius stated that he would like to see lot L1 remain under the agricultural zoning designation. Mr. Johnson mentioned that if lot L1 remained zoned as agricultural, then it could not meet design standards.

Mr. Johnson indicated that the final revised Industrial Lands Master Plan would be available at the end of June.

**III. WOOD VILLAGE MOU
AMENDMENT NO. 3 -
ARATA ROAD
CUL-DE-SAC**

Director DeRidder reported that at a special meeting of the Fairview Council held on September 8, 2004, the Council reviewed and approved Amendment No. 2 of the Memorandum of Understanding with the City of Wood Village. With that approval, one of the four conditions of approval was that the Arata Road cul-de-sac/dead-ending would occur prior to the opening of Kohl's department store. Multnomah County Transportation has determined that that condition was not needed if a median was placed at the intersection of NE Arata/Barr Road and 223rd, effectively eliminating the left-hand turning movements at this intersection.

Alison Winter, Multnomah County Transportation Planning Specialist, stated that a cul-de-sac on Arata Road between 223rd Avenue and Wood Village Boulevard would not be needed with construction of a median on 223rd Avenue at Arata Road. The purpose of the cul-de-sac was to reduce the left-turns at the intersection of 223rd Avenue and Arata Road by eliminating through traffic on Arata Road. A median that restricts left-turns at the intersection will better accomplish this goal while maintaining local access on Arata Road. In addition, the median will eliminate a number of conflict points on 223rd Avenue created by inadequately spaced driveways between the intersection of Arata Road and Halsey Street.

Ms. Winter explained that the total cost to complete the Wood Village Boulevard Extension would be \$1,315,000, which includes \$137,500 from Centex Homes and \$110,000 from Kohl's for the improvements. There is a funding gap of \$357,500 to complete all of the improvements for the extension.

Councilor Cornelius stated that there must be a signal placed at Halsey and Wood Village Boulevard and that we need to do this right the first time.

Councilor Quinby commented that there would be too many problems with access if a median is placed on 223rd Avenue, and that it would hinder Fairview businesses in that area. Councilor Quinby added that the median was simply a cost-saving band-aid that would create more problems than it would fix. Councilor Raze concurred.

Councilor Cornelius reiterated that we needed to get the roads right the first time.

Councilor Raze added that the responsibility for mitigation is the developer's.

Mayor Weatherby and Councilor Owen stated that Wood Village needed to supply the remaining funds for the Wood Village Boulevard Extension.

Council consensus was that the Wood Village Boulevard/Halsey Street road improvements and signal was more important than the Arata Road cul-de-sac, and that a median was not wanted. Ms. Winter responded that regardless, the median would need to be placed on 223rd Avenue. Director DeRidder commented that the MOU did not state the regulations for the completion of Wood Village Boulevard and placement of a signal on Halsey before Kohl's could open.

**IV. TRANSPORTATION
SYSTEM PLAN -
CHANGING CONDITIONS
UPDATE**

Due to lack of time, this item would be heard at a later date.

V. ADJOURNMENT

Council President Owen adjourned the Work Session at 6:50pm.

Mayor Mike Weatherby

Dated:

Caren C. Huson Quiniones
City Recorder