

MINUTES
FAIRVIEW CITY COUNCIL/PLANNING COMMISSION SPECIAL MEETING
FAIRVIEW CITY HALL
300 HARRISON
FAIRVIEW, OREGON 97024

APRIL 22, 1998 -- 7:00pm

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

Mayor Vonderharr called the meeting to order at 7:00pm.

PRESENT: Mayor Roger Vonderharr
Councilor Dave McCutcheon
Councilor Len Edwards
Councilor James Raze
Councilor Steve Owen

Planning Commission Chair Jerry Ruff
Commissioner Steve Mayes
Commissioner Jan Shearer
Commissioner Ken Heiner
Commissioner Steve Kaufman

ABSENT: Councilor Sherry Lillard
Councilor Mike Weatherby
Commissioner Lynn Stokes
Commissioner David McCausland

STAFF PRESENT: Marilyn Holstrom, City Administrator
John Pettis, City Planner
Rob Choy, Associate Planner
Caren Huson, City Recorder

II. DISCUSSION

Marilyn Holstrom, City Administrator, stated that concerns had been raised about the City's Comprehensive Plan in that it was rather dated, originally being written in 1979; adjustments to the Plan had been made through the years, with the last amendment being in 1990. Administrator Holstrom commented that, overall, the Comprehensive Plan Map was based on how officials saw the City growing in the future; much has been learned in the past 3 to 4 years, and maybe there were some adjustments that needed to be addressed. Administrator Holstrom suggested that the Commission and Council work together in updating the Plan, understanding that they should look towards a Fairview that they would like to see in the future. Administrator Holstrom commented that the first step might be to compile a list of what the Commission and Council would like to see for Fairview. Administrator Holstrom then presented three maps: a map of Fairview, the Comprehensive Plan Map, and an aerial photo of the City, adding that current Industrial land sits mainly to the north and east of Sandy Boulevard.

Councilor McCutcheon commented that in terms of manufactured homes, he did not mind one here or there, but when a city has as many as Fairview does, he did not think we should ever change a zoning designation to accommodate them. Commissioner Shearer stated that Fairview should have a balanced mix of housing,

and asked if there were statistics on the current types of housing. Discussion ensued regarding inclusionary zoning. Mayor Vonderharr stated that he felt strongly that Fairview should not rezone its Industrial and Commercial lands for lower end housing, and that higher end housing was needed in Fairview, as we have our fair share of all other types of housing.

John Pettis, City Planner, mentioned that the City would be hiring John Anderson to prepare its Functional Plan and that, in his findings, he would have a complete description of what Fairview's zoning supply will be; his report should be available by September 1998. Commissioner Shearer commented that that would be very helpful in making land use decisions.

Chairman Ruff questioned if, with the current submitted proposals, Fairview would exhaust its large blocks of land for housing. Planner Pettis responded yes. Councilor Owen commented that he was surprised to see the permit fees Fairview could receive next year, and inquired what the expectations were for next year.

Chairman Ruff asked about rezoning the north side of Halsey Street between 223rd Avenue and the 207th Avenue Connector. Commissioner Shearer added that the northwest corner of 207th and Halsey, along with the southwest corner, will be critical, and that she was concerned about the image of Fairview and what people think when they drive through Fairview. Commissioner Shearer stated that the City has some opportunities for its major gateways of 223rd and Sandy, 223rd and Halsey, and 207th and Halsey, as they could be critical in helping people form an opinion of Fairview as they drive through. Councilor Raze commented that rezoning the entire strip of Halsey between 223rd and 207th as commercial might not be such a bad idea for the residents of Fairview. Chairman Ruff added that if that residential area was rezoned to Commercial, property owners could get more money should they ever decide to sell. Mayor Vonderharr mentioned that, currently, Fairview does not offer anything for a retailer except for what Holt & Haugh has proposed. Mayor Vonderharr asked what would make the northwest corner of 207th and Halsey a more viable piece of property and be the most appropriate use. Councilor Raze responded that a commercial use would make more sense.

Planner Pettis provided a list of the current proposals in the City: the Slavic Church at 207th and Sandy; Blue Heron Shores I at the west end of Fairview Lake with 12 lots, with Phase II containing 48 lots; Old Salish Ponds on the north side of Glisan with 25 units; Lake Shores Estates II with 49 lots; the Woodward property zoned A-2 could accommodate 150 units; the McDonald property condominiums will have 194 units with a total of 254 when finished; the Hurford Commercial Center on the north side of Halsey; Fairview Village office building; J.T. Smith proposal for the south of Fairview Lake which will have 218 units and an overlay similar to Fairview Village but with no commercial center; Fairview Village Apartments on Chinook Way will have 124 units; Lake Shores Estates I will have 41 units; and the Raze Subdivision will have 36 units.

Councilor Edwards questioned if the City should look at uniform streetlighting. Administrator Holstrom responded that the Council had adopted a Streetlighting Plan, but it was not uniform. The Fairview Lake Way Master Plan will be before Council next month, and it will require neo-traditional lights. Mayor Vonderharr commented that the streetlighting on NE 223rd Avenue, north of Sandy Boulevard, contains cobra heads and then a spot of poor lighting. Councilor Edwards stated his concern regarding meters placed on posts in front of manufactured homes. Administrator Holstrom stated that on the Council's May 6th agenda, an ordinance will be proposed which would require that meters must be placed on a home.

Commissioner Shearer stated that she thought the City should take the initiative to enhance its image. Commissioner Heiner stated that he would like to see more trees in the parks and interconnected pathways. Councilor McCutcheon commented that the basis for Fairview was originally single-family residential, except for the last 10 years, and he would not like to see the City divert greatly from that; he would like the majority of property in Fairview to be single-family residential.

Chairman Ruff asked how the north side of Depot Street was zoned. Planner Pettis responded that it was currently zoned Industrial, but that someone was interested in having it rezoned to R7.5, Single-Family Residential; Howard Angell owns the land on Depot Street west of Depot Signs, and Depot Signs owns the land to the east.

Commissioner Kaufman stated that he liked the small town feel of Fairview, and that with all the apartments and manufactured housing parks, that the City was getting away from that feel. Commissioner Kaufman commented that he would like to see more small retail, neo-traditional streetlighting, and more parks and trees.

Councilor Owen mentioned that the City already has a great deal of development in the works, and the remaining property is valuable to the City; he thought that the City had enough manufactured homes, but he really would like to see some statistics on the percentages of each type of housing.

Rob Choy, Associate Planner, commented that he felt the bottom line seemed to be aesthetics, and that perhaps the City needed to have an in-house design authority and maybe some design guidelines. Councilor Raze stated that he did not think there was a problem with new design, and that the City did not need more bureaucratic levels. Councilor Raze added that he thought the City's problem spots were the older areas of the City. Commissioner Shearer stated that she thought Planner Choy was speaking along the lines of Fairview's commercial and business look, because if something is not built well, it will look shabby ten years down the road. Chairman Ruff mentioned that he agreed with Planner Choy in that there should be some way to control design and the completion of projects. Mayor Vonderharr stated that the City could not dictate to developers what they will or will not do, and as far as commercial property was concerned, there were things that the City could do to control the aesthetics as far as the streets, sidewalks, etc.

Administrator Holstrom stated that she understood the first two items of concern being manufactured homes and zoning, and that those items should be discussed further. Administrator Holstrom asked what the group felt the priorities were. Commissioner Heiner stated that he thought aesthetics was an umbrella over all the issues. Chairman Ruff commented that perhaps the City would also wish to consider having a list of trees they would prefer to have planted. Planner Pettis stated that the City does have a list of non-desired trees. Mayor Vonderharr stated that he thought it was logical to give responsibility to the Parks Committee regarding trees and let them determine appropriateness.

Administrator Holstrom questioned what topics the group would like to discuss at future meetings. Chairman Ruff stated that the group first needed to have a list of housing statistics. Councilor McCutcheon added that the City should not encourage any one type of dwelling.

Commissioner Shearer commented that she felt Depot Street places the City at risk and it should be discussed soon as it is currently zoned M-3, surrounded by a residential area. Also, the northwest corner of 207th and Halsey should be

discussed due to its transition phase. Commissioner Mayes stated that rezoning of the north side of Halsey should be reviewed as he envisions that area between 207th and 223rd as Fairview's "downtown".

Administrator Holstrom wished to clarify that what she understood the group to want to discuss next were zone changes. The group concurred. Commissioner Kaufman stated that he also thought it was a good time to discuss the uniformity of streetlighting. Administrator Holstrom suggested that the current Streetlighting Plan be brought before the Commission for discussion to determine if it needs to be reviewed.

The group decided that both bodies should meet again and focus on rezoning issues. Administrator Holstrom commented that a meeting would be scheduled for the latter part of June 1998.

III. ADJOURNMENT

Councilor McCutcheon moved and Councilor Edwards seconded the motion to adjourn. Mayor Vonderharr adjourned the meeting at 9:08pm.

AYES: 10
NOES: 0
ABSTAINED: 0

Mayor Roger Vonderharr

Dated:

Caren C. Huson Quiniones
City Recorder