

COMMUNITY DEVELOPMENT COMMITTEE MINUTES
Community Development Office, 719 E. First Street, Newberg, Oregon 97132
Thursday, November 16, 1995 at 7:00 AM

Members Present: Roger Currier, Dave McMullen, Nadine Windsor, John Lyda, Dale Schatz, Rob Molzahn

Members Absent: Donna Proctor

Others Present: Greg Scoles, Duane Cole, Chuck Liebert, Michael Sherman, Larry Anderson, Tabrina McPherson

I. CALL TO ORDER

Roger Currier called the meeting to order at 7:00 a.m and revised the order of the agenda to be as follows.

II. NEW BUSINESS

A. Transportation and Growth Management Grant

Mr. Cole explained the TGM Program provides for funding for local jurisdictions to do long range planning for both transportation and growth management. By the time it is received, the grant amount will be \$40,000. Mr. Schatz asked if the study would be done by the City or a consultant. Mr. Scoles will manage the grant and COG will provide a design consultant. There was some discussion on what the money would be used for. Mr. Scoles indicated there will be a lot of public participation including public workshops and handouts. Mr. Scoles informed the committee that the study will look at finding a classification with density requirement in between the R-2 and R-3 zones which are 8.8 and 21.8. The study will also tell us how much vacant land there is and what it can be used for.

Motion: McMullen/Lyda to recommend to council approval of the resolution. Passed unanimously.

B. Fire Department Substation

Chief Sherman mentioned that the City has requested Yamhill County transfer the property to the City. Mr. McMullen asked if the county has made any indication that they do not plan to transfer that property. Chief Sherman stated the committee would be kept updated on any information we receive.

C. Water Conservation Ordinance

Mr. McMullen felt that since this has already been before the City Council that this committee should not waste their time reviewing it.

Motion: McMullen/Schatz motioned to remove this item from agenda. Motion passed 4-0 with 2 undecided.

D. Nonprofit Entity Limited Fee Waiver Policy

Mr. Cole briefly reviewed this policy regarding the building and planning development fees. He reviewed the criteria that needs to be met in order to receive this waiver. After some discussion on each of the criteria, the following suggestions were made:

No Federal or State subsidized homes would be eligible for waiver;
Limit of two waivers of the water and sewer systems development charges per year;
No sale of property within five years unless purchaser meets same qualifications, otherwise those fees that were waived would need to be paid at the time of sale.

Motion: Schatz/Molzahn motioned to recommend council approve the ordinance with the changes listed above. Passed unanimously.

E. Composter Update

Mr. Liebert stated the composter is still in the testing mode. We have received an analysis from PWT and are having CH2M Hill look at it to determine if it is accurate. We should have the results back from them by the end of November. Mr. Cole further stated that the composter does what it is supposed to do it just doesn't do as much as they told us it would. We will probably be getting our attorney's involved.

F. City Hall/Central School Study

Mr. Cole handed out a Time Line and Scope of Work. He reviewed the schedule of meetings and their content. The first objective is to determine if Central School is salvageable. Mr. Cole indicated we should have a report from SERA Architects within the next couple weeks. A meeting was set for December 12, 1995 with the committee and SERA Architects. Details to follow.

III. REPORTS

A. Engineering Division

Mr. Anderson mentioned permits are being issued for the Oak Knoll Subdivision this week. We have a bond to complete the sewer work if they fail to do it by January 1, 1996.

Wynooski Street sewer replacement will start in the next two weeks and will be completed within 90 days.

We are in the process of updating the traffic counts. Last time we did all streets, this time we are doing only the collector streets. Mr. Anderson mentioned that Haworth counts have increase about 50%.

B. Utility Division

Mr. Cole mentioned the big "Victory" the utilities division has made in regards to the I/I problem. He mentioned the crews had found the leaking manholes in Hess Creek and chained down them down to alleviate a portion of the I/I problem.

C. Building Division

No reports given.

IV. OTHER BUSINESS

None.

V. ADJOURNMENT

The meeting was adjourned at 8:12 a.m.