

**MINUTES OF THE NEWBERG CITY COUNCIL
MONDAY, APRIL 5, 1999
7:00 P.M. MEETING
PUBLIC SAFETY BUILDING - TRAINING ROOM**

I. CALL MEETING TO ORDER

Mayor Cox called the meeting to order.

II. ROLL CALL

Roger Currier (RC)	Alfred Howe (FH)
F. Robert Weaver (RW)	Lisa Helikson (LH)
Brett Veatch (BV)	

Absent: Donna McCain (DM)

Staff Present:Duane R. Cole, City Manager (DRC)
Terrence D. Mahr, City Attorney (TDM)
Larry Anderson, Engineer Manager
Barton Brierley, Planning Manager
Mike Soderquist, Community Development Director
Peggy Nicholas, Recording Secretary

OTHERS

PRESENT: Kelli Highley, Pat Haight, Donna Nesbitt, Jim Morrison, Shirley Venhaus, Nadine Windsor, Dennis Petriquin, Ben Altman, Terry Girt, Ruth Ann Hobbs, Roy Gathercoal, Wendie Kellington, Tim Codiga, Bill Rosacker, Kevin Wing, Rob Molzahn, Mike Hanks, Earl Sandager, Robert Van Vlack

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. COMMUNICATIONS FROM THE FLOOR

Ms. Shirley Venhaus, from the Yamhill County Historical Society noted that the Historical Society will hold a special reception on May 8th at the Museum's complex from 10:00 a.m. to 4:00 p.m.

Pat Haight, 501 E. Illinois, #12, Newberg, expressed concerns about the contracts involving Resolution No. 99-2173. Ms. Haight provided a sample of water from her residence. Ms. Haight commented on prior CH2M Hill reports.

Ms. Nadine Windsor, 2902 E. Second Street, Newberg, asked what was holding up the dog pound project. Mayor Cox said he will provide Mrs. Windsor with information which will be discussed at this meeting at a later time.

Councilor RC discussed Resolution No. 99-2172 involving the repair of the riverbank for the Water Treatment Plant. He said that with all the improvements that have been done, the City would have been farther ahead if it would have started the project some time ago in providing for a new plant. He talked with Smurfit representatives in which they said they would consider exchanging land they own which is located past the sewer plant. Further, he said he disagrees with the Resolution and the Consent Calendar.

City Manager DRC said that when they looked at building a new treatment plant versus stabilizing the bank and the cost difference was substantial. The present location is expandable and could be utilized for the next 10-15 years. The best benefit would be to stabilize the bank. The current debt service would need to increase by 50% which would tend to an increased rate; and therefore, it would be best to keep it at its present location.

V. CONSENT CALENDAR

1. Appointment of Planning Commission Member: Rob Molzahn
2. Notification of Appointment by the City Manager of additional Downtown Redevelopment Committee Members:

Dale Golding	Allyn Brown
Gary Hawkins	Don Lutz
Neil Cohen	Heather Lewis
3. Proclamation declaring April 10, 1999 as MS Walk Day.
4. **Resolution No. 99-2171** authorizing the City Manager to award the contract for the Wastewater Treatment Plant Influent Pump Station Electrical Improvements project to Oregon Electric Group in the amount of \$51,000.
5. **Resolution No. 99-2172** authorizing the City Manager to enter into a professional services agreement with Squier Associates in the amount of \$100,000 to provide permitting, geotechnical design, and construction management services for repair of the river bank landslide at the Water Treatment Plant.
6. **Resolution No. 99-2173** authorizing the City Manager to enter into a professional services agreement with CH2M Hill in the amount of \$264,000 to provide permitting, geophysical, and engineering services for implementation of the Well 7 and 8 project, and preliminary work on the potential Gearins Ferry water supply option.

MOTION: FH/LH to approve consent calendar. (4 Yes/1 No [RC]/1 Absent [DM]). Motion carried.

VI. PUBLIC HEARING

1. Public hearing on annexation request of a 7.9 acre Waterbury Annexation parcel. Applicant is Westlake Consultants, Inc. located in the 700 block of S. Springbrook Road. Tax Lot No. 3221-1700
Ordinance No. 99-2506 declaring that certain territory be annexed into the City of Newberg and withdrawn from the Newberg Rural Fire Protection District together with a zone change from an AF-10 to an M-2 zoning designation. The site is located in the 700 Block of S. Springbrook Road.
Resolution No. 99-2164 authorizing and directing the City Elections Officer to certify to the Yamhill County Clerk a ballot title for a measure to be submitted to the electorate of the City of Newberg for their approval of an annexation request.

TDM reviewed the quasi-judicial land use process. TDM reviewed the raise it or waive it decision. TDM said the matter would be continued to the April 19th meeting

2. Public hearing on annexation request of a 6 acre parcel owned by Ovy and Viola Pratt. Located on the north end of Main Street, south of Foothills Drive and west of Crater Lane. Tax Lot No. 3207-3300
Ordinance No. 99-2509 declaring that certain territory be annexed into the City of Newberg and withdrawn from the Newberg Rural Fire Protection District together with a zone change from a County AF-10 to a City R-1 zoning designation. The site is located north of Main Street, South of Foothills Drive.
Resolution No. 99-2170 authorizing and directing the City Elections Officer to certify to the Yamhill County Clerk a ballot title for a measure to be submitted to the electorate of the City of Newberg for their approval of an annexation request.

Mayor Cox reviewed abstentions, ex parte contacts, conflicts of interest and objections to jurisdiction and ex parte contacts.

Mr. Brierley, Planning Manager, reviewed the staff report. The favorable approval would send the matter to a vote of the people at the September, 1999 election. The property is at the north end of Main Street, south of Foothills Drive. The property is 6 acres (LDR designation - R-1 when annexed to the City). The property abuts the City limits on the north, east and south sides. It would allow the property to be developed as a 26 unit subdivision. Lots would be 7500 sq. ft. or greater size. Mr. Brierley reviewed the applicable criteria. The site complies with the appropriate use. The zoning would be R-1 which is consistent with the City's Comprehensive Plan. The use that is shown would also comply with the development standards. Mr. Brierley further reviewed the criteria contained in the staff report. Municipal water lines are available in the area and continue up to Main Street. The existing sewer main is along the eastern border of the property. A new pump station will have to be installed to handle the remainder of the property units (lack of gravity sewer). Staff recommends that the Council adopt the Resolution and the Ordinance because all the criteria has been met.

Ben Altman, Proponent, said he supports the compliance with criteria.

Ms. Kelli Highley, 619 S. River Street, Newberg, asked about the recovery of the advanced financing agreement with the Newberg School District (NSD) and how much money was involved in LID's.

Mr. Brierley said there is an advanced financing agreement for the water line between the City and the School District, but was not aware of the exact assessment. Discussion was held concerning the creation of an LID and the costs involved in connection (either paid for privately or by assessment). DRC said the City would encourage the developer not to proceed with the formation of an LID.

Mr. Ben Altman said that staff responded appropriately concerning the NSD connection and they were aware of the agreement. The issue of the financing of the pump station, short of guaranteeing it before annexation, would require that they coordinate with the Cottonwood development concerning funding. They wanted to preserve all options that were appropriate and legal. They have the estimated costs with similar pay-back requests.

City Attorney TDM said the Council can close the evidentiary portion of the hearing or leave it open. Mayor Cox closed the public hearing. Mr. Altman said that they waive the 7 day response period.

Councilor FH said that if annexation was approved by the Council, this would be the first annexation passed under the recently amended annexation ordinance. Under the amendment, the City is required to provide for noticing and the sign/posting requirements would be paid by the applicants. He asked what steps have been addressed to lessen the burden of the City to prevent costly mistakes? Mr. Brierley said applicant would be required to pay for the costs up front.

Councilor FH reviewed the map of the site. He wanted to assure that future development would be addressed by the Development Department. Discussion was held concerning Tukwila and Hazelnut streets in which some portions would not be annexed and whether or not a temporary turn-around or hammer-head would be created off of Hazelnut Street, access to Lots #23 and #24 would have a shared driveway. Once voters approve the annexation, the Council would ratify the vote of the electorate and it would be annexed. The plans would be submitted for plat approval through Type 2 processes in which neighbors would be notified within 300 feet of the development. It would be the Community Development staff's approval unless it was appealed, then it would go to Planning Commission.

Councilor FH said that this is a natural extension of the city limits, particularly in looping the utilities which is provided for in the Transportation System and the water/sewer system. He is concerned, however, about the LID process. He is not interested in seeing an LID. He would propose that a restriction on this only be done without an LID, and, it must be done through other financial means.

Councilor RW asked about the impact it would have on the schools in the area. Mr. Brierley said that he has not received any information or rebuttals from the School District.

Councilor RC said that additional homes could also be added. Discussion was held concerning the availability and quality of City water services. The developer will be required to complete a 28 ft. width street at Crater Lane. Councilor RC said he lives in the area. He is

concerned that Main Street is not good for an access because of its present disrepair and it is a County road. Councilor RC also discussed maintaining the appropriate rights-of-way. Discussion was held concerning a letter from the Police Department to Mr. Rydell concerning private drives and private streets. He said that he is skeptical about adding any more development into the City at this time.

Mr. Brierley said they are not changing a standard for Crater Lane. It is unlikely that it will all be built and there will be partial streets. On page 217 of the report, there is an excerpt from the Capital Improvement Projects list: Main Street is scheduled for improvement in the year 2000. DRC said there are some issues which may cause some delay in the Main Street project and that it is probably doubtful that it will be done by the year 2000. Many of the lots are 7500 sq. ft. or better. There are no private streets proposed in the area. There is one private drive which would serve two lots. Discussion was held concerning storm drainage issues. Mr. Anderson noted that there is no storm drain system on Crater Lane and that ditching will need to be done so that flooding is not created.

Councilor LH said that the project appears to be consistent with the neighborhood, but she too is concerned about an LID. The property owners have the right to ask for one. She would not like to see the restriction placed on the approval that they could not have the LID.

MOTION: FH/RC to amend the Ordinance by adding a Section 6 noting that no LID will be used to finance the project for the sewage pumping station. City Attorney TDM read the proposed language to provide for this amendment requiring the developer to develop the property and a waste water pump station without using an LID. (2 Yes [RC/FH]/3 No [LH/RW/BV]/1 Absent [DM]). Motion failed.

DRC restated the intention of the Council adding in Section 6 language that no LID shall be used to fund the public improvement necessary for the development.

ROLL CALL ON ORDINANCE: 4 Yes/ 1 No [RC]/1 Absent [DM]). Motion carried.

MOTION: FH/RC to approve Resolution No. 99-2170 (3 Yes/2 No [BV/RW]/1 Absent [DM]). Motion carried.

3. Public hearing to update the Transportation System Development Charge **Resolution No. 99-2169** updating the Transportation System Development Charges methodology report.

Ms. Pat Haight noted that Mr. Falconi's company was listed as inactive with the State of Oregon Corporation Division for some time and that he is not currently registered in the State of Oregon. The City has paid Mr. Falconi an excess of \$100,000 since June, 1998.

TDM said that a professional services agreement is a contract. There is a negotiated scope and budget. Mr. Falconi appeared and stated that he is a sole proprietor and is not a corporation. The amount set aside for the project was not dictated by Mr. Falconi, but was budgeted. The staff report will be presented later.

Mr. Terry Girt, 19415 NE Brooks Lane, Newberg, said he works for Parr Lumber

Company. He was in attendance to hear the testimony to be presented on the pro's and con's of the SDC charges. He said that he feels that it is affecting affordable housing by increasing additional permit fees and development costs.

Councilor RC asked where else will the City recover their costs associated with new home construction?

Ms. Ruth Hobbs, represented Bay Creek Development who developed Chehalem Meadows in Newberg. She noted the following concerns and solutions: in one year, her increase is \$135,549, not including the fees which were increased for the sewer. For any business, it is a lot to handle in one year or less. Secondly, she is concerned with Oregon being the most expensive state in which to build homes. The proposed charges will increase the cost of a basic living unit. The costs will decrease the opportunity for some people to qualify for homes. If the increases could be spread out, it would provide a better alternative and she would recommend that the Council postpone the dates for new cost activation in order to allow for more alternatives.

Mr. Roy Gathercoal, 2504 Haworth, Newberg, said he was the local Director for Habitat for Humanity. Growth costs money and it is not fair to ask current residents to pay for new development. Increased development charges will create a pinch on unaffordable homes and the proposed changes have disproportionate affects. If there were new fees, the fees could be 10-20% of the cost of the house. Mr. Gathercoal said that a more solid proposal would be to have a sliding scale which would be more fair. A meeting is scheduled next week (April 14th) at George Fox University to come up with some solutions for affordable housing.

Ms. Wendie Kellington, attorney, representing Homebuilder's Association provided testimony involving the SDC statutes. The program relies upon a 1994 methodology. Discussion said that the proposal relies upon the 1994 density statistics and the capacity requirements. The methodology has inconsistencies. Ms. Kellington asked that the audio tape be provided for the record. (Note: There is no audio tape of this meeting). The UGB is to last for 20 years. Most realignment would last 10 years. Ms. Kellington addressed the UGB information and calculations contained in the staff report (all land within UGB and City limits). Most of the projects in the SDC program are in the City limits. It does not make sense to include projects outside the UGB. Ms. Kellington said the Homebuilder's association would be willing to work with the City in coming up with a methodology.

Councilor FH asked if the Homebuilder's Association would support a legal and equitable methodology which addresses affordable housing costs. She said the Association is not opposed to SDC charges. They are willing to work with the City to arrive at a new methodology.

Mr. Tim Codiga, 128 Nicholas Way, Newberg, said he stood in opposition to SDC charges because of affordable housing issues. It is harder for entry level persons to purchase homes.

Mr. Bill Rosacker, 19291 Westlake Loop, Newberg, said he feels there is no such thing as affordable housing in Newberg except for common wall houses. The reason we don't have affordable housing is because we put so many restrictions on people. He said he read the methodology report in the Community Development offices. It appears that most of the houses being built in Newberg are by persons or companies who have been or are tax payers of the City. The proposed changes will have a major impact on future growth in Newberg. Most people would

support a reasonable increase. He would urge the Council to consider "phasing" in the increase.

Mr. Kevin Wing, representing the Homebuilder's Association, said they already have a fee in the State of Oregon (user fee) which is supposed to pay for roads through gas taxes. The SDC funds are to be used for bigger capital project improvements including particular projects. New growth pays for one third, existing pays for one third and state and federal funds pay for the other third. The City adopted the 1994 System Transportation Plan. The update document (CIP), notes that the allocation through redevelopment has grown to 48% rather than the 29% as originally adopted in 1994. The updated methodology creates the justification to increase from 29% to 48%. It is a three legged stool and one of the legs is falling off federal and state funds funding growth.

The CIP projects must be capacity improving. Discussion was held concerning existing deficiencies and the worksheet that shows the impact on the housing affordability in the City of Newberg.

Councilor RC said that new homes do not increase traffic statement made by Mr. Wing is not true. Mr. Wing said that homes do not equal "roads". Roads need to be built to get to those sites. The roads are on-site developments.

Mayor Cox called for a break at 9:10 p.m. The meeting reconvened at 9:20 p.m.

Mr. Mike Hanks, submitted a letter involving affordability and good planning (solutions). He referenced building homes in Dundee (\$110 - \$130,000). He reviewed land costs and permit fees. He felt there should be an increase (5-10%) but some are in excess of 100%.

Mr. Rob Molzahn, 607 Villa Road, Newberg, said he sees the impact of constant increases. He questioned the Capital Improvement Projects list. There are a number of projects on the list which show problems and existing deficiencies. He observed 6 traffic signals, some pedestrian improvements and bike paths. The bike paths would be wonderful to have in the future, but they are existing deficiencies. Mr. Molzahn reviewed other issues: upgrade of collector streets (Fulton and Villa Roads). He agrees they need to be fixed, but putting the whole burden on those who are buying a new home, is not fair or necessary. Mr. Molzahn offered to assist with resolving the issues and suggested that a task force or committee be formed to review the alternatives.

Mr. Earl Sandager, 3800 N. College Street, Newberg, speaking in opposition to the increase. It is his understanding that \$993 permit fee is for transportation plan which the City already has (right to pay for street). The new fee would be \$2193 (120% increase). The capital improvement project list is needed, but it is not fair to impose these additional fees on new developments.

Ms. Kelli Highley, 619 S. River Street, Newberg, a member of the Citizens Rate Review Committee. Transportation SDC charges are calculated separately. In looking at the City's Transportation System Plan as a total dollar package, she cannot see that these transportation projects will be initiated at the Highway Department. Ms. Highley also addressed the amount Mr. Falconi would be receiving for the project. She questioned why Mr. Falconi is using the same business name as is to be filed with the State of Oregon but shows an inactive status. Discussion

was held concerning holding Mr. Falconi liable for certain actions.

DRC said that the City has used Mr. Falconi on various projects. Mr. Anderson said the particular project is an updated project with a cost of about \$16,000. In order to come up with the CIP, there were some things that the City would need to take a closer look at such as Second Street and the Hwy 219 intersection, and the update of the CIP involving Fernwood Road and Second Street. Mr. Anderson noted that Mr. Falconi is also working with OTAK concerning other projects.

Mayor Cox closed the public testimony. Councilor BF said that there is a potential conflict of interest in which the bare building lots could provide for income to his real estate company. It may or may not affect his business. TDM said that he does not have to abstain from voting. It was mentioned that some SDC charges also affect the price of current housing. The entire Council, in some way or another, owns, rents or leases property in the City. Most potential conflicts exist arising from persons being members of certain classes.

Councilor RC said he challenges TDM's statement in which all Council members could have a potential conflict. Discussion was held concerning Councilor BV's employment as a real estate broker.

Councilor BV said the amount of new construction would also cause him to have a conflict of interest due to interest rates rather than SDC charges. Councilor BV said he does not feel the matter is going to affect him and that he intends to vote.

Mr. Larry Anderson, City Engineer, reviewed the updated report. The methodology is the same. What has changed is the number of projects in the CPI list which reflects cost differences. In the 1994 SDC calculation, there are about \$12+ million in projects that would be funded by SDC charges. Not all the projects were eligible. When they adopted the CIP, the surveys reported that the City's SDC charges were at the lowest in comparison to other local communities. The City was actually under funding the projects. Mr. Falconi and OTAK were hired to evaluate the projects. The City did the drafting and mapping. In the update, they looked at all of the assumptions in the 1994 report and there is an amount of vacant land - 23% less land since the 1994 report. The densities in the report are less and have been adjusted. \$2.1 million per mile cost. The over-all SDC projects are about \$46 million. Mr. Anderson discussed local improvement districts (LID's). That amount is built into the fees and the SDC's are reduced by that amount. Mr. Anderson discussed capacity projects (widening of streets on collector streets, bike lanes, etc.). All of the projects ORS 223.027 discussed projects eligible for SDC's. Discussion was held concerning increasing the level of performance and service. Mr. Anderson noted there was an increase in signal placement throughout the City due to the increase of traffic. The result of all of this, the CIP list is \$24 million in projects that would be funded through SDC's. This results in the doubling of fees (\$993 per unit to \$2193 per unit). The property owners are also being charged for bringing the road standards up to code.

Councilor RC discussed the Aspen Way traffic signal and the new fire station (station No. 2) signal light. Mr. Anderson reviewed the corrections to the mapping.

Councilor FH asked if there were any projects Mr. Anderson would remove from the CIP list. Mr. Anderson said they updated the methodology report. He would recommend updating

the City's transportation system development plan. Mr. Anderson read ORS 223.307(2) concerning improvement fees. DRC reiterated the statute concerning performance services in the area not just system capacity limits.

Discussion was held concerning the UGB and the balance of the Capital Improvement Projects. Mr. Anderson said the projects listed on the 1-5 year schedules, the downtown core projects and updating of major streets will be done earlier than the outlying areas.

Councilor FH discussed the establishment of a sliding scale based upon the cost of the home. The other was a "phase-in" period. Mr. Anderson reviewed his concerns over these types of alternatives. Mr. Anderson said that the City's charges are lower than surrounding communities. DRC said they need to review the list and cut programs where needed to support the reduction in the SDC charges. Discussion was held concerning the 3.6% growth rate over the past 9-10 years. Councilor FH said that if the growth rate stays the same, all of the projects will not be able to be completed according to the schedule.

Councilor RW asked that the staff summarize the services and how they intend to handle the growth. He sees the whole picture from everyone's view point. When there is growth, services have to be provided such as school enlargement, so sometimes, the City will have to bite the bullet and keep the level of services consistent with the rate of growth.

Councilor LH said there are a couple of issues of fairness and the sliding scale and is more representative of the taxation. She is concerned why it needs to be done every 4-5 years and why does the developer have to look at the over-all costs over a 10-20 year period. Mr. Anderson said the sliding scale has a reduced fee for multi-family units. There are national standards which everyone uses in calculating the costs.

Mr. Falconi said that the sliding scale does not provide for fairness involving a small reduced home versus a larger home fee. The calculations are generated on the average costs. The CIP is generally upgraded every 4-5 years. The SDC's have not been upgraded since 1993 which is almost seven years without an increase.

Councilor FH said that it is his belief that affordable housing is a result of the market forces. The State of Oregon, and the voters to a great extent, has done more than anyone in affecting affordable housing. When adding the kinds of restrictions that municipalities face, while supplying the services and the restrictions on Measure 47 and Measure 50, the City is losing money on taxation procedures. He questioned how the developers would meet with working with the City half way and possibly coming up with the additional fees. Discussion was held concerning the 3.6% growth rate which may or may not be accurate for the future costs. Councilor FH said that the Council is to represent everyone, including the ones not in attendance at the meeting. He urged the Council to adopt the ordinance but also look at other ways to make it work.

Councilor LH said she would urge the Council to not consider the proposal and further review the urgency in passing the Ordinance.

Councilor RC said that the Council should consider the \$1 per sq. ft. charge. He said that the City should look at the square footage of the homes. Discussion was held concerning the

definition of affordable housing

Councilor RC urged the Council to table the discussion and look at alternatives to resolve the matter. TDM said you do not measure transportation SDC costs by square footage.

Councilor BV said that everything in the CIP list is an educated guess of what it would cost to complete the projects, such as where development was to go, the repairs that would need to be done, etc. What happens if there are not sufficient funds to do a project? Mr. Anderson said there are a lot of estimates involved in the CIP listing. Mr. Anderson reviewed the process on how the City arrived at the models and costs. The method of financing available is a gas tax which is used for street maintenance and road widening projects (local gas tax, user fees, street utility fees, local sales taxes, debt funding and EDRLF funding and SDC charges are the ways to fund roads).

MOTION: RW/FH to adopt Resolution 99-2169. (1 Yes [RW]/4 No/1 Absent [DM]). Motion failed.

MOTION: RC/FH to table the matter to the first meeting in May, 1999.

Councilor FH asked what it would cost the City to revamp the proposal. Councilor RW said that the purpose of tabling was to receive additional information. DRC said the motion would be to address written comments and come back with a cleaned up package of what staff would recommend. They would communicate with the Homebuilder's Association to arrive at a new methodology.

Councilor RC said that other people in the audience provided testimony that could be beneficial to the cause.

ROLL CALL: (5 Yes/1 Absent [DM]) Motion carried.

Discussion was held concerning inviting others to provide testimony, including agencies that provide housing for low income housing, etc.

Mayor Cox called for a break at 11:00 p.m. The meeting reconvened at 11:08 p.m.

4. Public hearing on a Comp Plan Amendment to the Northwest Newberg Specific Plan requested by AMT Resources File No. CPA 13-99.

Ordinance No. 99-2510 amending the Northwest Newberg Specific Plan to allow density shifting between the R-1/SP and R-2/SP portions of the site to allow forty (40) total units spread throughout the property. The "Sandager" parcel is located at the northern extension of Knoll Drive, north of Oak Knoll Subdivision, Yamhill County Tax Lot 3208-3000, -3100.

Councilor BV said he has known Mr. Sandager over the years in working with him concerning business (real estate). He has had no recent contact with the property or property owner. Councilor BV said he has not contacted Mr. Sandager concerning the matter.

Mr. Brierley said the property is within the City limits. Mr. Brierley provided over-heads which referenced unplatted City R-2 land. The R-2 designation allows for a variety of types of

homes (single family attached dwellings are not a big market in the Newberg area). They propose to build single family homes on smaller lots. The R-2 portion could develop up to 8 multi-family structures. The remaining property allows 32 single family homes. The proposed change would be 36 single family homes and 4 on the R-2 property equaling 40 units for both scenarios.

Councilor FH said the houses on the north side of the road are attached homes and the market is not big in the area. Discussion was held concerning the affordability of attached homes.

Councilor BV said there are several townhouse units available in the City. There is relatively low interest in these types of homes. In considering whether or not to recommend approval, there are two main points: The proposal provides a minimal impact over what the NWNSP would allow. It would not generate more need for sewer, water or streets, and would have very little impact. It does provide an opportunity to meet the housing goals. Staff recommends approval of the amendment.

Mr. Rob Molzahn, 607 Villa Road, Newberg, said it appears to be more of a driving market for the single family detached homes.

Mr. Robert Van Vlack signed up to speak, but was not in attendance at the time he was called upon to speak.

Councilor FH inquired about the lots around the cul-de-sac which would be single family detached homes. Mr. Brierley said the mass transit issues will be the same as any residential lot in the City. Mayor Cox closed the hearing. The applicant Mr. Hanks waived the 7 day rebuttal period.

Councilor RC said the original plan has been changed. Discussion was held concerning affordable housing. That changing over to individual houses is more profit driven rather than deal with affordable housing issue.

Councilor BV said that a plan was made a number of years based upon a guestimate on how this property was to look. Things change because of the market as what will sell. If there are no other negative impacts to the City or to surrounding developments, why should the Council not allow the amendment.

Councilor RC said that the City should stick with the original plan.

Councilor LH said that affordable housing is a good goal, but there is a style of homes that are not selling and area available, we need to look at different options.

Councilor RW makes sense to build a home with a better chance of selling rather than building

MOTION: BV/RW to read Ordinance No. 99-2510 by title only. T DM read the Ordinance by title only. (4 Yes/1 No [RC]/1 Absent [DM]). Motion carried.

VII. CONTINUED BUSINESS

None.

VIII. NEW BUSINESS


4. Preliminary report on the Animal Control Service and Facility.

DRC suggested that the Council continue the matter to another meeting.

X. ADJOURNMENT

MOTION: FH/BV to adjourn at 11:35 p.m. (4 Yes/1 No [RC]/1 Absent [DM]). Motion carried.

ADOPTED by the Newberg City Council this 2nd day of August, 1999.



Duane R. Cole, City Recorder

ATTEST by the Mayor this 2nd day of August, 1999.



Charles B. Cox, Mayor