

PLANNING COMMISSION MINUTES
Newberg Public Library - Newberg, Oregon
THURSDAY, JUNE 13, 1996 AT 7:00 P.M.

Approved at July 11, 1996 Meeting

I. PLANNING COMMISSION ROLL CALL

Planning Commission Members Present:

Matson Haug	Rick Mills	Richard Waldren
Steve Hannum	Myrna Miller	Jack Kriz, Chair

ABSENT: Jim Harney

Staff Present:

Barbara Mingay, Planning Technician
Norma Sohn, Recording Secretary

II. OPEN MEETING

Chair Jack Kriz opened the meeting at 7:00 p.m. He announced the procedure of testimony. Citizens must fill out a public comment registration form to speak at the meeting.

III. CONSENT CALENDAR

1. Approval of May 9, 1996 Planning Commission Minutes.

Motion #1:	Commissioners Miller/Mills to approve the consent calendar items, approving the minutes of the May 9, 1996 Planning Commission Meeting.
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Vote on Motion #1:	The motion carried unanimously (6-0; Absent -1: Harney).
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IV. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)
none

OPEN THE SUBDIVISION PORTION OF THE MEETING.

Chair Kriz entered ORS 197, relating to the Public Hearing process into the record. Chair Kriz noted this was not a hearing open to public testimony.

V. SUBDIVISION SESSION

*******This is not a public hearing pursuant to ORS Chapter 197*******

The public is welcome to attend and listen, but no public testimony is taken for the subdivision portion of the meeting.

1. COTTON WOOD MEADOWS SUBDIVISION

APPLICANT: James R. Mitchell

REQUEST: Subdivision of approximately 9 acres into 35 single family lots to be known as Cottonwood Meadows Subdivision; and approval of an adjustment to allow an average lot size of 7,764 square feet and a minimum lot size of 7,125 square feet.

ZONING: R-1

LOCATION: East of Crater Lane, west of Barclay Farms Subdivision
TAX LOT: 3207-3000
FILE NO: S-6-96/ADJ-19-96
CRITERIA: Newberg Development Code 10.34.030
RESOLUTION NO.: 96-42

Abstentions/ex-parte contact: **Commissioner Hannum** visited the site and reported that no new information was noted.

Staff Report: **Barb Mingay, Planning Technician**, reviewed the staff report, criteria and conditions for approval.

Preliminary Staff Recommendation: Staff recommended approval of Resolution 96-42 to allow development of a thirty-five (35) lot subdivision to be known as "Cottonwood Meadows" along with an adjustment to the minimum lot size.

Questions of Staff by Commission:

Commissioner Mills questioned on-site detention of water run off. **Barb Mingay** responded that the storm water detention would occur by oversizing the drain; there would not be a surface pond.

Commissioner Mills also noted that some improvements are being pushed into Phase II, and asked what was being done by the city to insure that if Phase II is not carried out, that the needed improvements will still occur? **Commissioner Mills** asked if the street improvement to Crater Lane would still be done if Phase II was not carried out.

Barb Mingay noted that if Phase II is developed in the future, the improvements would still be required. If Phase II does not happen, there would be no need for improvements to the sewer.

Commissioner Haug questioned the street plan going into Oxford. **Barb Mingay** replied that there was a consistent connection to the existing street plan.

Commissioner Haug stated that he was very pleased with the plan as developed by the city.

Commissioner Haug questioned if it was appropriate to have mobility access between lot 13 and 14 for non-vehicular traffic; is there a need for this? **Barb Mingay** stated that staff did not consider this an issue at this time. When a sub-division to the north comes in, consideration may then be given to pedestrian access.

Commissioner Haug asked if Main Street improvements would include a bike path on both sides. **Barb Mingay** stated that there would be 10 feet on either side; two 12 foot lanes, and parking on one side only. Only a few lots will access Main Street. Crater Lane will be improved during Phase II. The intent of the curve in the street is to slow traffic because of the school and other considerations; the visual change will encourage slower traffic. There will be parking only on the east side of the street. Speed bumps are not advisable.

Chair Kriz: Could another traffic plan be used? Discussion centered around the fact that if the plans were reversed or flipped around that the driveways on Main Street would be increased, thus causing more difficulties.

Commissioner Mills was bothered by the fact that some improvements would be pushed into Phase II. The discussion concluded with the fact that whenever Phase II is completed, even if it isn't done as quickly as expected, the improvements will be made. Road improvements will be pretty much equal for each phase, and Main Street will be improved in Phase I.

Motion #2:	Commissioners Haug/Hannum to adopt resolution 96-42, approving the subdivision Cottonwood Meadows.
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Vote on Motion #2:	The motion carried unanimously (6-0; Absent 1: Harney).
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Barb Mingay reviewed the appeal procedures.

PUBLIC HEARING (#2)

APPLICANT: Harris Thermal

REQUEST: Comprehensive Plan Amendment from MDR to IND, zone change from R-2 to M-2 and lot line adjustment

LOCATION: 505 S. Springbrook Road

TAX LOT: 3221-1500, part of -1400

FILE NO.: CPA-5-96/ADJ-18-96

RESOLUTION NO.: 96-43

CRITERIA: Newberg Development Code 10.20.030

Abstentions/ex-parte contact: none

Objections: none

Staff Report: **Barb Mingay, Planning Technician**, reviewed the staff report noting criteria and conditions.

Preliminary Staff Recommendation: Staff recommended in the absence of public hearing testimony, adoption of resolution 96-43, approving the Comprehensive Plan Amendment.

Proponent: Mr. Phil Pender
24049 N.E. Home Acres Road
Newberg, OR 97132

Mr. Pender, Production Supervisor of Harris Thermal. He noted that the future expansion and acquisition of property would permit the location of Harris Thermal to be at one site only. This would greatly benefit the company to have all operations in one place.

Proponent: Ms. Beverly Bookin
621 S.W. Morrison Suite 201
Portland, OR 97205

Ms. Bookin, Planner Consultant for Harris Thermal. She has worked hard to document the improvements to the site. Harris Thermal will cause no impact on the road conditions. Approval would allow the company to expand their space and increase jobs to a total of 80. She expressed pleasure that this expansion is favorable to City.

Questions to Proponent: none

Public Agency reports: none

Letters: Three (3) letters were received. 1. Dated April 3, 1996 from the Newberg First Assembly of God expressing their support of the rezoning to the property. 2. Dated March 6, 1996 from Adeline Mills, owner

of Nut Tree Ranch Mobile Estates, supporting the rezoning of the property. 3. Dated May 1, 1996, from Newberg First Assembly of God Church, authorizing the property line to be straightened at the existing fence line, along the eastern boundary, and that a 40 foot easement for access to the church be provided in exchange.

Proponent/Opponent Rebuttal:

Staff Recommendation: The staff recommended the adoption of 96-43.

Commissioner Miller expressed appreciation on the completeness of the application packet, it is one of the most complete projects she had seen.

Commissioner Haug stated that he was delighted that the danger on the church access road now from the highway would be lessened since this access would have less usage because of the new access to the church property.

Hearing Closed.

Motion #3:	Commissioner Miller/Hannum to adopt resolution 96-43, forwarding to City Council for zone change.
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Vote on Motion #3:	The motion carried unanimously 6-0; Absent-1: Harney).
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Staff indicated this matter would be heard at the July 1, 1996 City Council Meeting.

VI. OLD BUSINESS (none)

VII. NEW BUSINESS
Continued at request by staff.

VIII. STAFF AND COMMISSION REPORTS

1. Update on Council Items (status of annexations).
Barb Mingay updated the commission on recent and future City Council regulations.
2. Other reports, letters, or correspondence.
 - a. June 20, 1996 Chamber/City of Newberg Sponsored Downtown Workshop: Presentation by Livable Oregon & McMinnville Downtown Coordinator.
 - b. June 27, 1996 Planning Commission Special Study Session Regarding Residential Needs: Presentation by Livable Oregon & the Department of Land Conservation & Development regarding Livability and Density.
 - c. Memo distributed to council regarding annexations was distributed in the packet to commissioners.
 - d. "The Living End" handout distributed to commissioners in the packet relating to file GR-4-95, Bike/Pedestrian Grant.
 - e. Informational handout distributed in packet to commissioners from the planners journal on land use planning and an article on "Our Town" program in Oregon City.
3. Special Study Session: Thursday, June 27, 1996 (agenda to be mailed out June 20,

1996). Commissioners concurred.

Next Regular Planning Commission Meeting: Thursday, July 11, 1996.

Commissioners briefly discussed the new ORS relating to the seven (7) day written comment period. Further discussion to occur at the study session.

Commissioners also briefly discussed status of the Stream Corridor ordinance.

Commissioner Haug expressed concern that stream corridor ordinance may have been changed enough to require further review prior to review by City Council. Staff responded that the ordinance is available in the Community Development office for review. Commissioner Haug stated that as a representative of the community the Planning Commission must keep participating in the process.

Commissioner Mills felt the ordinance should be heard at the City Council.

Motion #4:	Commissioner Haug/Waldren moved to adjourn the meeting.
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Vote on Motion #4:	The motion carried unanimously.
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VIII. ADJOURNMENT

The meeting was adjourned at approximately 8:10 p.m.

Passed by the Planning Commission of the City of Newberg this 11th day of July, 1996.

AYES: 6

NO: 0

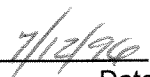
ABSTAIN: 0
(list names)

ABSENT: 1-Harney

ATTEST: 0


Planning Commission Recording Secretary Signature

Susan R. Galecki
Print Name


Date

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LABELS FROM THE 6/13/96
PLANNING COMMISSION MEETING
FROM THOSE WHO GAVE PUBLIC
TESTIMONY



Newberg First Assembly of God
Phillip G. Rose
502 St. Paul Hwy
Newberg, OR 97132

(CPA-5-96)

Beverly Bookin (CPA-5-96)
621 S.W. Morrison Suite 201
Portland, OR 97205

Adeline Mills, Owner
Nut Tree Ranch Mobile Estates
2902 E. 2nd Street
Newberg, OR 97132

(CPA-5-96)

Bill Pender (CPA-5-96)
Harris Thermal
24049 N.E. Home Access Road
Newberg, OR 97132

