

PLANNING COMMISSION MINUTES

December 8, 2005

7:00 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

APPROVED AT THE JANUARY 12, 2006 PLANNING COMMISSION MEETING

I. ROLL CALL:

Present:	Louis Larson Cathy Stuhr	Chair Smith Nick Tri	Devorah Overbay (arrived 7:27 p.m.)
Absent:	Daniel Foster	Matson Haug	
Staff Present:	Barton Brierley, Planning and Building Director David Beam, Economic Development Coordinator/Planner (arrived late) Steve Olson, Assistant Planner Elaine Taylor, Associate Planner Ruth Schlachter, Planning Secretary David King, Recording Secretary		

II. OPENING:

Chairman Smith began with a quote from: *"Down in their hearts, wise men know this truth: The only way to help yourself is to help others."* Meeting began at 7:01 PM

III. CONSENT CALENDAR:

1. Approval of the minutes.

Motion #1: Tri/Stuhr to approve November 10, 2005 minutes. Motion carried unanimously.

2. A letter from Michelle Tyson requested that Resolution 2005-204 be postponed and continued at the January 12, 2006 meeting. Since staff recommends this proposal, it was agreed to by the commissioners.

IV. COMMUNICATION FROM THE FLOOR

Chairman Smith asked for the people who would like to speak to sign in on the blue sheets. There was fourteen citizens present at the beginning of the meeting. He also read the criteria required at the beginning of the meeting that discusses testimony procedure (ORS 197.763).

Chairman Smith also asked if any commissioners needed to abstain from the hearing. No one needed to abstain.

V. QUASI-JUDICIAL PUBLIC HEARINGS

1. **APPLICANT:** Chehalem Park and Recreation District
 REQUEST: Annexation of 100 acres
 LOCATION: 4500 E. Fernwood
 TAX LOT: 3221-4200
 FILE NO.: ANX-05-040 **RESOLUTION NO.:** 2005-203
 CRITERIA: § 151.262

Staff Report: Presented by Steve Olson

With the use of an overhead projector, **Mr. Olson** showed the location of the property. The property is shown in various perspectives on pages 22-25 of the agenda packet. This is a concept plan which shows the intended development of nine additional holes for the Chehalem Glenn golf course. Design details could change before actual development. There is a stream corridor on the property, which will be required to meet stream corridor criteria before development. There is one neighbor who is concerned about potential trespassing across his property. This neighbor's letter expressing his concerns is on p. 60 of the agenda packet. Water services are available from Fernwood Road and have been determined to be adequate by the City Engineering staff. There are also future plans by the City of Newberg's Public Works Department to build a distribution system of its non-potable water to be used by the golf course and other users for irrigation.

The conditions for annexation, according to the Planning staff report, include a type II design review before development, improvements for the Fernwood Rd. frontage, compliance with Audubon Cooperative Sanctuary Program guidelines, and compliance with City stream corridor criteria, including mitigation/restoration of areas recently disturbed.

Questions for staff:

Commissioner Larson questioned who would pay for distribution improvements for the water department to get non-potable water to the golf course. Neither Mr. Olson nor Mr. Brierley knew the answer, but stated that users typically pay for improvements through their monthly fees.

Commissioners Larson and Stuhr were concerned about the adequacy of the City water supply, given the water alert last summer.

Mr. Brierley answered that the city has a water conservation plan that asks the larger users (i.e., CPRD, GFU, schools, etc.) to cut back their usage during lean times.. CPRD is one of these large users that was in a precarious situation last year because of wanting to establish the grass and shrubbery of a brand new golf course. The first nine holes were supplied by city water. The next nine holes are to be supplied at first by the regular water system, but in the future could be supplied by the non-potable effluent treated water generated at the treatment plant. The City has ongoing plans to expand the water supply by adding wells.

Commissioner Larson then questioned if the Otis Springs Waters will be used to supply the golf course. Mr. Olson believes that the engineering and water department are working towards this end. Mr. Brierley mentioned that the Otis Springs well was considered non-potable because it was under the influence of ground water, but would work well for irrigation water.

Public Comment:

John Bridges spoke on behalf of the applicant. He first discussed that CPRD is willing to work with the neighbor to address his concern about trespassing, and will probably build a fence around the sites. Mr. Bridges wanted to also address water capacity issue, and the golf course water needs. The City of Newberg Water Treatment Plant has the capacity to treat 5,000,000 gallons a day using five wells south of the river. The city is adding a well in July 2006 and will be able to treat 7,000,000 gallons a day. Treatment plant upgrades will come on line in July 2006 that will allow them to treat up to 9,600,000 and are ready for a seventh well soon too. All these future changes allow the engineering department to believe that there will be plenty of water for the golf course's need of 400,000 to 450,000 gallons a day, even using the regular potable water system.

The City of Newberg is also bringing back into use Otis Springs, which will be used to help supply the golf course with water. The effluent water from the waste water treatment plant is also known as "reuse" water, and although it is non-potable it is safe for irrigation. The Public Works department believes that 1,000,000 gallons a day of reuse will be available by 2007. The golf course is also planning to seed the next nine holes in the fall to cut down on the need of city water and use rain water to help mature the grass.

Commissioner Larson questioned again who will pay for all of this development. Mr. Bridges summarized that the Park Department will pay for it, but it will be ultimately through user fees.

Chairman Smith wondered if such expenses were going to be passed on to everyone who pays for city water. Mr. Bridges assured the commissioners that the end users will pay for the product. However, if new distribution lines cost \$2,000,000, then the water department is in a position to make money with the effluent that is currently being piped into the Willamette River.

Commissioner Stuhr referred to a recent Ad Hoc Committee meeting where Dan Danicic was asked about future costs for water system improvements.

Mr. Bridges answered that the City would determine the financing plan for improvements, but that ultimately the users of the reuse system would probably pay for the system.

Commissioner Stuhr also asked Mr. Bridges what "mitigation and restoration" referred to in the staff report.

Mr. Bridges referred to some disturbance due to recent site work, and that the mitigation requirements can be met at development. .

Commissioner Stuhr also asked if CPRD has a NPDES permit to comply with DEQ and federal requirements. Mr. Bridges did not know.

End of side A,

Tape 1

Commissioner Larson stated that he was assured once that no public funds were going to be used to develop the golf course. Mr. Bridges was not aware of how CPRD funded the golf course. **Commissioner Larson** went on to say that the city has various acres around town to develop parks. How does the

annexation of an addition 100 acres work in conjunction with the other potential parks designed for other spots in town, and will it delay the development of these other sites?

Jim McMaster mentioned from his seat in the audience that park behind Fred Meyer will be left in its natural state with the addition of some pathways and won't require irrigation.

Commissioner Larson asked Mr. Bridges how long CPRD had been planning for a golf course and how many users utilize the course. Mr. Bridges could not tell how many use the course, but knows the figures are available. The plans for the golf course started in mid 1990s. He does not know when CPRD plans to develop other parks in the City.

Alvin Elbert, lives on south Springbrook Rd, and abuts the proposed annexation property. His concern is that CPRD act as a good neighbor and install a fence to protect his livestock.

Erin Maerz, did not speak but had a comment read publically, "I am in favor of this annexation."

Carl Maerz, a resident of Newberg, and his property also abuts the proposed annexation. He believes that the annexation would be good for the community, and would like to see the golf course expanded. He also believes that the use of city water pays off in the beauty of a lush and green golf course.

Chair Smith asked for final comments from the planning staff. . **Barton Brierley** pointed out that the various governments in the Chehalem valley have worked well together serving the same community, and have even won awards for this. All of the departments realize they serve the same population. The development of the golf course has been an intense mutual project for the last five years. The planning department does recommend this annexation be approved.

Deliberation:

Chairman Smith wanted to make sure that Mr. Larson was assured that the water supply issue would be resolved, as well as the funds to build other parks around town, and not just the development of more golf courses. It is also a concern to him that CPRD does not pay any development fees, and therefore CPRD does not help out with the infrastructure expenses.

Commissioner Stuhr reiterated her concern about having a NPDES federal clean water permit and a storm water permit. She is an avid supporter of the golf course, but wants to see the proper permits in place.

Chairman Smith suggested that a postponement of the resolution be implemented so that more could be understood about CPRD's acquisition of the correct permits, and to hear more of their plans for developing other city parks in conjunction with developing the golf course.

A motion was made and seconded to continue the hearing to the next meeting in order to learn more about CPRD's plans for park development, whether resources used for the golf course are detracting from other parks development, and whether CPRD has obtained a NPDES permit.

Vote on motion to delay action of the annexation 100 acres of Resolution No. 2005-203 until the January 12, 2006 meeting: (5 Yes/0 No, Foster, Haug absent)

2. **APPLICANT:** Alpha Community Development
 REQUEST: Annexation of 16.38 acres
 LOCATION: 2200 Block of 3rd Street
 TAX LOT: 3220-1300
 FILE NO.: ANX-05-040 **RESOLUTION NO.:** 2005-204
 CRITERIA: § 151.262

This hearing is postponed until the January 12, 2006 meeting.

***** A ten minute break was taken

VI. LEGISLATIVE PUBLIC HEARINGS

1. **APPLICANT:** City of Newberg
 REQUEST: Comprehensive Plan Policies
 FILE NO.: CPTA4-05-002 **RESOLUTION NO.:** 2005-202

Staff Report: Presented by Elaine Taylor

Ms. Taylor presented the proposed goal and policy amendment, highlighting the comments made by individual planning commissioners at the workshop held during the October 2005 Planning Commission meeting (see comments, p. 109ff of the agenda packet). She also reviewed proposed corrections to Housing Policy I.1.b, changing the term "Density classifications" to "Target densities" and the Urban High Density target from "22" to "16.5" to be consistent with Table 52 of the Ad Hoc Committee's report.

Public Testimony:

Karl Maerz, a resident of Newberg, supported the changes that have been suggested. He was concerned, however, with the urban densities. How can the city promote a country feel with

End of Side B, Tape 1

. . . . such high density numbers.

Erin Maerz also gave her support in written form.

Deliberation:

The Planning Commission reviewed the proposed goal and policy amendments, focusing on the changes suggested by individual planning commissioners at the October workshop (pages 115-119, Exhibit A of the agenda packet). . Commissioner Stuhr recommended making the first sentence on p. 117 under General Policies a positive statement, rather than negative. Other commissioners agreed. The Planning Commission specifically affirmed proposed Policy H.2.i., "Industrial land shall be reserved for industrial uses." The Planning Commission also accepted the staff-initiated corrections to Policy I.1.b. Other deliberation consisted of accepting or rejecting specific comments from the workshop and making minor grammatical improvements.

Vote on motion to approve Resolution No. 2005-202: (5 Yes/0 No, Foster, Haug absent)

2. **APPLICANT:** City of Newberg
 REQUEST: Economic Opportunity Analysis
 FILE NO.: GEN-05-121 **RESOLUTION NO.:** 2005-205

Staff Report: Presented by David Beam

Mr. Beam summarized his workshop presentation regarding the proposed Economic Opportunity Analysis that he delivered to the Planning Commission at their November meeting (see agenda packet, pp. 121 - 145). He also handed out a fax from DLCD that was sent to the City the day before the Planning Commission meeting containing comments regarding the proposed changes.. Mr. Brierley read aloud the DLCD fax in its entirety.

Questions for Staff:

Chairman Smith wondered how Newberg can have a low educational level but a high median household income.

Mr. Beam responded that Newberg has a high percentage of employment within the manufacturing sector that pays very well. These types of job don't usually need a college education, but do need a high level of training, such as through apprenticeships, to obtain their required skills.

Chairman Smith asked how we can reduce the threat of outsourcing of manufacturing jobs.

Mr. Beam responded that one of the best ways is to continually upgrade skills of workers: skills that workers overseas do not yet have.

Deliberation:

Commissioner Stuhr believed that the report looked good.

Commissioner Overbay questioned the accuracy of the population projection figures for 2040. Apparently some city councilors don't believe that Newberg will meet these population projections.

Chairman Smith reiterated that the planning commission still needs to pick policies to recommend to city council that will deal justly with the future population figures. There are risks and costs if the plan depends upon population figures that are too high or too low.

Vote on Resolution No. 2005-205: (5 Yes/0 No, Foster, Haug absent)

VII. ITEMS FROM STAFF:

1. Update on council items--

On December 5, 2005, the City Council deliberated on planter strips, but will discuss it further in January.

The council also adopted the streetscape design that was recommended to them.

Winter banners will be hung up when the City Christmas decorations come down.

Commissioners Smith and **Stuhr** were recommissioned for new terms on the planning commission.

2. Next Planning Commission meeting is scheduled for January 12, 2006.

VIII. ITEMS FROM COMMISSIONERS:

Commissioner Overbay updated the commissioners with an update about the Fred Meyer sidewalk.

On the issue of using prisoners in a neighborhood park setting, Don Clements suggested that a meeting be held where CPRD could explain their view point and get citizen input.

Commissioner Larson asked staff what procedures are necessary before issuing a certificate of occupancy.

Mr. Brierley indicated that the home had to meet code. Not all the finish work, such as interior painting, had to be done.

IX. ADJOURN:

Chair Smith adjourned the meeting at 9:30 p.m.

Approved by the Planning Commission this 12th day of January, 2006.

AYES:

6

NO:

0


ABSENT: 0 ~~STUHR~~
(List Name(s))

ABSTAIN: 1
(List Name(s))

STUHR



Planning Recording Secretary



Planning Commission Chair

Date