

Tuesday, August 21 1979

6:00 P.M.

A Regular Meeting
of the Planning Commission
Council Chambers

Newberg, Oregon

The meeting was called to order by Chairman Maybelle DeMay.

Roll Call:

Present: Bob Blodgett
 Oscar Gerth

 Arthur Stanley
 Bob Youngman

Absent: John Cach
 Hal Grobey (excused)

 Jean Harris (excused)

Staff Present:

 M. C. Gilbert, City Administrator
 Clay Moorhead, Planning Director
 Terry Mahr, City Attorney
 Becky Manning, Recording Secretary

Also Present: 3 Citizens

Mr. Youngman noted on the minutes of the previous meeting Mr. Morgan's title should have been Legislative Representative not Field Representative.

Motion: Youngman-Stanley to approve the minutes as corrected. Carried.

Discussion Items: Lindquist Road Plan

Staff report: The Planning Director presented report as presented in staff memorandum and showed a map showing the proposed minor arterial roadway.

Applicant: Stuart Lindquist, 702 SE Powell Blvd., Portland, stated he agreed with the staff report. He also pointed out on the map, the area in which they desire to keep as a large parcel to accomodate a large industrial site. The proposed roadway would allow this area to remain large enough for such a plan. With accesses on the southern side.

Recommendation: Mr. Moorhead stated staff approved the proposed plan with the access locations as submitted and shown on the plan. Staff recommends approval of the proposed minor arterial roadway plan.

Mr. Youngman was concerned about the comments from Southern Pacific Railroad and the State Highway Department concerning the accesses off of the proposed roadway and the location of the roadway.

Motion: Youngman-Stanley request that the 2 alternative roadway plans be presented to Southern Pacific Railroad and to the State Highway Department for their recommendation and comment and returned before the next month's regular meeting of the Planning Commission. Aye 3 - Blodgett, Stanley, Youngman. Nay 2 - DeMay, Gerth. Motion carried.

Motion: Youngman-Stanley table matter to September's Planning Commission meeting. Carried unanimously.

Public Hearing: Proposed Annexation Ordinance

Staff Report: The Planning Director presented to the members copies of the proposed annexation ordinance and presented the staff report as presented in staff memorandum.

The City Administrator suggested that the commission look over the proposed ordinance but make no decisions until the Citizen's Involvement Advisory Committee meet and discuss the proposed ordinance.

Motion: Youngman-Stanley to have public hearing remain open and continue it at the September meeting. Carried unanimously.

Added that the Commission members should study the proposed ordinance so that they will be able to contribute amendments and/or recommendations at the meeting.

The City Attorney presented some comments on the speed of planning concepts into the field of Health Services. Health services are being unnecessarily duplicated which contributes to the high costs of health care. Federal dollars have played an important role in providing for new equipment and services which causes the duplications. The State now required that Hospitals analyze their growth and needs in order to provide adequate services without causing unnecessary duplications. Hospitals must submit a "Certificate of Need" which is used in determining whether expansions of the health facilities are warranted. This certificate of need is developed similarly to the City Comprehensive Plan and must be approved by the State.

New Business:

Road modification of Anne's Addition Subdivision

Staff report: The Planning Director presented the commission with maps and memorandum on the modification.

Discussion by the commission on the street stub which if approved would still remain in substantial conformity with the preliminary subdivision plan. The developer has requested approval of Phasing the project due to financial burdens which have arisen. The Engineer has approved this with conditions as stated in the Staff Memorandum. It was noted that the School District has placed money on 18 acres to the west adjacent property.

Motion: Youngman-Blodgett to approve street modification including street stub and provide a statement to the School District which indicated that approval of the road stub through Anne's Addition in no way indicates that the City quasi-judicial bodies favor or oppose inclusion of the property described as part of tax lot no. 3207-1000 into the U.G.B. Carried unanimously.

Discussion on the Annual Planning Seminar in Eugene which runs from September 12-14, was discussed by members. It is sponsored by the Bureau of Governmental Research. Contact the Planning Director if interested in going any of the days.

New zoning ordinance and comprehensive plan distributed to members. Also a memo from Thousand Friends, a professional planning organization, concerning our Comprehensive Plan was given to the members to look over and review.

Motion: Stanley-Gerth to adjourn. Carried unanimously.