

MINUTES

Tuesday, 7:30 P.M.

November 14, 1978

CITIZEN INVOLVEMENT ADVISORY COMMITTEE

The meeting was called to order by vice-chairman Don Schmidt.

Present:	Tom Tucker	Curt Loewen
	Dr. Herman Hughes	Maybelle DeMay
	John Cach	V. G. Anderson

Absent: George Alexander
Leonard Attrell
Al Blodgett
Ken Bernard

Mr. Blanton announced that he would be leaving the City for a new job with DLCD on November 27th.

Discussion of "Draft" Bikeway Plan work program contained in the memo of 10/5/78. Cach/DeMay motion - To complete phase I of the Bikeway Plan (Inventory and Questionnaire) in order to identify community interests and needs.

Discussion:

1. Eugene's successful program should not be used as a model because of the unique characteristics of Eugene.
2. The study should involve more than merely mailing questionnaires with water bills. Some sampling should be done through direct contacts.
3. Students at grade schools, junior high, high school and college levels should be questioned.
4. Phase II Corridor study 2c should read:
 - c. Cost of alternative standards, including maintenance costs.

Motion carried unanimously.

The committee then had a brief discussion about the future of the planning program and committee work.

Now that the major framework elements are at the city council, the committee could begin functional plans dealing with: Bikeways, Transportation, Housing, Downtown Core Area, Street Tree Program, and others.

Mr. Blanton suggested the committee discuss its feelings with the new Planning Director before making a definite decision. Once the new Director

is here and has had an opportunity to evaluate the program and committee work, he/she may have suggestions for future work.

Adjournment.

Mr. Gilbert

MINUTES
CITIZEN INVOLVEMENT ADVISORY COMMITTEE
CITY OF NEWBERG

Meeting as the Committee for Citizen Involvement -- September 12, 1978

Staff Present: Dale Blanton, City Planner

Members Present: Al Blodgett
Curt Loewen
Dr. Herman Hughes
John Cach
George Alexander

Members Absent:	V. G. Anderson	Tom Tucker
	Leonard Attrell	Don Schmidt
	Ken Bernard	Maybelle DeMay

The meeting was called to order by Chairman George Alexander.

The Committee reviewed the City's citizen involvement program as noted on the attached report.

The meeting was adjourned.

CITY OF NEWBERG, OREGON
CITIZEN INVOLVEMENT PROGRAM
ANNUAL REVIEW

Conducted by the Committee for Citizen Involvement, 9/12/78

General Evaluation

1. What opportunities does the program provide for citizens to be involved in each segment of the planning process?

The committee feels that many opportunities exist at all levels of city government. However, the general public does not become involved in the process except for specific elements which have direct impact upon them. Involvement is single-issue oriented and generally does not involve more general comments.

2. What is the quality and quantity of citizen participation?

In general, the quality of involvement is good, but varies widely depending upon exposure to the issues and process. The quantity is not good, with the exception of controversial issues.

- a. Broad cross section of the community.

The Citizen Involvement Advisory Committee represents a wide variety of interests, but has been unable to attract outside people to the meetings.

- b. Geographic areas.

Involvement has been from a variety of geographic areas as indicated by questionnaire responses the City has received. The one area which has not actively participated in the process is the core area.

3. What technical assistance is available?

Technical assistance provided by the Planning Department has been very good. Any data requested by the C.I.A.C. has been provided.

4. What are the methods of communication between citizens and local officials?

- | | |
|----------------|------------------------|
| a. Mail | e. Hearings |
| b. Staff | f. Public speakers |
| c. Voter booth | g. Direct contact with |
| d. Newsletter | elected officials |

5. How does the governing body inform the community of its decisions?

The only device used is the City Newsletter. Although this is important, it does not reach enough citizens, and does not contain enough information about City Council decisions.

6. What is the degree of human, financial and information resources which are provided?

Human	- Good
Financial	- Minimal
Information	- Good to Excellent

Overview of Program

1. The program is basically sound and received a rating of "Good."
2. The level of involvement received only a "Fair" rating.
3. Information was rated as "Excellent."
4. Technical Assistance was rated as "Excellent."
5. Level of Communications between decision makers and citizens was rated as "Poor."

Alternatives for the Future

How can the program be improved to provide better involvement, information, technical assistance or communication?

1. Education programs should be developed as motivational tools.
2. The City should publish a brochure outlining the citizen involvement program.
 - a. Discuss various levels of city government (C.I.A.C., Planning Commission and City Council).

b. Explain how to become more involved in decisions.

This brochure should be mailed to all citizens and copies should be distributed to new residents through the Welcome Wagon.

3. More publicity is needed. Opportunities are not useful unless people know they exist.
4. Land use has become very technical. Therefore, attempts should be made to simplify language where possible. Education may be of some help.
5. Look into possibility of bulk mailing of the City Newsletter quarterly or annually. If annually, it should summarize important decisions during the previous year.
6. The City should develop a slide show or other presentation on planning for showing to various groups.
7. The City should investigate the possibility of having someone write a column for the newspaper covering various aspects of City government, including planning.

MINUTES

PLAN WORK SESSION WITH THE CITY COUNCIL, PLANNING COMMISSION, AND CIAC

Date: Tuesday, May 30 1978
Time: 7:30 p.m.

Present: Elvern Hall, Mayor
Roger Gano, CC
Hal Grobey, PC
John Cach, PC, CIAC
Alan Halstead, PC
Charlie Hindman, PC
Maybelle DeMay, PC, CIAC
Leonard Attrell, CIAC
George Alexander, CIAC
V.G. Anderson, CIAC

Staff

Present: John Raineri
Dale Blanton
Linda Wildman
Terry Mahr

The meeting was called to order by Mayor Hall and the minutes of the May 23 work session were approved as submitted. Discussion on the May 30 plan work session then proceeded as follows:

Annexation

Item #1: The proposed annexation policies were discussed. Policy 2f was deleted because by definition land within the UGB is not to be retained for agricultural uses. Policy 5 dealing with islands was discussed as was the word "criteria" in Policy 1.

It was moved and carried to include the annexation policies in the URBANIZATION Section of the Plan with the following changes:

- a) Policy 1 shall read "The City shall adopt an annexation ordinance to establish the procedures to be used for proposed annexations."

- b) In Policy 2 the word "factors" is changed to "criteria".
- c) 2f is deleted.

Urban Growth Boundary

Item #1: A motion carried to adopt staff recommendations.

Item #2: Mr. Mahr indicated that de-annexations have received legal approval in the past. Mr. Blanton described the position of Mr. Werth on various options, indicating that Mr. Werth would strongly oppose de-annexation and favors inclusion of all of the property within the UGB.

There was some discussion of the natural limitations of the excluded area for building including flooding, unstable soils and fault line areas.

A motion was made and carried to leave the property as indicated on the draft Plan.

An additional recommendation was approved as follows:

"It is recommended that tax lots #3221-100 and 3216-2000 be left as shown on the Plan map. A policy shall be added stating that locations of designated uses on the property are not intended to be inflexible but that land use percentages shall remain the same."

The Plan

Item #1: Staff recommendations to include the Plan ammendment process in the adopting ordinance were accepted.

Item #2: After a brief discussion, including a suggestion that all except the Greenway Goal was local, the staff recommendation to emphasize the local orientation of goals and policies in the Plan was adopted.

Item #3: Mrs. DeMay suggested that the Plan should emphasize that the Plan can be amended and changed as local needs and conditions change. A motion was made and carried to adopt staff recommendations to clarify what the Plan is about and what effects it will have on individuals.

Item #4: Mr. Blanton indicated that different parts of the Plan should not be singled out as being more important than others. A motion was made and carried to delete the "special features" part of the Plan.

Item #5: Mr. Blanton explained why no additional phasing policies are necessary. Consequently, a motion was made and carried to do nothing on this matter.

Urban Design

Item #1: The intent of using the words "single family" in Policy 1 - Residential Areas was discussed. Also suggested was changing the word "encourage" to "require". Staff then read through the proposed Goals and Policies on Urban Design. Mr. Blanton explained the design review process under the draft ordinance and indicated that it is currently written for a weekly review by 2 staff members and 1 public official.

The proposed goals and policies were approved as recommended with the following changes:

- a) General 2 - Option A was chosen for review at the staff level.
- b) General 4 (b) was reworded to read: "Preservation of the desirable features of the existing landscape."
- c) General 4 (h) was eliminated as redundant.
- d) The word "encourage" was changed to "require" in Policy 1 - Residential Areas.
- e) The last 2 sentences were deleted from Policy 2 - Residential Areas.
- f) Policy 3 - Residential Areas was changed to read "Curbs, gutters and sidewalks are to be required in all new developments."
- g) Policy 5 - Residential Areas would be changed by a later item.
- h) Policy 6 - Residential Areas was changed to read "... to preserve existing mature, non-hazardous trees in healthy condition."
- i) The last sentence in Policy 7 was deleted.
- j) The words "and building height" were deleted from Policy 8.

Item #2: Staff indicated that this item was covered by the previous item.

Economy

Item #1: A motion was made and carried to adopt staff recommendations to retain Policy #2 (The Economy, General, p.5) with the additional sentence "The formation of a community development corporation should also be considered."

Public Facilities and Services

Recommendations on Items #1 and #2 were adopted with the addition of the word "electrical" on Item #1.

Hazardous Areas

Item #1: A motion was made and approved to retain Policy #2 as proposed.

Other

Item #1: Ms. Wildman explained briefly the findings on land use planning in the vicinity of Sportsman's Airpark. A motion was made and carried to adopt staff recommendations.

Item #2: Mr. Blanton indicated that a small parcel of land facing Publishers is not developable as anything but industrial. A motion was made and carried to change Tax Lot 3220-800 from Medium Density Residential to Industrial.

Item #3: Mr. Blanton indicated that there is some interest in changing a 1/2 acre parcel between the railroad tracks and the highway from commercial to industrial. He recommended that it be retained as commercial land since it faces the highway. This recommendation was approved.

Item #4: Mr. Blanton indicated that the State Parks Branch has commented that the Plan looks good but that there is no statement included saying that the City will cooperate with other agencies in planning for open space and recreation.

Mr. Blanton suggested that the last sentence in Policy #3 (OPEN SPACE, Recreation, p.4) be extended to read "Such a program would also include planning for the possible expansion of existing sites in coordination with state, county or other affected agencies. A motion was made and carried to adopt this recommendation.

The meeting was adjourned.

MINUTES

PLAN WORK SESSION
WITH THE
CITY COUNCIL, PLANNING COMMISSION AND CIAC

Date: Tuesday, May 23, 1978

Time: 7:30 p.m.

Present: Elvern Hall, Mayor
Maurice Chandler, CC
Hal Grobey, PC
Alan Halstead, PC
Bob Youngman, PC
Bob Blodgett, PC
John Cach, PC, CIAC
George Alexander, CIAC
Andy Anderson, CIAC

Staff Present: Bob Weisenback
Dale Blanton
Terry Mahr
Jere Jackson
Linda Wildman

Others Present: Ken Bernard
Ron Gleason

The meeting was called to order by Mayor Hall. A motion was made, seconded and carried to approve the minutes of the April 26 plan work session as submitted. Discussion on the May 23 plan work session then proceeded as follows:

Commercial Uses -

Item #1: There was a discussion of clustered commercial development and downtown commercial development. Staff clarified the intent of Policy #3 (The Economy, Commercial Areas, p.6). A motion was made and carried to leave Policy #3 in the Plan.

Item #2: Mr. Blanton explained County Planning Staff comments on the commercial area at the southeast corner of 99W and Springbrook. County staff had indicated that the City may want to be more specific in the Plan about the timing of development there, the types of activities to be located in the area, and traffic considerations. Mr. Blanton suggested the possibility of timing commercial development with signalization. A motion was made and carried to leave the Plan as proposed.

Item #3: There was discussion of the high and medium density residential area near North College Street and the planned Mountainview Drive extension. It was indicated that services will be adequate in the area and that there will be a natural demand for higher density residential uses near major transportation facilities. Staff indicated that the Plan looks to the future when low density residential uses will be incompatible with the intersection.

A motion was made and carried to retain the Plan as proposed.

Item #4: A motion was made and carried to retain the commercial area at North College and the planned Mountainview Drive extension. The additional paragraph requiring the provision of adequate traffic facilities before development was also approved as recommended.

Industrial Uses -

Item #1: It was moved and seconded that the Industrial Lands Task Force report be incorporated into the Comprehensive Plan as part of the Inventory report. Staff summarized key provisions of the Task Force report, including the finding that there is an adequate amount of industrial land provided in the Plan but that the key problem is availability of services.

A discussion of the Task Force findings and recommendations followed: Mr. Bernard from A-Dec commented that most industries want property with services immediately available and generally will go elsewhere if such sites are not available.

Mr. Gleason, a resident in the triangle to the south of 219 in the southeast corner of the UGB, was then given an opportunity to speak. He indicated that there are 5 relatively new homes in the area, indicating that owners would not be able to rebuild or expand homes if their properties are zoned industrial. He suggested that it would be difficult to resell the small parcels. Discussion followed and a motion was made and carried to exclude Tax Lots:

3221 - 2300
2400
2500
3228 - 1400
1500

from the lands recommended for industrial use in the Task Force report.

Staff then read the recommendations of the Industrial Lands Task Force report.

Discussion followed about the recommendation including Bill Page's industrial operation north of Mountainview Drive as industrial land. A motion was made and seconded to remove reference to this property in the recommendations. The motion failed by one vote.

The Industrial Land Task Force report was then adopted as part of the Comprehensive Plan.

A motion was made and carried to include recommendation #2 in the Task Force report as Policy #4 (The Economy, Industrial Areas, p.5). This specifically provides for a review of industrial lands at least every three years.

- Item #2: A motion was made and seconded to adopt staff recommendations. It was indicated that once A-Dec fills up and a need for additional industrial land could be shown, industrial use for the area could eventually be approved. In the meantime, designation as low density residential land is probably appropriate.

The motion was amended to delete the words "A-Dec's long standing promise not to expand north of Mountainview Drive and" was approved. Final wording of the recommendation was "Considering the Plan's provision of adequate industrial land, this area should remain in low density residential use".

- Item #3: This item was already covered by recommendations approved in the draft.

- Item #4: A motion was made and approved to adopt staff recommendations to retain the area in question as industrial land.

QUASI-PUBLIC -

- Item #1: A motion was made and carried to adopt staff recommendations on changing the title of the Quasi-Public classification to Public/Quasi-Public.

- Item #2: Staff recommendations on the revised calculations of Public/Quasi-Public land use needs were approved.

Item #3: A motion was made and carried to discuss the airport clear zone issue at the following meeting.

Item #4: The need to include the future City Hall and fire station on the Plan map was discussed, as was the procedure for adding these items. A motion was made and carried stating the following: "A Comprehensive plan amendment to designate the civic center site shall be heard in conjunction with a review of the consultant's report on site selection".

CHURCHES -

Item #1: The staff recommendation to delete churches from the Plan map was approved.

TRANSPORTATION -

Item #1: A motion was made and carried to adopt staff recommendations to retain Mountainview Drive as a planned arterial.

Item #2: The issue of the Southern By-Pass Highway was discussed. A note from the City Administrator was read stating that the feasibility of the By-Pass is negligible according to state officials. Mr. Cach indicated that the reason the By-Pass is not included in the Plan is that it won't happen for at least 20 years.

Staff recommendations to leave the Plan as proposed and to coordinate this item with the County were approved.

Item #3: Staff recommendations on transportation planning were likewise approved.

Item #4: Discussion was held on parking policies and options for downtown. Staff indicated that while Policy #1 (Economy, Commercial Area, p.6) states that adequate parking facilities will be provided in the core area, parking exemptions in portions of downtown would still be permitted.

A motion was made and carried to adopt staff recommendations with the words "parking ordinance" changed to "zoning ordinance".

MIXED USE -

Item #1: A motion was made and approved to adopt staff recommendations to use Alternative I as the Mixed Use definition.

The meeting was then adjourned.

MINUTES
NEWBERG CITIZEN INVOLVEMENT
ADVISORY COMMITTEE

May 9, 1978

Council Chambers

Newberg, Oregon

Present: George Alexander
John Cach
V.G. Anderson
Don Schmidt
Al Blodgett

Absent: Leonard Attrell
Curt Loewen
Tom Tucker
Herman Hughes
Maybelle DeMay

Staff Present: Dale Blanton, City Planner

George Alexander called the meeting to order.

Blodgett/Cach motion to approve previous meeting's minutes. Carried.

Al Blodgett mentioned a need to require full improvements in subdivisions prior to issuance of building permits.

Dale Blanton explained that the staff is working on a solution to the problem through the City Attorney's office.

Mr. Anderson brought up the City Council action on the task force report and felt that the advisory committee should clarify its position on the Urban Growth Boundary and acceptance of pumped sewage. Pumped sewage is acceptable in many cases within the boundary. As Wyn Stuckey pointed out, the policy on pump sewage should allow limited pumping in specific cases, but only in connection with an adopted urban growth boundary.

The committee requested staff to send a letter to the City Council and County Board of Commissioners expressing full support for the boundary as adopted and stating that any changes at this time will be made without the support of the Citizen Involvement Advisory Committee.

The committee then reviewed and made needed changes in the proposed land subdivision ordinance prior to sending it to the Planning Commission.

Adjournment.

MINUTES

PLAN WORK SESSION WITH THE CITY COUNCIL, PLANNING COMMISSION AND CIAC

Date: April 26, 1978

Time: 7:30 p.m.

Present: Elvern Hall, Mayor
Maurice Chandler, CC
Hal Grobey, PC
Arthur Stanley, PC
John Cach, PC, CIAC
Alan Halstead, PC,
George Alexander, CIAC
Allen Blodgett, CIAC
Curt Loewen, CIAC
Herman Hughes, CIAC

The meeting was called to order by Vice-Chairman Halstead. Elvern Hall, Mayor of Newberg, then arrived and was given the chair.

An additional meeting on Tuesday, May 30 was approved to complete the review of work session items.

Discussion on the April 26 plan work session items for review was then opened.

Item #9, Residential Uses, p. 8 was approved as recommended by staff.

Item #8, Residential Uses, p. 7 was approved as recommended, though there was some discussion about planning more high density areas than are needed and the possibility of setting a precedent for additional changes to higher density uses.

Item #7, Urban Growth Boundary, p. 22 was approved as recommended after discussion of responsibility for pump ownership and maintenance.

Staff recommendations on Items #1, #2, #3, and #4, Residential Uses, were approved as presented.

Item #5, Residential Uses, Recommendations A and B were approved. In addition, Policy #4 (HOUSING, Mix, p. 7 in the Plan) was amended to read "Modular and mobile home units should be recognized as sources of low cost housing."

Item #6, Residential Uses, p. 5 was approved as recommended.

Meeting participants decided to deny the change requested in Item #7, Residential Uses, ruling that the 10-acre strip between Second and Third Streets be left as Low Density Residential. It was indicated that there is already too much land planned for higher density uses and that further medium or high density uses in the area might encourage the Airpark to move elsewhere.

Item #1, Parks and Open Space, p. 9 was approved as recommended.

Item #2, Parks and Open Space, p. 11 was approved as recommended with the additional stipulation that the percentage of the public land fund reserved for parks shall not be zero.

The recommendation for Item #3, Parks and Open Space, p. 12 was approved with the deletion of the second sentence.

Recommendations for Items #4, #5, #6, #7, and #8, Parks and Open Space Uses and #1 and #2 for Willamette River Greenway were approved as stated.

Item #6; Urban Growth Boundary, p. 21 was then discussed. A motion was made and seconded to de-annex the area. Legal implications of doing so however, were questioned and the item was referred back to staff for further examination.

Item #3, Park and Open Space Uses, was approved as recommended.

Recommendations for Items #1, #2, #3, #4, and #5, Urban Growth Boundary, pp. 17, 18, 19, 20 were adopted. Staff indicated that a joint hearing with the City Council and the County would be required.

The meeting was adjourned.

7005. Subbert

MINUTES
NEWBERG CITIZEN INVOLVEMENT
ADVISORY COMMITTEE

Tuesday 7:30 P.M.

April 11, 1978

Present: George Alexander
Curt Loewen
Al Blodgett
Don Schmidt
John Cach

Absent: Tom Tucker, Leonard Attrell, Herman Hughes
V.G. Anderson, Maybelle DeMay

The meeting was called to order by Chairman Alexander.

Blodgett/Cach motion to approve March 14 Minutes

Staff Presented a draft version of a subdivision ordinance for review and briefly outlined major elements.

Staff suggested a 3 member subcommittee be set up to meet with the staff during the day.

It was decided that the committee should review the draft as a whole and discuss it at the May 9 meeting. Discussion of a new zoning ordinance would be delayed to a subsequent meeting.

It was suggested that staff notify members on the day of the meeting by phone.

Adjournment

MINUTES
NEWBERG CITIZEN INVOLVEMENT
ADVISORY COMMITTEE

Tuesday 7:30 P.M.

March 14, 1978

Present: Maybelle DeMay
John Cach
V.G. Anderson
Curt Loewen

Herman Hughes
Leonard Attrell
George Alexander

Absent: Tom Tucker, Al Blodgett, Don Schmidt.
John Cach, acting as chairman, called the meeting to order

DeMay/Hughes Motion to approve minutes of the March 9, 1978 meeting changing Tom Tucker to Present. Carried.

Public Hearing Opened.

Doris Huffman-

1. Requested that property South of Colonial Apts. be high density, (8 acres) as it would be more appropriate than low density.
Following discussion medium density suggested as a possible buffer.

2. Stated they owned a parcel divided by the St. Paul highway but did not criticize designation.

Ralph Johnson - Rt. 1 Box 140

1. Existing property he owns near church street. (approx 1/2 acre) should be high density because of existing property south of area. Perhaps this area should be substituted for land along the arterial.

Ray Buckley - 5th Street

1. TL # 3221 - 3220 should be entirely within the U.G.B.
2. TL # 3221 - 2100 - should be commercial or light industrial.

LaMar Bettzner - Rt. 2 Box 110

1. Objects to Buckley property being industrial or commercial because of dwellings, in area. Feels the highway makes an excellent buffer.

Hal Grobey 1412 Deborah Road

1. Talked about possible inclusion of 12 acres as industrial along St. Paul Highway.
2. Stated that added Industrial land is difficult to justify based on projections of future needs.
3. Area of 9th Street grocery is shown in error as Quasi Public.

Antonia Crater - Crater Lane

1. Memorial Park should be shown as a park, not Quasi Public.

Bob Steen - Hubbard

1. Asked that entire 328 acres Werth Property be included inside the U.G.B. and be considered for residential rather than Industry.

Doris Huffman-

1. Stated support for her property split by the St. Paul highway being totatly industrial.

No others wished to be heard - Hearing Closed
Loewen/Hughes Motion to adjourn. Carried.

Thursday 7;30 P.M.

March 9, 1978

MINUTES
NEWBERG CITIZEN INVOLVEMENT
ADVISORY COMMITTEE

Council Chambers

Newberg, Oregon

Present - Maybelle DeMay

Herman Hughes

John Cach

Curt Loewen

Al Blodgett

V.G. Anderson

Leonard Attrell

George Alexander -Late

Don Schmidt - Late

Absent: Tom Tucker

John Cach - acting as temporary chairman called the meeting to order.

Dale Blanton - made introductory comments about the "Draft" plan and purpose of hearings.

Minutes of Feb. 9th were approved with Don Schmidt added as absent.

John Cach - Explained purpose of Citizen Involvement and the committee's function.

Hearing on the "Draft" plan opened.

Jere Jackson - Chehalem Parks and Recreation District

1. Asked to have 9 acre parcel at southeast corner of Springbrook Road and Crestview Drive specifically designated for park purposes.

Bill Rork - North Valley Friends Church

1. Asked that the church property near North Valley Road be considered for inclusion in the Urban Growth Boundary.
(26 acres)

Joe Brugato - 2911 Portland Road

1. Concerned with availability of industrial land in the city
Should consider areas to the South, Northeast and East.

Nina Waters - RT 1 Box 414

1. Concerned over protection of trees northwest of Parkway Subdivision
2. Why doesn't greenway (open space) extend to the north?

Ken Bernard - A - Dec

1. Asked that 50 acres north of Mountainview Drive be designated Industrial because of proximity to A - Dec and the Arterial Street.

Allyn Brown - RT 2 Box 40 A

1. Objects to A - Dec moving north of Mountainview as the area is committed to single - family residences.
2. Objects to Medium Density area (10 acres North of Mountainview Dr.) because the area is basically single - family units, and more land is shown for medium density than can be justified by needs.
3. Changes in the plan require need-- the same criteria should apply now.

Ed Wiesehan - RT 1 Box 418

1. Does not want high density, medium density or commercial near 219 and Mountainview Drive because of impact on existing area.
2. Objects to location of northern arterial.
3. High density should not be permitted until the arterial is fully completed.

Harry Scheibel - Melody Lane

1. Does not think it is appropriate to place medium, high or commercial near existing single - family housing.

Arthur Roberts - Roberts Lane

1. Agrees with Allyn Browne earlier statement about 10 acres of Medium Density north of Mountainview Drive.

Margaret Scheibel - Melody Lane

1. Their area (residents) does not perceive a need for commercial or other proposed uses.

Joyce Vergets - Chehalem Drive

1. County Comprehensive Plan does not show the arterial extending beyond College Street to the west.
2. County Plan has retained the South By - Pass highway.
3. Premature to consider commercial area until the arterial is completed. Wording should state this if commercial is retained
4. Commercial may be appropriate to the south near Illinois Street.
5. Concern was expressed with lack of through streets. More street planning needs to be done. Policy requiring north - south and east - west streets to intersect could be considered.

6. Concerned with traffic control at intersection of Mountain-view Dr. and North College.

Charles Wolm - Green Valley Dr.

1. Concerned with arterial behind Green Valley Drive.

Bob Youngman - 808 Fircrest Dr.

1. An overall transportation plan is needed. Should consider traffic circulation needs.

Jan Johnson RT 2 Box 40

1. Objects to medium density residential near A - Dec.

Don Dahlin - Melody Lane

1. Agrees with policy requiring new developments to be consistent with existing residential areas. Must be followed.

Judy Welser RT 2 Box 39C

1. Opposed to medium density north of A - Dec because of traffic and neighborhood impact.

Fred LaBonte - Wynooski Street

1. Objects to state forcing Newberg into restrictive planning.
2. Feels the Urban Growth Boundary is too restrictive. Areas to the northwest and between Newberg and Dundee should be inside the U.G.B.. Feels it is important for the city to control development in these areas rather than the county.
3. Feels we should not plan in order to please L.C.D.C. We should expect to have our plan rejected by the state, in order to maintain as much local control as possible.

Ted Devoric-

1. People do not want growth - they come here to avoid growth, not promote it. Energy makes growth projections unrealistic. The population projections are far too optimistic.
2. Objects to medium density residential near A - Dec.
3. Objects to the northern arterial.
4. Thinks any medium and high density areas should be near the core.

Don Miller - Green Valley Drive

1. Objects to use of the term "need" as used in the plan. (i.e. There is no need for housing because people who live here already have housing)

No others wished to be heard and the hearing was closed.

Blodgett/DeMay - motion to adjourn, Carried.

MINUTES
MEETING OF THE
CITIZENS INVOLVEMENT ADVISORY
COMMITTEE

February 9, 1978

7:30 P.M.

Present: Maybelle DeMay Curt Loewen
 John Cach George Alexander
 V. G. Anderson

Absent: Leonard Attrell Allan Blodgett
 Tom Tucker Ellen Scharff
 Herman Hughes

Staff Present:

Dale Blanton, City Planner
Linda Wildman, Planning Consultant

There were also 10 - 12 citizens present.

Linda Wildman presented an overview of the Planning Process and the Draft Plan.

- A. Nature of land use planning as it relates to Senate Bill 100.
- B. Adoption of an Urban Growth Boundary.
- C. Preparation of an Inventory Report.
- D. C.I.A.C. hearings leading up to the draft plan.
- E. Draft Plan - Summary
- F. Review Process

Dale Blanton outlined the intent of the review process and discussed preparation of enabling ordinances.

George Alexander opened the hearing on the plan.

Jean Harris - 212 West First Street, Newberg.

1. Thought an annexation policy should be part of the Plan. Stated that a lot of people wanted the policy at the time the Urban Growth Boundary was developed.
2. Concern was expressed about other agencies being able to review the plan for potential impacts.

Dale Blanton stated that the annexation policy had evolved into an ordinance, and that lack of staff time had delayed preparation of a final document.

Mr. Blanton also stated that comments have been requested of local, state and federal agencies on the City's coordination list.

Alyn Brown - Rt. 2, Box 48, Newberg

1. Questioned the dispersal of low & moderate income throughout the community.
2. Questioned the ratio of multiple, single-family, and mobile home ratio. The primary objection was to the percentage of multiples.
3. Questioned the location of the park northeast of Springbrook Road and Mountainview Drive. At one time Ken Austin had proposed a park near A-Dec; - What happened to this?
4. Liked core centered approach better than neighborhood centered. Felt that multifamily housing should be near the core.
5. Objected to Medium Density Residential (10 acres) just north of A-Dec.

Discussion followed.

Eldon Johnson - 505 Hemlock Place, Dundee

1. Asked about park sites - are they general or specific -- are other designations general or specific.
2. Feels some areas should not have a housing mix. Did not like idea of encouraging dispersal of low and moderate income housing. Perhaps the statement could be clarified to indicate specific areas.
3. Did not feel mobile homes should be permitted in all areas, even if they meet U.B.C. standards.
4. Feels that Urban Medium Density should be increased to 12 units per acre.
5. Felt that commercial policies conflict between core & strip.

Discussion --

- A. Perhaps the low and moderate dispersal statement could be reworded to express the intent --
"Low and moderate income housing should not be concentrated in areas".

- B. Mobile homes could be restricted to parks or mobile home subdivisions.
- C. Increasing Medium density to 12 units would result in less land in the U.G.B. The 8 units currently specified is per gross acre not net as Mr. Johnson was discussing.
- D. The commercial policies are merely a recognition of existing trends.

Hal Grobey - 1412 Deborah Road, Newberg

Informed the Advisory Committee that an Industrial Lands Committee had been established to look into the question of Industrial Lands.

Hearing Closed.

Open nominations for Chairman - 1978.

Anderson/Cach - nominate George Alexander.
Nominations closed - Vote unanimous.

Open nominations for Vice-Chairman - 1978.

DeMay/Cach - nominate Don Schmidt.
Nominations closed - Vote unanimous.

Adjournment.