

A Regular Meeting
of the Citizen Involvement Advisory Committee
Rescheduled from March 12, 1987

7:30 PM, Tuesday

City Council Chambers

March 17, 1987

Members Present:

Kathleen Sullivan
Jean Harris
Leonard Rydell
Hal Grobey
Allyn Brown
Bill Jackson
Nina Waters
Ken Austin III

Staff Present:

James Reitz, Associate Planner
Barb Mingay, Recording Secretary

The meeting was called to order by Chairman Ken Austin.

Motion: Grobey-Brown to adjourn the meeting at 9:00 pm. Motion carried unanimously.

Associate Planner James Reitz reviewed the packet material. He highlighted the lack of market availability relating to industrial lands, explained the term "exceptions lands", and pointed out various potential areas for future industrial urban growth. He presented alternative areas A, B and C which are located in the area south and east of Newberg's current urban growth boundary. These areas appear to be the least costly to service with water, sewer and other City services, and would lend themselves well to industrial uses.

Commissioner Grobey suggested the Commission consider including alternative areas A and C immediately, and to identify area B as a future urbanizable area.

The Commission then briefly discussed the location of the alternative areas to the new sewer treatment plant, the location of future pump stations in the alternative areas including the projected expense of upgrading services, and the current trend toward industrial development along Springbrook Road and Dog Ridge Road.

Motion: Brown-Grobey to recommend that the City of Newberg include Alternatives A, B and C in the Newberg Urban Growth Boundary. Motion carried unanimously.

Associate Planner Reitz pointed out several areas currently within the Urban Growth Boundary that should also be considered for review. These areas include those properties along Springbrook Road which are bisected by the Urban Growth Boundary, are currently designated MDR (Medium Density Residential) and HDR (High Density Residential) on the Comprehensive Plan Map, and which currently appear to be developing in an industrial fashion.

After a brief discussion, the Commission made the following motion:

Motion: Brown-Grobey to recommend that all MDR (Medium Density Residential) and HDR-(High Density Residential) land outside the City limits but within the Newberg Comprehensive Plan, lying south of the intersection of Springbrook Road and Portland Road, be re-designated to an IND (Industrial) classification. Motion carried unanimously.

Comments were expressed regarding the lack of any commercial designation in the area of Highway 219, Springbrook Road, and Wilsonville Road.

Motion: Austin-Rydell to recommend that a COMM (Commercial) designation be located in the vicinity of the Springbrook Road, Highway 219 and Wilsonville Road triangle. Motion carried unanimously.

The Commission then continued discussion of policies presented in the Comprehensive Plan Policies packet.

The meeting was adjourned at 9:05. Discussion will continue at the next meeting, scheduled for April 9, 1987 at City Hall.