

Council Chambers
7:30 PM, Thursday

A Regular Meeting
of the Planning Commission

April 19, 1984
Newberg, Oregon

Members Present:

John Cach, Chairman
John Englebrecht
Greg Moore

David L. Richards
Arthur Roberts
Roger Veatch
Joe Young

Members Absent:

Jean Harris
Jane Parisi-Mosher

Staff Present:

Rick Faus, City Attorney
Barb Mingay, Recording Secretary
Greg DiLoreto, City Engineer
Doreen Turpen, City Librarian

Citizens Present: 2 Citizens

The meeting of the Newberg Planning Commission was called to order by Chairman John Cach.

Motion: Young-Moore to approve February 16, 1984 Planning Commission minutes. Motion carried unanimously by those present.

Public Hearing A:

File No:	C-1/Z-2/VAC-1-84
Applicant:	City of Newberg
Request:	A request for a Comprehensive Plan Amendment from MDR (Medium Density Residential) to a COMM (Commercial) plan designation together with a Zone Change from C-2 (Community Commercial) and R-2 (Medium Density Residential) to a C-3 (Central Business District) zoning designation, together with a request for a vacation of a public alley located between Howard and School, and Hancock and Sheridan Streets for the purpose of expanding the Newberg Public Library.
Location:	503 E. Hancock Street
Tax Lot:	3219AA-3400, -3500, -3600

Motion: Roberts/Veatch to dispense with the reading of the staff report. Motion carried unanimously.

No abstentions were requested; none were given.

Staff Report: City Attorney Rick Faus summarized the staff report and application and he reviewed the site and the surrounding land uses on a map. He indicated that an expansion of the library facility would be permitted as an outright permitted use with its current zonings; however the parking requirements of the various zones would cause a size restriction on the expansion. A change of zone to C-3 (Community Commercial) would allow for a lesser parking requirement.

Proponent: Greg DiLoreto, City Engineer and Project Manager, reviewed the design plans for the proposed structure and the street. He suggested that items such as the brick crosswalk, and lighting standards could be tied in with a theme for the downtown core redevelopment.

He reviewed the application compliance with the goals and policies of the Comprehensive Plan, the population projections of the Comprehensive Plan and also the requirements of the State Library Board. He indicated that the library use fits well in a C-3 zone. Further, the expanded structure was approved by the citizens of Newberg through passage of a bond measure recently.

Proponent: Doreen Turpen, City Librarian, indicated that a survey was presented to the community regarding library site location. The overwhelming response indicated the community's desire to maintain the historic Carnegie Library at its current location, especially due to its central location in the community. She indicated that the current parking spaces were limited (4 at the rear of the building, plus street parking in front of the building) but that the banks adjacent to the library had offered parking spaces, available after banking hours, weekdays and weekends.

No opponents were present.

Questions to Proponents:

In response to questions regarding parking and street access, Greg DiLoreto responded that Howard Street would become a north-bound one-way street with 16 parking spaces available on the east side of the street and no parking on the west side of the street. He further indicated that the right-of-way width was 60 feet, with a 24 ft. travel lane being created.

Doreen Turpen indicated that no survey has occurred relating to peak use periods; however it appears that the most usage occurs between 11-2 daily and all day on Saturdays. She further commented that the library usage is by a broad cross-section of the community, with no one group dominating usership and that usership has expanded even faster than the area population. In response to a question regarding bicycle parking she indicated that a bicycle area would be available for parking purposes.

Mr. DiLoreto indicated that the projected construction start date was July 1, 1984 with conclusion of construction in April, 1985. He added that Howard Street was proposed to become a north-bound one-way street due to the majority of traffic being from Hancock Street, thus making

access easier for more vehicles. Responding to a question as to angle parking on Howard, Mr. DiLoreto indicated that the proposed plan would allow the greatest number of spaces possible and the proposed drawing was considered to be the most desirable solution. A suggestion regarding a two hour parking limit on spaces was made and Mr. DiLoreto agreed that a parking limit could be incorporated into the plans.

He further commented that this site was ideal for meeting the growth needs and goals of the community, while preserving an historic building.

Chairman Cach summarized the proponents comments by indicating that the project could provide more parking through purchase of additional land in order to meet the existing zoning requirements; however, the additional cost would be great and would greatly increase the total project costs - thereby costing the taxpayers much more money.

Mr. DiLoreto responded to a question regarding other available parking sites in the area by indicating that no funding was available at this time to purchase additional parking.

No public agencies responded; however a phone contact was made with adjacent property owners regarding the request for alley vacation. The property owners have stated no objections, provided an easement is allowed for their continued access to their properties.

No proponent or opponent rebuttal.

Staff Recommendation:

Mr. Faus indicated that the staff would recommend approval of the proposal based upon the findings and observations found within the staff report and application. He further stated that Staff Report Finding 10 should be corrected to read "A vacation of..(delete...at least the western one-half of)..the alley located.." and "public use of the alley, (add ...provided an easement is granted to the owners of the adjacent properties for access purposes)".

Hearing Closed.

Motion: Veatch-Roberts that the Planning Commission recommend to City Council approval of a request of a Comprehensive Plan Amendment from MDR (Medium Density Residential) to a COMM (Commercial) plan designation together with a Zone Change from C-2 (Community Commercial) and R-2 (Medium Density Residential) to a C-3 (Central Business District) zoning designation, together with a request for a vacation of a public alley located between Howard and School, and Hancock and Sheridan Streets for the purpose of expanding the Newberg Public Library based upon Staff Report Findings 1-10. Motion carried unanimously.

Mr. Faus introduced a discussion of Agenda Item 5, the Newberg Zoning Ordinance as it relates to certain retail type uses. He indicated that packet material was for information only as notice procedures for a public hearing have not occurred at this time. He reviewed the "blight"

statement in the material and indicated that the Multnomah County Ordinance presented in the staff material could possibly be used as a format for local creation of appropriate legislation.

Discussion followed regarding the causes of blight with a general consensus that the material presented would be useful as a guideline for the creation of an ordinance.

Additions to the location list on page 4 of the proposed ordinance could include places such as amusement centers, including bowling alleys and arcades; fast food establishments; book stores; bus stops; and other locations where children congregate. Other possible changes could be made in the distance requirement between "adult entertainment" type establishments. The Commission indicated that some sort of prevention measures should occur during the interim that it takes to place an ordinance into effect.

Mr. Faus indicated that current Zoning requirements would require that a Conditional Use Permit be granted prior to the establishment of an "adult entertainment business" in Newberg.

Motion: Young-Roberts to request Staff and City Council to proceed as quickly as possible to establish a public hearing and adopt an ordinance such as the one presented from Multnomah County with the inclusion of additional locations suggested by the Planning Commission and with consideration for a greater distance requirement between such businesses. Motion carried unanimously.

Old Business. None

New Business.

Greg Moore announced his resignation from the Planning Commission effective May 10, due to a residence and business relocation out of Newberg.

John Cach announced his resignation from the Planning Commission as he is relocating out of the County.

Both resignations were accepted with regrets by the Commission.

Motion: Veatch-Moore to adjourn.

Motion to adjourn carried unanimously.