

Council Chambers
7:30 PM, Thursday

A Regular Meeting
of the Planning Commission

May 17, 1984
Newberg, Oregon

Members Present:

John Englebrecht
Jean Harris, Vice-Chair
John Lyda

Arthur Roberts
Roger Veatch
Joe Young

Members Absent:

Jane Parisi-Mosher
David Richards

Staff Present:

Clay Moorhead, Planning Director
Rick Faus, City Attorney
Barb Mingay, Recording Secretary
Bob Sanders, Director of Public Works

Citizens Present:

Gareth Ott, KCM
Mike Soderquist, KCM
4 Citizens

The meeting of the Newberg Planning Commission was called to order by Vice-Chairman Jean Harris. She indicated that State ORS requirements relating to Planning Commission membership disallowed the seating of a third commissioner with direct real estate connections. Therefore, it was with regret that the newly appointed Planning Commissioner, Bryce Feudall, was unable to be seated on the Planning Commission. She requested that the Mayor make a reappointment to the vacant position.

Motion: Young-Veatch to approve April 19, 1984 Planning Commission minutes. Motion carried unanimously by those present.

Public Hearing A:

A review of the Sewerage System Facility Plan Update - 1984, for the City of Newberg.

There were no objections as to the jurisdiction of the Planning Commission to hear the above matter.

John Englebrecht disclosed that he was a Publisher's Paper Company employee and commented that he would have no bias in making a decision on this matter. No member of the Commission or audience objected to his remaining seated for this hearing.

Clay Moorhead introduced Bob Sanders, City Public Works Director who reviewed the federal grant requirements for public hearing procedures. He indicated that the City is trying to put together a complete program in a very short time period in order to obtain Federal funding this year.

Mr. Sanders introduced Mike Soderquist, representing Kramer, Chin & Mayo, the sewerage treatment plant project consultants for the City of Newberg. Mr. Soderquist began his presentation by indicating that the proposed Sewerage System Facility Plan Update - 1984 was currently in draft form and that any comments or corrections were welcomed prior to the final document drafting. He narrated a slide presentation which showed the current facility located near the Willamette River, the existing soil conditions, site location, current facility damage and the general condition of concrete and mechanical units at the current site. Pictures also were shown indicating the proposed new plant site, its existing uses, soil conditions and an overlay of the proposed plant on the property. Several examples of treatment plants similar to the one proposed for Newberg were also shown.

With the use of graphs and charts, Mr. Soderquist discussed the cost impacts to the average homeowner under the grant percentages for 1984 and for 1985. The expected growth projections of the community was also reviewed. He further pointed out the environmental impacts of siting the proposed plant, and commented that future expansion of the plant, as well as adjoining land uses were all considerations of the site selection process.

No proponents or opponents wished to speak. No communications or letters have been received.

Staff Recommendation: Planning Director Moorhead stated that the staff recommends the Sewerage System Facility Plan Update - 1984 be approved and a recommendation be made to the City Council to adopt the master plan.

Hearing Closed.

Motion: Young-Roberts to adopt the staff recommendation to approve the Sewerage System Facility Plan Update - 1984 based upon Staff Findings and those findings and recommendations listed in Chapter 13 of the Facility Plan Update - 1984 and to recommend to Council that they also adopt the Facility Plan Update.

Commissioners commented that the current treatment facility site was inadequate, that there was a preference for installation of a plant with a 4 MGD capacity. The Commissioners indicated that the environmental impacts of the plant on the site and the surrounding land uses would not be significant. Mrs. Harris questioned what was being done to lower the infiltration and inflow into the current and proposed system. Mr. Sanders indicated that removal of infiltration and inflow has been an ongoing process and would be continued over the next few years with money currently budgeted for that purpose. Mr. Roberts indicated that

he felt the environmental concerns were very well addressed in the report.

Vote on Motion: Aye: Englebrecht, Harris, Lyda, Roberts, Veatch, Young. Nay: None. Motion carried unanimously by those present.

Mr. Moorhead indicated that the City Council would have a public hearing on the matter May 29, 1984 at 7:30 PM in the City Council Chambers, with written and oral testimony taken at that time.

Old Business. Mr. Moorhead commented that the Adult Entertainment Ordinance was rescheduled to the June meeting of the Planning Commission in order to accommodate all of the notice requirements for the public hearing.

New Business.

Mrs. Harris indicated that a new chairperson was required to be elected due to the resignation of John Cach from the Planning Commission.

Motion: Englebrecht-Roberts to nominate Roger Veatch as Chairman.

Motion: Young-Englebrecht to close nominations for Chairman. Motion carried unanimously.

A unanimous ballot was cast for the election of Roger Veatch as Chairman.

Mr. Moorhead announced the resignation of Jane Parisi-Mosher from the Planning Commission effective immediately due to a residence relocation out of Newberg. Her resignation was accepted with regrets by the Commission.

Meeting was adjourned.