

A Regular Meeting
of the Planning Commission

7:30 PM, Thursday

Council Chambers

January 16, 1985

The meeting was called to order by Chairman Roger Veatch.

Members Present:

John Englebrecht	John Lyda
Bryce Fendall	Eldon McIntosh
Kathy Kelso	Ken Overton
Jack Kriz	Roger Veatch

Members Absent:

Arthur Roberts (Excused)

Staff Present:

Rick Faus, City Attorney
Clay Moorhead, Planning Director
Barb Mingay, Recording Secretary

Citizens Present:

1 Citizen

Motion: Englebrecht-Fendall to approve minutes of December 19, 1985 Planning Commission meeting as corrected and minutes of January 9, 1986 Special Planning Commission meeting as written. Motion carried unanimously.

PUBLIC HEARING 1:

Applicant: Craig Rathkey/Dwight Larson/Farmers Home Administration
Request: Annexation of a 6,000 square foot tract of land including a single family house to the Newberg City limits. In addition, the request is for a zone change from a county zone to a City M-1 (Limited Industrial) zoning district and withdrawal from the Newberg Rural Fire Protection District.
Location: 1214 S. College
Tax Lot: 3219DD-1300
File No: ANX-3/Z-4-85

No objections to jurisdiction, abstentions or exparte contact were indicated.

Staff Report: Planning Director Moorhead highlighted the Staff Report findings, reviewed attachment A from the City Engineer, and identified the location of the site on a map.

No proponents or opponents wished to speak. No public agencies submitted comments with the exception of the Engineering Department. No letters were received.

Public Hearing closed.

Staff Recommendation: Planning Staff recommended approval of the annexation based on the Staff Report findings and Engineering Department requirements.

Staff explained the sewer system proposed for the site and pointed out the direction of the future private sewer line.

Dick Colgan, an adjoining property owner, requested information on the retention of the existing water district in that area which serves his property. Staff commented that the water district would not be affected by this annexation but that a connection to the standard City water services would be required by the proposed annexation site.

Motion: McIntosh-Lyda to recommend to City Council the approval of the requested annexation of a 6,000 square foot tract of land including a single family house to the Newberg City limits. In addition, approval is recommended for a zone change from a county zone to a City M-1 (Limited Industrial) zoning district and withdrawal from the Newberg Rural Fire Protection District. The approval is based on Staff Report findings 1-12 and Exhibit A, a memorandum from the Director of Public Works. Motion carried unanimously.

PUBLIC HEARING 2:

Applicant: Dr. & Mrs. Charles Forest
Request: An appeal of the Planning Director's Decision
relating to conditions imposed for the completion of a minor
partition.
Location: 908 Deborah Road
Tax Lot No: 3216-2700
File No: Appeal-2-85 (See Also Planning Dept. File P-2-85)

Planning Director Moorhead indicated that this hearing has been withdrawn. He identified that the matter has been settled through a discussion with the appellant and his attorney and that a revision of the conditions for partition will include a non-remonstrance statement, in recordable form, regarding the requirement for sewer line installation.

Round table discussion: Historic Preservation Ordinance

Staff was asked what the LCDC requirements were regarding creation of a Historic Preservation Ordinance. Mr. Moorhead responded that LCDC had indicated, during a recent telephone conversation, that an ordinance would be required; however, through further discussion LCDC identified that minimum requirements would be that only those houses currently recognized on the National Register would need to be protected by an ordinance. Staff added that he has scheduled a meeting with LCDC to further clarify their requirements.

He added that at the very least a document must be prepared which would identify conflicts with historic sites on the inventory, but this document need not necessarily be in ordinance form.

The Commission then discussed those items highlighted in the ordinance and identified at the previous Planning Commission hearing as areas of concern.

Motion: Lyda-McIntosh to revise Section 4A, striking the words "shall be an architect" and inserting the words "shall have some knowledge, training, or experience in historic preservation or architecture...". Vote on Motion: Aye-Englebrecht, Fendall, Lyda, McIntosh, Overton, Veatch. Nay-Kelso, Kriz. (6-2). Motion carried.

Motion: Kriz-McIntosh to revise Section 4A, replacing "professional" with "trained". Motion carried unanimously.

Motion: Overton-Englebrecht to revise Section 4A, revising the last sentence to read "All members shall live within the Urban Growth Boundary. Vote on Motion: Aye-Englebrecht, Lyda, Overton, Veatch. Nay-Fendall, Kelso, Kriz, McIntosh. Motion failed for lack of majority (4-4).

Section 4E discussion: City Attorney Faus identified that State standards for public notice of meetings required that 24 hours notice be given.

Motion: Englebrecht-Kelso to leave the language in Section 4E as written. Vote on Motion: Aye-Englebrecht, Fendall, Kelso, Lyda, McIntosh, Overton. Nay-Kriz. Motion carried (7-1).

Motion: McIntosh-Kelso to revise wording in Section 4G to read "...not less than two (2) days prior to a regular meeting and 24 hours prior to a special meeting." Vote on Motion: Aye-Englebrecht, Fendall, Kelso, McIntosh, Overton, Veatch. Nay-Kriz, Lyda. Motion carried (6-2).

Motion: Overton-Englebrecht to revise Section 5, striking the word "shall" in paragraph 1 and inserting the word "may". Vote on Motion: Aye-Englebrecht, Fendall, Kelso, Lyda, Overton, Veatch. Nay-Kriz, McIntosh. Motion carried (6-2).

Motion: Fendall-Kelso to retain Section 7-3(j) as written. Motion carried unanimously.

Motion: Veatch-Fendall to delete all references to Historic District from the ordinance. Vote on Motion: Aye-Fendall, Overton, Veatch. Nay-Kelso, Kriz, McIntosh. Abstain-Englebrecht, Lyda. Motion failed for lack of majority (3-3, 2 abstain).

Considerable discussion occurred as to the merits of retaining or deleting the entire Section 8 covering new construction within a designated District.

Motion: Overton-Englebrecht to delete the entire Section 8. Vote on Motion: Aye-Fendall, Lyda, Overton, Veatch. Nay-Kelso, Kriz, McIntosh. Abstain-Englebrecht. Motion carried (4-3, 1 abstain).

John Englebrecht commented that further City Staff support should be identified within the Ordinance as an incentive toward compliance by affected property owners. In addition, he commented that some tax incentive to homeowners be included in the ordinance.

The City Attorney was requested to review the possibility of a City tax incentive program for historic properties.

Motion: McIntosh-Englebrecht to adjourn the hearing to a February 13, 1986 Special Planning Commission meeting to take place at 7:30 PM in the City Council Chambers. Motion carried.

No old business or new business was discussed.

The meeting was adjourned.