

A Regular Meeting
of the Planning Commission

7:30 PM, Thursday

Council Chambers

November 21, 1985

Members Present:

John Englebrecht	John Lyda
Bryce Fendall	Arthur Roberts
Kathy Kelso	Roger Veatch
Jack Kriz	

Staff Present:

Clay Moorhead, Planning Director
Barb Mingay, Recording Secretary
Jane Altier-Morrison, Project Consultant

Citizens Present:

11 Citizens

Motion: Englebrecht-Roberts to approve the minutes of the Planning Commission meeting for October as distributed. Motion carried unanimously.

Public Hearing A:

Applicant: Herbert & Connie King and Miles & Barbara Jones
Request: To vacate the greenway and drainage easements placed on west 70-80 feet of lots 1 and 2, Pinehurst Green Subdivision, in order to place an culvert and fill the area.
Location: Western portion of the properties identified as 208 and 212 Pinehurst Court.
Tax Lot: 3218AC-1601 and -1602
File No: VAC-2-85

No objections to jurisdiction, no abstentions and no exparte contact were indicated.

Staff Report: Planning Director Moorhead identified the site on a map and highlighted sections of the staff report which he then entered into the record.

Proponent: Miles Jones, applicant, and resident of 208 Pinehurst Court, requested that the vacation of the easement be approved to allow for better backyard access and to improve the livability of the area. He identified the water depth in the winter time to be as much as 4-5 feet while in the summer it dries up into puddles and mud which breed mosquitos. He has experienced problems with the neighborhood children and he indicated the potential hazard an existing deep pool of water created. He is proposing to install a 36 inch culvert which would contain the water currently flowing in the area. He indicated the proposed culvert would terminate at the northernmost and southernmost property boundaries of the two

applicants. He stated that if a 36 inch culvert was not considered to be adequate by the City Engineering Staff, then alternative double 24" Siamese culverts would be proposed for installation. He stated he works with the City of Portland Water Department and has had some experience working with water flow diversion problems.

No opponents wished to speak.

No adverse comments have been received from public agencies and no letters had been received.

Staff Recommendation: Planning Staff recommended that the request for vacation of the greenway and drainage easement be approved based on the four findings stated in the staff report.

Hearing Closed.

A brief discussion followed as to any future plans for placing greenway easements on adjoining land. Planning Staff identified that the subject site was the only one in Newberg which had an easement of this type placed on it. Concern was expressed as to the safety of the culvert and methods of covering the open ends for purposes of public safety and protection from vandalism. Concern was expressed regarding the existing 10 ft. drainage easement between the two properties which carries runoff water from the cul-de-sac on Pinehurst Court to the greenway drainage easement area. Mr. Jones identified that storm drainage from the subdivision would be connected into the proposed culvert. Concern was expressed as to who would be responsible for maintaining the drainage culvert after it was installed.

Motion: Kriz-Lyda to recommend that the City Council approve vacation of the greenway and drainage easement subject to a thorough review by the City legal and engineering staff, especially regarding conformance to City engineering standards, maintenance requirements and attractive nuisance liabilities, based on staff report findings 1-4. Motion carried unanimously.

Planning Director Moorhead identified that this matter would be heard before the City Council at their December 2 meeting.

After a 5 minute recess the meeting was reconvened.

Round table discussion: Historic Preservation Ordinance

Jane Altier-Morrison presented a short slide show which identified a number of primary and secondary resources within the City of Newberg.

Planning Director Moorhead then briefly highlighted areas of concern previously expressed in the draft historic ordinance. The Commission then discussed whether an additional workshop should be scheduled for further discussion.

Motion: Veatch-Englebrecht to continue the discussion of the draft Historic Ordinance to the December Planning Commission meeting. Motion carried unanimously.

Old Business: None

New Business: None

Motion: Roberts-Kelso to adjourn. Motion carried unanimously.