

A Regular Meeting
of the Planning Commission

7:30 PM, Thursday

Council Chambers

June 19, 1986

The meeting was called to order by Chairman Roger Veatch.

Members Present:

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

Staff Present:

Clay Moorhead, Planning Director
James Reitz, Associate Planner
Barb Mingay, Recording Secretary

Citizens Present:

6 citizens

Motion: Kelso-Lyda to approve the minutes of the May 15 and June 5, Planning Commission meetings with a correction of May 15 minutes to indicate correct date on page 1 and to indicate changed Exhibit identification on page 3 to read (applicant's exhibit). Motion carried unanimously.

Public Hearing A, Continued:

Applicant: James R. Norris
Request: Major partition of a 259,340 sq. ft. parcel into three parcels of 86,405, 77,805 and 95,130 sq. ft. respectively. The property is currently zoned R-1 (Low Density Residential).

This property was previously platted as a subdivision which was later voided.

Location: North end of N. Main Street and west end of Melody Lane
Tax Lot: 3218AB-100
File No.: P-4-86

John Lyda indicated that he had been contacted by Nina Waters and had also received a letter from a concerned citizen relating to the hearing; however he did not feel his decision would be affected by those contacts. No abstentions or other exparte contact were indicated; none were requested.

Staff Report:

Planning Director Moorhead highlighted alternate road designs on a site map. He identified that additional notice had been sent to the affected neighborhood. He also pointed out that the Planning Commission could

choose to discuss a variance to the cul-de-sac length to allow for an alternate design for roads within the subject property.

Proponent: James Norris, owner of the subject property, indicated his preference for Option 1 as presented in the June 13 staff report. He commented that placing a dedication for street right-of-ways on the property would make it much less saleable.

Proponent: Ron Spears, Lake Oswego realtor, commented that it was premature at this time to determine the road locations for the site. He feels that the Planning Commission should defer any decision on the roadway dedications until the ultimate purchaser or developer presents a plan. He feels that the best alternative would be Option 1, and that the saleability of the property would be hindered by placing any road dedication on the property now.

Opponent: Nina Waters, 2200 Prospect Drive, indicated that the partition request itself does not impact the Melody Lane neighborhood if streets were not dedicated within the partitioned property. She requested that staff consider a weight limit on Melody Lane streets if a street dedication were included in approval of the partition at this hearing.

Staff questioned Ms. Waters as to the consensus of the neighborhood regarding the partition request. She commented that the majority of the neighbors felt that their opinions would have no impact on the final decision. She commented that the best plan appeared to be the creation of a cul-de-sac on Melody Lane and the zig-zag street extension of Prospect Drive to Crestview Drive. She added that the Melody Lane and Prospect Drive had originally been platted to form a connecting loop, but that the loop had never been completed and had eventually been vacated. She commented that Melody Lane and Prospect Drive were sub-standard to both County and City standards and were not accepted by those agencies for maintenance. The streets were currently being maintained by the neighborhood, but that there was not a maintenance agreement to do so. She added that the streets were in adequate repair for the neighborhood. Consideration of speed bump installation had occurred when the area was annexed to the City but there was some questions as to who had the authority to install them.

No additional letters or comments from public agencies were received.

Staff Recommendation:

Planning Director Moorhead pointed out that the Planning Commission was not bound by the previously voided subdivision design on the property and could choose to select any street option they desired. He then recommended that, based on consideration for the traffic concerns of the neighborhood and other testimony given, that alternative A be adopted by the Commission which would require that a cul-de-sac be placed at the end of Melody Lane and that Prospect Drive would be extended in a southerly direction. An extension of Main Street would also be required.

Public Hearing closed:

Discussion and questions followed regarding the physical makeup of the surrounding properties and some of the possible development potentials. It was pointed out that the 400 ft. standard for cul-de-sacs was primarily a fire and life safety standard. Comments were made as to the need to maintain an easement for the Main Street portion of the property.

Motion: Kriz-Kelso to approve the major partition request with the stipulation that only a dedication for right-of-way for the Main Street extension be given by the applicant, and based upon staff report findings and conditions 1-8. Vote on Motion: Aye-Fendall, Kelso, Kriz, Lyda. Nay-Overton, Veatch. Motion carried (4-2).

Director Moorhead identified the appeal process to the audience.

Public Hearing B:

Applicant: City of Newberg
Request: Review of draft regulations to establish standards for the placement of billboards within the City of Newberg
File No: G-8-86

Associate Planner James Reitz presented a brief history of Newberg's existing billboard regulations and reviewed some possible language for a billboard ordinance.

Planning Director Moorhead identified that a combination of alternatives 3 and 4 will be presented at next month's meeting together with option 5. He added that this would be a work session to come up with a viable ordinance to be presented to City Council for their review.

Motion: Fendall-Kelso to continue Hearing B to the July Planning Commission meeting.

Old Business: Staff was asked whether any action could be taken regarding the lack of compliance with conditions placed on David Abbott's Zone Change/PUD application on Highway 99W.

Motion: Overton-Kelso to direct the Planning Director to send a letter to David Abbott, requesting that he correct the non-compliant situation on the 99W site by August 30, 1986. Motion carried unanimously.

New Business: Staff identified that the Planning Commission would soon be reviewing the Comprehensive Plan revisions and that a slide show would be presented at next month's meeting on the topic.

At the request of the Commission, the July and August Planning Commission meetings will be held at Newberg Public Library.

Motion: Kelso-Fendall to adjourn.