

A Regular Meeting
of the Planning Commission

7:30 PM, Thursday

Newberg Carnegie Library

September 25, 1986

The meeting was called to order by Chairman Roger Veatch.

Members Present:

Bryce Fendall	John Lyda
Kathy Kelso	Kathleen Sullivan
Jack Kriz	Roger Veatch

Staff Present:

Clay Moorhead, Planning Director
James Reitz, Associate Planner
Barb Mingay, Recording Secretary
Terry Mahr, Acting City Attorney

Citizens Present:

10 citizens

Motion: Fendall-Kriz to approve the minutes of the August 25 Planning Commission meeting. Motion carried unanimously.

Public Hearing C:

Applicant: Current Electronics, Inc.
Request: Request for annexation to the City of Newberg, that portion of a 7.32 acre parcel located within the Newberg Urban Growth Boundary and withdrawal from the Newberg Rural Fire Protection District, together with a zone change from Yamhill County Zoning to a City of Newberg M-1 (Industrial) zoning designation. The property is currently designated MDR (Medium Density Residential) on the Newberg Comprehensive Plan. Therefore, a Comprehensive Plan Amendment to change the designation to IND (Industrial) is also requested.
Location: Directly east of Ryco Manufacturing on Springbrook Road
Tax Lot: 3221-3600
File No: ANX-1/C-2/Z-1-86

No abstentions, objections to jurisdiction or exparte contact was requested or identified.

Staff Report:

Planning Director Moorhead presented the Staff Report, highlighting the existing property use, location and proposed use. He identified the state requirements for annexation and the comprehensive plan review process now

being undertaken by the City. He commented that areas for industrial expansion were currently under discussion by the City.

Proponent: Ed Hewitson, 5575 E. Evergreen, Vancouver, Washington, father of the applicants, distributed a document containing information about Current Electronics. He indicated that they were as concerned about the community as they were about their business, and this had been reflected in their planning and development goals. The company plans to take an active part in the community, both economically and through a responsible attitude toward the environment. Current Electronics is environmentally clean and quiet.

Proponent:

Greg Hewitson, 10205 SW Arbor Crest, Portland, co-owner of Current Electronics with his brothers, Matt and Chuck Hewitson, gave an overview of the company's growth history.

Proponent:

Matt Hewitson, 6014 Buena Vista Drive, Vancouver, Washington, presented an example of a prospective building that would be located on the site. The proposed building would be approximately 10,000 sq. ft. and house a maximum of 60-75 employees at full capacity.

Proponent:

Chuck Hewitson, 159 NW Laurel, Dundee, identified that he has moved his family to the Newberg area as an indication of his commitment to living and working in this community.

Questions to Proponent:

The applicants were asked how long they expected the site to be suitable for their needs. They responded that this site was anticipated to serve as headquarters for any future projects.

They were asked about the availability of industrial property in the area. The applicants responded that a number of parcels had been viewed through the selection process; the prices were either prohibitive, or the properties were not of an appropriate size to suite the company's needs. They had reviewed properties outside the area, but they felt a strong commitment to stay in the Newberg area.

They responded to a question regarding the subsurface sewage system, indicating that usage of the septic system is approved by the county for 1-10 years, until the property can be served by City sewer service. They indicated that the detergent used in cleaning the circuit boards was bio-degradeable and acceptable for use by the county sanitarian. Soldering is done, but the product is cleansed by a bio-degradeable flux. They commented that they are currently getting cost comparisons on a potential construction plan.

They responded to a question regarding the use of that portion of the property outside the UGB, indicating that no plans had been developed yet. It is currently in agricultural usage.

They responded to a traffic and noise generation question, indicating that they were interested in having the 45 MPH speed zone reduced. They do not expect an extensive amount of traffic beyond that of the employees. They indicated that the most noise producing item in the shop would be a shop vacuum.

Opponent: None

Public Agencies; Letters: None other than those indicated in the Staff Report.

Staff Recommendation:

Staff recommends approval of the request including findings and conditions as stated in the Staff Report.

Public Hearing Closed.

Concern was expressed regarding buffering and landscaping of the property. Staff indicated that the development would come under Site Review requirements. In addition, a possible widening of S. Springbrook Road with addition of bikeways and other amenities was discussed.

Motion: Kriz-Fendall to recommend to City Council that they approve the requested annexation to the City of Newberg, that portion of a 7.32 acre parcel located within the Newberg Urban Growth Boundary and withdrawal from the Newberg Rural Fire Protection District, together with a zone change from Yamhill County Zoning to a City of Newberg M-1 (Industrial) zoning designation, and a Comprehensive Plan Amendment to change the designation to IND (Industrial), based on Conditions 1-3 and Findings 1-14 of the staff report. Vote on Motion. Aye-5, Nay-0, Abstained-1 (Lyda). Motion Carried.

Mr. Moorhead identified that the next hearing would be before the Newberg City Council at their regular meeting, October 6, 1986.

Public Hearing A, Continued:

Applicant: City of Newberg
Request: Review of Draft Regulations to Establish a Street
Classification Policy for the City of Newberg
File No: G-9-86

Public Hearing B, Continued:

Applicant: City of Newberg
Request: Review of Draft Regulations to Establish a Bikeway Plan for
the City of Newberg
File No: G-12-86

The Commission requested that both continued public hearings be discussed consecutively.

Staff Recommendation:

Planning Director Moorhead recommended adoption of the street classification policy with a bikeway plan map to be included in the street plan. The bikeway plan map would not require implementation unless new construction were occurring or until such time as funding was available.

The Commission briefly discussed additional streets to be added as collectors. They are Sixth, Sitka, Hulet and Vermillion.

Motion: Fendall-Sullivan to recommend to City Council the adoption of the street classification plan as amended.

After brief discussion an amendment to the motion was made.

Amendment to Motion: Kriz-Sullivan to add the condition that there should be no road widening from Vermillion to First Street, based on the historic nature of the area.

Vote on Amendment: Voice vote carried unanimously.

Vote on Main Motion: Motion carried unanimously.

The Commission discussed the bikeway plan, with the consensus of the Commission being to include 11th Street to Dog Ridge Road.

Motion: Lyda-Kelso to recommend to City Council that they adopt the proposed bikeway plan map as amended. Motion carried unanimously.

Public Hearing D:

Applicant: City of Newberg
Request: Discussion regarding possible amendments to the C-2
(Community Commercial) zoning district to permit light
industrial uses.
File No: G-11-86 and G-11-85

No abstentions, objections to jurisdiction or exparte contact was requested or identified.

Staff Report: Mr. Reitz highlighted the three alternatives presented in the Staff Report for allowing M-1 uses in C-2 zones.

The Commission discussed possible types of businesses which could occur in this zone. Staff was requested to draft a proposed ordinance for Planning Commission review at next month's meeting.

Hearing continued to October Planning Commission.

Old Business: None

New Business: None

Motion: Lyda-Kriz to adjourn. Motion carried unanimously.