

A Regular Meeting
of the Planning Commission

7:30 PM, Thursday

Newberg Carnegie Library

October 19¹⁶, 1986

The meeting was called to order by Vice-Chairman Jack Kriz.

Members Present:

Bryce Fendall	Martin McIntosh
Kathy Kelso	Kathleen Sullivan
Jack Kriz	Roger Veatch <i>absent</i> <i>John Englebrecht-present</i>

Staff Present:

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

Citizens Present:

Nathan Mitts

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

Public Hearing A:

Applicant: Nathan Mitts for Mae Speights

Request: Request for annexation to the City of Newberg, a 1.91 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-2 (Light Industrial) zoning designation. The property is currently designated IND (Industrial) on the Newberg Comprehensive Plan. This property is currently an island completely surrounded by the city limits of Newberg.

Tax Lot: 3217-3500, -3600

File No: ANX-2/Z-2-86

Location: 2813 and 2905 E. Crestview Drive

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

Staff Report: Planning Director Moorhead presented the Staff Report, and identified the sites on a map. He pointed out that this property was part of an island created about one year ago. City services are available to the site, which is currently served by City water.

Proponent: Nathan Mitts, 2813 E. Crestview, identified himself as the owner of one of the properties. He commented that the annexation was desirable in order that the failing septic system on the two properties could be upgraded to connect them to City sewer services. He would have preferred that a residential designation remain on the property; however,

he concurred with the Comprehensive Plan designation on the sites and agreed that the M-2 (Light Industrial) zoning designation was appropriate.

Mr. Moorhead was asked about the sewer tap connection fees for the properties. He responded that a sewer system development charge of \$1100 and a sewer connection fee amounting to the actual charges for labor and materials would be required for each of the sites to be connected to the City sewer system.

No letters were received and no public agencies responded other than those identified in the staff report.

Staff Recommendation: Staff recommended approval of the annexation, zone change and withdrawal from the Newberg Rural Fire Department, based on staff report findings and conditions.

Hearing Closed.

A brief discussion followed as to the existence of islands within the City and some of the past history relating to island annexation.

Motion: McIntosh-Englebrecht to recommend to City Council approval of the request for annexation to the City of Newberg, a 1.91 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-2 (Light Industrial) zoning designation, based on the staff report findings and recommendation. Motion carried unanimously.

Public Hearing B:

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

Staff Report: Planning Director Moorhead gave an overview of some of the potential results if industrial uses were allowed in commercial zones. He reviewed the two options identified in the staff report, and recommended that the Commission continue the hearing to further review options.

Some discussion occurred regarding placing noise limits on industrial uses, placing area limits on new industrial construction in a commercial zone, removing the requirement that the industrial business could only be sited in a vacant commercial building, and possible types of businesses which could occur under either option A or B. They also requested that DEQ noise requirements be presented at the next discussion of this issue.

Hearing continued to November Planning Commission.

Old Business: Mr. Reitz presented a letter which had been received regarding the David Abbott property on 99W and its proposed use. The letter expressed concern regarding the neglect of landscape maintenance on parts of the property and its use by neighborhood children. The Commission

recommended that Mr. Abbott be apprised of the concern and that he review the issue with the homeowner in question.

New Business: Responding to a question regarding the current status of the historic ordinance, Staff indicated that the State is currently reviewing Goal 5 which pertains to the requirements for the historic ordinance. It appears that the current draft of Newberg's historic ordinance may not be acceptable and the ordinance may require a new review in the future for possible changes mandated by the state.

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