

7:30 PM, Thursday

A Special Meeting
of the Planning Commission
Newberg Public Library

April 30, 1987

The meeting was called to order by Chairman Roger Veatch.

Members Present:

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

Staff Present:

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

Citizens Present:

Approximately 50 Citizens

Motion: Fendall-Kelso to approve the minutes of the April 16, 1987 Planning Commission meeting. Motion carried unanimously.

Motion: McIntosh-Sullivan to conclude the meeting by 9:30. Motion carried unanimously.

Chairman Veatch requested that testimony time be limited to brief comments in order to allow everyone adequate time to speak.

Public Hearing A:

APPLICANT: David Abbott

REQUEST: This is a request to amend the Planned Unit Development overlay placed on this property in 1985. The PUD limits use of the property to a restaurant, motel/hotel, and complimentary uses. The proposed amendment would allow C-2 (Community Commercial) uses for a period of up to 5 years. Additionally, the house would be moved to Newall Addition, at a future date.

LOCATION: 3777 Portland Road

TAX LOT: 3216CA-2190

FILE NO: PUD-2-87 (See also file C-1/Z-1-85)

No abstentions, objections to jurisdiction, or ex parte contact were identified with the exception that Commissioner McIntosh identified he had reviewed the initial PUD during his tenure as Councilman. He did not abstain.

Staff Report: Planning Director Moorhead identified the site on a map and briefly reviewed the history of the project and the current request for PUD removal.

Proponent: David Abbott, 32555 NE Old Parrett Mountain Road, indicated that it is not currently financially feasible to convert the site to a restaurant/motel complex. He identified that one of the structures was not

rentable as a residence and that the site was rented to the Body Works. It is now suggested that the building be used as a painting studio. Since the proposed use does not comply with the current PUD requirements, he would like the PUD lifted. He indicated that a feasibility study has shown that the need for a new motel is inappropriate in Newberg at this time. He added that Chehalem Park and Recreation District has expressed an interest in the structure for classes. He stated that he was considering moving the Newall House onto a new location in Newall Addition, and that some accommodation could be made to provide water and sewer to the new site by use of City services.

Staff was asked to clarify the water and sewer access status in Newall Addition. Mr. Moorhead stated that both sewer and water could be made available to the site, but only at such time as the property became annexed to the City.

Opponent: Samuel Brothers, 1321 Newall Road, indicated he was asked to speak for the Newall Addition Association, by its president, Ed Johnson. The Association was in favor of retention of the C-2 zone; however, the proposed relocation of the 2-story Newall House into a single story subdivision was not considered appropriate. In addition, no additional water hookups are available in the subdivision.

Public Agencies: None other than those identified within the Staff Report.

Letters: Letters were read into the record from Judy Nemer and Mr. & Mrs. George Remley, identifying their opposition to the proposed PUD removal.

Proponent Rebuttal: David Abbott indicated that moving the house would make the site more useable commercially; however, another location for relocation of the house could be found. He added that he has taken care of the weed problem (indicated by the letters received) as the need arose. He didn't understand how moving the house a bit further down the road would affect its water supply.

Staff Recommendation: Planning Director Moorhead recommended that the hearing be continued to the next regular Planning Commission meeting in light of potential negotiations with the Park & Recreation District. He identified that the Planning Commission had several options regarding their decision on this matter: 1) Retain the PUD requirements as they currently exist; 2) Amend the PUD requirements to make them more flexible; and 3) Convert the property back to a residential zone. He indicated that the Planning Staff was currently leaning toward recommendation of the second option; however, there was reluctance to make a recommendation which would allow all C-2 uses on the site. A continuance of the hearing would allow the applicant time to identify some specific uses and to continue negotiations with the Park District.

Hearing Closed.

Staff was asked whether the Park District could operate classes at the site under the existing zoning. Planning Director Moorhead indicated that park uses were an outright permitted use in the C-2 zone. The PUD would have to be amended to allow anything other than a motel/restaurant facility.

Motion: McIntosh-Lyda to continue the hearing to the May 21, 1987 regular Planning Commission meeting. Motion carried unanimously.

Public Hearing B:

Comprehensive Plan Periodic Review

- a. Modification of Comp Plan land designations
- b. Expansion of UGB for possible future industrial zones

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

Planning Director Moorhead identified that the hearing would be continued to the May 21, 1987 regular Planning Commission meeting to allow for additional audience participation and testimony. He explained briefly the periodic review process through LCDC. He identified the Urban Growth Boundary area and the proposed industrial expansion area. He pointed out the various sewer servicing options to the Werth property and Alternative Areas A, B, and C.

Audience participation and comments were invited. The following individuals participated:

Bill Campbell, 911 E. Third, asked whether the industrial designation would pre-dispose the use of the Willamette River to industrial use.

Staff identified the possibility of creating a park use, tourist/recreational area along the Willamette River in a portion of the area currently designated Industrial on the Comprehensive Plan.

Mr. Campbell commented that the City should provide a response to the following questions: 1) Has there been a careful analysis of the absolute developable land? 2) What are the ramifications of including the transfer station within the UGB? 3) Why would the City want to expand itself down Highway 219, its gateway?

John Hickert, 808 S. Springbrook, indicated that Ryco Manufacturing, Current Electronics and ARE Machining were already located in his neighborhood, and that it was too late to revert the area back to residential. He added that he was concerned about maintaining the integrity of the riverfront area. He stated that his property has already increased slightly in value during the last year and he felt that it was necessary to maintain well designed structures in the area.

O.T. Mansfield, 30265 NE Wilsonville Road, asked for clarification of the term "irrevocable non-farm use", and what was the potential for development of EF-40 sites. He commented that LCDC required an EF-40 designation be placed on sites which were ideal for farm use and many of the properties identified within the Alternative Areas were such a use. He questioned

whether areas to the north and west of the City had been considered for industrial designation.

Staff identified that a report regarding potential cost impacts for utility development in other areas of the community would be presented at the next meeting of the Planning Commission meeting.

Mr. Mansfield questioned whether industrial expansion should be provided for Newberg at the expense of good farm ground.

Eunice Dolash concurred with Mr. Mansfield.

J.C. Lozada, 28950 NE Wilsonville Road, questioned Newberg's need for additional industrial land.

Staff identified the current industrial locations available within the City limits.

An unnamed member of the audience asked if it was the City's plan to convert the residential property along Springbrook Road currently within the UGB to an industrial designation. Staff identified that the Citizen Involvement Advisory Committee has recommended that the area along Springbrook Road be converted to an industrial designation.

Bill Campbell, Yamhill County Planner and resident of Newberg, identified Newberg as growing from a bedroom community to one that is more self-supporting. He complimented the City on its grant achievements over the last several years. He added that he felt Newberg's sewer rates were exorbitant and that the City was not requiring newly annexed sites to even connect to the City system. He indicated that Allen Fruit appeared to be locating its new plant within the County. He felt that Newberg was over-extending its apparent industrial needs and that a more cautious approach should be taken. He added that 50% of the area within Alternatives A, B and C was not developable due to land slope.

Craig Eagleson, 29455 Wilsonville Road, indicated he owns property in Alternative A and feels this land should not be used for industrial uses, destroying the farm land. He questioned the City's ability to fund construction of a new sewer line, since there was no money to improve Springbrook Road. He asked whether consideration had been given to the use of the ravine as a boundary for the proposed alternative areas. He asked how much a pump station would cost.

Staff responded that it would cost approximately \$1.9 million to construct sewer line and a pump station to a location near the Werth property.

Mr. Eagleson indicated he was vehemently opposed to the rape of the best agricultural land in the county.

Staff indicated that within Alternative A approximately 70 acres was considered unbuildable and within Alternative B approximately 40 acres was not buildable.

An unnamed member of the audience expressed her opposition to industrial expansion and to development of Springbrook Road.

Roger Schaad, 29410 NE Wilsonville Road, stated his opposition to converting Alternatives A, B and C to an industrial designation, indicating the use should continue as farm land.

Ruth Kilgore, 8625 NE St. Paul Highway, stated her agreement with Mr. Eagleson, Schaad and Lowe and indicated her opposition to the proposed changes in Alternatives A, B and C.

Sue Ronning, 29895 NE Wilsonville Road, indicated she would not have purchased property in the area if she had been aware of any potential industrial development. She concurred with the previous speakers.

An unnamed member of the audience questioned how long Springbrook Road has been designated a truck route and how many residents live along Springbrook Road. He indicated that there are 17 residents and 17 more living in mobile homes.

Staff indicated that the Yamhill County Board of Commissioners had designated Springbrook Road as a truck route several years ago.

Walt Gaibler, 9680 NE Adolf Road, stated he feels that planning for this area is 20 years premature and is opposed to the proposed changes.

At this time the hearing was continued to the May 21, 1987 Planning Commission meeting to allow for further public comment.

Old Business: None

New Business: None

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

