

7:30 PM, Thursday

A Regular Meeting
of the Planning Commission
Newberg Public Library

June 18, 1987

The meeting was called to order by Chairman Roger Veatch.

Members Present:

Jack Kriz	Kathleen Sullivan
John Lyda	Mike Thompson
J. Eldon McIntosh	Roger Veatch

Staff Present:

Clay Moorhead, Planning Director
James Reitz, Associate Planner
Bert Teitzel, Director of Public Works
Barb Mingay, Recording Secretary

Citizens Present:

Approximately 32 Citizens

Motion: Sullivan-Thompson to approve the minutes of the May 21, 1987 Planning Commission meeting. Motion carried unanimously.

Public Hearing A, Continued:

Comprehensive Plan Periodic Review

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

Chairman Roger Veatch identified that this hearing has been continued from the May Planning Commission meeting to allow for additional audience participation and testimony. Audience participation and comments were invited.

Staff Report: Bert Teitzel, Public Works Director, identified the service issues for the alternative areas as well as the Newberg-Dundee corridor. He estimated that providing sewer service to the Werth property would cost about \$1.7 million; it would cost approximately an additional \$300,000 to include sewer service to the three alternative areas. He estimated that provision of sewer service to the Newberg-Dundee corridor would cost approximately \$1.7 million. If both areas were to be serviced, a \$3 million expansion of the new sewer treatment facility would be necessary to accommodate the additional sewerage requirements. He indicated that provision of water service to either area would cost about the same, between \$1 - \$1.5 million.

Mr. Teitzel indicated that a site specific design has not been established at this time. Phasing and land use will determine the need for pump stations, size and number of lines. He indicated that a 30 foot wide path would probably be needed for installation of the sewerage lines, in addition to selective clearing for access during construction. The noise from the pump station after installation would be minimal with the exception of the noise created by a supplemental generator during times of power failure.

James Reitz, Associate Planner, identified on a map the location of the Alternative Areas and, by use of a dot code, the location of both proponents and opponents.

Proponents:

Margaret Hickert, 808 S. Springbrook, indicated that she is in favor of including Alternative A within the expansion area as it would benefit the property owners in that area. She requested that her property be included within the UGB even if the other areas were not. She stated that inclusion of Alternative A would open up the Werth property. It also would allow for consistent zoning of entire parcels, instead of the current split zones which exist in this area.

John Hickert, 808 S. Springbrook, stated that the community should take advantage of this opportunity to make more industrial land available.

Opponents:

Jim & Sue Ronning, 29895 NE Wilsonville Road, stated that extending the UGB would cause those sites to the east to be in a limbo status until they were developed industrially, and they requested that the Commission consider the following questions in regards to sewerage requirements for the proposed properties: 1) The location of the sewer service lines; 2) The need for easements and the potential resistance of the property owners to such easements; 3) Right-of-way requirements; 4) Negative environmental impact on the area; and 5) Destruction of wildlife habitat. They asked whether expansion toward Dundee had been seriously discussed. They requested clarification of soil types within the Newberg area.

Planning Director Moorhead indicated that all soils within the Newberg area were classified as type I-III soils.

Mr. & Mrs. Ronning requested that the Planning Commission consider very carefully the planning issues involved and also take into consideration alternative areas.

Barbara Stout, 9285 NE Neumann Lane, indicated that the canyon area has a great deal of wildlife and it would be destroyed by a 30 ft. wide strip of sewerage easement. She was opposed to the proposal.

Larry Westling, 28805 NE Wilsonville Road, asked what would happen to the surface water when the land is developed into parking areas, etc. He was opposed to the proposal.

Pete Snow, 28815 NE Wilsonville Road, asked whether any studies have been done relating to the natural water flow of the stream. He indicated that Springbrook Creek has cut-throat trout which spawn in the Creek, among other types of fish. He asked what would happen to the pump station during times of high/flood water conditions.

Director of Public Works Teitzel commented that his preference for placement of sewerage lines would be at or near the top edge of the canyon rim rather than in the creek bottom itself in order to facilitate installation and servicing of the system with the least amount of difficulty.

Beuford Parrish indicated his opposition to inclusion of the Alternative Areas in the UGB.

Ruth Tilborn asked what happens to the creek area when further development occurs. She was opposed to the project.

Sharon Fleenor, 10100 NE Adolf Road, indicated she was speaking for her mother and brother who also live in the alternative areas. She stated that it is too soon and too large a jump to take all these areas in. She was opposed to including Alternative B in the UGB.

Bill High, 28905 NE Wilsonville Road, stated there was a definite division of support for the alternative areas from Springbrook Creek east and he is opposed to that area being included within the UGB.

A member of the audience asked why the Werth property was annexed to begin with. Mr. Moorhead indicated the annexation occurred in 1971 and briefly reviewed the history of the annexation.

Proponent Rebuttal:

Mrs. Hickert stated that a lack of decision now on these properties would not benefit the area; that this type of delay has occurred since 1945. She added that most of the residents in the area cannot be classified as farmers, that this was an area spotted with residential and mixed farm use and that previous development of lands along the canyon has already impacted the natural area.

Opponent Rebuttal:

Bill Svendson, 29770 NE Wilsonville Road, indicated that he has frequently seen wildlife on his property.

Mrs. Lozada, 28950 NE Wilsonville Road, indicated she has wildlife on her property that she wants to see remain there, and she is opposed.

Carol Sovey, 28730 NE Wilsonville Road, stated she was opposed to the proposal.

Michael & Ria Stockwell, 8820 St. Paul Highway indicated they have wildlife on their property and are opposed.

Proponent Rebuttal:

Anna Doan, 704 S. Springbrook Road, responded that she has hunters who poach wildlife on her property all the time, and she has had problems due to being that much closer to town.

Considerable discussion among audience members occurred regarding the presence or absence of wildlife in the canyon area and the impact of the proposal on the wildlife.

Public Agencies: None

Letters: Letters were included in the Staff packet which had been previously received and entered into the record.

Staff Recommendation:

Planning Director Moorhead identified that this process was designed to receive as much public input as possible. He indicated that the Planning Department recommendation was to include all portions of Alternative Areas A, B and C. He commented that Alternative Area B could be identified as the last area of the three for development to occur, with primary interest in Alternative C and the western half of Alternative A for initial development; however all three areas should be included, thereby creating a more consolidated Urban Growth Boundary line.

He added that additional public hearings would occur at the City Council level.

Hearing Closed.

Planning Staff was questioned as to the total number of acres contained within Alternative Areas A, B, and C. The total indicated was approximately 620 acres, including 28 acres of built-on land, 375 acres of vacant, buildable land, and 217 acres of non-buildable land.

Mr. Teitzel responded to a question regarding existing sewerage capacity in different areas around the city. He indicated that the existing lines were mostly just adequate to service the existing Urban Growth Boundary.

Mr. Moorhead responded to a question regarding the status of the southern bypass, indicating that he understood the County was including a southern bypass route in their Comprehensive Plan.

Mr. Moorhead indicated to the Planning Commission that among their discussion options, they could either discuss all the areas of the Comprehensive Plan which were subject to review and then hold a final meeting for decision making purposes, or they could review and decide upon each area of proposed UGB expansion separately.

Planning Staff was asked whether design review standards could be developed which would control the specific types of industry, building appearance, hours, etc. which might be located within the Alternative Areas. Mr. Moorhead indicated that new zones and controls would need to be developed to enable that kind of action to occur.

Discussion occurred regarding the need to remain competitive with other communities in providing industrial land, as well as the need to provide buffering and landscaping requirements within the gateway areas. Site review was strongly supported by a consensus of the Commission.

Motion: Kriz-Thompson to recommend inclusion of Alternative Areas A, B, and C within the Comprehensive Plan, with a designation of Industrial on those properties located west of a line running north/south, following property boundaries in the general vicinity of Springbrook Creek, and with a designation of Residential on those properties located east of that same line; design control on all of the industrially designated land; and re-designation of those properties currently located outside the City limits but within the Urban Growth Boundary adjacent to Springbrook Road and south of Tax Lot 3221-3600 (ARE Machining site) as Industrial.

Vote on Motion: Aye-Kriz, Thompson, Sullivan, Veatch; Nay-Lyda, McIntosh. Motion carried (4-2).

Old Business: Planning Director Moorhead presented a brief history relating to the existing design review ordinance. He suggested that the Planning Commission consider discussion and/or revisions to the ordinance toward the conclusion of the Comprehensive Plan review.

Motion: McIntosh-Thompson to table discussion of a new design review ordinance indefinitely.

After a brief discussion, an amendment to the main motion was made by Jack Kriz and seconded by Kathleen Sullivan to review design review standards prior to the end of the Comprehensive Plan review.

Vote on Amendment to Main Motion: Aye-Kriz, Lyda, Thompson, Sullivan, Veatch; Nay-McIntosh. Amendment to Main Motion carried (5-1).

Vote on Main Motion: Motion carried unanimously.

New Business: None

The meeting was adjourned by Chairman Veatch at 10:30 PM.