

A Regular Meeting
of the Planning Commission
Newberg Public Library

7:30 PM, Thursday

August 20, 1987

The meeting was called to order by Chairman Roger Veatch.

Members Present:

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

Staff Present:

James Reitz, Associate Planner
Barb Mingay, Recording Secretary

Citizens Present:

Approximately 12 Citizens

Motion: Kelso-Fendall to approve the minutes of the July 16, 1987 Planning Commission meeting with correction to Commissioner McIntosh's initial.
Motion carried unanimously.

Public Hearing A:

Applicant:	June Wright, agent for Guston estate
Request:	Vacation of the east-west alleyway located between tax lots 3220CB-7900 and -8000 and bounded by Center and River, 8th and 9th Streets.
Location:	Adjacent to 814 S. Center
Tax Lot:	Adjacent to 3220CB-7900 and -8000
File No:	VAC-2-87

Staff Report: Associate Planner James Reitz identified the location of the alleyway, and noted that it is unimproved and is landscaped. He indicated that this vacation is being processed in conjunction with a partition request; not all of the conditions established by the Public Works Department are directly relevant to the vacation request, but would be applied through the partition request.

There were no proponents, opponents, letters or public agencies which responded to this application.

Public Hearing Closed.

Clarification was requested and given by staff as to the procedures for partitioning and vacating property, and how the condition for the vacation would tie together with the conditions for the partition.

Motion: Fendall-Kelso to recommend to City Council that the east-west alleyway located between tax lots 3220CB-7900 and -8000 and bounded by Center and River, 8th and 9th Streets be vacated based on the Staff Report findings and with the condition that a five foot standard sidewalk be

completed on Center Street across the vacated alleyway. Motion carried unanimously.

Public Hearing B:

Comprehensive Plan Periodic Review

a. Modification of Zoning/Comprehensive Plan land designations

No abstentions, objections to jurisdiction or ex-parte contact were indicated.

Commission Chairman Veatch indicated that each site would be presented separately by staff with discussion and recommendation by Planning Commission to follow each site discussion. As per last month's meeting final approval of all amendments and referral to City Council would occur at the conclusion of this review process.

1. 3216CA-1700 - Hadley Road
3216CA-1701 - Hadley Road

Item 1 concerns two parcels of land adjoining Highway 99W and Hadley Road, in Newall Addition. It is presently vacant. The property is owned by David Abbott, who also owns the adjacent property to the east, T.L. 3216CA-2190.

These properties are designated LDR (Low Density Residential) on the Newberg Comprehensive Plan Map. David Abbott is proposing that these parcels be re-designated as COMM (Commercial), as is his adjacent property.

Staff does not offer any recommendation at this time.

Proponent: David Abbott, owner of the sites, stated that the two properties in question were unsuitable for residential use, due to their proximity to the highway. In addition, he stated it was questionable whether they could be developed for residential purposes, given the lack of available services. He felt that his proposed project on the adjacent lot (T.L. 3216CA-2190) would be enhanced if these two lots could be included, since they would provide his project with better access onto Portland Road than T.L. 3216CA-2190 alone would provide. He stated that a commercial designation would make better use of the land than a residential designation.

Opponent: Ed Johnson, 1300 Hadley Road, chairman of the Hadley Water Association and speaking on their behalf, stated that the Association prefers that the designation remain residential. He was concerned that approving this request might be a step toward weakening the Association, that traffic would be a problem and that the Planning Commission should not approve this request.

Opponent: Sam Brothers, 1321 Newall Road, stated that the roads in Newall Addition are narrow (26 ft. wide), that children play on the streets, and that he prefers the designation not be changed to commercial.

Proponent Rebuttal: David Abbott stated he had no plans to use Hadley Road for access, and that he would provide a berm and landscaping along the

north and west property lines, comparable to what is required by the PUD restriction on his adjacent property, to buffer these two lots from the rest of Newall Addition.

Opponent Rebuttal: Mr. Brothers noted that once the designation was changed, it is open to all commercial uses, not just what Dr. Abbott now proposes.

Proponent Rebuttal: David Abbott stated that changing the designation would not modify the private restrictions on the lots that are imposed through the CCR's.

Opponent Rebuttal: Mr. Brothers sated he felt that this proposal would weaken the CCR's.

Commissioner Kelso asked whether the Association opposed this proposal. Mr. Johnson indicated they had discussed it and did oppose it.

Proponent Rebuttal: David Abbott indicated that the Association had opposed a specific proposal for development, not this more general change in the designation.

Commissioner Sullivan asked if the Association approved of the motel complex planned for the adjacent lot. Mr. Johnson indicated that the project was acceptable to the Association. Mr. Brothers reiterated that these lots should remain residential, at least until they are annexed.

Commissioner Veatch asked Dr. Abbott about his proposed development and the PUD overlay on his property. Dr. Abbott responded that it was his long-term intent to include these properties under the PUD Restrictions.

General discussion followed regarding access, buffering, annexation and services.

Motion: Sullivan-Thompson to continue the hearing to the next Planning Commission meeting. Motion failed.

Motion: Kriz-Sullivan to retain the existing designation on Tax Lots 3216CA-1700 -Hadley Road and 3216CA-1701 - Hadley Road. Motion carried unanimously.

2. 3217DC-1000 - 2211 Portland Road

Item 2 is a parcel of land bisected by the C-2 (Community Commercial) and R-2 (Medium Density Residential) district boundaries. The portion of the property fronting onto Portland Road is used for a real estate office. One additional building is located nearby. The remainder of the property is vacant.

Staff recommends that the boundary be shifted so that the parcel is entirely within the C-2 zoning district.

After a brief discussion, the following motion was made:

Motion: Sullivan-Kriz to recommend that the boundary of Tax Lot No. 3217DC-1000 -2211 Portland Road be shifted so that the parcel is entirely within the C-2 zoning district. Motion carried unanimously.

3. 3218DB-2900 - 729 N. College
3218DB-2901 - N. College

Item 3 concerns two parcels of land on North College Street. Tax Lot 3218DB-2900 (729 N. College) is occupied by a single-family house. Tax Lot 3218DB-2901 is used for access to 3218DB-2800, also a single-family house, and 3218DB-3100, the Chehalem Animal Clinic. Dr. Holveck, owner of the Chehalem Animal Clinic, is proposing a zone change from R-1 (Low Density Residential) to C-1 (Neighborhood Commercial) on these two properties.

Staff does not offer a recommendation at this time.

Proponent: Bob Holveck, 18220 NE Chehalem Drive, indicated that he prefers the zoning on Tax Lot 3218DB-2901 be changed to C-1 and he requested that the Commission consider revising the zoning on Tax Lot No. 3218DB-2900 at a future time.

Associate Planner Reitz indicated he has spoken recently with the owner of Tax Lot No. 3218DB-2900 and she has indicated no opposition to a zone change provided she may retain the residential use of the home on the site.

No opponents wished to speak.

A letter from Mary Nielson, in opposition, was read into the record.

After a brief discussion as to the intended use of the properties, the following motion was made:

Motion: Kriz-Sullivan to retain the existing zoning on both Tax Lots 3218DB-2900 and -2901. Vote on motion: Aye - Kelso, Kriz, Lyda, Thompson, Sullivan; Nay - Fendall, Veatch. Motion carried (5-2).

4. 3221-1400 - 502 St. Paul Highway

Item 4 is the Assembly of God Church at 502 St. Paul Highway. It is the only church in Newberg to be designated Public/Quasi-Public (PQ) on the Newberg Comprehensive Plan Map. The other PQ designations are public schools, George Fox College, cemeteries, and the airport. It is presently zoned R-2 (Medium Density Residential).

Staff recommends that this parcel be re-designated as MDR (Medium Density Residential).

Discussion occurred regarding the surrounding land use designations. Several Commissioners felt that the property should be designated industrial, in order to be more compatible with the industrially zoned property in the general vicinity.

Motion: Fendall-Kriz to re-notify the property owners as to a continued discussion at the September Planning Commission meeting, to convert Tax Lot 3221-1400 to an industrial designation on the Comprehensive Plan and to rezone the property to an M-1 (Limited Industrial) zoning designation. Motion carried with one Nay (Lyda).

Motion: Kriz-Fendall to continue discussion of Agenda item 2-B to the September 17, 1987 Planning Commission meeting. Motion carried unanimously.

Old Business: Commissioner Kriz brought the Planning Staff's attention to the reader board proliferation along Highway 99W. He requested that some staff action be taken to remove the illegally placed signs.

New Business: Commissioner Fendall asked what could be done about a neighborhood nuisance problem. The complaint filing method was identified to him.

Meeting was adjourned.