

7:30 PM, Thursday

A Regular Meeting
of the Planning Commission
Newberg Public Library

September 17, 1987

The meeting was called to order by Chairman Roger Veatch.

Members Present:

Kathy Kelso	Kathleen Sullivan
Jack Kriz	Mike Thompson
John Lyda	Roger Veatch
Eldon McIntosh	

Staff Present:

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

Citizens Present:

4 Citizens

Motion: Lyda-Kelso to approve the minutes of the August 20, 1987 Planning Commission meeting. Motion carried unanimously.

Public Hearing A:

Comprehensive Plan Periodic Review

- a. Modification of Zoning/Comprehensive Plan land designations

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

1. 3221-1400 - 502 St. Paul Highway

Item 1 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).

Proponent: None

Opponent:

Ernest DeAlton, 505 S. Springbrook Road, indicated that the property should remain Public/Quasi-Public. He doesn't feel a change is beneficial.

Stacy Burchett, 825 Linden Lane, Dundee, Associate Pastor of the Assembly of God Church, indicated that there doesn't seem to be a need to change this site to industrial, as the church is a fairly new facility with no plans to relocate in the near future.

Letters: Sam Whitney supplied a letter supporting an industrial designation on the property.

Staff Recommendation:

Staff recommended that this parcel be designated Medium Density Residential.

Hearing Closed.

Discussion followed regarding the potential conflict which would occur between noise from industrial uses and the MDR designation proposed for the property. Concern was expressed regarding access, compatibility, future expansion potential and current use of the property.

Motion: Thompson-Kelso to recommend that Tax Lot 3221-1400 - 502 St. Paul Highway, be redesignated MDR (Medium Density Residential) on the Comprehensive Plan. Motion carried 4-3. Aye: Kelso, Kriz, Lyda, Thompson. Nay: McIntosh, Sullivan, Veatch.

Public Hearing A:

Comprehensive Plan Periodic Review

b. Goal and Policy Review

Planning Director Moorhead identified that the Comprehensive Plan document has been reviewed by the Citizen Involvement Advisory Committee and the Planning Staff. The document to be reviewed at this meeting is a combined policy document.

The Commission briefly discussed the Comprehensive Plan statements relating to pedestrian access to First Street, airport buffering, sign standards, civic center and modular/mobile homes.

Motion: McIntosh-Sullivan to eliminate General - Policy 17 - "Zero lot lines will be encouraged in all zones provided construction complies with appropriate building and fire codes." Motion carried unanimously.

Motion: Kriz-Kelso to add additional wording to General - Policy 1 - "The City should consider creating a design review board in lieu of a staff review. This should be accomplished prior to the next periodic review." Motion carried unanimously.

The promotion of viticulture was protested by Commissioner Lyda.

A 5 minute recess was called.

Motion: Lyda-Sullivan to revise Overall Transportation - Policy 8, Major Arterial Streets, paragraph two, to read as follows:

Major arterials shall have 70' - 90' rights-of-way and parking shall be minimized to promote safety and lessen congestion. Direct access will be minimized and there will be few intersections. Pedestrian/bicycle paths should be provided along both sides of these streets.

Motion carried unanimously.

Motion: McIntosh-Sullivan to recommend that the Council adopt the goals and policies document as amended. Motion carried 7-1. Aye: Kelso, Kriz, McIntosh, Thompson, Sullivan, Veatch. Nay: Lyda.

Old Business: None.

New Business: Oregon Planning Institute was discussed briefly. Any interested Commissioners were invited to attend.

There being no further business, the meeting was adjourned.