A Regular Meeting
of the Planning Commission

7:30 PM, Thursday	Newberg Public Library	December 17, 1987

The meeting was called to order by Chairman Roger Veatch.

Members Present:

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

Staff Present:

James Reitz, Associate Planner
Barb Mingay, Recording Secretary

Citizens Present:

23 Citizens

Motion: Sullivan-Fendall to approve the minutes of the November 19, 1987 Planning Commission meeting. Motion carried unanimously.

Public Hearing A:

APPLICANT:	Allen Fruit Co., Inc.
REQUEST:	Vacation of that portion of E. North Street beginning at the east side of N. Washington Street and extending 150 ft. more or less to the east to the point of previous vacations; and that portion of an alley approximately 14 feet wide extending from the east side of N. Washington Street easterly to the railroad right-of-way between lots 4 and 5 in Block 3 in Central Addition to the City of Newberg.
LOCATION:	300 block of E. North Street and east-west alley located between North and Franklin Streets, Washington Street & the SP Railway right-of-way
TAX LOT:	3218DD-1000
FILE NO:	VAC-3-87

At the request of Allen Fruit Co., Inc., this hearing has been continued to the January Planning Commission meeting.

Commissioner Kelso requested an update as to why this hearing has been continued numerous times. Staff pointed out that continued negotiation with utility agencies had prolonged the hearing schedule.

Public Hearing B:

APPLICANT:	City of Newberg/ADEC & G.K. & Joan D. Austin, Jr.
REQUEST:	Creation of a new mixed-use zoning district entitled SD (Springbrook District)
LOCATION:	Generally North of Mountainview and Crestview Drives and East and West of Springbrook Road
TAX LOTS:	3208-4400, -4401, -4500, -4700, -4800; 3209-2600, -2690, -2700, -2703; 3209CD-200, -300, -600, -700, -800, -900, -1000; 3216BB-100, -300, -400, -401, -402, -600, 3217-100
FILE NO:	Z-3/C-2-87

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

Staff Report: Associate Planner James Reitz distributed guidelines for the proposed master plan for the Springbrook District. He highlighted uses which could be allowed within the zone and indicated that the as yet undeveloped Master Plan would be reviewed through the Public Hearing process at a later date.

There were no proponents or opponents; no additional letters or public agency comments.

Staff Recommendation: Associate Planner Reitz recommended that the Planning Commission approve the creation of a Springbrook District zone and forward their recommendation to City Council.

Hearing Closed.

Questions were asked regarding several items including sign lighting standards, commercial acreage/space requirements, and the creation of a zone specifically directed at only one area of the community rather than a broader application. Some concern was expressed concerning the non-generic nature of the zone. In addition comments were voiced relating to the need for noise standards.

Motion: Fendall-Sullivan to recommend that City Council approve the creation of a new SD (Springbrook District) zoning district based upon the Staff Report findings and conditions. Vote on Motion: Aye--Fendall, Kelso, Sullivan, Thompson, Veatch; Nay--Kriz. Motion carried (5-1).

Public Hearing C:

APPLICANT:	Newberg Community Hospital
REQUEST:	Conditional Use Permit to establish a helipad at the north end of the hospital for emergency transfer of critical patients.
LOCATION:	501 Villa Road
TAX LOT:	3217CD-5500
FILE NO:	CUP-3-87

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

Staff Report: Associate Planner James Reitz presented the Staff Report and identified the site on a map. He indicated that a helipad has existed at the hospital for some time; however, due to the parking lot expansion, it became necessary to relocate the site.

Proponent: Ed Opitz, 511 E. Third, Department Manager for the Hospital Ambulance Service, commented that the re-design of the parking lot necessitated the moving of the helipad. The hospital is pursuing designation as a trauma hospital; Newberg has applied for a level 3 trauma designation. He indicated that the State Aeronautics Division has made a number of recommendations relating to lighting and safety markers at the site. He added that safety and neighborhood impact were concerns of the Hospital as well. He commented that no helicopter would be based at the hospital; no increase in use was expected.

There were no opponents. No public agencies commented.

Letters: John Lyda, 607 Villa Road, expressing concern regarding safety and noise factors.

Staff Recommendation: Staff recommended approval based on the Staff Report and the modified Fire Department language regarding fire extinguishing requirements.

Hearing Closed.

There was some concern regarding dust created during take-off and landing. Mr. Opitz indicated that the approach and take-off pattern would be over the parking lot of the Hospital. The grassed area of the landing pad would assist in diminishing the dust problem.

Motion: Sullivan-Kelso to approve the Conditional Use Permit to establish a helipad at the north end of the hospital for emergency transfer of critical patients, based on Staff Report findings and conditions. Motion carried unanimously.

Public Hearing D:

APPLICANT:	David Abbott
REQUEST:	Annexation of two vacant parcels within Newall Addition, together with a Comprehensive Plan Amendment to revise the Plan Map designation from Low Density Residential to Commercial and a Zone Change from County residential zoning to a City C-2 (Community Commercial) zoning designation. This request, if approved, will also remove the properties from the Newberg Rural Fire District.
LOCATION:	Highway 99W and Hadley Road, within the Newall Addition Subdivision.
TAX LOT:	3216CA-1700 and -1701
FILE NO:	ANX-3/C-4/Z-5-87

No abstentions, objections to jurisdiction or ex-parte contact were indicated; however, Chairman Veatch commented that the Hadley Water Association president had contacted him to clarify hearing procedures.

Staff Report: Associate Planner Reitz identified the site on a map and reviewed the Staff Report.

Proponent: David Abbott, 32555 NE Old Parrett Mountain Road, identified that the property has been vacant for some time due to its proximity to the highway and the lack of sewer and water to the sites. He has met with the Newall Addition owners to resolve any problems his proposal might cause. He added that a berm was proposed to be installed adjacent to Hadley Road, with no sidewalk or access to the site from that Road. The site was proposed to be a parking area for his as yet undeveloped motel/restaurant complex.

Proponent: Janet Ker, 311 Mountainview Court, Newberg Chamber of Commerce Director, indicated that Mr. Abbott has been a Chamber member in good standing for a number of years. She pointed out that the community needs a quality banquet/hotel facility. This project would provide a needed facility and still maintain the integrity of the residential neighborhood.

At the request of Edwin Johnson, President for Hadley Water Association, a letter was read into the record requesting a postponement to allow further discussion and problem resolution.

Opponent: Edwin Johnson, 1300 Hadley Road, Hadley Water Association President, commented that the residents of the subdivision were very concerned about the location of the fire hydrant, water line location, security of homes in the area, street lighting and other concerns. They all considered these items to be serious concerns. The letter which was read into the record represented the opinion of at least 80% of the property owners in the subdivision. They were requesting a postponement of the hearing to allow for research and problem solving opportunities.

Opponent: Sam Brothers, 1321 Newall Road, supported Mr. Johnson's request 100%. He also requested that the hearing be delayed.

Opponent: Ann Pfund, 1009 Newall Road, concurred with Mr. Johnson, She would also like a traffic count to be included in the investigation of any development, as congestion in the area is a major concern.

Opponent: Mike White, Crestview Drive, indicated he was familiar with the water system in the area. He commented that the line running across Dr. Abbott's property would need to be replaced.

Opponent: Dr. Bowers, 1205 Hadley Road, asked how this annexation would affect annexation of the rest of the subdivision. He was informed that any annexations would be mutually exclusive.

Opponent: Durrell Bellinger, 1309 Hadley, questioned how the City could divide the subdivision into pieces. It was indicated to him that any property owner with property contiguous to the City limits could request annexation.

Opponent: Ann Pfund questioned what the master plan for commercial uses was out the highway.

Opponent: Ed Johnson, stated he was concerned that the Commission was not considering both sides of the issue.

Cross-Exam of Opponents/Proponents:
Mr. Abbott asked Mr. Johnson if they had met to discuss the plan. Mr. Johnson indicated he had spoken with Mr. Abbott but did not understand that the issue was related to annexation.

Mr. Abbott asked Mr. Brothers if they had met to discuss all the issues concerning the Hadley Addition project. Mr. Abbott indicated that he felt he had the support of the Hadley property owners through previous meetings with these individuals. He added that it appeared there was a misunderstanding of that support.

It was the consensus of the opponents in the audience that there was general concern about inadequate information to review the project as currently presented.

Commissioner Sullivan was asked to respond to her earlier statement regarding a previous Planning Commission recommendation to David Abbott to annex this property. She indicated that the Planning Commission was very concerned about retaining the integrity of the area for all parties involved.

Kent Newell, 1213 Newall Road, commented that David Abbott had changed his plans frequently, and did not appear to understand the position of the citizens of the subdivision.

Mr. Johnson was asked whether the Hadley Water Association had concurred with the original proposal to develop tax lots -1700 and -1701 with a relocated house. Mr. Johnson indicated they had.

Staff Recommendation: Associate Planner Reitz indicated that the Fire Department has no comments through staff referral relating to additional fire hydrant requirements based on the current level of development. Easements for utilities currently existing on the site would be required. Street lighting concerns could be reviewed for verification of maintenance responsibility. Fencing could be required as part of the design review process, or through the Planned Unit Development overlay. He further reviewed the conditions listed under the Staff Recommendation. He recommended that the Planning Commission continue the hearing to the January Planning Commission meeting in order to allow all parties involved to discuss the issues prior to the hearing.

Hearing Closed.

After some discussion regarding the highway access situation, property owner concerns, etc., the Planning Commission made the following motion:

Motion: Sullivan-Kriz to continue the hearing to the January 21, 1988 meeting of the Planning Commission. Vote on Motion: Aye--Kelso, Kriz, Sullivan, Thompson, Veatch; Nay--Fendall. Motion carried 5-1.

Public Hearing E:

APPLICANT:	Mac Rental/Douglas & William Hurl
REQUEST:	Vacation of the east-west alleyway located between Harrison and 99W, First and Third Streets.
LOCATION:	Adjacent to 408 W. First
TAX LOT:	Adjacent to 3219BD-300, -500, -700
FILE NO:	VAC-4-87

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

Staff Report: Associate Planner Reitz identified the site on a map and indicated that the Staff Recommendation would be to approve the vacation with a utility easement to remain on the easterly 100 feet of the right-of-way.

Proponents/Opponents: None

Public Agencies/Letters: None other than a request from GTE to maintain a utility easement.

Hearing Closed.

After a brief discussion, the following motion was made:

Motion: Sullivan-Fendall to recommend that City Council approve the vacation of the east-west alleyway located between Harrison and 99W, First and Third Streets, subject to the requested utility easement, based on Staff Report findings. Motion carried unanimously.

Old Business: None

New Business: None

There being no further business, the meeting was then adjourned.