

A Regular Meeting  
of the Planning Commission  
7:30 PM, Thursday      Newberg Public Library      March 10, 1988  
Subject to P.C. Approval at 4/21/88 P.C. Meeting

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The meeting was called to order by Chairman Roger Veatch.

Members Present:

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|---------------|-------------------|
| Scott Bernard | John Lyda         |
| Bryce Fendall | Kathleen Sullivan |
| Kathy Kelso   | Mike Thompson     |
| Jack Kriz     | Roger Veatch      |

Staff Present:

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

Citizens Present:

8 Citizens

Planning Commissioner Bernard was welcomed to the Commission.

Motion: Sullivan-Kelso to approve the minutes of the January 21, 1988 Planning Commission meeting. Motion carried unanimously.

Public Hearing A:

Applicant: Newberg School District  
Request: Vacation of the north-south road right-of-way located between tax lots 3219DA-4200 and -4300 and bounded by the Renne Middle School athletic fields; and the portion of Seventh Street which is located beneath Edwards School Gym.  
Location: Adjacent to Renne Middle School  
Tax Lot: Adjacent to 3219DA-4200 and -4300  
File No: VAC-1-88

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

Staff Report: Associate Planner Reitz identified the proposed vacation sites on a map. He then reviewed Staff Report findings, noting that additional time was needed to finalize staff referrals from several departments. He requested that the hearing be continued to the April Planning Commission meeting.

No proponents or opponents wished to speak.

Motion: Kriz-Sullivan to continue the hearing to the April Planning Commission meeting. Motion carried unanimously.

Public Hearing B:  
Historic Preservation Ordinance  
File No. PR-6-87

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

Staff Report: Associate Planner Reitz briefly reviewed the history of the historic ordinance under review. He indicated that the Periodic Review process mandated by LCDC required that an ordinance be put in place. A previous attempt to develop such an ordinance resulted in a tabled decision at City Council. The present ordinance has been developed by the Newberg Historic Preservation Society. Don Bauer, a representative from that group was then introduced.

Proponent: Don Bauer, Newberg Historic Preservation Society, gave an overview of the Society's proposed ordinance. He indicated that numerous ordinances from other communities were reviewed and blended together to create the current proposal. He then reviewed the ordinance section by section.

Proponent: Mikki Snell, 509 SW Walnut, Dundee, President of the Newberg Downtown Association, indicated that the NDA Board unanimously supported the proposed ordinance. The consensus of the group was that the ordinance would assist in preserving the historic character of Newberg.

Opponent: Jack Nulsen, Jr., 717 E. Sheridan, identified that he owned property which is listed within the historic inventory. He felt that he has the right to do as he wishes with his property. He would like the Commission to ask LCDC why a voluntary ordinance is not acceptable. He added that he felt this proposed ordinance was not constitutional and that the ordinance would restrict property owners in an unequal manner. He felt that his property value would be affected adversely and that the value of the downtown "historic" properties would also be adversely affected. He added that it was not economically feasible to restore many of the older buildings within the core area. He also requested that an economic impact study be done to determine the City's cost of administering this ordinance. He further commented that if the ordinance did not include mandatory initiation by the City Council or any interested citizen, he would support it.

Discussion:

Mikki Snell was asked how many members NDA currently had. She indicated that it was in the reforming phase and that anyone who owned a business or property in the downtown area was eligible for membership. She added that the Board of Directors was comprised of 12 members.

Don Bauer was asked what tax advantages were available for Historical Registry homes. He indicated that if a site were on the National Register, application could be made for a 15 year freeze on the appraised value of the property. In addition, if a home is within a historic district, it could also apply for the 15 year freeze.

Planning Director Moorhead was asked what the State's position was relating to a voluntary ordinance. He indicated that LCDC currently was not approving voluntary ordinances.

No public agencies commented; no letters have been received.

After a brief general discussion relating to the review process for this ordinance, the following motion was made.

Motion: Kriz-Thompson to continue discussion of the historic ordinance at the April Planning Commission meeting. Motion carried unanimously.

The Commission requested that the City Attorney be present at the next meeting and that a representative from LCDC, SHPO and the Oregon City Historic Commission be present at next month's meeting.

Old Business: Associate Planner Reitz presented material relating to an expired Conditional Use Permit which authorized the siting of a mobile sales office for Butler Chevrolet. He indicated that the original CUP was authorized for a 2 year period, ending in 1985. No action has been taken by the City or Butler Chevrolet to continue or remove the permit. He added that the Commission has the option to require a new CUP application, or to extend the old one.

Motion: Kriz-Lyda to continue the CUP for a 12 month period and to require that Butler Chevrolet apply for renewal in March 1989. Motion carried unanimously.

New Business: None

Motion: Sullivan-Kriz to adjourn. Motion carried unanimously.