

A Regular Meeting
of the Planning Commission
7:30 PM, Thursday Newberg Public Library April 21, 1988
Subject to P.C. Approval at 5/19/88 P.C. Meeting

The meeting was called to order by Chairman Roger Veatch.

Members Present:

Bryce Fendall	John Lyda
Kathy Kelso	Roger Veatch
Jack Kriz	

Staff Present:

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

Citizens Present:

13 Citizens

Motion: Kelso-Fendall to approve the minutes of the March 10, 1988 Planning Commission meeting. Motion carried unanimously.

Public Hearing A, Continued:

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 utility request for easements on specific areas of the site. He further identified the proposed location of a new accessway. The public access currently in use would be closed.

Proponent: Bob Youngman, 1421 Deborah Road, representing Newberg School District, indicated that the School District's intent was to create a large open area for additional athletic opportunities similar to the area between Mabel Rush and the High School. He added that this site could also potentially be developed into a new school facility. He indicated that a great deal of discussion had occurred with both the Police and Fire Departments in order to create a well serviced facility. He added that the area proposed for vacation would be returned to grass.

Opponents: None

Letters, Additional Public Agency Comments: None

Staff Recommendation: Recommend to City Council approval of the vacation subject to retention of the requested easements for utility purposes.

Motion: Kriz-Kelso to recommend to City Council approval of the requested vacation based on Staff Report findings and conditions. Motion carried unanimously.

Due to audience interest, the hearing order was revised to hear Public Hearing C next.

Public Hearing C, Continued:

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 commented on the LCDC Goal 5 requirements relating to historic preservation. He highlighted the ordinance revisions that have occurred since the March Planning Commission draft. He then introduced guests Bob Rindy, LCDC representative, James Hamrick, State Historic Preservation Office, and Dan Fowler, Oregon City Landmarks Commission Chairman.

Dan Fowler, 1785 Seventh Avenue, West Linn, identified himself as a five year member and current Chair of the Oregon City Landmarks Commission as well as the Chairman of the Clackamas County Review Board. He indicated that he has worked in the restoration field for 9 years professionally and owns a historically designated property. He presented a slide program relating to the Oregon City application process, including a number of before and after views of historic properties. He answered questions about material resources, commercial applications, processing time and appeal processes. He indicated that the maximum processing time was 40 days with an additional 30 days being required if an appeal was made. He noted that only about three decisions of the Oregon City Landmarks Commission had ever been appealed. He commented that Oregon City has three historic districts, and that historic review took place when new construction within any of these districts occurred or when a designated home was remodeled more than 30% based on floor area. He added that the benefits are intangible, but were commonly considered to include a sense of community, pride and interest in local history. He commented that Oregon City has applied for a grant to aid in the exterior remodel of listed homes, and they also have available free paint to those listed properties. Policing the ordinance is gaining through the sense of pride in the community. Local education through workshops is also very helpful. He indicated that new construction within a district was reviewed as to scale, setbacks, windows, and exterior treatment with the intent to verify that the structure will blend into the district. He added that there was currently no processing fee; funding to support most of the processing, staffing and workshop expense was covered

by Certified Local Government grant funds. These grant funds are through a federal program available to qualified cities.

Bob Rindy, LCDC, indicated that the comprehensive plan updates have generated the need to establish protection of historic resources. A process is required which will resolve any potential conflicts between resources. An inventory is required as part of the comprehensive plan package. The hearing process is required to be an open meeting with public notice and the ability to testify. He indicated that LCDC had reviewed the proposed ordinance and had identified areas of suggested changes. He indicated a process was required which designated historic landmarks, and that an ordinance which provided strictly voluntary inclusion as a landmark was not adequate. If an inventory of landmarks is put in place which eliminates a site later deemed historic by LCDC, they can require the City to place the site on the landmark inventory list.

James Hamrick, SHPO, identified that funds are available through SHPO to fund surveys, inventories and evaluations. Certified Local Government funds are also available to local governments who qualify; these funds provide for Landmark Commission operation, workshops, etc.

Planning Director Moorhead requested that SHPO provide written comments relating to the proposed ordinance. Mr. Hamrick responded that review and comments would be provided as requested.

Don Bauer, 414 N. College, president of the Newberg Historic Preservation Society and owner of a National Register home, first introduced his guest, Robert Kraft, a historian from Salem. Don then identified the purpose of Newberg's Historical Society. He indicated they were in support of the draft ordinance. He added that as owners of a National Register home, both he and his wife were also in support of the ordinance.

After a brief discussion, the following motion was made.

Motion: Kriz-Fendall to continue discussion of the historic ordinance to the May Planning Commission meeting. Motion carried unanimously.

A five minute recess was called.

Public Hearing B:

Applicant: Steiner Christiansen, Woodview Village Apts.
Request: Annexation of a 2 ± acre parcel, together with a Comprehensive Plan Amendment to revise the Plan Map designation from Industrial to Medium Density Residential and a Zone Change from County AF-10 zoning to a City R-2 (Medium Density Residential) zoning designation. This request, if approved, will also remove the property from the Newberg Rural Fire Protection District.

In addition, the applicant is requesting a Comprehensive Plan Amendment and Zone Change of Tax Lot 3219DD-1300, which is currently within the City, from a IND (M-1/Limited Industrial) designation to a MDR (R-2/Medium Density Residential) designation.

This request is also for a Planned Unit Development on these combined parcels for the purpose of constructing 24 apartments and 56 storage units, to be known as Woodview Village, Phase III.

Location: 1214 and 1300 S. College
Tax Lot: 3219DD-1300 and -1400
File No. ANX-1/C-1/Z-1/PUD-1-88

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

Staff Report: Associate Planner Reitz identified the project location on a map and highlighted the Staff Report observations relating to annexation/zone change standards and PUD requirements. He pointed out that the project was Phase III of an existing project.

Proponent: Stan Christiansen, one of the owners of Woodview Village, gave a brief history of the project. He noted that Phase I had only 34, not 54 units, as identified within the Staff Report. He pointed out the location of the proposed residential and storage units and their relationship to both the Smurfit tracks and the existing Phases I and II of the project. He added that the storage units will be available for rent primarily by the residents. He agrees with the conditions and recommendation as presented within the Staff Report.

He was questioned as to noise generation and buffering. He indicated that the storage units would act as a sound buffer. He added that a daytime office would be located within Building A to control access to the storage buildings as well as to supervise the apartment complex.

Opponents. None.

No additional letters or public agency comments have been received.

Planning Director Moorhead pointed out that the grant request to study the riverfront area had not been approved. A by-pass might be put in place but it would most likely be developed south of the railroad spur line and its development would be approximately 20-30 years off.

Staff Recommendation:

The Planning Commission should recommend to the City Council approval of the request with the conditions as listed within the Staff Report.

Hearing Closed.

Brief discussion followed relating to the noise produced by the railroad spur line. The consensus was that the new structures would be no more impacted by the sound generated than the existing phases were.

Motion: Kriz-Lyda to recommend to the City Council annexation of a 2 + acre parcel, together with a Comprehensive Plan Amendment to revise the Plan Map designation from Industrial to Medium Density Residential and a

Zone Change from County AF-10 zoning to a City R-2 (Medium Density Residential) zoning designation; removal of the property from the Newberg Rural Fire Protection District; together with a Comprehensive Plan Amendment and Zone Change of Tax Lot 3219DD-1300, which is currently within the City, from a IND (M-1/Limited Industrial) designation to a MDR (R-2/Medium Density Residential) designation; and approval of a Planned Unit Development on these combined parcels for the purpose of constructing 24 apartments and 56 storage units, to be known as Woodview Village, Phase III, based on Staff Report findings and conditions. Motion carried unanimously.

Old Business: None.

New Business: Planning Director Moorhead briefly highlighted agenda items for next month's meeting relating to amphitheater requirements within the Zoning Ordinance.

Status of a bypass was briefly discussed. It was indicated by the Planning Director that the Planning Commission had the ability to comment on this subject at a later date.

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