SPECIAL COMMITTEES
CIAC COMMISSION

NOTE: This committee is not active at this time.

Ken Austin, III
6355 View Crest Court
Newberg, Oregon 97132
538-8404(H); 538-7311(W)

Term: 3 years
Appointed: 10/6/86
Expires: 10/5/89

Allyn Brown
Route 2, Box 40A
Newberg, Oregon 97132
538-9851(H); 538-3138(W)

Term: 1 year
Appointed: 10/6/86
Expires: 10/5/87

Fred Casey
P.O. Box 188
Newberg, Oregon 97132
538-3694(H); 538-7304(W)

Term: 2 years
Appointed: 10/6/86
Expires: 10/5/88

Hal Grobey
2715 Douglas Avenue
Newberg, Oregon 97132
538-5617(H); 1-800-422-4012x 4301(W)

Term: 3 years
Appointed: 10/6/86
Expires: 10/5/89

Don Halbrook
1109 E. Sierra Vista Drive
Newberg, Oregon 97132
538-1569(H); 538-6636(W)

Term: 2 years
Appointed: 10/6/86
Expires: 10/5/88

Jean Harris
3305 Vittoria Way, #21
Newberg, Oregon 97132
538-3540

Term: 3 years
Appointed: 10/6/86
Expires: 10/5/89

Bill Jackson
615 N. College
Newberg, Oregon 97132
538-8134(H); 538-8383(W)

Term: 1 year
Appointed: 10/6/86
Expires: 10/5/87

Donna McCain
1207 Pennington Drive, S.
Newberg, Oregon 97132
538-4696

Term: 3 years
Appointed: 10/6/86
Expires: 10/5/89

Leonard Rydell
601 Pinehurst Drive
Newberg, Oregon 97132
538-5700

Term: 2 years
Appointed: 10/6/86
Expires: 10/5/88

Jim Snell
509 SW Walnut
Dundee, Oregon 97115
538-2891(H); 538-9461(W)

Term: 1 year
Appointed: 10/6/86
Expires: 10/5/87

Kathleen Sullivan
2300 E. Third Street
Newberg, Oregon 97132
538-2317(H); 538-8133(W)

Term: 2 years
Appointed: 10/6/86
Expires: 10/5/88

Nina Waters
2200 Prospect Drive
Newberg, Oregon 97132
538-3081

Term: 1 year
Appointed: 10/6/86
Expires: 10/5/87

boards\ciac 1/24/88)

RESOLUTION NO. 76-586

WHEREAS, there is need to develop a citizen involvement program for the City of Newberg, to insure the opportunity for citizens to be involved in all phases of City planning; and

WHEREAS, the citizen involvement program shall involve a cross section of affected citizens in the community in all phases of planning; and

WHEREAS, it is desired that the citizen advisory committee shall be responsible for assisting the governing body with the development of programs that promote and enhance citizen involvement in land use planning; and

NOW, THEREFORE, BE IT RESOLVED by the City of Newberg, as follows, to-wit:

1. There is hereby re-established a Citizen Involvement Advisory Committee.

2. The committee shall consist of a total of twelve voting members. Nine shall be citizens of Newberg. The committee shall also include three ex-officio non voting members. Membership shall be as follows:

One member of the City Council
One member of the Newberg Planning Commission
One member of George Fox College Staff
One member of the Newberg School Board
One member of the Chehalem Park and Recreation District Board
One member of the Newberg Chamber of Commerce
One member of Newberg Industrial group
One member of Newberg Ministerial Association
Four citizens from different geographic areas of the City not associated with business or industry.
Mayor - Ex-officio - non voting
Finance Officer - Ex-officio - non voting
City Engineer - Ex-officio - non voting

3. The members of this committee shall be appointed for a term of three years. The term shall be staggered so that one third of the terms of the appointive members end each year. Following adoption of this resolution, four of the members shall be appointed for a term of one year, four members for two years and four members for three years. Members shall be appointed by the City Council.

4. Appointments to fill vacancies shall be for the remainder of the unexpired term. A member may be removed by the City Council, after hearing, for misconduct. A member who is absent from two consecutive regular meetings without an excuse, as approved by the Chairman, shall be in non performance of duty and his position shall be vacated.

5. At it first meeting of each calendar year, the committee shall elect a chairman and vice chairman to serve one year terms.

6. The City shall provide a secretary to the Commission and such other services, materials and supplies as may be appropriate.

7. The Secretary shall keep a record of all committee proceedings.

8. A majority of the voting members of the committee shall constitute a quorum.

9. The committee shall meet at least once each month. Meetings shall be open to the public.

10. The duties of the Community Involvement Committee shall:

1. Conduct studies appropriate to an understanding of area development and its significance to the public interest.

2. Develop and maintain comprehensive plan proposals. Review matters pertaining to the Comprehensive Plan.

3. Periodically review land development regulations.

4. Consult with private citizens on ways to carry out comprehensive planning.

5. Study City growth and give special attention to all factors directly related to the growth.

6. To make recommendations to the Planning Commission and the City Council on the foregoing matters.

ADOPTED by the City Council this 5th day of January, 1976.

M. C. GILBERT - Recorder

RESOLUTION NO. 77-669

WHEREAS, by Resolution No. 76-586, adopted January 5, 1976, the Council of the City of Newberg, Oregon, did establish a Citizen's Involvement Advisory Committee of 12 members, and

WHEREAS, by Resolution No. 76-593 adopted February 3, 1976, the Council has added two members to the Committee, making it a 14 member Committee, and

WHEREAS, the said Committee after experience and meeting requests that the Committee be reduced to a 12 member committee.

NOW, THEREFORE, be it resolved by the City of Newberg, as follows, to-wit:

1. The Citizens Involvement Advisory Committee shall be reduced to a total of 12 voting members.

2. The two members positions thus eliminated shall be the representatives of: Newberg Ministerial Association
Yamhill County Planning Commission

ADOPTED by the Council this 6th day of September, 1977.

M. C. Gilbert - Recorder

RESOLUTION NO. 76-593

WHEREAS, by resolution number 76-586, adopted January 5, 1976, the Council of the City of Newberg, Oregon has established a Citizen Involvement Advisory Committee of twelve members, and

WHEREAS, the said committee requests the addition of two additional members; and

NOW, THEREFORE, BE IT RESOLVED by the City of Newberg, as follows, to wit:

1. The Citizens Involvement Advisory Committee shall be increased to a total of fourteen voting members.

2. The added two members shall be representative of:
One member of the Building Trades
One member (a Citizen of Newberg) who is also a member of the Yamhill County Planning Commission.

ADOPTED by the Council this 3rd day of February, 1976.

M. C. GILBERT - Recorder

A Regular Meeting
of the Citizen Involvement Advisory Committee
NO QUORUM PRESENT

7:00 PM, Thursday Newberg City Council Chambers August 13, 1987

Members Present:
Donna McCain
Leonard Rydell
Kathleen Sullivan
Jean Harris
Hal Grobey
Ray Simonsen

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

Planning Director Moorhead briefed the members of the committee on the LCDC requirements for Goal 5, and the City's previous experience with development of a historic ordinance. Criteria used for designating historic sites through the Historic Inventory project were discussed. He indicated that the State requires specific sites to be identified for historic protection under a historic ordinance.

Several committee members expressed concern about imposing restrictions on property rights through the proposed historic ordinance. The consensus of opinion was that only those sites voluntarily placed on a preservation list be protected under the ordinance.

It was suggested that an invitation be sent to properties owners of potential historic sites to attend a meeting relating to the historic ordinance and its impact on their property.

The Historic Inventory primary and secondary sites were then reviewed for possible inclusion on a preliminary list of protected historic sites.

It was recommended unanimously by the Committee members present that the following list of properties be reviewed by the Planning Commission for inclusion as protected properties under the proposed historic ordinance.

PRIMARY SITES

Historic Name:	Tax Lot No.	Address
Ewing Young Sawmill Site	3219-700	
Willamette River Bridge	3229	
Caretaker Cottage	3220BB-7200	114 S. Center
Hobson House	3217-1900	2216 N. College
Friends Church	3219AD-2100	307 S. College
Romig House	3219AD-4100	401 S. College
Edwards House	3219AD-4400	402 S. College
Hodson House	3218DD-11200	403 N.College
J.T. Smith House	3218DD-11700	414 N. College
Paulson-Gregory House	3219AD-10000	509 S. College
First National Bank	3219AB-10200	214 E. First
Newberg Post Office	3219AB-8100	401 E. First
Newberg City Hall	3219AB-8700	414 E. First
Union Building	3219AA-9700	612 - 616 E. First
	3219AA-9600	700 E. First
Morris & Miles and Co.	3219AA-5500	701 E. First
	3219AA-5800	717 E. First
Chehalem Valley Mills	3218DC-8400	303 N. Main
St. Peters Church	3218DC-2600	611 N. Main
	3218DA-2100	1103 N. Meridian
Pacific College-Minthorne	3217CC-100	414 N. Meridian
Pacific College-Woodmar	3217CC-100	414 N. Meridian
Minthorn House	3220BB-6800	115 S. River
Woodward House	3220BB-1700	200 N. River
Lemon House	3208AD-1300	Roberts Lane *
Larkin House	3219AA-3300	215 N. School
Ferguson House	3219AB-800	312 E. Sheridan
Newberg Public School	3219DA-4200	714 E. Sixth
Springbrook School	3209CD-900	Springbrook Road
McKern Donat. Land Claim	3221-3100	Springbrook Road *
Springbrook Friends Church	3216BB-100	Springbrook Road
Moore House	3219AA-15400	911 E. Third
Miles House	3220BD-11001	434 Wynooski

*Not inside City limits

SECONDARY SITES

Historic Name:	Tax Lot No.	Address
Ramsey Grist Mill	3219-700	Ewing Young Park
	3219AA-300	215 N. Center
	3219AA-11400	111 S. College
Forsythe House	3219AA-11800	201 S. College
Batist Parsonage	3218DD-14600	315 N. College
A. Smith House	3218DD-11400	415 N. College
Behnke House	3218DD-7100	503 N. College
First Mayor's House	3219AD-1600	307 S. Edwards
Barker Building	3219AB-9700	300 E. First
	3219AB-8500	408 E. First
Kienle Building	3219AA-10700	508 E. First
J.C. Penneys	3219AA-10400	516 E. First
	3219AA-10300	518 E. First
	3219AA-9900	606 E. First
Bank of Newberg	3219AA-6400	809 E. First
	3219AA-8300	814 E. First
	3219AD-2600	412 S. Howard
	3219AC-8300	429 S. Main
	3218DA-500	1117 N. Meridian
Thomas House	3209-2600	Mountainview Dr.
Mills House	3217-100	Mountainview Dr.
	3220BB-2800	214 N. River
Masonic Lodge	3219AB-700	402 E. Sheridan
	3219AA-2600	610 E. Sheridan
Gordon-Bump House	3218DD-14400	709 E. Sheridan
Nelson House	3218DD-10300	515 E. Sherman
	3220BC-1000	1112 E. Third
	3219AB-6700	115 N. Washington
	3209-2500	Zimri Drive *
Lewis House	3208AD-1700	Zimri Drive *

*not inside the City limits

Planning Director Moorhead indicated that the proposed ordinance could be adopted as is, that it could be revised or that no ordinance be adopted.

It was the unanimous recommendation of those Committee members present that specific sites be selected, that additional sites be added to the list through voluntary action by the property owner, and that the list of sites be attached and incorporated within the presently proposed ordinance as an exhibit. In addition, a revision to Section 5 of the ordinance was recommended, to read as follows:

Section 5: Landmark and District Designation. A Historic Landmark designation shall be made when the City Council finds that the building, structure, site or object is currently listed in the National Register of Historic Places of the United States of America. The City Council may designate any other building, structure, site, District, or object as a Historic Landmark if it meets any of the following criteria:

1. Whether the proposed Landmark would serve the purpose of this ordinance as stated in Section 2.
2. Is associated with natural history, historic people, or with important events in national, state or local history.
3. Embodies the distinguishing characteristics of an architectural specimen inherently valuable for a study of a period, style, or method of construction.
4. Is a notable work of a master builder, designer or architect.
5. Meets any of the above criteria and by application of the property owner(s).

The age of a specific building shall not be deemed sufficient in itself to warrant designation as historic.

The Committee unanimously concluded that it would be appropriate to have the local Historic Society contact those property owners on the proposed site list, in order to inform them of the consequences of being listed and to encourage them to voluntarily request their properties be included on the list.

The meeting was then adjourned.

A Regular Meeting
of the Citizen Involvement Advisory Committee
NO QUORUM PRESENT

7:30 PM, Thursday Newberg City Council Chambers July 9, 1987

Members Present:
Ken Austin III
Allyn Brown
Bill Jackson
Donna McCain
Leonard Rydell
Kathleen Sullivan

Staff Present:
James Reitz, Associate Planner
Clay Moorhead, Planning Director

Guests:
Jane Morrison
Don Bauer, Newberg Historical Society

Jane Morrison was introduced to the group. She explained the components of Goal 5, particularly in how it relates to historic resources and their preservation. She reviewed what ordinances must contain, in general, in order to be found in compliance with state law.

She noted that while all ordinances differ, certain themes were always present:

1. A clear method to select sites for protection;
2. A review mechanism to examine exterior changes to a structure;
3. A mechanism to delay demolition; and
4. A selection process that could designate sites without the owners consent.

Other facets of preservation were presented and discussed, including workshops, historic districts and tax incentives. Jane also presented a videotape of Oregon City's experiences in the development and implementation of their preservation program.

Discussion then shifted as to how this group, with no particular knowledge or training in historic resources, could make recommendations to the Planning Commission as to what sites should be protected. Staff recommended that each member study the inventory and make his/her own individual selections, based on their own knowledge of Newberg. This list will also include sites that don't warrant special protection.

Discussion of the ordinance and possible sites was continued to the next meeting. Meeting adjourned at 10:35 PM.

A Regular Meeting
of the Citizen Involvement Advisory Committee
NO QUORUM PRESENT

7:30 PM, Tuesday Chehalem Park & Recreation May 14, 1987
Community Center

Members Present:
Kathleen Sullivan
Jean Harris
Leonard Rydell
Donna McCain

Staff Present:
James Reitz, Associate Planner
Barb Mingay, Recording Secretary

A quorum was not present; the Committee therefore was unable to make any formal recommendations on agenda items.

The consensus of those members attending was to discuss the agenda items and to continue any decision to the next regularly scheduled meeting.

There was a general agreement with the Zoning clean-up items. The CIAC members did feel however, that those proposed zone changes that didn't involve split parcels e.g. the proposed C-1 District at Deskins/Illinois and the area north of Adec, need a greater commitment from the people proposing the change. The CIAC requested further justification for each of the proposed changes.

E. Second and St. Paul Highway Area: Lot at E. Second and St. Paul Highway (T.L. 3220AB-2100), the Committee felt should be changed from R-3 to M-2, given its proximity to the highway and the air strip; T.L. 3220AB-1700 (Colonial Village) from C-2 to R-3, considering its current residential use; and T.L. 3220AB-1600 (the bag plant) left as C-2.

Mixed use area south of Portland Road: The Committee felt should remain unchanged; the MDR/HDR areas around Springbrook Road/E. Second were discussed, but no conclusion was reached. The Committee appeared to lean toward modifying their previous recommendation, leaving more residential land around the mobile home parks. This would include the church (PQ) property on St. Paul Highway. The MDR area west of the airport was discussed, with concerns expressed that even though the drainageway is heavily treed, the canyon funnels the noise up from Smurfit. Assuming the airport may eventually be re-located, the noise from Smurfit may not make this an appropriate residential area.

Riverfront District: The Committee suggested that houseboats and campgrounds/RV parks be included as permitted uses. The boundary for this district was discussed, but no consensus was reached.

Associate Planner Reitz indicated that the Planning Commission would probably move ahead on the Zoning issues; the Comprehensive Plan changes will be further discussed at next month's regular CIAC meeting, scheduled for June 11 at 7:30 PM in the City Council Chambers.

A Regular Meeting
of the Citizen Involvement Advisory Committee

7:30 PM, Tuesday City Council Chambers April 23, 1987

Members Present:
Kathleen Sullivan
Jean Harris
Leonard Rydell
Bill Jackson
Ken Austin III
Jim Snell
Donna McCain

Staff Present:
James Reitz, Associate Planner
Barb Mingay, Recording Secretary

The meeting was called to order by Chairman Ken Austin.

The consensus of the Committee was to complete discussion of the Goals and Policies document by the conclusion of this meeting.

Discussion occurred regarding conditional uses within the R-1 zone. It was the consensus of the Commission that the new Zoning Ordinance include churches as a conditional, rather than outright use, in the R-1 zone.

The review continued, with minor modifications made; combinations of new policies with similar intent; re-wordings for clarity and simplicity; deletion of new policies that overlapped each other or existing policies; and the creation of a simplified set of policies for the downtown area.

There was some discussion of the proposed urbanization policies. Both Jim Snell and Ken Austin expressed concern with the City "actively discouraging" development outside the City limits, versus merely going on record as opposing it. After discussion, the Commission felt the latter policy would be more appropriate.

The group had no objection to the adoption of a sign policy. James Reitz, Associate Planner, explained the Council's desire for strong support from the community before they adopted a sign policy. After some discussion, the Committee voted to approve inclusion of the sign policy, with Leonard Rydell abstaining.

They then discussed the continuation of islands within corporate boundaries. They felt that, especially given the Melody Lane island annexation some time ago, other existing islands, as well as any new ones that might be created, should be annexed, with or without the owners consent. They then modified the policy to reflect that sentiment.

Review of the Goals and Policies document was concluded and the meeting was adjourned at 11:40 PM. The next regular meeting will be May 14 at 7:30 PM in the City Council Chambers.

A Regular Meeting
of the Citizen Involvement Advisory Committee

7:30 PM, Tuesday City Council Chambers April 9, 1987

Members Present:
Kathleen Sullivan
Jean Harris
Leonard Rydell
Hal Grobey
Allyn Brown
Bill Jackson
Nina Waters
Ken Austin III
Jim Snell

Staff Present:
James Reitz, Associate Planner
Barb Mingay, Recording Secretary

The meeting was called to order by Chairman Ken Austin.

Staff presented a letter from Chehalem Park & Recreation District relating to the Park District's request for the inclusion of an area for an adult sports complex in the Comprehensive Plan. In addition, the Park District identified that they concurred in principle with the sites identified for prospective park locations in the Comprehensive Plan.

The Committee briefly discussed the need for an adult sports complex.

Motion: Brown-Sullivan to adopt a policy identifying an area for an adult sports complex as per a request by Chehalem Park & Recreation District. Motion carried unanimously.

Additional discussion occurred relating to the location of a park in the South Springbrook Road area, its potential use by the residents of the area, and its use by any industries that might locate in the area. Comments were made regarding the potential vandalism caused by a park located adjacent to both industrial and residential areas. In addition, it was noted that many industrial complexes now include recreational facilities as part of their plant design.

Motion: Brown-Grobey to adopt the concept of including a future park site in the South Springbrook Road area. Motion carried unanimously.

Motion: Grobey-Austin to adjourn the meeting at 9:00 pm. Motion carried unanimously.

The Commission then continued discussion of policies presented in the Comprehensive Plan Policies packet.

The meeting was adjourned at 9:05.

It was suggested that the Committee meet next at 7:00 PM on April 23, 1987 in order to speed up the review process. The Committee concurred. Discussion will continue at the next meeting, scheduled for April 23, 1987 at 7:00 PM in the Council Chambers, City Hall.

A Regular Meeting
of the Citizen Involvement Advisory Committee
Rescheduled from March 12, 1987
7:30 PM, Tuesday City Council Chambers March 17, 1987

Members Present:
Kathleen Sullivan
Jean Harris
Leonard Rydell
Hal Grobey
Allyn Brown
Bill Jackson
Nina Waters
Ken Austin III

Staff Present:
James Reitz, Associate Planner
Barb Mingay, Recording Secretary

The meeting was called to order by Chairman Ken Austin.

Motion: Grobey-Brown to adjourn the meeting at 9:00 pm. Motion carried unanimously.

Associate Planner James Reitz reviewed the packet material. He highlighted the lack of market availability relating to industrial lands, explained the term "exceptions lands", and pointed out various potential areas for future industrial urban growth. He presented alternative areas A, B and C which are located in the area south and east of Newberg's current urban growth boundary. These areas appear to be the least costly to service with water, sewer and other City services, and would lend themselves well to industrial uses.

Commissioner Grobey suggested the Commission consider including alternative areas A and C immediately, and to identify area B as a future urbanizable area.

The Commission then briefly discussed the location of the alternative areas to the new sewer treatment plant, the location of future pump stations in the alternative areas including the projected expense of upgrading services, and the current trend toward industrial development along Springbrook Road and Dog Ridge Road.

Motion: Brown-Grobey to recommend that the City of Newberg include Alternatives A, B and C in the Newberg Urban Growth Boundary. Motion carried unanimously.

Associate Planner Reitz pointed out several areas currently within the Urban Growth Boundary that should also be considered for review. These areas include those properties along Springbrook Road which are bisected by the Urban Growth Boundary, are currently designated MDR (Medium Density Residential) and HDR (High Density Residential) on the Comprehensive Plan Map, and which currently appear to be developing in an industrial fashion.

After a brief discussion, the Commission made the following motion:

Motion: Brown-Grobey to recommend that all MDR (Medium Density Residential) and HDR (High Density Residential) land outside the City limits but within the Newberg Comprehensive Plan, lying south of the intersection of Springbrook Road and Portland Road, be re-designated to an IND (Industrial) classification. Motion carried unanimously.

Comments were expressed regarding the lack of any commercial designation in the area of Highway 219, Springbrook Road, and Wilsonville Road.

Motion: Austin-Rydell to recommend that a COMM (Commercial) designation be located in the vicinity of the Springbrook Road, Highway 219 and Wilsonville Road triangle. Motion carried unanimously.

The Commission then continued discussion of policies presented in the Comprehensive Plan Policies packet.

The meeting was adjourned at 9:05. Discussion will continue at the next meeting, scheduled for April 9, 1987 at City Hall.

A Regular Meeting
of the Citizen Involvement Advisory Committee

7:30 PM, Thursday City Council Chambers January 15, 1987

Members Present:
Kathleen Sullivan
Donna McCain
Leonard Rydell
Jim Snell
Allyn Brown
Bill Jackson
Nina Waters
Ken Austin III

Staff Present:
James Reitz, Associate Planner
Barb Mingay, Recording Secretary

The meeting was called to order by Chairman Ken Austin.

A brief discussion of the packet material followed. Associate Planner James Reitz indicated that the new packets contained both existing Comprehensive Plan policies and the proposed new policy material. The Commission will be better able to compare the old and new policies under this system, making the review process easier.

The Commission then continued discussion of policies presented in the Comprehensive Plan Policies packet.

The meeting adjourned at 9:45. Discussion will continue at the next meeting, scheduled for February 12, 1987 at City Hall.

A Regular Meeting
of the Citizen Involvement Advisory Committee

7:30 PM, Thursday Newberg Public Library December 11, 1986

Members Present:
Kathleen Sullivan
Allyn Brown
Bill Jackson
Nina Waters
Ken Austin III
Jean Harris
Hal Grobey

Citizens Present:
Stu Harris

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

Planning Director Moorhead delineated some of the current Comprehensive Plan acreage requirements, existing maps and current inventory of lands. The history and development of a Public Facilities Plan was explained. The Storm Sewer Master Plan, Water Distribution System Master Plan, Sanitary Sewer System Master Plan and the Street Classification Plan were also presented. He identified that a Transportation Plan was currently being developed. He indicated that an attempt to meet the mass transit goal is being made by maintaining the senior shuttle service. Additional comments were made regarding the Downtown Plan and inclusion of the bypass in the Comprehensive Plan.

The Commission then resumed discussion of policies presented in the Proposed Comprehensive Plan Policies packet, beginning with Mineral Resource Policies, with the Commission reaching a consensus to include the following items.

MINERAL RESOURCES

To the extent possible, the extractive processes will be screened from view to the surrounding properties, will ensure that excessive dust is controlled through watering or other acceptable practices, and will limit their hours of operation to daylight times only.

All sites will be planned for re-use upon depletion of the resource. The property owner is responsible for planning and reconstructing the site.

Re-use of the site will be consistent with the land use policies outlined in the comprehensive plan.

OPEN SPACE POLICIES

Preservation of major drainageways for open space purposes will be encouraged.

The City will encourage identification of scenic drives sites and viewpoints.

Public and private recreational development will be encouraged on sites suitable for the proposed uses.

The City shall cooperate with Chehalem Park and Recreation District to provide recreational opportunities which meet the needs of Newberg and Yamhill County residents as well as any transient and regional population.

The City shall encourage the preservation and improvement of recreational areas, and other open space.

The City will cooperate with the Chehalem Park and Recreation District to locate parks and scenic areas which are easily accessible to the city's population and which can be developed to provide recreational opportunities for a variety of age and interest groups.

Encourage, in flood fringe areas, alternatives to urban development such as agricultural uses, open space, parks, wild life habitat, natural areas and recreational uses.

HISTORIC POLICIES

Continue to seek out information on uninventoried historic properties.

Encourage the establishment of a museum which would include the housing of historic artifacts, sponsorship for touring exhibits, seminars and oral history, archival research, etc.

Encourage the re-use of historic structures such as establishment of bed and breakfast operations, specialty shops, restaurants and professional offices.

The city will encourage identification and/or preservation of significant historic landmarks, archaeological or architectural sites which meet established criteria.

Encourage compatible architectural design of new structures in the community.

The Commission concurred that the meeting would adjourn at 9:30 PM.

Riverfront issues were then reviewed; in particular, those policies relating to non-conforming uses and their expansion were thoroughly discussed. Allyn Brown expressed concern that many of the existing and newly recommended Comprehensive Plan Policies should be listed under other City ordinances and not under the Comprehensive Plan Policies.

Considerable discussion, both pro and con, occurred regarding this concern.

The concensus of the Commission was to adjourn and continue discussion or River Policies at the next meeting.

The Commission adjourned at 9:38 PM.

A Regular Meeting
of the Citizen Involvement Advisory Committee

7:30 PM, Thursday City Council Chambers November 13, 1986

Members Present:
Kathleen Sullivan
Leonard Rydell
Jim Snell
Nina Waters
Ken Austin III
Don Halbrook
Fred Casey
Jean Harris

Citizens Present:
Bob Bigelow, Newberg Graphic

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

Planning Director Moorhead introduced a brief history of the creation of Newberg's Comprehensive Plan and identified some of the current periodic review requirements. He pointed out prospective areas for the CIAC to discuss, including Goal 5, a public facilities plan, industrial/commercial rules, Zoning Ordinance revision, Urban Growth Boundary amendments and Comprehensive Plan policy changes. He identified that April 1987 was the current goal for presenting preliminary findings to the City Council.

Staff suggested that the meetings be kept to a two hour maximum. The Commission concurred.

Nominations were then opened for the positions of Chair and Vice-Chair. Ken Austin III was unanimously nominated for the position of Chair and Nina Waters was unanimously nominated for the position of Vice-Chair. Both individuals accepted the nomination to their respective positions and were appointed.

The Commission then began to discuss policies presented in the Proposed Comprehensive Plan Policies packet. It was decided that a line by line reading of each policy would be appropriate with the Commission commenting on each statement and reaching a consensus of opinion.

Proposed Environmental Quality and Natural Resource policies were then reviewed with the Commission reaching a concensus to include the following items:

ENVIRONMENTAL QUALITY POLICIES

The City will coordinate with DEQ to protect the environment from excessive pollution.

The City will continue to support soil conservation measures designed to prevent unnecessary losses through excavation, stripping, erosion, and sedimentation.

The City will seek abatement of the aesthetic degradation of the environment resulting from blighted neighborhoods, indiscriminate waste disposal, offensive outdoor advertising or storage.

The City shall promote community cleanup programs.

The City will continue to encourage and support the three R's of recycling (re-use, reduction and recycling).

NATURAL RESOURCES

Motion: Rydell-Sullivan to leave first sentence of the first paragraph intact. Vote on Motion: Aye--Rydell. Nay--Sullivan, Snell, Waters, Austin, Halbrook, Harris. Motion failed.

The first sentence was deleted. After some discussion, the second sentence of paragraph one was also deleted.

The second paragraph was moved to Page 22, Urbanization Policy.

Chairman Austin then suggested that the Commission review the next ten pages and be prepared to bring their written comments back to the next meeting of CIAC. The meeting was then adjourned to December 12, at 7:30 PM, in the City Council Chambers.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
Tuesday, August 31, 1982
7:30 P.M.
City Council Chambers

CIAC Members Present:
John Cach
Leonard Attrell
Charlie Hindman
Jim Snell
Arthur Roberts
Al Littau
Andy Anderson

Staff Present:
Clay W. Moorhead, Planning Director
Barb Mingay, Recording Secretary

Others Present: 1 Citizen

Mr. Moorhead briefly introduced the solar ordinance material and opened the meeting for discussion. Mr. Moorhead further indicated what current ordinances we have covering solar items. Those areas currently existing include a statement in the Comprehensive Plan relating to the protection of solar rights, a section in the site review portion of the Zoning Ordinance encouraging solar design and a section in the PUD portion of the Zoning Ordinance relating to the height of structures as they may impact solar access to adjacent properties and defining sun exposure plane.

Mr. Snell asked what potential problems currently exist relating to solar access. Mr. Moorhead illustrated potential shadow patterns using various house locations on a site and what affect placement of a home would have on surrounding properties solar access.

Mr. Snell indicated that passive solar use was prudent, however with expanding technology in the field, many current controls will be unnecessary in the future. Mr. Roberts felt the incentive system for implementation of passive solar access should be used to encourage builders and homeowners to make use of solar potential.

Mr. Moorhead reviewed the "Weatherization of Existing Buildings" portion of the review material. The alternative methods introduced in this section included market controls for solar use, public and private assistance and incentives to supplement market controls or establishment of a standard for energy conservation and solar implementation.

Mr. Hindman noted that initiation of an ordinance controlling solar access might keep some individuals from building on their property at all. Any land use restriction has that problem. He questioned whether establishment of a standard was necessary at this time.

Mr. Roberts indicated that the right to solar energy use was similar to that of the water rights of an individual when they purchase a parcel adjoining a waterway. Those that purchase and obtain the access to

water rights first are those that have the rights. The individual who purchases a parcel at a later date may lose out on the same right simply because he wasn't the first in line. It appears to be a case of first come, first served.

Mr. Moorhead indicated that the only way solar rights have been protected over the years is through the rights of each individual to health and welfare guaranteed through the constitution.

Mr. Attrell asked whether a general guideline could be introduced that would have the same effect on everyone instead of on a first come, first served basis.

Mr. Moorhead indicated that initiation of an ordinance to protect solar access would be easier to enforce on new developments, however, infill lots and existing structures would be more difficult to correct or control.

Mr. Snell felt that each person has the right to air space and clean air. We seem also to have the right to sunshine. He felt a general statement of intent could be included in the site review portion of the Zoning Ordinance covering implementation, however, he felt that restrictions should not be placed on potential designs which could stiffle creativity.

Mr. Moorhead discussed the use of a solar envelope which would preserve solar access on adjacent lots through restrictive deed covenants.

Mr. Roberts indicated that several conflicting solar uses could occur on adjacent properties, i.e. solar collector for hot water heat on one house, deciduous trees for summer cooling and winter heat on an adjacent property causing shading of the solar collector.

Mr. Moorhead asked for a consensus of opinion as to whether solar access should be governed by the local governing body or regulated through the market place.

Mr. Snell suggested that some standards for certification could be created which would preserve solar access on certain lots.

Mr. Moorhead summarized three options for selection by the CIAC members.

1. Use existing statements as currently established through the Zoning Ordinance and Comprehensive Plan.
2. Set a minimal standard relating to passive solar use and encourage solar development.
3. Create a solar ordinance.

Mr. Moorhead indicated the Newberg community is currently tuned in to solar use and many sites are available to those interested in solar use.

A general discussion followed relating to the pros and cons of establishing a solar ordinance.

Mr. Roberts stated some kind of an incentive should be used to cause builders to want to use solar conservation in construction. Mr. Moorhead indicated that more emphasis could be included in statements in the Comprehensive Plan relating to solar use. He further indicated that a planned unit development allowed for greater flexibility by the builder and that was an incentive to the builder. Solar access could also be encouraged more in that ordinance.

Mr. Roberts felt a fee schedule adjustment in favor of solar accessible lots would be more of an incentive.

Mr. Hindman felt some policy statements should be made.

Possible lot certification was suggested by Mr. Roberts which would indicate greater or lesser solar access on an A, B, C basis. In addition, educational material and assistance in answering questions could be made more readily available.

It was indicated that Oregon is a pacesetter in solar access and planning. The consensus of the group was that solar access and solar use should be encouraged.

The suggestion was made that a sliding scale of standards with an alphabetical valuation could be initiated and the option to achieve a higher standard could be left open to the builder. The use of a certificate indicating A, B, C, etc. quality of solar use could be a valid market sales item and builders could be left the choice of trying to achieve a higher solar standard for a better solar certificate.

It was suggested that the planned unit development process could be used as a trial area for solar control. The marketing of an A, B, C solar rating could be enough to cause builders to desire to construct according to solar access needs.

Mr. Snell suggested that Staff investigate the potential effect of solar grading on some existing sample subdivision to see what the potential affect would be if such a method were enacted. The CIAC membership concurred.

Staff indicated that the CIAC might possibly be restructured in the future to a geographical neighborhood group activity, reviewing land use requests with recommendations made to the Planning Commission. That was an item for future consideration.

Several possible references for solar material were suggested. Staff was asked to obtain as much information as possible on current solar use in Oregon prior to the next meeting. September 14, 1982 was set as the tentative date for the next CIAC meeting.

Meeting adjourned.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
Tuesday, December 8, 1981
7:30 P.M.
City Council Chambers

CIAC Members Present:
Ken Overton
John Cach
Charlie Hindman
Jim Snell
Gary Windsor
Scott Canfield
Arthur Roberts

Staff Present:
Clay W. Moorhead, Planning Director
Barb Mingay, Recording Secretary

Others Present: 1 Citizen

John Cach chaired the meeting in the absence of the Chairman and Vice-Chairman.

A brief review of previously discussed sections of the design review ordinance was undertaken.

It was MSC to correct wording in Section 614-2A Members: Qualifications, which currently reads ....at least one realtor... to read ...at least one licensed real estate agent.

Mr. Roberts suggested the addition of a position on the board comprised of a person engaged in education, health or social services.

Motion: Roberts-Hindman to combine "at least one builder/ contractor" and "at least one licensed real estate agent", creating one category instead of two. Motion carried unanimously.

Motion: Roberts-Snell to create a category of board member to be "at least one representative of education, health or social services profession." Motion carried unanimously.

Motion: Snell-Roberts to delete "...on at least 3 (three) sides..." from Section 620 1K. Motion carried unanimously.

Staff reviewed Section 622 as it relates to the suggested tree sizes, placements and purpose.

A general discussion followed relating to the effects of this portion of the ordinance on the City's appearance. Mr. Roberts felt it was important to require a standard for street tree spacing. In addition, a general discussion of the inclusion of Section 622F relating to maintenance of landscaping was questioned by Ken Overton. He was unsure how this regulation would be enforceable.

Motion: Hindman-Snell to add Section 624 1E "Dimensional standards relating to the spacing of street trees." Motion carried unanimously.

Mr. Roberts questioned the space and percentage requirements for compact cars. Staff indicated the Zoning Ordinance provided direction for requirements relating to parking in addition to those included in this ordinance.

Motion: Hindman-Snell to recommend approval of the Design Review Ordinance,as amended, to the Planning Commission. Motion carried unanimously.

A recommendation to appoint a representative to the Planning Commission was discussed. The representative would present the Design Review Ordinance recommendation and indicate to the Planning Commission certain areas which CIAC felt were thoroughly reviewed and had been dealt with at great length. Those areas were identified as the purpose section of the ordinance, the portion relating to Board membership, and the portion relating to potential turn-around time.

Motion: Hindman-Roberts to ask our Chairperson, Leonard Attrell, to act as representative from CIAC to report to Planning Commission on the Design Review Ordinance. Motion carried unanimously.

Motion: Snell-Hindman to approve November, 1981 CIAC Minutes. Motion carried unanimously.

Staff indicated a possible agenda item for January would be the Sign Ordinance proposed by the Downtown Merchant's Assoc.

Downtown revitalization and tax increment financing will be agenda items in the near future.

Motion: Hindman-Overton to adjourn.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
Tuesday, November 10, 1981
7:30 P.M.
City Council Chambers

CIAC Members Present:
Ken Overton
John Cach
Charlie Hindman
Jim Snell
Gary Windsor
Al Littau
Leonard Attrell
Scott Canfield

Staff Present:
Clay W. Moorhead, Planning Director
Barb Mingay, Recording Secretary

Others Present: 5 Citizens

LeRoy Benham presented a slide program relating to downtown redevelopment which was well received by the CIAC members and audience.

Mr. Moorhead indicated that he would explain tax increment financing as a method of financing downtown redevelopment during next month's CIAC meeting.

Staff reviewed the design review ordinance as mailed to the membership. Further discussion was then turned over to Chairman Attrell.

Motion: Cach-Hindman to approve the minutes as distributed. Motion carried unanimously.

Kevin Hanway representing Portland Homebuilders Association asked the procedures for questions during this meeting. Staff indicated that the audience was welcome to participate throughout the meeting.

Mr. Snell recommended that discussion begin with consideration of the alternative ordinance sections 614 and 616.

Darrell May, a member of Wilsonville's Design Review Board, questioned why the committee makeup was to be only City personnel. He stated the Wilsonville board was made up of a larger, Council appointed membership.

Mr. Hindman mentioned that a 10 day turn around time would be difficult to maintain with a larger board. Mr. Hanway also indicated that time was money at current building conditions. Mr. Cach asked why the 10 day return clause was left out of the alternative ordinance section 616. Staff indicated that due to problems in coordinating a larger committee, the 10 day period would be more difficult to achieve.

Mr. Hanway felt that the standards which are included in the proposed ordinance are fairly loose and vague in some instances. A larger committee makeup could cause problems in interpreting some of the standards.

Leroy Benham felt the purpose of the ordinance was to define aesthetics using good judgement. A mixture of city staff and professional personnel would benefit and protect both the staff and developers and avoid potential conflicts during later contact.

Mr. Overton asked why the committee makeup should be reconsidered at this point. Leroy Benham responded that new evidence should always be considered as an alternative.

Motion: Cach-Windsor to reconsider the motion establishing a design review committee made up of City Staff. Motion carried unanimously.

Mr. Cach asked Mr. May what process the application went through in Wilsonville. Mr. May indicated that an application went to the Planning Staff for review, then to the Planning Commission and finally to the Design Review Board. Mr. May indicated that Wilsonville Design Review Board meets once a month with more frequent meetings scheduled in an emergency. Staff indicated that Newberg's Planning Commission would not hear an application unless additional requests such as zone changes, variances, etc., were included in the application. An applicant would have a preliminary planning staff review. Review of the application would normally then be done by the Review Board prior to permit issuance.

Motion: Snell-Cach to include 7 members in the makeup of the Board. The Board shall consist of seven members which shall include: *"one member of the City Planning Commission; at least one architect, landscape architect, or designer; at least one individual in the financing of real property; at least one individual actively engaged in business, commerce, or industry; at least one realtor and at least one builder/contractor."* Motion carried unanimously.

Motion: Cach-Hindman to substitute alternative section 614 as amended and alternative section 616 in Design Review Ordinance as presented to replace section 614 and 616. Motion carried unanimously.

Motion: Snell-Cach to delete *"and attract new residents by reason of the City's favorable environment"* from Section 612 B-h. Motion carried unanimously.

Kevin Hanway responded that the time involved in the application process would create more delay in building process, costing additional time and money problems for builders.

Staff identified what "shadow pattern" meant relative to Section 618-2A-m. A general discussion of solar access followed with Staff indicating the possible need to include a policy statement relating to solar access in this ordinance.

Motion: Overton-Cach to delete Section 618-2A-m *"Shadow patterns relating to solar access of the structures, signs, significant landscape screens and adjoining developments"*. Motion carried unanimously.

Motion: Snell-Cach to delete *"Special attention shall be made to ensure that the solar access of adjoining lands or structures is maintained"* from Section 620-1J. Motion carried unanimously.

Motion: Cach-Overton to delete Section 618-2B-f. *"Information about significant climatic variables including but not limited to solar potential and shadow patterns, wind direction and velocity."* Motion carried unanimously.

Motion: Overton-Cach to delete Section 620-1H. *"Utilities. All utility installations above ground shall be screened or buffered as to minimize adverse impact on the site and neighboring properties. Above ground utilities may only be permitted where no other alternative is available."* Motion carried unanimously.

Motion: Cach-Hindman to add to Section 620-F *"Retention devices as a control for abnormal rate of runoff should be considered."* Motion carried unanimously.

Motion: Cach-Hindman to insert *" increased"* in Section 622-2A. to read *"The area shall be enclosed, screened or otherwise designed to provide increased privacy for unit residents, their guests and neighbors."* Motion carried unanimously.

A general discussion relating to planting, trees and ground coverage followed. It was stated that the cost of installing irrigation equipment would amount to approximately 16-20% of the total landscape costs. Further discussion relating to tree sizes will be continued at the next regularly scheduled hearing date.

It was MSC to adjourn to December 8, 1981 at 7:30 P.M. in the Council Chambers for further discussion of the Site Review Ordinance.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
Tuesday, October 13, 1981
7:30 P.M.
City Council Chambers

CIAC Members Present:

Ken Overton	Andy Anderson
John Cach	Gary Windsor
Charlie Hindman	Al Littau
Jim Snell	

Staff Present:
Clay Moorhead, Planning Director
Barb Mingay, Recording Secretary

Others Present:
5 Citizens

Mr. Moorhead opened meeting without a quorum being present.

Discussion was begun on Agenda Item 3 - The proposed design review ordinance. Mr. Moorhead explained the purpose of design review.

Staff requested that the committee decide whether single family units should be included in the proposed ordinance. It was also requested that multi-family be defined better. Staff indicated that the PUD ordinance covers the same aspects as this ordinance but the standard subdivision does not include criteria for design review. The design review ordinance is more detailed than the standard PUD requirements with a shorter time for review completion; possibly a 10 day turn over period being anticipated.

Jim Snell now is present to complete a quorum.

Mr. Anderson expressed concern over controls which did not allow for individual common sense to be used in the development of homes.

Mr. Littau felt the design review criteria would be subject to a great deal of personal interpretation and individual ideas.

Staff asked the committee if the City should be responsible for imposing restrictions to allow for aestetic development.

Mr. Hindman felt the "market" should dictate the appearance of the building and not the City.

Mr. Overton felt the public does not want any more restrictions.

MOTION: Cach-Littau to support the purpose section of the Design Review Ordinance which reads as follows: (1) This section provides for the review and administrative approval of the design of certain developments and improvements in order to promote functional, safe and innovative site development compatible with the natural and man-made environment; and (2) The elements of a Design Review Plan are: The layout and design of all existing and proposed improvements, including but not limited to, buildings, structures, parking and

circulation areas, outdoor storage areas, landscape areas, service and delivery areas, outdoor recreation areas, retaining walls, signs and graphics, cut and fill actions, accessways, pedestrian walkways, buffering and screening measures.

AMENDMENT TO MOTION: Cach-Anderson to delete "existing and" from purpose section (2). Vote on amendment: Aye--Cach, Anderson, Snell, Windsor, Hindman, Overton, Littau; Nay--None. Amendment to motion carried unanimously.

VOTE ON AMENDED MOTION: Aye--Cach, Anderson, Snell, Windsor, Littau. Nay--Hindman, Overton. Motion carried (5-2).

MOTION: Snell-Cach to exclude single family residences from the proposed design review ordinance. Vote on motion: Aye--Cach, Anderson, Snell, Hindman, Overton, Littau; Nay--Windsor. Motion carried (6-1).

MOTION: Cach-Hindman to exclude subdivisions from the proposed design review ordinance. Vote on motion: Aye--Cach, Anderson, Snell, Hindman, Overton, Littau; Nay--Windsor. Motion carried (6-1).

MOTION: Cach-Littau to include duplex residential in proposed design review ordinance. Vote on Motion: Aye--Cach, Anderson, Snell, Windsor, Hindman, Overton, Littau; Nay--None. Motion carried (7-0).

MOTION: Cach-Hindman to include multi-family residential in the proposed design review ordinance. Vote on motion: Aye--Cach, Anderson, Snell, Windsor, Hindman, Overton, Littau; Nay--None. Motion carried (7-0).

MOTION: Cach-Hindman to recommend the design review committee shall be comprised of the following members;

A. One member of the Newberg City Council, appointed by the Mayor;
B. One member of the Newberg Planning Commission, appointed by the Chairman;
C. The Newberg Planning Director;
D. The Newberg Engineering/Public Works Director;
E. The Newberg Building Official

Vote on the motion: Aye--Cach, Anderson, Snell, Windsor, Hindman, Overton, Littau; Nay--None. Motion carried (7-0).

It was MSC to hear Agenda Item 5A - Discussion of sign ordinance (Retail Committee of the Chamber) at this time. A report from Mike Grant, representing the Retail Committee of the Chamber of Commerce was heard relating to updating the sign ordinance. Mr. Grant indicated that the Chamber felt an ordinance presented from the parties affected directly by the ordinance would be more easily accepted by those parties. He indicated the possible creation of a theme for the downtown Newberg area might be included in such an ordinance. He requested any input from concerned citizens be relayed to the Retail Committee for possible inclusion in the ordinance.

MOTION: Overton-Hindman to postpone further discussion relating to the design review ordinance to the November 10, 1981, regular meeting of the CIAC. Motion carried unanimously.

MOTION: Cach-Hindman to approve the minutes of the September 22, 1981 CIAC meeting. Motion carried unanimously.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

A general discussion of the purposes of tax increment financing was led by Mr. Moorhead. This is a possible method of financing downtown revitalization.

It was MSC to adjourn to November 10, 1981, Tuesday, at 7:30 P.M.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
Tuesday, September 22, 1981
7:30 P.M.
City Administrator's Office

CIAC Members Present:

Leonard Attrell	Gary Windsor
Scott Canfield	Al Littau
Sally Adamson	Ken Overton
John Cach	

Staff Present:
Clay Moorhead, Planning Director
Barb Mingay, Recording Secretary

Mr. Moorhead opened meeting with membership introduction. The need for election of a new chairperson was discussed.

It was MSC to elect Leonard Attrell as Chairperson.
It was MSC to elect Sally Adamson as Vice-Chairperson.

Notification was made of a formal Site Review hearing on October 13, 7:30 P.M. Council Chambers for the purpose of hearing public testimony relating to site review/design review.

The Planning Director outlined briefly the proposed design review ordinance. Additional handouts were discussed relating to the Site Review codes of the City of Gresham.

Mr. Cach suggested that possible group involvement from organizations such as the Heritage Club would be beneficial to further discussions of the subject matter.

It was suggested that possibly a private architectural consultant could be added to the proposed design review committee makeup either on a paid or unpaid basis. Additionally, a lay person with landscape experience, possibly someone from the School administration, Mens Garden Club, or Chamber of Commerce member could be considered to be added to committee makeup.

Discussion followed relating to location and quantity of curb cuts and their restrictions.

Single family residential inclusion in the proposed ordinance was discussed. The general consensus appeared to be that single family residences should be excluded from coverage under a proposed design review ordinance with the possible exception of requiring limitations on the length of time allowable to put in some kind of landscaping. Most members of the committee were of the opinion that no restrictions should be placed on single family residential design construction.

Mr. Moorhead indicated to the committee that their collective recommendations would be presented to the Planning Commission and City Council for consideration.

It was MSC to adjourn to October 13, 1981, Tuesday, at 7:30 P.M.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
Tuesday, June 9, 1981
7:30 P.M.

CIAC Members Present:

Leonard Attrell	Jim Snell
Scott Canfield	Andy Anderson
Sally Adamson	John Cach
	Gary Windsor

Staff Present:
Arvilla Page, City Recorder
Clay Moorhead, Planning Director

Mr. Moorhead indicated that there would be a need to elect a new chairperson as Herman Hughes had resigned from the CIAC. Mr. Jim DeYoung had also resigned from the CIAC because of a conflict with other meeting dates.

Mr. Moorhead discussed the status of the Newberg Comprehensive Plan. He stated that LCDC would probably review the plan some time in August and that as of this date, no major objection had been received relating to the plan.

The concept of site design review for developments within the City of Newberg was discussed. Mr. Moorhead explained what site design review meant and further explained the ordinance that was initially proposed before the Newberg Planning Commission. John Cach indicated that the people at the Planning Commission hearings were primarily concerned with single family developments and how they related to the design review ordinance. Andy Anderson questioned whether the City of Newberg had a problem relating to design review at this time but stressed that safety factors should always be considered. Scott Canfield indicated that the City should not impose a landscaping requirement within Commercial areas. Andy Anderson indicated that Commercial and Industrial areas which are located directly next to residential areas should have some sort of buffer between the two. Leonard Attrell indicated that there should be some screening for parking areas and safety should be considered in the design of pedestrian ways. John Cach separated the issues relating to the Design Review Ordinance into the following issues. 1.) Drainage and grading problems. 2.) Traffic controls, access and circulation. 3.) Signs. 4.) Architectural controls. 5.) Solar, energy efficiency. 6.) Landscaping. Members of the CIAC then discussed each of these issues separately. A unanimous vote was taken by the Committee in favor of developing some ordinance that would provide regulations relating to drainage problems within all developments, regulation of access locations and circulation patterns within parking areas, and that there be some moderate requirements relating to size, quality and location of signs.

The group discussed whether or not there should be controls relating to the architectural design of buildings which could also include height restrictions. After some discussion on this matter the group voted not to favor regulations relating to architectural design control.

Many questions arose relating to the need for the preservation of solar access rights for lots within the City of Newberg because of the high cost of energy, and felt that this topic should be further pursued.

In discussing landscaping requirements the Committee found that the modified requirements relating to residential developments that were initially proposed to the Planning Commission as minimum standards were acceptable. These standards related to drainage grading, preservation of existing trees, and a covenant which would require individual property owners to landscape their yards within one year of initial occupancy. It was stressed that the covenant standard would not be enforced by the City of Newberg but could be enforced by other property owners within a particular subdivision. Relating to landscaping requirements of commercial and industrial areas, Gary Windsor indicated that taking 15% out of an industrial site for landscaping would take to much of the property away from commercial or industrial use, especially when a business or industry had to expand their operation. Leonard Attrell indicated that buffer strips and screening should be done but that a minimum landscape requirement of 15% of the lot area might not be acceptable. The Committee voted four to two in favor of requiring some landscaping requirements on new commercial and industrial developments.

DEY LTD.
General Contractors for Commercial Construction and Development
1556 E. First, Newberg, OR 97132
Ph. (503) 538-6822

June 5, 1981

Mr. Clay Moorhead
City Planner
City of Newberg
City Hall
Newberg, Oregon 97132

Subject: Citizens Advisory Committee

This is a very worthwhile group and I have appreciated being a part of it. However, the meeting time is in direct conflict with the Yamhill County Homebuilders Association meetings. I feel my participation as a director of the Homebuilders Association must take precedence.

If the Citizens Advisory Committee schedule were to change I would be very happy to continue serving but if the schedule remains as is I will have to resign my position.

Sincerely,

James J. DeYoung

James J. DeYoung

JD/cs

CITY OF NEWBERG

NEWBERG

414 E. First Street Newberg, OR 97132

June 3, 1981

TO: Citizen Involvement Advisory Committee

FROM: Clay Moorhead, Planning Director

RE: June 9, 1981 CIAC Meeting

The following items will be under discussion:

1. Comprehensive Plan Status
2. Site Review Ordinance

If you are unable to attend, please contact this office prior to June 9 as it is necessary to establish a quorum to conduct the hearing.

Thank you,

Clay W. Moorhead
Planning Director

CWM:bym
cc: Newberg Graphic
Elisabeth Harney

6/8/81
Resignation.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
PLANNING COMMISSION
JOINT MEETING
Tuesday, March 3, 1981 7:00 P.M.

The meeting was called to order by Hal Grobey.

CIAC Members Present:

Hal Grobey	Andy Anderson
Leonard Attrell	Gary Windsor
Jim DeYoung	Sally Adamson

Planning Commission Members Present:

John Cach	Hal Grobey
Jean Harris	Jack Kriz
Rebecca Piros	Jim Tumbleson

Staff Present:

Rick Faus, City Attorney
Clay Moorhead, Planning Director
Barb Mingay, Recording Secretary

Others Present: Approximately 39 Citizens

Chairman Grobey requested the minutes of previous meeting be read at the conclusion of joint hearings.

Planning Commission members Bob Youngman and Art Stanley now present.
CIAC member Rebecca Page now present.

Chairman Grobey again restated hearing procedure to be followed and he indicated testimony would be heard from proponents or opponents of areas not yet spoken to. Time limit of 6 minutes was again placed on each party speaking. Additional testimony concerning previously spoken to areas would also be taken if not repetitive.
Staff indicated each area to be considered for up-zoning on a map and their current designations.

CIAC member Charlie Hindman now present.

The following testimony will be referenced to area numbers given in February 24, 1981 CIAC/Planning Commission minutes:

Area 4 - Additional testimony: Area north of Mountainview between Zimri Drive and Springbrook Road, requested to be changed from Comprehensive Plan designation LDR (Low Density Residential) to MDR (Medium Density Residential).

Proponent: Terry Mahr, Attorney at Law, 511 N. Washington, representing C.R. Moe, indicated that the following criteria are met regarding this parcel:

Criteria 1 - Springbrook Road is a major arterial into the area.
Criteria 2 - A major shopping center and schools are nearby
Criteria 3 - This type of zone is not specifically concentrated in one area, but appears all over town. In addition, an R-2 zone would act as a buffer.
A planned unit development could be very readily created in this area.
Criteria 4 - This criteria is probably not met as there is not a great deal of sub-standard housing in the area.
Criteria 5 - The property does not require additional or improved roads at this time - Probable annexation to City will not occur for 2-3 years at least.
Criteria 6 - On basis of priority, criteria 1, 2, 3 and 5 seem to be adequately satisfied.

Question to Proponent:

Mr. Youngman requested Mr. Mahr speak to the question of buffering. Mr. Mahr indicated R-2 would act as a buffer between industrially zoned property and pre-existing rural subdivisions in the area.

Mr. Larry Johnson, Rt. 2, Box 47, asked how far this area extends up hill. Staff indicated location of property was on both sides of Zimri Drive up to the Roberts Lane development area.

Proponent: John Garland, Rt. 2, Box 28, Mt. View Dr., indicated proximity to schools, buffering from light industrial zoning to other properties and overall location in community were reasons for up-zoning this area.

Proponent: James Morgan, Rt. 2, Box 39, owner of part of property in this area, stated that properties are accessible to Mountainview Drive, to schools, shopping and that a possible park in area would be convient.

Opponent: Arthur Roberts, 2514 Roberts Lane, prefers R-1, small low density housing which would fit in area better. Solar paneled type housing would be appropriate to the site due to south slope of hill. The community would be enhanced by R-1 rather than medium density. He noted printing error in paper advertisement regarding zone designation proposed and location of site.

Questions to Opponent:

Mr. Mahr asked Mr. Roberts his opinion of buffering between industrial and housing zones. Mr. Roberts indicated that the industrial park currently near the site is kept in very good condition and is well maintained. It would be a good neighbor to single family homes. This large of an area proposed for up-zoning is out of proportion to other types of housing in area. Other locations closer to City center would be more appropriate.

Opponent: Fern Roberts, 2514 Roberts Lane indicated Adec and Technical Images are preferred as a buffer to townhouse currently classed in R-3 zone. She would prefer other industrial parks across Mountainview Drive rather than R-2 housing.

Questions to Opponent:

Mr. DeYoung asked Mrs. Roberts which townhouses were objectionable and her response was the townhouses located in the north section of Spring Meadow.

Opponent: Delbert Ellis, 2009 N. Springbrook Street indicated there is already to much traffic in the area.

Opponent: Rachell Kennedy, 1909 N. Springbrook Street, is opposed because of sewer and water problems in area. Sewer lines are being cleaned out at her location often. Springbrook Road is over-crowded already. There is an over-concentration of high density housing in the area already. She discussed a number of units currently existing in area (identified by quantity) which are zoned R-3. She indicated there was a large amount of school and industrial traffic in the area also.

Questions to Opponent:

Mr. Tumbleson asked staff if the City has a traffic count on Springbrook Street and staff indicated there has been no traffic study to date but development in area is for the year 2000.

Mr. Youngman asked Mr. Roberts if a PUD overlay on the property would change his opinion of the zoning proposed. Mr. Roberts indicated that a PUD was considered at one time but up-zoning now would not be of assistance later in achieving a PUD. Single family homes would be more appealing. Mr. Grobey indicated that the City cannot place a PUD sub-district classification on the property at this time. Mr. Roberts responded that since a PUD cannot be placed at this time an R-1 designation would better protect this area.

Opponent: Estelle Dare, 1901 N. Springbrook St. is opposed for the above reasons.

Area 3 - Additional testimony: North Main Street and Illinois, requested to be changed from R-1 to R-2.

Proponent: Vida Staley, 1400 E. First, property owner in area 3. She indicated up-zoning to R-2 would be okay.

Opponent: Diane Canfield, 115 E. Illinois. She indicated that the proposed school property in Crater Lane area has not been approved and without additional school, any more homes will overload Central School creating more busing.

Opponent: Josephine Rose, for her father, a resident at 735 N. College, is concerned about the potential increase in taxes. This property is just under 3 acres and her father is 92. She checked with Yamhill County on increase in taxes and the County indicated probable tax increases due to reassessment in next several years. She is concerned that they will be forced to sell due to tax increases because re-zoning will increase the value of her father's property. She wanted to know if re-zoning will have the effect of increased taxes.

Question to Opponent:

Mr. Cach asked Ms. Rose if property was in the City and she indicated it was in the City limits. Mr. Cach asked staff if a change in the Comprehensive Plan designation automatically changes the zoning district. Staff responded that all Comprehensive Plan designations on Comprehensive Plan map correspond to zone designations on Zoning map relating to residential uses.

Mr. Grobey indicated that as property values in area increase, taxes will also increase.

Staff explained the purpose of the Comprehensive Plan and Zoning designations and the method of enactment of each. Mr. Grobey indicated zone changes would be enacted at the time the Comprehensive Plan designation was changed on areas within the City limits. Areas in the Urban Growth Boundary not in the City limits would not have County zoning designations changed until time of annexation to the City.

Dick Daugherty, 1204 Marguerite Way, neutral status, asked for clarification of selection methods of previously presented parcels. He wanted to know if choice of each site was made by land boundary design or because of acreage involved. Staff indicated examples of different areas in which both methods of selection were used.

Mr. Daugherty asked what criteria staff based selection on prior to committee establishment of currently used criteria. Mr. Grobey stated criteria were established prior to property selection.

Mr. Daugherty asked why this area (Area 3) was not extended further north toward Pinehurst Drive. He felt the same criteria were applicable to this additional property.

Mr. Cach asked Mr. Dougherty to locate the proposed location. Mr. Dougherty indicated extension (of area 3) to Pinehurst Drive would be in order using the same criteria staff used. He indicated that if property were re-zoned development could begin immediately on vacant parcels.

Mrs. Canfield asked Mr. Dougherty the location of Marguerite Way and he indicated it was located in Reed Park, east of Main.

Area 1 - Additional testimony: Across from Mabel Rush School north of Mormon Church on Deborah Road, requested to be changed from R-2 to R-3.

Opponent: Gene Platt, 1701 Cedar Street, stated the integrity of the neighborhood is maintained by lower density housing and the area is already saturated with high density from Haworth to Douglas. High density loses its appeal quicker as can be seen by existing high density disrepair in the neighborhood.

Opponent: Estelle Dare, 1901 N. Springbrook Street, stated there is a high concentration of apartments in the area, hazards to school children and is opposed to up-zoning.

Area 6 - Additional testimony: The northeast corner of the intersection of Crestview and Springbrook, requested to be changed from R-2 to R-3.

Opponent: Mrs. Delbert Ellis, 2009 N. Springbrook is opposed, area is unsafe for additional children.

Area 8 - Additional testimony: In and around the area located at the intersection of Third and Church Streets, requested to be changed from R-2 to R-3.

Leroy Nollette, 704 S. Willamette asked for staff to indicate the location of area on a map and staff did so.

Opponent: Jim Darby, 900 Wynooski asked what drainage was in the area. His property in the canyon is flooding more now and he would like to see corrections to flooding problems before more housing is created.

Chairman Grobey called a five minute recess.

Other properties proposed:

Proponent: Arnold Peterson, 8240 S. W. Terwilliger, Portland representing C.R. Moe, owner of property lying north of Technical Images (west of area 4) containing roughly 32 acres, Tax Lot 3208-4400 proposed change for up-zoning to R-2 or R-3. He did not speak to the criteria.

Proponent: Thomas Hailey, 1225 Pennington Dr. N. part owner at 8th between Pacific and Wynooski indicated he would like this property to be considered for up-zoning from R-2 to R-3 with a S-R subdistrict. He had previously applied to the Planning Commission for such a change, and was denied because Wynooski was a sub-standard street. He indicated staff recommendation of Comprehensive Plan change did not occur. He felt the site had other access roads and was a suitable site. Tax lot 3220CA-1300, -1400, -1401 and additional properties are involved totaling approximately 2.1 acres.

Mrs. Piros asked Mr. Hailey what his property ownership involved. Hailey stated he is ¼ owner of property.

Opponent: Jim Darby, 900 Wynooski wanted confirmation of rejection of Mr. Haileys parcels for zone change by the Planning Commission and Commission confirmed its findings. Mr. Darby indicated the area still doesn't have adequate sewer facilities, Wynooski is sub-standard, Pacific is not adequate, drainage is not adequate and he is still opposed to a zone change. He mentioned letters which were sent in opposition to this proposal at originial time of request before Planning Commission. Same people were still in opposition.

Proponent: Emerson Walton, owner of property at the S.E. corner of Third and Everest Road, approximately 6.85 acres, T. L. 3220-1200 proposed his property to be up-zoned from current Comprehensive Plan designation LDR to HDR (R-3). He felt criteria are probably all met on this parcel.

Opponent: Sally Marshall, 200 Pinehurst Drive indicated she is opposed to extending Area 3 described by Dick Dougherty. She felt this area only meets one or two criteria. There is already a concentration of housing in this area. She wanted to know what happened to park site designation.

Staff responded that park site is still designated and is in the Park & Rec long-range plans.

Ms. Marshall felt there were inadequate park sites now and doesn't wish to see additional R-2 in her backyard.

The following letters were submitted for consideration:

George & Kristy Knickrehm, Rt. 2, Box 48, Newberg - Opponent, Area 4
Raymond & Christine Nelson, T.L. 3208-300 - Opponent, Area 4
Estella Dare, Nona Klohs, 1901 N. Springbrook Rd. - Opponent, Area 6
Mr. & Mrs. Paul Kennedy, 1909 N. Springbrook St. - Opponent, Areas 4 & 6
Arthur Roberts, George Fox College, Newberg - Opponent, Area 4

Lucille Adams, 1404 Hoskins St. stated her opposition to area north of Mountainview Drive. She made a suggestion that older, close-in areas be re-zoned first. Secondly, if Mountainview is to be re-zoned, the City should consider only part of.

Staff indicated an additional continued meeting should be established March 12, Thursday, at 7:00 P.M. General discussion of further testimony eligibility followed with information about notice requirements for newly proposed areas being stated by Counsel. Notification of completion of public testimony on all areas will be published prior to March 12 final hearing date.

Motion: (CIAC) Hindman-Attrell to continue joint meeting of CIAC/Planning Commission to March 12, 1981 at 7:00 P.M. Motion carried by those present.

Motion: (Planning Commission) Stanley-Piros to continue joint meeting of CIAC/Planning Commission to March 12, 1981 at 7:00 P.M. Motion carried by those present.

Motion: (CIAC) DeYoung-Adamson to continue hearing to discuss Comprehensive Plan packets. Motion carried by those present.

Motion: (Planning Commission) Youngman-Stanley to continue hearing to discuss Comprehensive Plan packets. Motion carried by those present.

Clay Moorhead reviewed Comprehensive Plan correction pages specifically referencing a packet which members of both bodies have received for review. A brief general discussion of the packet followed.

Staff introduced Mary Dorman, Yamhill County Coordinator and distributed her staff report to Yamhill County Planning Commission.

Motion: Stanley-Piros to express appreciation to staff for time spent on gathering material. Motion carried by those present.

Chairman Grobey instructed both committees to review all pertinent material prior to March 12 hearing and suggested the following order of agenda:

1. Priority of acreages and decision to Council regarding up-zoned lands
2. Comprehensive Plan document revision review

Staff recommended attendance at the County Planning Commission hearing, Thursday, March 5, 1981 at the County Courthouse at 7:30. Attendance by as many members of both committees as possible was encouraged and staff also suggested continued negotiations with the County regarding passage of our Comprehensive Plan.

Mary Dorman reviewed the staff report to Yamhill County Planning Commission. General discussion and comments from both CIAC and Planning Commission members followed. There was general agreement that coordination of efforts between the City and County should be strived for.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
PLANNING COMMISSION
JOINT MEETING
Tuesday, March 24, 1981

The meeting was called to order by Rebecca Piros.

Planning Commission Members Present:

John Cach	Rebecca Piros
Jean Harris	Arthur Stanley
Jack Kriz	Jim Tumbleson

Planning Commission Members Absent:

Oscar Gerth	Bob Youngman

CIAC Membership lacking a quorum at this time, the meeting was continued as a Planning Commission Meeting only.

Corrections to the Minutes of Thursday, March 12, 1981 meeting were indicated as follows:

Correct title date to read March 12, 1981.
Correct first motion to read "amend the minutes of March 3, 1981 meeting".
Correct Page 4, Paragraph 2 to read "...the area located at the S. E. corner of the intersection of Second and Springbrook Street, approximately 8 acres...", deleting "...near the..." and "...east of Springbrook Street...".
Correct Page 5, Paragraph 8 to indicate Jack Kriz did not abstain but voted "aye".

Motion: Kriz-Tumbleson to approve minutes of March 12, 1981 as amended. Motion carried unanimously by those present.

Commission was notified of Chairman Grobey's appointment to City Council and the need to replace him on the Planning Commission was deliberated.

Motion: Stanley-Kriz to postpone nominations for Planning Commission Chairman to the April 17, 1981 regular Planning Commission Meeting. Motion carried unanimously.

Research was requested by Commission members of staff into the status of Chairmanship replacement prior to end of term of office. Staff indicated research would be done prior to April Planning Commission meeting.

The need for a temporary replacement of Planning Commission representative to CIAC was discussed.

Motion: Cach-Stanley to appoint Vice-Chairman Rebecca Piros to act as temporary representative of Planning Commission to CIAC. Motion carried unanimously.

A 5 minute recess was called to achieve a CIAC quorum for continuance of the joint hearing.

Meeting was reconvened as a Planning Commission Hearing only.

Public Hearing: Agenda Item relating to Comprehensive Plan Recommendation

Staff notified the membership of Yamhill County Planning Commission approval of the Comprehensive Plan packet. In addition, staff indicated the Board of Commissioners Hearing on Newberg's Plan would take place April 8, 1981 at 10:00 A.M. and City Council's Hearing on the Plan would take place April 6, 1981 at 7:30 P.M. Staff further indicated that during coordination of many involved groups there have been no significant problems discovered relating to Newberg's proposed revisions. Staff referred to a document presented by Mary Dorman, Yamhill County Coordinator, which relates to editing changes in the document but does not substantially change the paln.

CIAC membership now present:

Rebecca Piros	Jim Snell
Sally Adamson	Gary Windsor
V. G. Anderson	Leonard Attrell

Leonard Attrell, acting chairman, verified a quorum is now present for CIAC.

A page by page review of the plan amendment packet was carried out with members asking questions or identifying corrections on individual pages.

Charlie Hindman, CIAC, now present.

Staff reviewed the document, noting additions requested by Mary Dorman and members of both CIAC and Planning Commission. Incorporation of all recommended corrections and additions was expected to take place during re-typing of the document pages.

CIAC Motion: Anderson-Adamson to recommend to City Council adoption of the Comprehensive Plan Correction Document as amended. Roll Call: Aye: Piros, Adamson, Anderson, Windsor, Attrell, Hindman--Nay: None--Motion Carried.

Planning Commission Motion: Cach-Tumbleson to recommend to City Council adoption of the Comprehensive Plan Correction Document as amended. Roll Call: Aye: Cach, Harris, Kriz, Piros, Stanley, Tumbleson--Nay: None--Motion Carried.

Motion: Cach-Tumbleson to adjourn. Motion carried unanimously.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
PLANNING COMMISSION
JOINT MEETING
Thursday, March 12, 1981

The meeting was called to order by Hal Grobey.

CIAC Members Present:

Sally Adamson
Leonard Attrell
Jim DeYoung
Hal Grobey
Charlie Hindman
Herman Hughes
Jim Snell

CIAC Members Absent:

V. G. Anderson
Rebecca Page
Tom Tucker
Gary Windsor

Planning Commission Members Present:

John Cach
Hal Grobey
Jean Harris
Jack Kriz
Rebecca Piros
Art Stanley
Jim Tumbleson
Bob Youngman

Planning Commission Member Absent:

Oscar Gerth

Staff Present:

Clay Moorhead, Planning Director
Barb Mingay, Recording Secretary

Others Present: Approximately 20 Citizens

Motion: Cach-Piros to amend the minutes of March 3, 1981 meeting regarding eligibility of further testimony to add " No new parcels will be considered at continued hearing." Motion carried by those present.

Motion: Cach-Youngman to approve minutes of February 24, 1981 and March 3 , 1981 as amended. Motion carried by those present.

Secretary was instructed to correct the minutes as amended.

Clay Moorhead read the staff report relating to each area.

Mr. Cach questioned the inclusion of the Werth property because of no previous testimony. Chairman Grobey indicated discussion will include all areas indicated in local advertising, areas presented at previous meetings and areas mentioned in letters from the public.

Motion: Youngman-Hindman to include the Werth parcel in considerations regarding up-zoning. Aye: Adamson, Attrell,DeYoung, Grobey, Hindman, Hughes, Snell, Harris Kriz, Piros, Stanley, Tumbleson, Youngman. Opposed: Cach. Motion Carried.

No public agencies wished to testify.

Staff Report Rebuttal:

Joe Brugato, 2911 Portland Road, Brugato and Sons, Realtors, made reference to Staff's inclusion of future Coppergold Development. Using Coppergold's future existense as a basis for changing zoning of other properties in area is an error. Mr. Brugato also requested commissions to not include any vaguely mentioned properties for consideration at this hearing. He felt we should maintain the area at the base of the Chehalem Mountains as it presently exists for its aesthetic values. He felt the integrity of that area could be maintained by retaining the R-1 zoning.

Joyce Vergets, 1500 Chehalem Drive questioned the intent of this hearing for re-zoning and not just re-designating areas. She prefers that the Comprehensive Plan Map and Zoning Map designations be separated. She feels the Comprehensive Plan map should be for the future and the Zoning Map should be for current use with a distinct separation between the two. She sited past changes in City personnel, ideology, population, etc. have changed a great deal in the past and are still subject to change. She felt that if zoning is tied down now to the Comprehensive Plan, potential for change will be even more restrictive. She felt even the Urban Growth Boundary is still subject to change due to new areas asking to be included during the next few years. She felt a designation change on Comprehensive Plan Map rather than a unified change in Comprehensive Plan designation and zoning designation would be more beneficial to the City.

Terry Mahr, 115 N. Washington asked staff if there is State objection to zoning being in conflict with Comprehensive Planning on a specific site. Staff informed him that State does not object to such a plan being enacted provided the mechanism is included for changing zoning to correspond to comprehensive planning designation in the Comprehensive Plan. He stated further that our current proposed plan does not have such mechanism included.

Further discussion of current zoning/comprehensive plan coordination versus separation of zoning/comprehensive plan designation followed. It was mentioned that our plan does not include the criteria to effect enabling legislation for separation of zoning/comprehensive plan designation and if we choose to use such a system, our current efforts will be placed in jeopardy. No conclusion was reached at this time.

Charles Heckman, Rt. 2, Box 25 presented data to support creation of more medium and high density housing. He stated that only 19% of market can afford housing and only about 12% can afford single family housing. He felt the community must provide more medium and high density land for today's teenagers.

Proponent: Thomas Hailey, 1225 Pennington Dr. N. proponent of property at 8th between Pacific and Wynooski indicated that current financing is restrictive in regards to housing needs. He felt this area would strengthen use of downtown core area. In addition, he feels all guidelines have been met; there are adequate collector routes, schools, store and due to low cost of land in the older sections of town this land should be considered. He presented written testimony and pictures which are on file in the Planning Department.

Proponent: Terry Mahr, 115 N. Washington, representing Oscar Gerth who owns two parcels in North Main Street and Illinois area indicated there are schools in the area and a school site is to be soon included in the area. He feels the area is buffered by a stream from other areas and the older house on site could be renovated. He felt the County could possibly renovate the street in area due to

County's lack of upkeep on Main Street prior to City's acceptance of street.

Rachel Kennedy, 1909 N. Springbrook Street asked if taxes go up according to zone designations? Mr. Grobey indicated that taxes are based on assessed valuation and if part of the valuation by the County is for land use or zone then taxes would probably go up.

Additional discussion regarding separation of the comprehensive plan map and zoning followed with a consensus of opinion indicating we should continue with discussion under existing conditions and make no changes in format.

Proponent Rebuttal:

Jim Darby, 900 Wynooski indicated inadequacy of sidewalks and abundance of apartments in the area of 8th & Wynooski & Pacific were reasons for not including this area in upzoning proposal. In addition, he cited street inadequacy and sewer situation also were adverse conditions in area.

Opponent Rebuttal:

Thomas Hailey, 1225 Pennington Dr. N. indicated that engineering was done on an 8 ft. sewage system up Hess Creek which would help that neighborhood. He would discourage access to Wynooski and its heavy use until it is improved.

Public Hearing Closed.

Mr. Cach's suggestion during previous discussion that the committees think in terms of Plan Designation Changes rather than Zone Changes and consideration of all lands that have been mentioned in any context was further discussed.

It was recommended that decisions be made on a parcel by parcel basis with proposed R-3 under discussion first and recommendations made by CIAC and then Planning Commission. General consensus was to discuss all areas previously mentioned in any way.

Motion: Cach-Adamson to adopt six criteria as adequate to address the criteria for a Comprehensive Plan Designation change. Motion carried unanimously by those present.

R-3 Parcels

CIAC Motion: Snell-Hindman to recommend to Council the area along Blaine Street, being west of Memorial Park from Third to the bus barns, approximately 9 acres currently zoned R-1 and R-2 and designated LDR and MDR on Comprehensive Plan Map to be changed to R-3 zoning and HDR Comprehensive Plan designation, based on good street access, good school access, evidence of sub-standard housing in area and available traffic network. Roll Call: Aye: Adamson, Attrell, DeYoung, Grobey, Hindman, Hughes, Snell Nay: None Motion Carried.

Planning Commission Motion: Youngman-Cach to recommend to Council the area along Blaine Street, being west of Memorial Park from Third to the bus barns, approximately 9 acres currently zoned R-1 and R-2 and designated LDR and MDR on Comprehensive Plan Map to be changed to R-3 zoning and HDR Comprehensive Plan designation, based on criteria 1, 2, 3, 4 and 5. Roll Call: Aye: Cach, Grobey, Harris, Kriz, Piros, Stanley, Tumbleson, Youngman Nay: None Motion Carried.

CIAC Motion: Grobey-Adamson to recommend to Council the area near the intersection of Second and Springbrook Street, east of Springbrook Street, approximately 8 acres currently designated MDR on the Comprehensive Plan Map to be changed to an HDR designation on the Comprehensive Plan Map, based on criteria 1, 2, 3 and 5. Roll Call: Aye: Adamson, Attrell, DeYoung, Grobey, Hindman, Hughes, Snell--Nay: None--Motion Carried.

Planning Commission Motion: Cach-Stanley to recommend to Council the area located at the S.E. corner of the intersection of Second and Springbrook Street, approximately 8 acres currently designated MDR on the Comprehensive Plan Map to be changed to an HDR designation on the Comprehensive Plan Map, based on criteria 1, 4 and 5. Roll Call: Aye: Cach, Grobey, Harris, Kriz, Piros, Stanley, Tumbleson, Youngman--Nay: None--Motion Carried.

Mr. Grobey stepped down from the chair and abstained from voting on the next motion as a member of either committee.

CIAC Motion: Attrell-Snell to recommend to Council the area across from Mabel Rush School north of the Mormon Church on Deborah Road, approximately 2.9 acres currently zoned R-2 and designated MDR on the Comprehensive Plan Map to be changed to R-3 zoning and HDR Comprehensive Plan designation, based on criteria 1, 2, 4 and 5. Roll Call: Aye: Adamson, Attrell, DeYoung, Hindman, Hughes, Snell--Nay: None--Motion Carried.

Planning Commission Motion: Cach-Harris to recommend to Council the area across from Mabel Rush School north of the Mormon Church on Deborah Road, approximately 2.9 acres currently zoned R-2 and designated MDR on the Comprehensive Plan Map to be changed to R-3 zoning and HDR Comprehensive Plan designation, based on criteria 1, 2 and 5. Roll Call: Aye: Cach, Harris, Stanley, Youngman--Nay: Kriz, Piros, Tumbleson--Abstain: Grobey--Motion Carried.

Mr. Grobey resumed the chair.

Property directly north and abutting the Payless Shopping Plaza along Springbrook Road was pointed out at this time by Staff. No motion was presented at this time by CIAC or Planning Commission.

CIAC Motion: DeYoung-Grobey to recommend to Council the area at the northeast corner of Springbrook and Crestview, approximately 13 acres currently zoned R-2 and designated MDR on the Comprehensive Plan Map to be changed to R-3 zoning and HDR Comprehensive Plan designation, based on criteria 1, 2, 4 and possibly 5. Roll Call: Aye: Adamson, DeYoung, Hindman, Snell--Nay: Attrell, Grobey, Hughes--Motion Carried.

Planning Commission Motion: Cach-Youngman to recommend to Council the area at the northeast corner of Springbrook and Crestview, approximately 13 acres currently zoned R-2 and designated MDR on the Comprehensive Plan Map to be changed to R-3 zoning and HDR Comprehensive Plan designation, based on criteria 1 and 2. Roll Call: Aye: Harris, Stanley--Nay: Grobey, Kriz, Piros, Youngman, Tumbleson--Motion Failed.

A 5 minute recess was called. Chairman Grobey recalled the meeting to order.

The Werth property, 17 acres was pointed out at this time by Staff. No motion was presented at this time by CIAC or Planning Commission.

CIAC Motion: Adamson-Grobey to not recommend to Council the property located between 8th and 9th, Pacific and Wynooski, approximately 2 acres currently zoned R-2 and designated MDR on the Comprehensive Plan Map to not be changed, based on criteria 1, 2 and 3 not being met. Roll Call: Aye: Adamson, DeYoung, Grobey, Hughes, Snell--Nay: Attrell--Abstain: Hindman. Motion carried.

Planning Commission Motion: Cach-Grobey to recommend to Council the property located between 8th and 9th,Pacific and Wynooski, approximately 2 acres currently zoned R-2 and designated MDR on the Comprehensive Plan Map to be changed to R-3 zoning and HDR Comprehensive Plan designation, based on criteria 2 and 4. Roll Call: Aye: Cach--Nay: Grobey, Harris, Kriz, Piros, Stanley, Youngman, Tumbleson. Motion failed.

CIAC Motion: Grobey-Snell to recommend to Council the property located South of 3rd, West of Everest, approximately 3 acres currently zoned R-1 and designated LDR on the Comprehensive Plan Map to be changed to R-3 zoning and HDR Comprehensive Plan designation, based on criteria 2, 3, and 5.

CIAC Motion to Amend: DeYoung-Grobey to include criteria 1 in preceding motion. Roll Call: Aye: Adamson, Attrell, DeYoung, Grobey, Hindman, Hughes, Snell--Nay: None--Amendment carried.

Vote on Amended Motion: Aye: Adamson, Attrell, DeYoung, Grobey, Hindman, Hughes, Snell--Nay: None--Amended motion carried.

Planning Commission Motion: Youngman-Harris to recommend to Council the property located South of 3rd, West of Everest, approximately 3 acres currently zoned R-1 and designated LDR on the Comprehensive Plan Map to be changed to R-3 zoning and HDR Comprehensive Plan designation, based on criteria 1, 2, 3 and 5. Roll Call: Aye: Cach, Grobey, Harris, Kriz, Piros, Stanley, Tumbleson, Youngman--Nay: None--Motion carried.

CIAC Motion: Attrell-DeYoung to recommend to Council the property N.E. and S.E. of the intersection of 3rd and Everest, approximately 7.85 acres currently zoned R-1 and/or designated LDR on the Comprehensive Plan Map to be changed to R-3 zoning and/or HDR Comprehensive Plan designation, based on criteria 1, 2 and 5. Roll Call: Aye: Adamson, Attrell, DeYoung, Grobey, Hindman, Hughes, Snell--Nay: None--Motion carried.

Planning Commission Motion: Youngman-Stanley to recommend to Council the property N.E. and S.E. of the intersection of 3rd and Everest, approximately 7.85 acres currently zoned R-1 and/or designated LDR on the Comprehensive Plan Map to be changed to R-3 zoning and/or HDR Comprehensive Plan designation based on criteria 1, 2 and 5. Roll Call: Aye: Cach, Grobey, Harris, Piros, Stanley, Tumbleson, Youngman, Kriz--Nay: None--Motion Carried.

CIAC Motion: Snell-Grobey to recommend to Council the property located at the N. E. corner of 2nd and Springbrook, approximately 7.7 acres currently designated MDR on the Comprehensive Plan Map to be changed to HDR Comprehensive Plan designation based on criteria 1, 2, 3 and 5. Roll Call: Aye: Adamson, Attrell, DeYoung, Grobey, Hindman, Hughes, Snell--Nay: None--Motion carried.

Planning Commission Motion: Cach-Youngman to recommend to Council the property located at the N.E. corner of 2nd and Springbrook, approximately 7.7 acres currently designated MDR on the Comprehensive Plan Map to be changed to HDR Comprehensive Plan designation based on criteria 1, 2, 3 and 5. Roll Call: Aye: Cach, Grobey, Harris, Kriz, Piros, Stanley, Youngman--Nay: Tumbleson--Motion carried.

CIAC Motion: Attrell-Snell to close discussion of the R-3 areas. Roll Call: Aye: Adamson, Attrell, DeYoung, Grobey, Hindman, Hughes, Snell--Nay: None--Motion carried.

Planning Commission Motion: Harris-Piros to proceed to consideration of R-2 areas. Roll Call: Aye: Cach, Grobey, Harris, Kriz, Piros, Stanley, Tumbleson--Nay: Youngman--Motion carried.
Mr. Hindman, CIAC Member was excused.
R-2 Parcels

CIAC Motion: Attrell-Grobey to recommend to Council the area north of Mountainview Drive and east of Zimri, approximately 20 acres currently with Comprehensive Plan designation LDR to be changed to MDR Comprehensive Plan designation, based on criteria 1, 2, 3 and 5. Roll Call: Aye: Adamson, Attrell, Grobey, Hughes, Snell--Nay: DeYoung--Motion carried.

CIAC Motion: Attrell-Grobey to recommend to Council the area north of Mountainview and west of Zimri, approximately 20.5 acres currently with Comprehensive Plan designation LDR to be changed to MDR Comprehensive Plan designation, based on criteria 1, 2, 3 and 5. Roll Call: Aye: Attrell--Nay: Adamson, DeYoung, Grobey, Hughes, Snell--Motion failed.

Planning Commission Motion: Cach-Piros to recommend to Council the area north of Mountainview Drive and east of Zimri, approximately 20 acres currently with Comprehensive Plan designation LDR to be changed to MDR Comprehensive Plan designation, based on criteria 1, 2 and 3. Roll Call: Aye: Cach, Grobey, Harris, Piros, Stanley--Nay: Kriz, Youngman, Tumbleson--Motion carried.

Planning Commission Motion: Cach-Stanley to recommend to Council the area north of Mountainview and west of Zimri, approximately 20.5 acres currently with Comprehensive Plan designation LDR to be changed to MDR Comprehensive Plan designation, based on criteria 1, 2 and 3. Roll Call: Aye: Cach, Grobey, Harris, Piros, Stanley--Nay: Kriz, Youngman, Tumbleson--Motion carried.

CIAC Motion: Snell-Grobey to recommend to Council the area in the general vicinity of W. 5th Street, approximately 42.5 acres (approx. 21 net buildable acres), currently zoned R-1 and/or designated LDR on the Comprehensive Plan Map to be changed to R-2 zoning and/or MDR Comprehensive Plan designation, based on criteria 1, 2, 4 and 5. Roll Call: Aye: Attrell, DeYoung, Grobey, Hughes, Snell--Nay: Adamson--Motion carried.

Planning Commission Motion: Cach-Piros to recommend to Council the area in the general vicinity of W. 5th Street, approximately 42.5 acres (approx. 21 net buildable acres), currently zoned R-1 and/or designated LDR on the Comprehensive Plan Map to be changed to R-2 zoning and/or MDR Comprehensive Plan designation, based on criteria 1, 2, 4 and 5. Roll Call: Aye: Cach, Grobey, Harris, Kriz, Piros, Stanley, Tumbleson--Nay: Youngman--Motion carried.

CIAC Motion: Attrell-Grobey to recommend to Council the area north of Illinois, between the western UGB and College Street, approximately 23 acres currently zoned R-1 and designated LDR on the Comprehensive Plan map, to be changed to R-2 zoning and MDR Comprehensive Plan designation, based on criteria 1, 2, 3, 4 and 5. Roll Call: Aye: Attrell, DeYoung, Grobey, Hughes, Snell, Adamson--Nay: None--Motion carried.

Planning Commission Motion: Harris-Piros to recommend to Council the area north of Illinois, between the western UGB and College Street, approximately 23 acres currently zoned R-1 and designated LDR on the Comprehensive Plan map, to be changed to R-2 zoning and MDR Comprehensive Plan designation based on criteria 1, 2, 3, 4 and 5. Roll Call: Aye: Cach, Grobey, Harris, Kriz, Piros, Stanley, Tumbleson--Nay: Youngman--Motion carried.

CIAC Motion: Snell-Adamson to recommend to Council the area north of Newberg Garbage Service east and west of Main, approximately 21.5 acres, currently zoned R-1 and designated LDR on the Comprehensive Plan map, to be changed to R-2 zoning and MDR Comprehensive Plan designation based on criteria 3 and 5. Roll Call: Aye: Adamson--Nay: Attrell, DeYoung, Grobey, Hughes, Snell--Motion failed.

Planning Commission Motion: Youngman-Stanley to recommend to Council the area north of Newberg Garbage Service east and west of Main, approximately 21.5 acres, currently zoned R-1 and designated LDR on the Comprehensive Plan map, to be changed to R-2 zoning and MDR Comprehensive Plan designation based on criteria 1, 2, 4 and 5. Roll Call: Aye: Youngman--Nay: Cach, Grobey, Kriz, Piros, Stanley, Harris, Tumbleson--Motion failed.

CIAC Motion: Adamson-Snell to recommend to Council the area north of Columbia between Main and College, approximately 17 acres currently zoned R-1 and designated LDR on the Comprehensive Plan map, to be changed to R-2 zoning and MDR Comprehensive Plan designation based on criteria 3. Roll Call: Aye: Adamson, Attrell--Nay: DeYoung, Grobey, Hughes, Snell--Motion failed.

Planning Commission Motion: Youngman-Cach to not recommend to Council the area north of Columbia between Main and College, approximately 17 acres currently zoned R-1 and designated LDR on the Comprehensive Plan map to be changed. Roll Call: Aye: Harris, Cach, Piros, Stanley, Youngman, Tumbleson--Nay: Grobey, Kriz--Motion carried.

Planning Commission Motion: Kriz-Cach to recommend to Council an area approximately 300 feet N.W. and S.W. of intersection of College and Columbia, approximately 6 acres currently zoned R-1 and designated LDR on the Comprehensive Plan map to be changed to R-2 zoning and MDR Comprehensive Plan designation based on criteria 1, 2, 3, 4 and 5. Roll Call: Aye: Harris, Cach, Grobey, Stanley, Tumbleson, Kriz--Nay: Piros, Youngman--Motion carried.

CIAC Motion: Grobey-Adamson to recommend to Council the area south of Third, East of Everest, West of Sportsman Airpark, approximately 16.4 acres currently designated LDR on the Comprehensive Plan map to be changed to MDR Comprehensive Plan designation based on criteria 1, 2, and 5. Roll Call: Aye: Adamson, Attrell, DeYoung, Grobey, Hughes, Snell--Nay: None--Motion carried.

Planning Commission Motion: Cach-Piros to recommend to Council the area south of Third, East of Everest, West of Sportsman Airpark, approximately 16.4 acres currently designated LDR on the Comprehensive Plan map to be changed to MDR Comprehensive Plan designation based on criteria 1, 2, and 5. Roll Call: Aye: Cach, Grobey, Harris, Kriz, Piros, Stanley, Tumbleson, Youngman--Nay: None--Motion Carried.

CIAC Motion: Snell-Adamson to recommend to Council the area south of Third Street between Sportsman Airpark and the Cemetary, approximately 9 acres currently designated LDR on the Comprehensive Plan map to be changed to MDR Comprehensive Plan designation based on lack of criteria 3. Roll Call: Aye: None--Nay: Adamson, Attrell, DeYoung, Grobey, Hughes, Snell--Motion failed.

Planning Commission Motion: Cach-Youngman to recommend to Council the area south of Third Street between Sportsman Airpark and the Cemetary, approximately 9 acres currently designated LDR on the Comprehensive Plan map to be changed to MDR Comprehensive Plan designation. Roll Call: Aye: None--Nay: Cach, Grobey, Harris, Kriz, Piros, Stanley, Tumbleson, Youngman--Motion failed.

CIAC Motion: Snell-Adamson to recommend to Council the area north of Mountainview Drive abutting the east side of Hess Creek, approximately 32 acres, currently designated LDR on the Comprehensive Plan map to be changed to MDR Comprehensive Plan designation. Roll Call: Aye: None--Nay: Adamson, Attrell, DeYoung, Grobey, Hughes, Snell. Motion failed.

Planning Commission Motion: Youngman-Stanley to recommend to Council the area north of Mountainview Drive abutting the east side of Hess Creek approximately 32 acres, currently designated LDR on the Comprehensive Plan Map to be changed to MDR Comprehensive Plan designation

Planning Commission Motion to Amend: Cach-Kriz to include...based on criteria 1, 2, and 3...Motion carried unanimously by a voice vote.

Vote on Amended Motion: Aye: Cach, Grobey, Harris, Kriz, Stanley--Nay: Piros, Youngman, Tumbleson--Motion carried.

R-3 Parcels, Planning Commission Consideration Only

Planning Commission Motion: Cach-Youngman to recommend to Council an area north of Springbrook Plaza east of Springbrook Street, approximately 5.7 acres currently zoned R-2 and designated MDR on the Comprehensive Plan map to be changed to R-3 zoning and HDR Comprehensive Plan designation based on criteria 1, 2, 3 and 5. Roll Call: Aye: Cach, Stanley--Nay: Grobey, Harris, Kriz, Piros, Youngman, Tumbleson--Motion failed.

Planning Commission Motion: Cach-Stanley to recommend to Council an area north of Springbrook Plaza east of Springbrook Street, approximately 3.0 acres currently zoned R-2 and designated MDR on the Comprehensive Plan map to be changed to R-3 zoning and HDR Comprehensive Plan designation based on criterial, 2, 3 and 5. Roll Call: Aye: None--Nay: Cach, Stanley, Grobey, Harris, Kriz, Piros, Youngman, Tumbleson--Motion failed.

Staff indicated at this time that there was an excess of acreage in R-3.

Planning Commission Motion: Cach-Piros to recommend to Council an area south of the intersection of 2nd and Springbrook, approximately 7.0 acres currently designated MDR on the Comprehensive Plan map to be changed to HDR Comprehensive Plan designation based on criteria 1, 4 and 5. Roll Call: Aye: Cach--Nay: Stanley, Grobey, Harris, Kriz, Piros, Youngman, Tumbleson--Motion failed.

Planning Commission Motion: Cach-Kriz to not recommend to Council an area known as the Werth property, approximately 17 acres as no criteria are met. Roll Call: Aye: None--Nay: Cach, Stanley, Grobey, Harris, Kriz, Piros, Youngman, Tumbleson--Motion Carried.

Planning Commission Motion: Kriz-Stanley to reduce quantity of property to be recommended to Council in area north of Mountainview Drive east and west of Zimri from 40.5 total acres to 20 acres using only the southerly 10 acres of each parcel for recommendation to be changed to MDR Comprehensive Plan designation. Roll Call: Aye: Grobey, Harris, Kriz, Piros, Stanley--Nay: Cach, Youngman, Tumbleson--Motion carried.

Planning Commission Motion: Kriz-Cach to reduce quantity of property to be recommended to Council in area north of Mountainview Drive abutting the east side of Hess Creek, approximately 32 acres, currently designated LDR on the Comprehensive Plan map to use only the southerly 16 acres for recommendation based on criteria 1, 2, 3, 5 and 6. Roll Call: Aye: Grobey, Harris, Kriz, Piros, Stanley, Cach, Youngman, Tumbleson--Nay: None--Motion carried.

Staff indicated the need to continue this hearing to discuss the Comprehensive Plan packets previously distributed and added there was additional information to be discussed.

Planning Commission Motion: Stanley-Cach to continue this hearing to Tuesday, March 24, 1981 at 7:00 to be in conjunction with CIAC. Carried unanimously by those present.

SELECTION CRITERIA

1. High density residential locations should be easily accessible to arterial streets or transportation corridors.

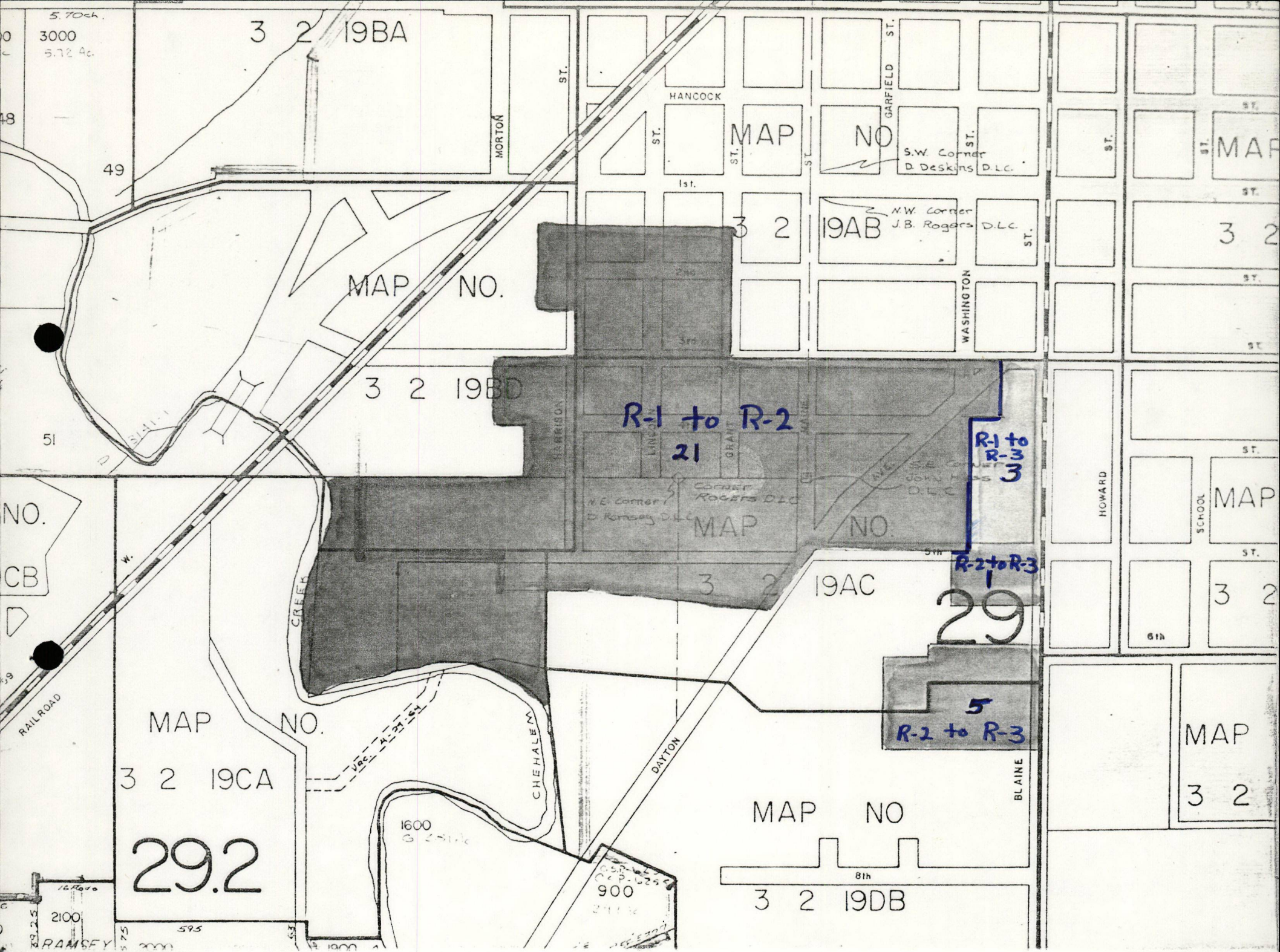
2. Selected sites should be located readily accessible to commercial services, public open spaces and schools.

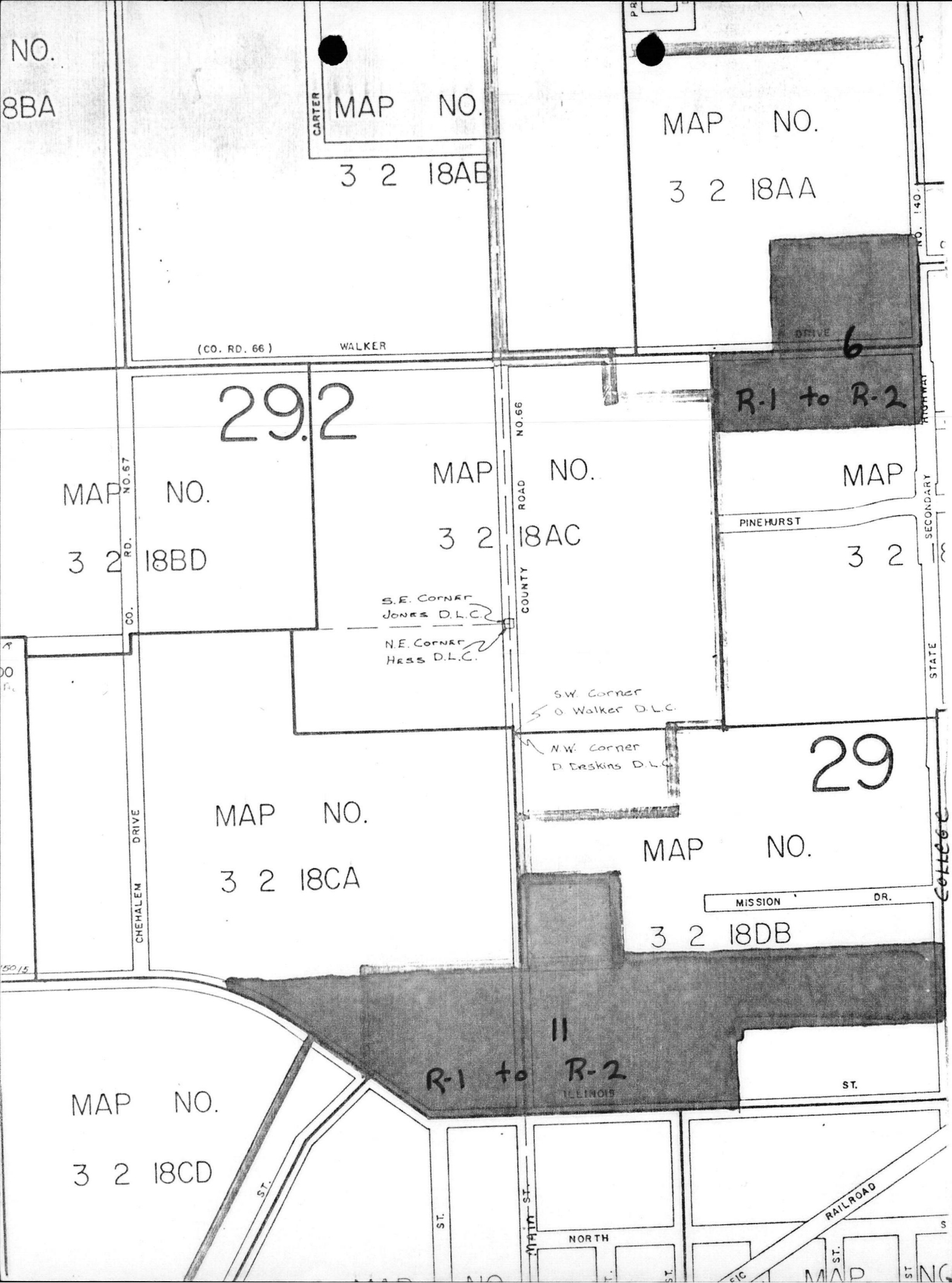
3. The sites should not be concentrated within particular areas of the City.

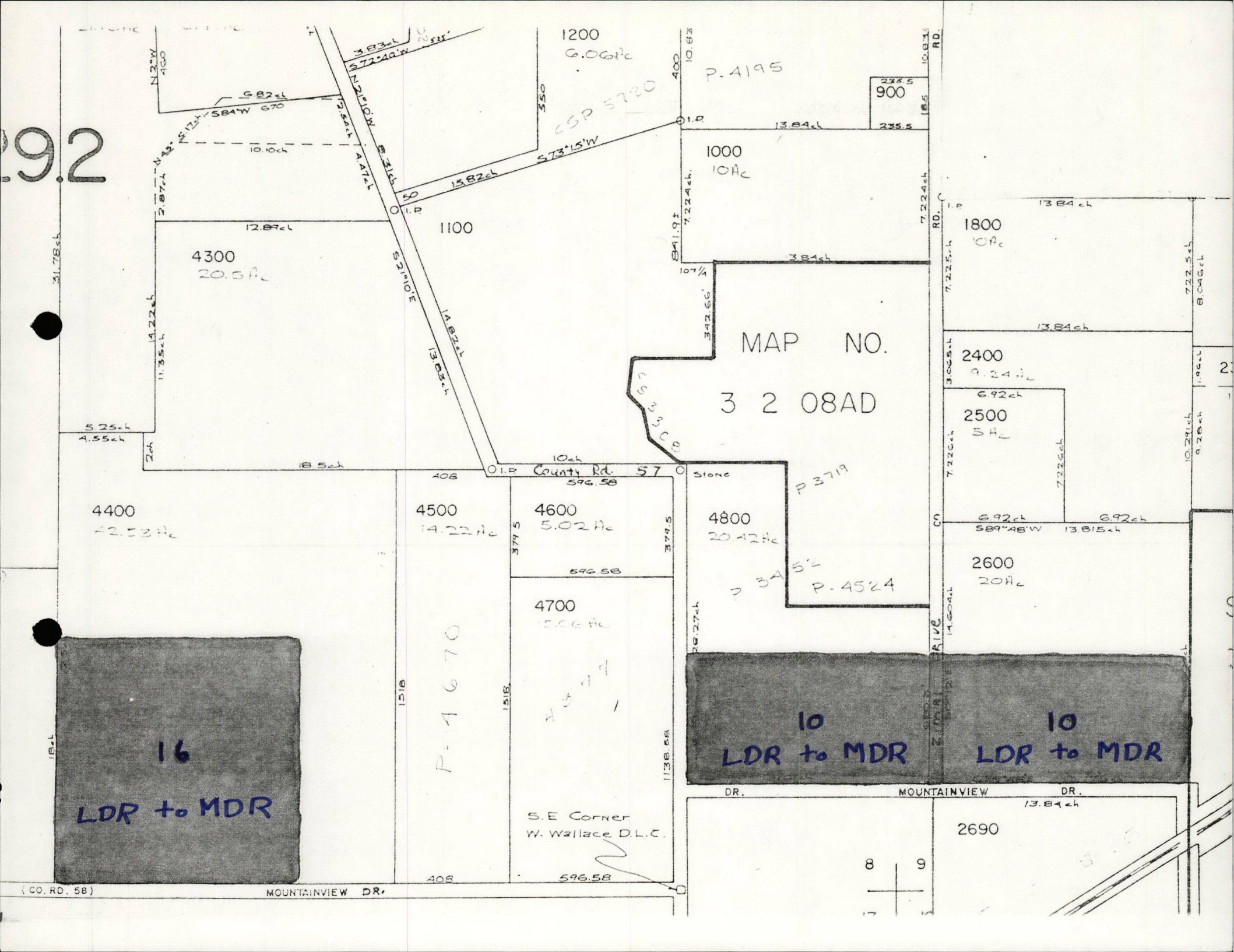
4. The conversion of specific older tracts of land with sub-standard housing presently existing on the property should be considered.

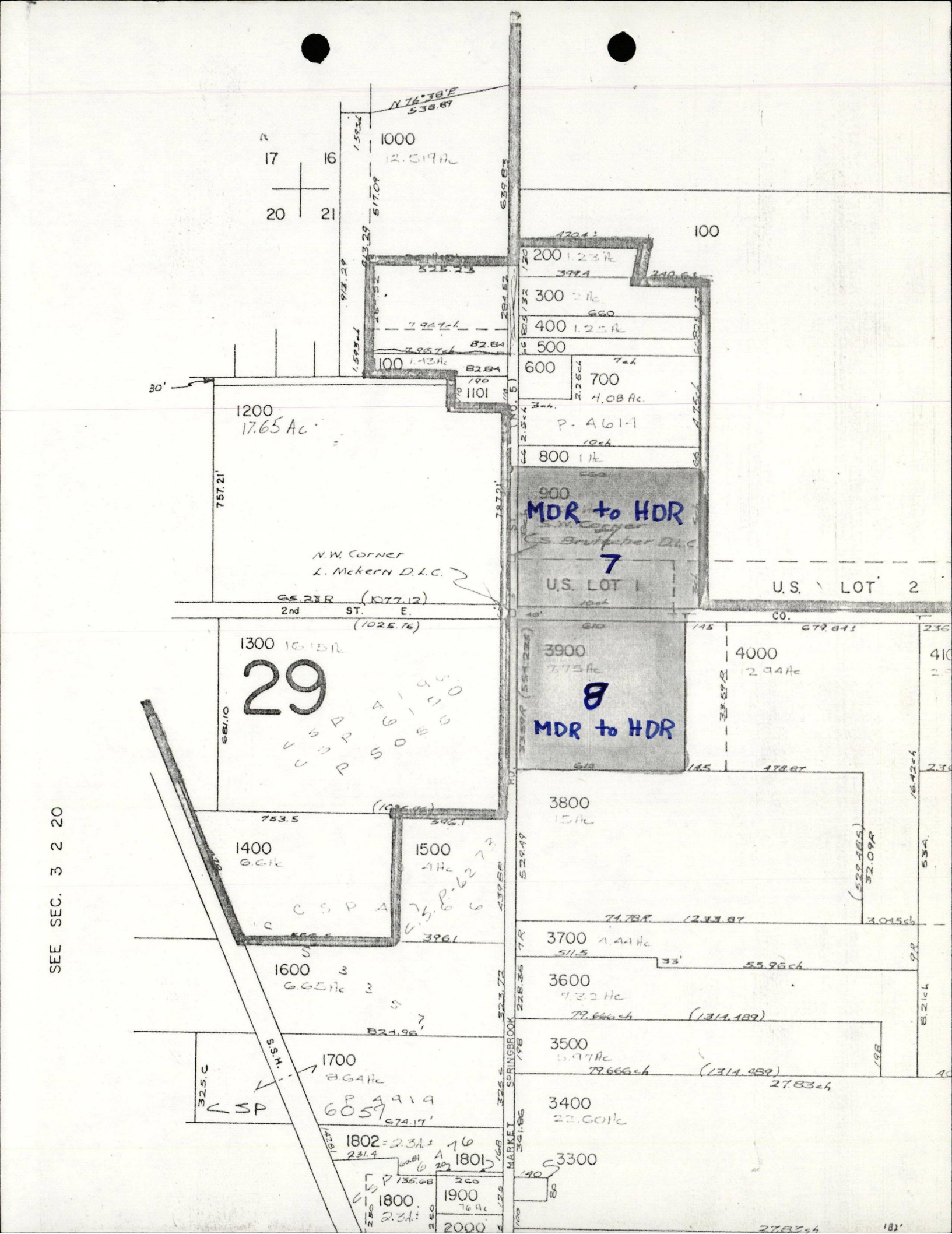
5. The property is not detrimental to the transportation network and the property doesn't require the premature construction at taxpayer expense of new roads which might not be necessary if this use were elsewhere.

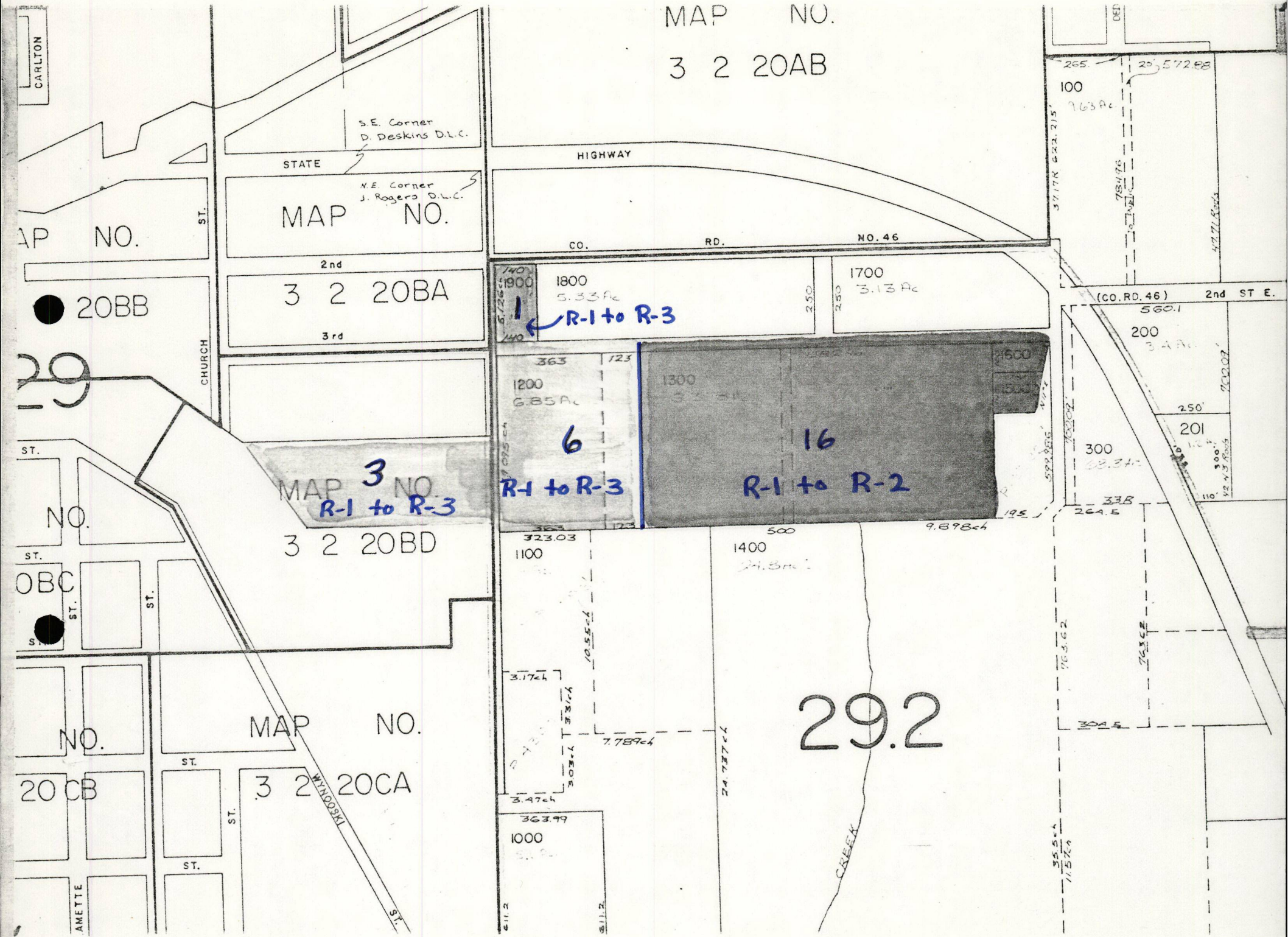
6. Selected sites will be prioritized for re-zoning based upon the number of criteria such sites satisfy.

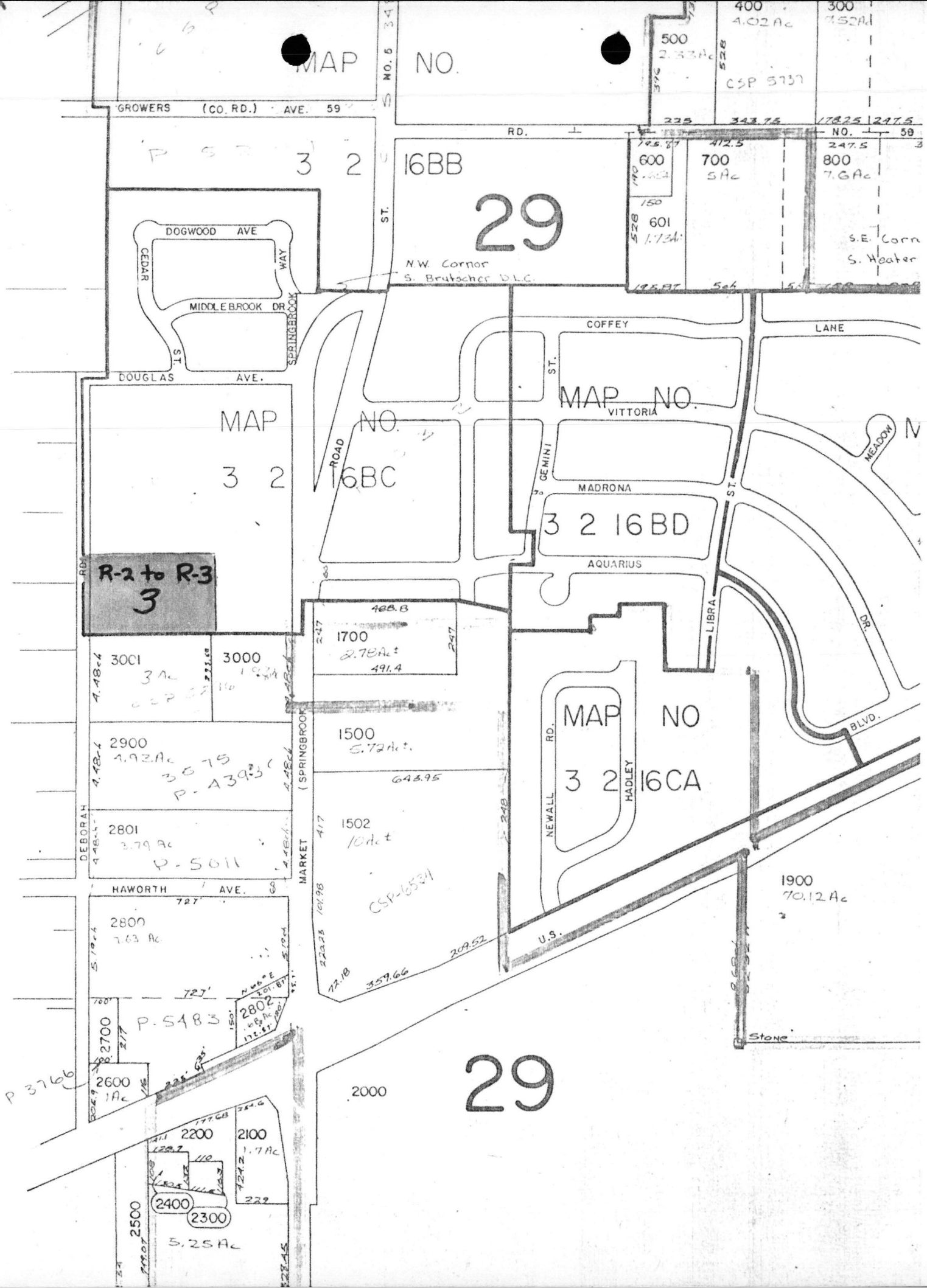

3 2 19BA
MAP NO.
3 2 19BD
R-1 to R-2
21
R-1 to R-3
3
R-2 to R-3
1
29
5
R-2 to R-3
3 2 19AB
3 2 19AC
MAP NO.
3 2 19CA
29.2
MAP NO
3 2 19DB
MAP NO.
CB
HANCOCK ST.
1st.
2nd.
3rd.
5th
6th
8th
MORTON ST.
GARFIELD ST.
WASHINGTON
HOWARD
SCHOOL
BLAINE
GRANT
LINCOLN
ELBERSON
CHEHALEM CREEK
DAYTON
RAILROAD
RAMSEY
S.W. Corner D. Deskins D.L.C.
N.W. Corner J.B. Rogers D.L.C.
N.E. Corner D. Ramsey D.L.C.
CORNER ROGERS D.L.C.
S.E. CORNER JOHN HESS D.L.C.
Vac. 4-23-54
5.70ch.
3000
5.72 Ac.
1600
900
2100
595
49
51


NO.
8BA
MAP NO.
3 2 18AB
CARTER
MAP NO.
3 2 18AA
(CO. RD. 66)
WALKER
DRIVE
6
R-1 to R-2
29.2
MAP NO.
3 2 18BD
CO. RD. NO. 67
MAP NO.
3 2 18AC
COUNTY ROAD NO. 66
MAP
PINEHURST
3 2
SECONDARY STATE HIGHWAY
S.E. Corner
Jones D.L.C.
N.E. Corner
Hess D.L.C.
S.W. Corner
O. Walker D.L.C.
N.W. Corner
D. Deskins D.L.C.
29
MAP NO.
3 2 18CA
CHEHALEM DRIVE
MAP NO.
3 2 18DB
MISSION DR.
11
R-1 to R-2
ILLINOIS
ST.
MAP NO.
3 2 18CD
ST.
MAIN ST.
NORTH
RAILROAD


MAP NO.
3 2 08AD
1200
6.06 Ac
P. 4195
900
1000
10 Ac
1100
4300
20.5 Ac
1800
10 Ac
2400
9.24 Ac
2500
5 Ac
2600
20 Ac
4400
42.53 Ac
4500
14.22 Ac
4600
5.02 Ac
4700
15.66 Ac
4800
20.42 Ac
P 3719
P 3A 5'2
P-4524
P-1670
County Rd. 57
Stone
S.E Corner
W. Wallace D.L.C.
16
LDR to MDR
10
LDR to MDR
10
LDR to MDR
MOUNTAINVIEW DR.
(CO. RD. 58)
MOUNTAINVIEW DR.
2690
8
9


N 76°38'E 538.87
17
16
20
21
1000 12.519 Ac
100
200 1.23 Ac
300
400 1.23 Ac
500
600
700 4.08 Ac.
P-461-1
800 1 Ac
900
MDR to HDR
7
U.S. LOT 1
U.S. LOT 2
1100
1101
1200 17.65 Ac.
N.W. Corner L. Mckern D.L.C.
2nd ST. E.
(1025.76)
1300 16.15 Ac
29
1400 6.6 Ac
1500 4 Ac
1600 6.62 Ac
1700 8.64 Ac
P 6059
1802 = 2.3 Ac.
1801
1800 2.3 Ac.
1900 7.6 Ac
2000
3900 7.75 Ac
8
MDR to HDR
4000 12.94 Ac
3800 15 Ac
3700 11.44 Ac
3600 7.32 Ac
3500 5.97 Ac
3400 22.60 Ac
3300
SPRINGBROOK
MARKET
S.S.H.
SP
CO.
SEE SEC. 3 2 20


MAP NO.
3 2 20AB
CARLTON
S.E. Corner
D. Deskins D.L.C.
STATE
HIGHWAY
N.E. Corner
J. Rogers D.L.C.
MAP NO.
CO. RD. NO. 46
2nd
3 2 20BA
3rd
20BB
CHURCH
1900
1800
5.33 Ac
1700
3.13 Ac
R-1 to R-3
(CO. RD. 46)
2nd ST E.
560.1
200
3.4 Ac
1200
6.85 Ac
6
R-1 to R-3
1300
16
R-1 to R-2
1600
1500
300
201
MAP NO.
3
R-1 to R-3
3 2 20BD
1100
1400
24.3 Ac
29.2
MAP NO.
20CB
3 2 20CA
WINDOKSKI
CREEK
1000
AMETTE
ST.


MAP NO.
GROWERS (CO. RD.) AVE.
RD.
NO.
3 2 16BB 29
DOGWOOD AVE
CEDAR WAY
MIDDLEBROOK DR.
S.T.
SPRINGBROOK
DOUGLAS AVE.
N.W. Corner S. Brutscher D.L.C.
S.E. Corn S. Heater
COFFEY LANE
VITTORIA
MAP NO. 3 2 16BC
ROAD
GEMINI
MADRONA
3 2 16BD
AQUARIUS
MEADOW
LIBRA
DR.
BLVD.
R-2 to R-3
3
3001
3000
2900
2801
2800
2700
2600
2802
2200
2100
2400
2300
2500
1700
1500
1502
MAP NO. 3 2 16CA
NEWELL RD.
HADLEY
DEBORAH
MARKET (SPRINGBROOK)
HAWORTH AVE.
P-5011
P-A393
P-5483
P 3766
CSP-6534
1900
70.12 Ac
2000
29
U.S.
Stone

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
PLANNING COMMISSION
JOINT MEETING
Tuesday, March 3, 1981 7:00 P.M.

The meeting was called to order by Hal Grobey.

CIAC Members Present:

Hal Grobey	Andy Anderson
Leonard Attrell	Gary Windsor
Jim DeYoung	Sally Adamson

Planning Commission Members Present:

John Cach	Hal Grobey
Jean Harris	Jack Kriz
Rebecca Piros	Jim Tumbleson

Staff Present:

Rick Faus, City Attorney
Clay Moorhead, Planning Director
Barb Mingay, Recording Secretary

Others Present: Approximately 39 Citizens

Chairman Grobey requested the minutes of previous meeting be read at the conclusion of joint hearings.

Planning Commission members Bob Youngman and Art Stanley now present.
CIAC member Rebecca Page now present.

Chairman Grobey again restated hearing procedure to be followed and he indicated testimony would be heard from proponents or opponents of areas not yet spoken to. Time limit of 6 minutes was again placed on each party speaking. Additional testimony concerning previously spoken to areas would also be taken if not repetitive.
Staff indicated each area to be considered for up-zoning on a map and their current designations.

CIAC member Charlie Hindman now present.

The following testimony will be referenced to area numbers given in February 24, 1981 CIAC/Planning Commission minutes:

Area 4 - Additional testimony: Area north of Mountainview between Zimri Drive and Springbrook Road, requested to be changed from Comprehensive Plan designation LDR (Low Density Residential) to MDR (Medium Density Residential).

Proponent: Terry Mahr, Attorney at Law, 511 N. Washington, representing C.R. Moe, indicated that the following criteria are met regarding this parcel:

Criteria 1 - Springbrook Road is a major arterial into the area.
Criteria 2 - A major shopping center and schools are nearby
Criteria 3 - This type of zone is not specifically concentrated in one area, but appears all over town. In addition, an R-2 zone would act as a buffer.
A planned unit development could be very readily created in this area.
Criteria 4 - This criteria is probably not met as there is not a great deal of sub-standard housing in the area.
Criteria 5 - The property does not require additional or improved roads at this time - Probable annexation to City will not occur for 2-3 years at least.
Criteria 6 - On basis of priority, criteria 1, 2, 3 and 5 seem to be adequately satisfied.

Question to Proponent:

Mr. Youngman requested Mr. Mahr speak to the question of buffering. Mr. Mahr indicated R-2 would act as a buffer between industrially zoned property and pre-existing rural subdivisions in the area.

Mr. Larry Johnson, Rt. 2, Box 47, asked how far this area extends up hill. Staff indicated location of property was on both sides of Zimri Drive up to the Roberts Lane development area.

Proponent: John Garland, Rt. 2, Box 28, Mt. View Dr., indicated proximity to schools, buffering from light industrial zoning to other properties and overall location in community were reasons for up-zoning this area.

Proponent: James Morgan, Rt. 2, Box 39, owner of part of property in this area, stated that properties are accessible to Mountainview Drive, to schools, shopping and that a possible park in area would be convient.

Opponent: Arthur Roberts, 2514 Roberts Lane, prefers R-1, small low density housing which would fit in area better. Solar paneled type housing would be appropriate to the site due to south slope of hill. The community would be enhanced by R-1 rather than medium density. He noted printing error in paper advertisement regarding zone designation proposed and location of site.

Questions to Opponent:

Mr. Mahr asked Mr. Roberts his opinion of buffering between industrial and housing zones. Mr. Roberts indicated that the industrial park currently near the site is kept in very good condition and is well maintained. It would be a good neighbor to single family homes. This large of an area proposed for up-zoning is out of proportion to other types of housing in area. Other locations closer to City center would be more appropriate.

Opponent: Fern Roberts, 2514 Roberts Lane indicated Adec and Technical Images are preferred as a buffer to townhouses currently classed in R-3 zone. She would prefer other industrial parks across Mountainview Drive rather than R-2 housing.

Questions to Opponent:

Mr. DeYoung asked Mrs. Roberts which townhouses were objectionable and her response was the townhouses located in the north section of Spring Meadow.

Opponent: Delbert Ellis, 2009 N. Springbrook Street indicated there is already to much traffic in the area.

Opponent: Rachell Kennedy, 1909 N. Springbrook Street, is opposed because of sewer and water problems in area. Sewer lines are being cleaned out at her location often. Springbrook Road is over-crowded already. There is an over-concentration of high density housing in the area already. She discussed a number of units currently existing in area (identified by quantity) which are zoned R-3. She indicated there was a large amount of school and industrial traffic in the area also.

Questions to Opponent:

Mr. Tumbleson asked staff if the City has a traffic count on Springbrook Street and staff indicated there has been no traffic study to date but development in area is for the year 2000.

Mr. Youngman asked Mr. Roberts if a PUD overlay on the property would change his opinion of the zoning proposed. Mr. Roberts indicated that a PUD was considered at one time but up-zoning now would not be of assistance later in achieving a PUD. Single family homes would be more appealing. Mr. Grobey indicated that the City cannot place a PUD sub-district classification on the property at this time. Mr. Roberts responded that since a PUD cannot be placed at this time an R-1 designation would better protect this area.

Opponent: Estelle Dare, 1901 N. Springbrook St. is opposed for the above reasons.

Area 3 - Additional testimony: North Main Street and Illinois, requested to be changed from R-1 to R-2.

Proponent: Vida Staley, 1400 E. First, property owner in area 3. She indicated up-zoning to R-2 would be okay.

Opponent: Diane Canfield, 115 E. Illinois. She indicated that the proposed school property in Crater Lane area has not been approved and without additional school, any more homes will overload Central School creating more busing.

Opponent: Josephine Rose, for her father, a resident at 735 N. College, is concerned about the potential increase in taxes. This property is just under 3 acres and her father is 92. She checked with Yamhill County on increase in taxes and the County indicated probable tax increases due to reassessment in next several years. She is concerned that they will be forced to sell due to tax increases because re-zoning will increase the value of her father's property. She wanted to know if re-zoning will have the effect of increased taxes.

Question to Opponent:

Mr. Cach asked Ms. Rose if property was in the City and she indicated it was in the City limits. Mr. Cach asked staff if a change in the Comprehensive Plan designation automatically changes the zoning district. Staff responded that all Comprehensive Plan designations on Comprehensive Plan map correspond to zone designations on Zoning map relating to residential uses.

Mr. Grobey indicated that as property values in area increase, taxes will also increase.

Staff explained the purpose of the Comprehensive Plan and Zoning designations and the method of enactment of each. Mr. Grobey indicated zone changes would be enacted at the time the Comprehensive Plan designation was changed on areas within the City limits. Areas in the Urban Growth Boundary not in the City limits would not have County zoning designations changed until time of annexation to the City.

Dick Daugherty, 1204 Marguerite Way, neutral status, asked for clarification of selection methods of previously presented parcels. He wanted to know if choice of each site was made by land boundary design or because of acreage involved. Staff indicated examples of different areas in which both methods of selection were used.

Mr. Daugherty asked what criteria staff based selection on prior to committee establishment of currently used criteria. Mr. Grobey stated criteria were established prior to property selection.

Mr. Daugherty asked why this area (Area 3) was not extended further north toward Pinehurst Drive. He felt the same criteria were applicable to this additional property.

Mr. Cach asked Mr. Dougherty to locate the proposed location. Mr. Dougherty indicated extension (of area 3) to Pinehurst Drive would be in order using the same criteria staff used. He indicated that if property were re-zoned development could begin immediately on vacant parcels.

Mrs. Canfield asked Mr. Dougherty the location of Marguerite Way and he indicated it was located in Reed Park, east of Main.

Area 1 - Additional testimony: Across from Mabel Rush School north of Mormon Church on Deborah Road, requested to be changed from R-2 to R-3.

Opponent: Gene Platt, 1701 Cedar Street, stated the integrity of the neighborhood is maintained by lower density housing and the area is already saturated with high density from Haworth to Douglas. High density loses its appeal quicker as can be seen by existing high density disrepair in the neighborhood.

Opponent: Estelle Dare, 1901 N. Springbrook Street, stated there is a high concentration of apartments in the area, hazards to school children and is opposed to up-zoning.

Area 6 - Additional testimony: The northeast corner of the intersection of Crestview and Springbrook, requested to be changed from R-2 to R-3.

Opponent: Mrs. Delbert Ellis, 2009 N. Springbrook is opposed, area is unsafe for additional children.

Area 8 - Additional testimony: In and around the area located at the intersection of Third and Church Streets, requested to be changed from R-2 to R-3.

Leroy Nollette, 704 S. Willamette asked for staff to indicate the location of area on a map and staff did so.

Opponent: Jim Darby, 900 Wynooski asked what drainage was in the area. His property in the canyon is flooding more now and he would like to see corrections to flooding problems before more housing is created.

Chairman Grobey called a five minute recess.

Other properties proposed:

Proponent: Arnold Peterson, 8240 S. W. Terwilliger, Portland representing C.R. Moe, owner of property lying north of Technical Images (west of area 4) containing roughly 32 acres, Tax Lot 3208-4400 proposed change for up-zoning to R-2 or R-3. He did not speak to the criteria.

Proponent: Thomas Hailey, 1225 Pennington Dr. N. part owner at 8th between Pacific and Wynooski indicated he would like this property to be considered for up-zoning from R-2 to R-3 with a S-R subdistrict. He had previously applied to the Planning Commission for such a change, and was denied because Wynooski was a sub-standard street. He indicated staff recommendation of Comprehensive Plan change did not occur. He felt the site had other access roads and was a suitable site. Tax lot 3220CA-1300, -1400, -1401 and additional properties are involved totaling approximately 2.1 acres.

Mrs. Piros asked Mr. Hailey what his property ownership involved. Hailey stated he is ¼ owner of property.

Opponent: Jim Darby, 900 Wynooski wanted confirmation of rejection of Mr. Haileys parcels for zone change by the Planning Commission and Commission confirmed its findings. Mr. Darby indicated the area still doesn't have adequate sewer facilities, Wynooski is sub-standard, Pacific is not adequate, drainage is not adequate and he is still opposed to a zone change. He mentioned letters which were sent in opposition to this proposal at originial time of request before Planning Commission. Same people were still in opposition.

Proponent: Emerson Walton, owner of property at the S.E. corner of Third and Everest Road, approximately 6.85 acres, T. L. 3220-1200 proposed his property to be up-zoned from current Comprehensive Plan designation LDR to HDR (R-3). He felt criteria are probably all met on this parcel.

Opponent: Sally Marshall, 200 Pinehurst Drive indicated she is opposed to extending Area 3 described by Dick Dougherty. She felt this area only meets one or two criteria. There is already a concentration of housing in this area. She wanted to know what happened to park site designation.

Staff responded that park site is still designated and is in the Park & Rec long-range plans.

Ms. Marshall felt there were inadequate park sites now and doesn't wish to see additional R-2 in her backyard.

Minutes corrected at 3-12-81 joint mtg. "No new parcels will be considered at continued hearings."

The following letters were submitted for consideration:

George & Kristy Knickrehm, Rt. 2, Box 48, Newberg - Opponent, Area 4
Raymond & Christine Nelson, T.L. 3208-300 - Opponent, Area 4
Estella Dare, Nona Klohs, 1901 N. Springbrook Rd. - Opponent, Area 6
Mr. & Mrs. Paul Kennedy, 1909 N. Springbrook St. - Opponent, Areas 4 & 6
Arthur Roberts, George Fox College, Newberg - Opponent, Area 4

Lucille Adams, 1404 Hoskins St. stated her opposition to area north of Mountainview Drive. She made a suggestion that older, close-in areas be re-zoned first. Secondly, if Mountainview is to be re-zoned, the City should consider only part of.

Staff indicated an additional continued meeting should be established March 12, Thursday, at 7:00 P.M. General discussion of further testimony eligibility followed with information about notice requirements for newly proposed areas being stated by Counsel. Notification of completion of public testimony on all areas will be published prior to March 12 final hearing date.

Motion: (CIAC) Hindman-Attrell to continue joint meeting of CIAC/Planning Commission to March 12, 1981 at 7:00 P.M. Motion carried by those present.

Motion: (Planning Commission) Stanley-Piros to continue joint meeting of CIAC/Planning Commission to March 12, 1981 at 7:00 P.M. Motion carried by those present.

Motion: (CIAC) DeYoung-Adamson to continue hearing to discuss Comprehensive Plan packets. Motion carried by those present.

Motion: (Planning Commission) Youngman-Stanley to continue hearing to discuss Comprehensive Plan packets. Motion carried by those present.

Clay Moorhead reviewed Comprehensive Plan correction pages specifically referencing a packet which members of both bodies have received for review. A brief general discussion of the packet followed.

Staff introduced Mary Dorman, Yamhill County Coordinator and distributed her staff report to Yamhill County Planning Commission.

Motion: Stanley-Piros to express appreciation to staff for time spent on gathering material. Motion carried by those present.

Chairman Grobey instructed both committees to review all pertinent material prior to March 12 hearing and suggested the following order of agenda:

1. Priority of acreages and decision to Council regarding up-zoned lands
2. Comprehensive Plan document revision review

Staff recommended attendance at the County Planning Commission hearing, Thursday, March 5, 1981 at the County Courthouse at 7:30. Attendance by as many members of both committees as possible was encouraged and staff also suggested continued negotiations with the County regarding passage of our Comprehensive Plan.

Mary Dorman reviewed the staff report to Yamhill County Planning Commission. General discussion and comments from both CIAC and Planning Commission members followed. There was general agreement that coordination of efforts between the City and County should be strived for.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
PLANNING COMMISSION
JOINT MEETING
Tuesday, February 24, 1981

The meeting was called to order by Hal Grobey.

CIAC Members Present:

Hal Grobey	Rebecca Page
Sally Adamson	Dr. Herman Hughes
Gary Windsor	Jim DeYoung

Planning Commission Members Present:

Bob Youngman	Jack Kriz
Hal Grobey	Jean Harris
Oscar Gerth	Jim Tumbleson
John Cach	Arthur Stanley

Staff Present:

Rick Faus, City Attorney
Clay Moorhead, Planning Director
Barb Mingay, Recording Secretary

Others Present: Approximately 57 Citizens

Chairman Grobey informed audience as to method of hearing procedure.

Clay Moorhead, Planning Director gave background information regarding purpose of the Comprehensive Plan, LCDC's involvement and reason for potential up-zoning. He indicated areas on a map which are under consideration for such up-zoning.

Rebecca Piros, Planning Commissioner, now present.

Public Hearing open.

Mr. Moorhead indicated the number of hearings that have taken place and presented the criteria which will be used to select areas for up-zoning.

Chairman Grobey indicated a 6 minute time limit has been placed on individual testimony.

The following areas were proposed for change in zoning. Proponents and opponents are indicated for each area.

Area 1: Across from Mabel Rush School north of Mormon Church on Deborah Rd, requested to be changed from R-2 to R-3.

Proponent: Earl Sandager, Rt. 1, Box 28B wishes to have his parcel across from Mabel Rush School north of the Mormon Church on Deborah considered for change from R-2 to R-3. He believes the following criteria have been met:

1.) The property is next to an arterial (Deborah Rd.) 2.) It is across from a school, not in a congested area. 5.) It is close to transportation. 4.) N/A Property adjacent to this parcel should also be considered as it would become an island. His property involves approximately one acre.

Chairman Grobey indicated he would abstain from voting when this issue is brought up for vote.

Area 2: Third to Fifth lying west of Dayton Avenue, requested to be changed from R-1 to R-2.

Opponent: Leon Blanchard, 314 W. Fifth, asked if there was only one fire hydrant in this area. Chairman Grobey indicated facilities will be installed should improvements be made in the future in this area. Mr. Blanchard opposed up-zoning to R-2 on Fifth due to law enforcement problems, only 1 fire hydrant, drainage problems, unpaved street, dead-end street with only one exit for traffic.

Chairman Grobey asked proponent if any criteria were met in this area. Mr. Blanchard indicated some but not all were met.

Opponent: Alfred Littau, 409 W. Fifth was opposed to Fifth Street up-zoning. After reading a description to audience of R-1 area from the Newberg Zoning Ordinance, he indicated he has been a homeowner at this site approximately 4-5 years, he enjoys neighborhood rapport in this area which would be lost with a higher density neighborhood. He would like to see R-2 housing types described more accurately.

Staff described examples of R-1, R-2 and R-3 lot sizes with equivalent number of units possible on each lot.

Mr. Littau asked for clarification of LCDC. Staff indicated the City must comply with 15 goals set by the State with final acceptance of our plans determined by State LCDC.

Mr. Littau expressed a commitment to single family living. He indicated multi-family units tend to deteriorate due to lack of commitment.

Mr. Grobey indicated we are committed to fulfilling State requirements also.

Opponent: Jim Hulet, 515 Dayton doesn't think older section of town should be destroyed and also that intersection at Fifth & Dayton is dangerous . He has an objection to developments already taking place in the area and questioned why up-zoning couldn't take place in some of the newer portions of the City. This area has small lots, narrow streets and drainage problems. He indicated that additional housing would cause a severe effect on property owners in the area. He asked who made selection of areas to be up-zoned.

Staff indicated a general selection was made to be refined at this hearing.

Mr. Hulet asked why more citizens weren't here as proponents for this area.

Mr. Grobey indicated that very little community response comes forth except when people become angry .

Mr. Youngman requested audience to consider and put forth any additional areas that meet criteria for consideration by the Committees.

Mr. Grobey requested a show of hands in opposition to the proposed area from Third to Fifth lying West of Dayton Ave. 21 Members of audience indicated their opposition.

Opponent: Wes Cosand, 200 W. Fourth, indicated criteria #4 is not met as the stability of this section of town not always apparent on the surface but still is in existence. Young people who aren't able to afford more expensive housing are moving into the area and upgrading the homes.

Copies of the criteria used to chose sites for up-zoning were handed out to the audience at this time.

Opponent: Dweight Hageman, 510 W. Fifth indicated some of the homes were built in the early 1900's, there are unpaved streets, poor access and he was opposed to a change in zoning.

Opponent: Harold Vols, 417 S. Harrison, is opposed as the streets are narrow, unpaved, there are lots of children in the area, upzoning would cause an increase in school population causing overcrowding.

Opponent: Tom Bailey, 420 S. Harrison, indicated narrow streets, unpaved, dead-end street, not accessible. He moved into area to get away from rentals.

Opponent: Richard E. Meyer, 200 W. Second, is opposed to up-zoning. He refered to American Village parking problem. He doesn't wish to see street parking in this area.

Opponent: Rachel Kennedy, 1909 N. Springbrook St. indicated visitor parking is not allowed in American Village parking lot.

Opponent: Clint Donaldson, 512 Dayton indicated there would be a driving hazard created in this area.

Opponent: Robert Hill,214 W. Fifth, stated his opposition.

Mr. Leon Blanchard, an opponent answered a general question that if improvements were placed in area, what would opposition to up-zoning be, by stating that creek in area is still a detriment to additional housing, especially if it meant additional children would be in area. There would still be very poor drainage.

Tom Tucker, a CIAC member, now present.

Opponent: Gale Hughes, 1909 Springbrook Street, questioned if neighbors of proposed up-zoning areas also contacted about hearing.

Staff indicated only newspaper advertising is required. Additional notices were sent out to affected property owners but are not a requirement.

Opponent: Al Littau indicated that if that street (5th) is widened, many property fronts would be infringed on.

Proponent: Judy Brunner, 413 W. 5th, also owner of 415A & B W. 5th, also representing Bob Mallott, has built a duplex on 5th St. and has felt no adverse impact. She has installed (paid for) a public usage manhole on 5th St. She wishes to see street paved in this area. Zoning in the area was originally R-2 which was changed to R-1 last year. The City lot abuts her property and Newberg River Rock, which is very noisy, also abuts her property. An R-2 zone is designated to be a buffer zone and at present her house is the buffer to the surrounding neighborhood. Schools are available, a park is available, and safety is no different in this neighborhood than elsewhere in town. Other duplexes are in area. Transportation onto a main highway is available (99W). The neighborhood has been upgraded partly due to duplexes in this area.
Questions to Proponent:
Tom Bailey asked for clarification of her property and she idicated its location on a map.

Leon Blanchard indicated there is more than one problem drainage area. Manhole doesn't solve the problem. He asked if area is up-zoned, how are improvements going to be obtained. Judy Brunner indicated a petition for street improvement will be presented at Council at that time.

POLL: Planning Commission/CIAC was polled as to the desirability of continuing this meeting to March 3, 1981 at 7:00 P.M. Decision in favor of continuance was unanimously carried by those present.

Area 3: North Main Street and Illinois, requested to be changed from R-1 to R-2.

Opponent: Diane Canfield, 115 E. Illinois, is opposed. North Main is in poor shape and property owners would be the ones assessed for this improvement to be done. She chose this site because of its zoning.

Opponent: Ray Mahaney, 709 Wynooski indicated oposition.

Opponent: Scott Canfield, 115 E. Illinois, doesn't want to have R-2 zone in his backyard. He is opposed to change.

Opponent: Ted Payne, 301 W. Illinois, is not for or against.

Questions to Opponents:

Jim DeYoung asked Diane Canfield if her property borders Main Street. She indicated it does not.

Area 4: Area north of Mountainview between Zimri Drive and Springbrook Road, requested to be changed from Comprehensive Plan designation LDR (Low Density Residential) to MDR (Medium Density Residential).

Proponent: James Morgan, Rt. 2, Box 39, property owner in this area, indicates that property is near schools, transportation, shopping and open ground.

Question to Proponent:

Mr. Adams, 1404 Hoskins asked Mr. Morgan if he owned property involved or if he represents someone who owns land. Mr. Morgan stated he was owner of land involved.

Opponent: Jack Nulsen, Attorney at Law, 817 E. First St., representing Delbert Ellis, property owner in the area and A-Dec, property owner in area. He indicated this area was represented in the paper to be changed from R-1 to R-3. He indicated that as more high density is needed, any property with high density placed outside of the City limits would be pressured into annexing earlier than usual. Currently he believes it is the policy of the City not to annex unless by request of citizens. He indicates that this area does fit 1-3 of the criteria and 4 doesn't apply. The County road is not sufficient for a higher usage and right-of-way problems are still under work by A-Dec and the County.

Opponent: Lucille Adams, 1404 Hoskins prefers R-1 to R-2 in this area.

Questions to Proponent:

Mr. Tucker asked Mr. Nulsen what Adec's specific objection was. Mr. Nulsen indicated Adec doesn't desire to see rapid development adjacent to industrial land.

Mr. Nulsen also was asked about Adec's ownership of adjacent land and he indicated they owned property to the south however they do not want to develop this area yet. They feel it is premature. Street is not an arterial street yet.

Questions to Opponents:

Rachell Kennedy doesn't want to see road improvements in this area yet. She asked Mr. Morgan how soon property is proposed to be developed. He indicated within several years, as soon as they can annex.

Mr. Cach asked Mr. Nulsen what zone he believes is ideally compatible to be adjacent to an industrial complex like Adec. Mr. Nulsen indicated that R-1 or higher would be appropriate but the time is not right yet.

Mr. Youngman asked Mr. Nulsen his recommendation of other areas. Mr. Nulsen offered none.

Mrs. Adams indicated the run-down areas of Newberg north of Second Street toward Central School should be considered for up-zoning.

Area 5: General Parcels to the north of Newberg such as Ann's Addition, Binkley Subdivision, and other newly laid out but undeveloped subdivisions, proposed for up-zoning to either R-2 or R-3.

Proponent: Clint Donaldson, 512 Dayton Ave, indicated the above areas would have easy access to schools and were as yet unestablished neighborhoods.

Question to Proponent:

Mr. Morgan questioned what happened to alternate route to Highway 240. Staff responded that route will be developed in the future as an arterial.

Chairman Grobey called a five minute recess.

Area 6: The northeast corner of the intersection of Crestview and Springbrook, requested to be changed from R-2 to R-3.

Proponent: Barclay Tompkins, 2102 N. Springbrook Street, indicated that with change to high density, perhaps improvements would be taken care of, schools are close and streets are available.

Questions to Proponent:

Rachell Kennedy asked Mr. Tompkins when development starts if he intends to move. He indicated he might be moving.

Estelle Dare asked Mr. Tompkins who surrounding property owners were. He indicated Wilfred Couch, Mr. Stout have property on west side.

Jim Deyoung asked Mr. Tompkins if he was more in favor of up-zoning to R-2 or R-3. Mr. Tompkins indicated R-3 would be most beneficial. Mr. DeYoung asked if Mr. Barclay understood use of beffering to which he responded he really did not.

Opponent: Rachell Kennedy, 1909 N. Springbrook Street, indicated she was opposed to R-3 due to excessive traffic. Charges for improvements are going to be $65.00 a foot for road development so high density area can be developed. She indicated speed on street is already excessive and sewer problems occur ofte. High density apartments currently in the area are not nice appearing. If road is improved half of her yard will be removed. She is very opposed to additional traffic on this road.

Opponent: Gale Hughes, 1909 Springbrook Street. He indicated people have moved to this area for keeping of livestock, and he is very opposed to high density.

Opponent: Estelle Dare, 1901 N. Springbrook Street. She stated that only part of criteria are met in this area as there is no place for kids to play, only a school yard. The road would have to be widened if high density were allowed.

Opponent: Jack Stout, 3301 Crestview Drive, stated residents of the area are being divided by disagreement. Some are elderly. He indicated that Criteria 1 is met by accessability of Springbrook road and part of criteria 2 is met by location of Springbrook Plaza down the street, however there are no parks in the area and the area is overloaded with apartment complexes already. There are not substandard houses in the area. Criteria five is not met as he is a taxpayer and since he is a property owner in the area, he would also have to pay for improvements to the road.

Questions to Opponent:

Mr. Cach questioned Mr. Stout about City payment for improvements to benefit only a few property owners. Mr. Stout stated older people cannot bear the cost of improvements. If the City would pick up the cost for improvement, he felt there would be a lot less opposition to this up-zoning. He also stated that Springbrook is one of the main routes to A-dec.

Mr. DeYoung asked Mrs. Kennedy if she was aware some property in this area is R-2 and if she felt this changing of this parcel would have as much or more impact as the other property. She indicated she was originally told her property would be R-1.

Area 7: Near the intersection of Second and Springbrook Road, requested to be changed from Comprehensive Plan Designation MDR (Medium Density Residential to HDR (High Density Residential).

Proponent: Neil Radar, Rt. 4, Box 367, owner of part of the proposed property, indicated he felt this area would be good for future development.

Question to Proponent:

Mr. Joyce, 518 Wynooski asked Mr. Radar what effect up-zoning would have on his taxes. Mr. Radar indicated it would have no effect as long as the property remained in County.

Area 8: In and around the area located at the intersection of Third and Church Streets, requested to be changed from R-2 to R-3.

Walter Joyce, 518 Wynooski, neutral citizen, indicated property is in an area 1/3 of which is in a General Hazard area.

No proponents or opponents wished to be heard.

Area 9: Along Blaine Street, being west of Memorial Park from Third to the bus barns, requested to be changed from R-2 to R-3.

Opponent: George Wenker, 313 S. Blaine, indicated there is excessive traffic in this area. Cars don't stop for trains, there have been car accidents with animals and cars hitting train. Kids are going back and forth to the park. Very poor drainage is in area.

Mr. Tucker indicated he has financial interest in some property in this proposed section.

Proponent: Judy Brunner, 413 W. 5th, also representing Keith Wright, 308 E. 5th under their joint ownership. If this area is changed to R-3, they would consider undertaking improvements to their older home. All criteria are met, including accessible schools, access roads, shopping, in an older area, and also this area would act as a buffer area between residential and school areas and Railroad.

Area 10: Hal Grobey, 1412 Deborah, has property currently zoned R-2 which abuts area proposed by Earl Sandager (Area 1). This property meets all criteria for R-3 and Mr. Grobey indicated he would abstain from any voting on this parcel.

Jack Kriz indicated the following other parcels for consideration in re-zoning:

1. Near Columbia at College
2. Vacant land behind Springbrook Plaza
3. South of Second Street and North of the cemetary
4. South of Crestview - east and west of Springbrook Road

Staff was asked if park area in Springbrook area was still designated Park on the Comprehensive Plan and staff indicated yes it was even without Park budget approval. Staff also explained the methods the Park District must follow in purchasing park zoned land.

Mr. Grobey cautioned the joint committees to review the Comprehensive Plan update information prior to Tuesday, March 3, next joint meeting. County review of our Comprehensive Plan will take place March 5.

The following letters were submitted for consideration:

Thomas McGinnis, 113 E. Fifth St., Newberg	- Opponent, Area 2
David Neat, 521 S. Blaine, Newberg	- Proponent, Area 9
Martha Rowan, Second & Lincoln, Newberg	- Opponent, Area 2
Delbert R. Ellis, Rt. 2, Box 40A, Newberg	- Opponent, Area 4
Mr. & Mrs. George Rattay, 611 S. Blaine St., Newberg	- Proponent, 661 S. Blaine
Judith Brunner, Bob Mallott, 413 W. 5th, 415A & B W. 5th	- Proponent, Areas 2 & 9
Mr. & Mrs. Robert Summers, 416 S. Harrison, Newberg	- Opponent, Area 2
Mr. & Mrs. Al Blodgett, 102 E. Fifth, Newberg	- Opponent, Area 2

Mr. Youngman suggested the following site:

1. Crestview east of Free Methodist Church

Motion: Piros-Page to continue joint meeting of CIAC/Planning Commission to March 3, 1981 at 7:00. Carried unanimously by those present.

Meeting adjourned.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
PLANNING COMMISSION
JOINT MEETING
Tuesday, February 10, 1981

The meeting was called to order by Hal Grobey.

CIAC Members Present:

Hal Grobey	Sally Adamson
Herman Hughes	V. G. Anderson
Rebecca Page	Leonard Attrell
Jim Snell	

Ex-officio Members Present:

Arvilla Page, Recorder

Planning Commission Members Present:

Hal Grobey	John Cach
Jack Kriz	Jean Harris
Arthur Stanley	Bob Youngman

Staff Present:

Rick Faus, City Attorney
Clay Moorhead, Planning Director
Barb Mingay, Recording Secretary

Others Present: 9 Citizens

Dr. Herman Hughes was unanimously elected as chairperson.

Clay Moorhead, Planning Director related the purpose of this meeting was to establish criteria for specific site selection of additional R-3 land to comply with LCDC goals. He stated that currently the Comprehensive Plan is justifiable at 27,000 population figure with some adjustments being necessary in housing categories as follows:

Current	Changed To	
54%	45%	Single Family
32%	35%	Multi-Family
14%	20%	Mobile Homes

He stated that CIAC recommendation of site specific properties based on criteria established tonight will then go on to Planning Commission and City Council for additional input and final decision.

A general discussion of various criteria then followed. Audience participation was welcomed and a question and answer session followed regarding the basic purpose of Comprehensive Planning objectives.

Chairman Hughes then indicated that criteria stated in a January 12, 1981 memorandum to CIAC should be discussed and decided upon. The following list of criteria were individually established by majority vote for use in reviewing site specific locations proposed for re-zoning.

1. High density residential locations should be easily accessible to arterial streets or transportation corridors.

2. Selected sites should be located readily accessible to commercial services, public open spaces and schools.

3. The sites should not be concentrated within particular areas of the City.

4. The conversion of specific older tracts of land wit sub-standard housing presently existing on the property should be considered.

5. The property is not detrimental to the transportation network and the property doesn't require the premature construction at taxpayer expense of new roads which might not be necessary if this use were elsewhere.

6. Selected sites will be prioritized for re-zoning based upon the number of criteria such sites satisfy.

Clay Moorhead then indicated by map location which areas are possible sites for re-zoning.

A five minute recess was called for members to review maps. Meeting was re-called at which time Mr. Moorhead read letters submitted by the following citizens:

Judith Brunner and Bob Mallot who indicated an area at the end of West Fifth Street that they would like to see up-zoned to R-2 or R-3.

George and Virginia Rattay who indicated 1.98 acres at 611 S. Blaine for re-zoning to R-3.

A request from the floor by Earl Sandager to consider vacant property between Deborah and Springbrook north of the Mormon Church was stated. Mr. Sandager indicated the property, totaling 58,000 sq. ft., meets all criteria which are applicable. He suggested that additional abutting property totalling approximately 1.5 acres should also be included in possible up-zoning. The properties in question belong to Mr. Sandager and Mr. Grobey respectively. Mr. Grobey indicated he agreed with inclusion of his property for consideration for up-zoning if the Sandager parcel were re-zoned to R-3, otherwise his parcel would be sandwiched in between two R-3 zoned areas.

A discussion of legal notification of property owners who would be affected by any change followed. L. Attrell recommended that staff use all possible means to notify property owners within the time limits available.

No specific properties were selected and a suggestion to postpone hearing to February 24 was voiced. A suggestion to announce postponement at Planning Commission meeting of February 17 was also heard.

A motion was made by Hal Grobey and seconded by Rebecca Page to continue this joint hearing of CIAC/Planning Commission to February 24, 1981, reconvening at 7:00 P.M. in Council Chambers. Vote was taken: 7-0 Carried.

Meeting was adjourned.

CITIZEN INVOLVEMENT ADVISORY COMMITTEE (CIAC)
Special Meeting
Wednesday, January 14, 1981

Members Present:

Herman Hughes
Allan Blodgett
Hal Grobey
Jim Snell
Leonard Attrell
Gary Windsor
Sally Adamson
Rebecca Page
V. G. Anderson
Charlie Hindman

Staff Present:

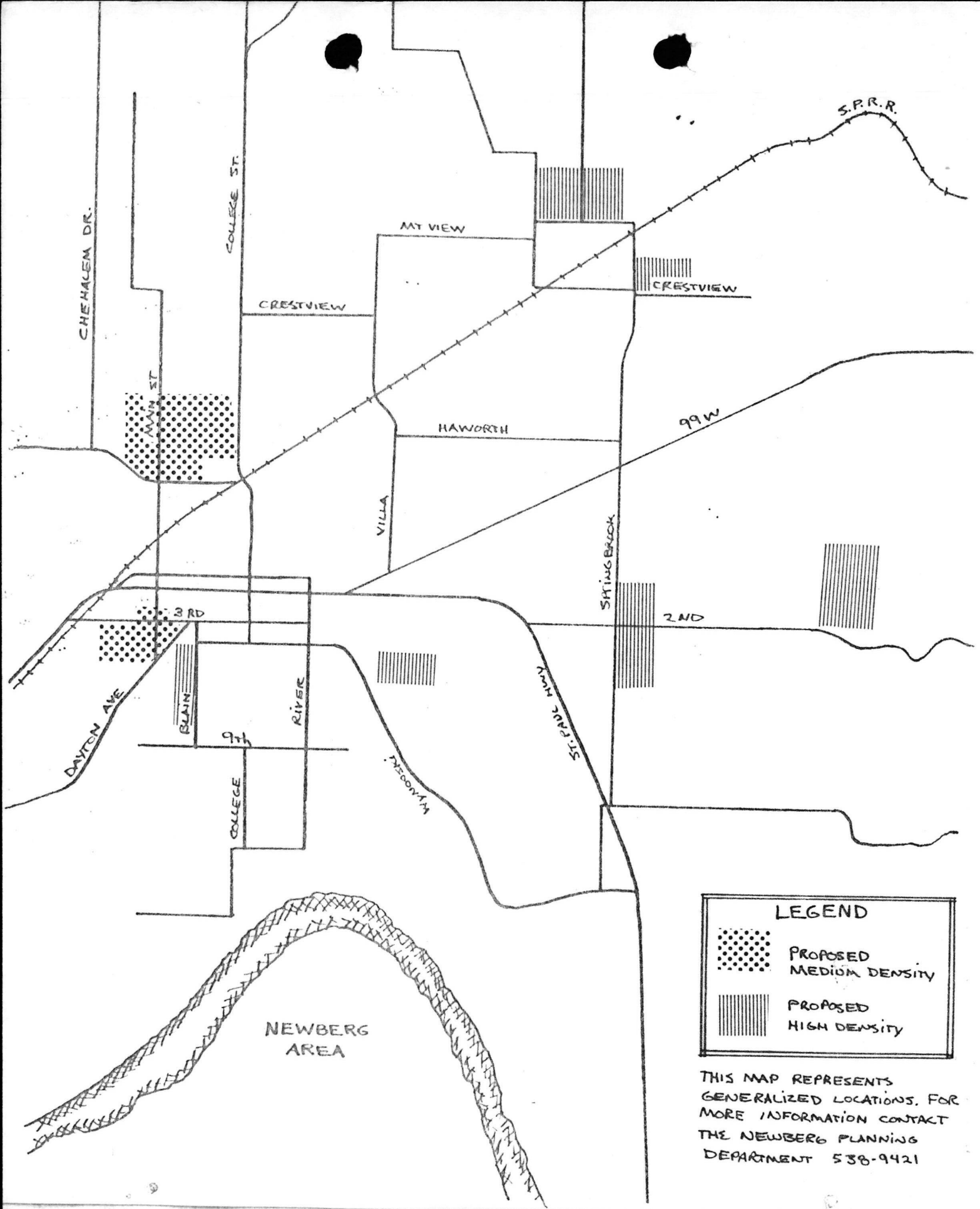
Clay Moorhead, Planner
Arvilla Page, City Recorder
Bob Sanders, City Engineer
Michael Warren, City Administrator

The meeting was called to order at which time the City Planner explained the current status of the acknowledgement process of the Newberg Comprehensive Plan. In explaining the status of the Comprehensive Plan, the City Planner indicated that several options were available as possible amendments to the Plan which might satisfy the LCDC requirements. One option that was described was to incorporate the population figure of 27,000 people throughout the Comprehensive Plan document. In doing so, using certain selected ratios of housing mixes, it was found that the high density and medium density districts within the Newberg Urban Growth Boundary are deficient in terms of acreages. Statistically, there would be a need for 33 additional acres of R-3 (High Density Residential) and approximately 64 acres of R-2 (Medium Density Residential) land within the Newberg Urban Growth Boundary.

The staff memorandum which proposed a list of criteria to be used in locating or siting additional multi family lands was presented and discussed. Discussions relating to the capacities of the Newberg School system, the state of the housing market, and conversion of older, sub-standard homes as a method for upgrading neighborhoods was discussed. Hal Grobey mentioned that additional criteria may be included along with that as mentioned in the staff memorandum and further suggested that one criteria could be that those properties could be listed in priority as to the number of criteria a particular parcel would satisfy. A second criteria that was discussed was that sites should be located or selected that have some form of existing buffering to any adjacent non-compatible uses. Charlie Hindman mentioned that the impact of high-density dwelling units upon the City's transportation network should be considered as a primary factor when determining potential additional acreages for such uses. V. G. (Andy) Anderson mentioned that high density uses should be used as a buffer for commercial and industrial users.

The City Planner recommended that the criteria be reviewed on an individual basis by the CIAC members for a period of one month at which time the CIAC will again meet formally to adopt criteria which could be used in determining locations of high density residential units. The City Planner further noted that a priority list of locations which would satisfy the criteria should also be established at the following regular meeting of the CIAC.

The meeting was then adjourned.


S.P.R.R.
CHEHALEM DR.
COLLEGE ST.
MT VIEW
CRESTVIEW
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HAWORTH
99W
VILLA
SPRING BROOK
2ND
3RD
DAYTON AVE
BLAIN
9th
RIVER
COLLEGE
MCDONALD
ST. PAUL HWY
NEWBERG AREA
LEGEND
PROPOSED MEDIUM DENSITY
PROPOSED HIGH DENSITY
THIS MAP REPRESENTS GENERALIZED LOCATIONS. FOR MORE INFORMATION CONTACT THE NEWBERG PLANNING DEPARTMENT 538-9421