

**MINUTES OF THE PLANNING COMMISSION**  
**Newberg Public Library**  
**Newberg, Oregon**

**Thursday, 7:00 PM**

**April 16 1992**

**Subject to P.C. Approval at 5/21/92 P.C. Meeting**

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**I. OPEN MEETING - ROLL CALL**

Chair Russell opened the meeting.

Planning Commission Members Present:

Jack Kriz  
Mary Post  
Carol Ring  
Steve Roberts  
Wally Russell

Staff Present:

Dennis Egner, Planning Director  
Sara King, Associate Planner  
Barb Mingay, Recording Secretary

CAP Members Present:

Lou Brillas

Citizens Present: 6

Chair Russell requested that the Commissioners consider a 9:00 adjournment.

**Motion:** Post- Ring to adjourn at 9:00 PM. Motion carried unanimously.

Chair Russell reviewed the resignations of Commissioners Prewitt and Molzahn. He suggested that the Commission enlist applicants for the vacancies.

Planning Director Egner noted that the Council revised the Planning Commission membership requirements to allow 2 members to reside outside the City limits.

Chair Russell extended the Commission's thanks to Commissioners Prewitt and Molzahn for their effectiveness and volunteer spirit.

**II. APPROVAL OF MINUTES**

**Motion:** Post-Roberts to approve minutes of the March 19, 1992 minutes as distributed. Motion carried unanimously.

Planning Director Egner read ORS 197 requirements for public hearings into the record.

**III. PUBLIC HEARING, CONTINUED**

**Applicant:** Osmin Sanchez  
**Request:** Annexation of a 1.4± acre parcel of land  
**Zoning:** AF-10 to R-2 Medium Density Residential  
**Location:** 1014 Charles  
**Tax Lot:** 3219DC-3700 (part)  
**Criteria:** Newberg Annexation Ordinance 2012, Section 4  
Newberg Zoning Ordinance, Section 600

**Staff Report:** Planning Director Egner requested that the Commission continue the hearing until the June 18th meeting of the Planning Commission meeting based on a request by the applicant and the recommendation of the City Finance Director.

Chair Russell indicated that it appeared to be in the City's best interest to delay the annexation request and that the file could be retained and reopened at that time.

**Motion:** Roberts-Post to continue the hearing to the June 18th meeting. Motion carried unanimously.

**IV. PUBLIC HEARING**

**Applicant:** City of Newberg  
**Request:** Annexation and zone change of a 27.99± acre parcel of land currently being used as the municipal waste water treatment plant  
**Zoning:** AF-10 to M-3/GH Heavy Industrial District/General Hazard  
**Location:** 2301 Wynooski  
**Tax Lot:** 3229-102, -201  
**Criteria:** Newberg Annexation Ordinance 2012, Section 4  
Newberg Zoning Ordinance 1968, Section 600

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

**Staff Report:** Associate Planner King reviewed the Annexation, Zoning Ordinance and Comprehensive Plan policies and criteria which apply to the site. She indicated that the application complies with the criteria and policies. She noted that the request for an M-3

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zone would allow the site to continue to be used as a sewer treatment and composting facility. She indicated that preliminary recommendation was for approval of the request.

Proponent: None

Opponent: None

Letters/Public Agencies: None

**Staff Recommendation:** Associate Planner King recommended that the Commission recommend to the City Council that the property be annexed, rezoned M-3/GH, and withdrawn from the Newberg Rural Fire District. She noted that the GH overlay would apply below the 20 percent break in slope.

A member of the audience asked what advantage this was for the City. Planning Director Egner indicated that the City would no longer be required to pay vending permit fees to the County.

**Motion:** Kriz-Roberts to recommend to the City Council that they approve annexation of the waste water treatment plant, Yamhill Co. Tax Lots 3229-102 and -201, rezone the site to M-3 Heavy Industrial with a GH overlay which shall apply to the area below the 20 percent break in slope, and withdraw the site from the Newberg Rural Fire District, based on the staff report, findings and discussion. Motion carried unanimously.

Chair Russell reiterated to the audience that the meeting was intended to conclude at 9:00 pm.

**V. WORK SESSION: DISCUSSION RELATING TO SCHOOL ISSUES**

Planning Director Egner introduced Wes Smith and Paul Frankenkburger from the Newberg School District. He indicated they would be discussing issues relating to school capacity and site locations.

Mr. Smith indicated that 18 months ago the facilities study committee was commissioned to determine the life of the present facilities and what new facilities would be required. The committee was made up of school district personnel, citizens, board members and others. He indicated that Paul Frankenkburger would be presenting this report to the Planning Commission. He added that the price tag was in excess of \$30 million to meet the present and anticipated student populations. He added that later in the presentation the status of Central School would be discussed.

