

**PLANNING COMMISSION MINUTES
Newberg Public Library - Newberg, Oregon
THURSDAY, NOVEMBER 13, 1997 AT 7 P.M.**

Approved at the December 11, 1997 Planning Commission Meeting

I. PLANNING COMMISSION ROLL CALL

Planning Commission Members Present:

Stephen Ashby	Steve Hannum	Matson Haug
Jack Kriz	Myrna Miller	Richard Waldren, Chair
Lon Wall		

Staff Present:

Mike Soderquist, Community Development Director
Barbara Mingay, Planning Technician
Duane R. Cole, City Manager
Larry Anderson, Engineering Manager
Peggy Hall, Recording Secretary

II. OPEN MEETING

Chair Richard Waldren opened the meeting at 7:00 p.m. He announced the procedure of testimony. Citizens must fill out a public comment registration forms to speak at the meeting.

III. CONSENT CALENDAR

1. Approval of October 9, 1997 Planning Commission Minutes.

Chair Waldren asked for corrections to the October 9, 1997 minutes. There were none.

Motion #1:	Waldren/Miller voted to approve the consent calendar items, approving the minutes of the October 9, 1997 Planning Commission.
-------------------	--

Vote on Motion #1:	The Motion carried unanimously.
---------------------------	---------------------------------

IV. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)

None.

V. QUASI-JUDICIAL PUBLIC HEARING #1

APPLICANT:	Springbrook Plaza/Family Bargain Center	
REQUEST:	Approval of sign program	
LOCATION:	Springbrook Plaza	
TAX LOT:	3216CB-700	ZONE: C-2
FILE NO:	G-30-97	RESOLUTION NO.: 97-81
CRITERIA:	Newberg Development Code - Section 10.50.183	

OPEN FOR PUBLIC HEARING.

Chair Waldren entered the Public Hearing process into the record, and opened the Public Hearing. Persons wishing to speak must complete public registration forms in order to be speak and be addressed by the Commission. Chair Waldren also noted there would be a five minute time limit.

Abstentions/ex-parte contact: None.

Objections: None.

Staff Report: **Barbara Mingay**, Planning Technician, presented a brief staff report. Ms. Mingay described how the City's present standards exceed the State's current standards. The proposed program would allow for variances for basic sign regulations. The applicant is not in attendance but other tenants of the shopping center were in attendance (Family Bargain Center). The applicant has proposed a sign program that has been in place for some time as part of the management group standards and has requested that the program be adopted by the City. Family Bargain Center occupies the space formerly occupied by The HUB. Ms. Mingay also stated there was no additional testimony or information provided to City staff to be received into the record.

Preliminary Staff Recommendation: The preliminary staff recommendation is made in the absence of public hearing testimony, and may be modified subsequent to the close of the public hearing. Staff recommended approval.

Proponent: **Dwight Rinderle (Family Bargain Center)**
400 Ruffin Road
San Diego, California 92131

Mr. Rinderle provided testimony in favor of the proposed sign program. The former HUB sign frontage is not adequate for their particular needs. The current criteria would only allow them a sign the same size as the Radio Shack sign. Family Bargain Center is the third largest business in the shopping center.

Opponent: None.

Questions to Proponent:

Commissioner Haug asked for information concerning the sign's design. Mr. Rinderle provided the Commission a design drawing which included specifications. The sign will have individual letters which reflects a clean and clear presentation (background would be lit).

Discussion was held concerning the square footage requirements as outlined and how it is different from the current standards and requirements. Ms. Mingay stated the proposal regulations were part of the plaza's management agreement for signage, but were not adopted by the City. They are more detailed in Exhibit "F".

Chair Waldren inquired how the regulations would affect existing and new tenants. Ms. Mingay stated the City is working with the Chamber of Commerce and the Highway 99W project team who is involved in the Brutscher to Main Street project which involved highway frontage and signs that are in the proposed improvement project. She indicated that only new signage at the center would be affected by the proposed sign program.

Public Agency reports: None.

Letters: None.

Proponent/Opponent Rebuttal: None.

Staff Recommendation: Ms. Mingay stated it is City staff's recommendation to adopt **Resolution No. 97-81.**

Chair Waldren closed the public hearing.

Commission Deliberation:

Ms. Mingay stated the staff report addresses the criteria for a sign program. All tenants are required to comply with the program. There is also another sign program being reviewed for another project which the Commission will consider next month. Discussion was held concerning conditions of approval, right-of-way and related sign dimensions. The program covers signs of all types: free standing, signs on buildings, lighting, etc.

Commissioner Kriz inquired about the height and location limitations. Ms. Mingay indicated 30 ft was the height limit. The sign program did not include a size limit.

Motion #2:	Wall/Hannum to adopt Resolution No. 97-81.
-------------------	---

Vote on Motion #2:	(6 Yes/1 No [Kriz]). Motion carried.
---------------------------	--------------------------------------

VI. LEGISLATIVE PUBLIC HEARINGS (#1)

APPLICANT: City of Newberg
REQUEST: Approval of an ordinance amending the Newberg Comprehensive Plan policies and Comprehensive Plan Map, and amending the Newberg Development Code and Zoning Map relating to residential needs.
LOCATION: City wide
FILE NO: GR-2-95 **RESOLUTION NO.:** 97-80
CRITERIA: Newberg Development Code, Section 10.20.030

Abstentions/ex-parte contact: None.

Objections: None.

Staff Report: City Manager Duane R. Cole provided the staff report. Mr. Cole presented handouts to compare different projections. Commissioner Haug stated he prepared the figures in a graph format and presented those copies to Mr. Cole and the Commissioners. Discussion was held concerning transportation system development charges, housing units, population, size of sewer system, number of bedrooms in the community, etc. Mr. Cole addressed population projections issues noted by the Department of Administrative Services and their justification for such projections. Mr. Cole noted he has talked with Mr. Paul Warner from the State of Oregon (demographer) in which he provided projections. Douglas County had issues which were handled at the Land Uses Board of Appeals (LUBA). Another issue addressed by Mr. Cole was that of housing affordability.

Letters: 1) Memo from Duane Cole, City Manager regarding Population Estimates; 2) Letter from Bill Adams, TGM Program Manager; 3) Letter from Michael Soderquist, Community Development Manager.

Commissioner Haug asked for a time line in resolving the population growth confusion (projections from the State, County and City vary). Mr. Cole indicated the Mid Willamette Council of Governments (COG) has organized a work shop for next Friday (November 21) with Paul Warner to try to resolve the projected growth and projections. Discussion was held concerning average increases in surrounding cities. The cities of Wilsonville and Tualatin had tremendous growth which were not calculated or projected by the State or the City. Due to continued growth in many cities, Mr. Cole stated the demographers would probably recalculate their predictions every year, but it is still unclear. Mr. Cole said he would be attending

the meeting next Friday and provide supplemental information after that date. The City needs to come up with realistic estimates for growth and population.

Commissioner Wall stated he is familiar with the problems the City of McMinnville is realizing in which they projected a certain growth, which appears to not be correct.

Discussion was held concerning placing the matter on hold pending more information from the COG meeting scheduled for next week. Further discussion was held concerning holding special meetings to discuss the various scenarios. Mr. Cole stated he arrived at his projections based on population information available from 1940 through today.

Commissioner Wall shared with the audience and the Commission how the silicon valley (Santa Clara County) in California was developed using "modern land use planning utilizing green spaces, urban reserve areas, urban growth boundaries, etc. Commissioner Wall stated some of the regulations were even more strict than what Oregon has but they did not make any effort to control growth.

Commissioner Haug expressed his views on livability, affordable housing, employment (jobs) and urban market centers. Commissioner Haug also stated it may be a good idea to have a quick tour of the City in order for everyone to be familiar with the problem. Mr. Cole stated the urban market idea is still in the City's comprehensive plan, but the neighborhood commercial area has not been developed yet.

Mr. Cole stated the City's current population is 16,765. Mr. Cole also addressed Metro's involvement and concerns. Discussion was held concerning job ratio to employment and the percentage of persons who reside in Newberg but work elsewhere. Further discussion was held concerning jobs as being an important factor in considering projections, livability and affordability.

Commissioner Miller reviewed her concerns involving residential versus industry development and which brings the best return on the dollar (negative for residential and positive for industrial). Discussion was held concerning a city near Albany as an example of this type of development.

Commissioner Waldren stated he supports new jobs for the community. Mr. Cole stated the City needs to focus on livability, affordability, vacancies in housing and employment opportunities. We need to do our best to project the City's needs and hope they all work. The key is to set the goal post as high as it can go in order to get the quality you want.

Chair Waldren opened the discussion for public testimony.

Sid Friedman
31909 NE Corral Creek Road
Newberg, Oregon

Mr. Friedman stated he was testifying on behalf of Friends of Yamhill County and feels the proposed draft is a preliminary first step in the right direction (things need to be done). The proposal must consider the following: needs, how many people will come into the Newberg area during a specific period of time, how do we accommodate them and their needs, population growth, senior citizens and the community in general, housing affordability, "zero zones", etc. Mr. Friedman addressed concerns which the City of Forest Grove dealt with in reducing their lot size requirements. Mr. Friedman read excerpts from a prepared statement. Mr. Friedman asked that the City reject the proposal and direct staff to plan for needs without using R-O zoning and noted minimum density standards and design guidelines included on the back of the handout. Discussion was held concerning grant funds available for further studies. Mr. Friedman also addressed in-fill and redevelopment procedures and information he had obtained through a conference at Portland State University.

Commissioner Miller noted the City of Portland has done a terrific job with the Lloyd Center area and it appears that the younger professionals are rejuvenating the core areas of the City. Mr. Friedman added that Metro has redirected redevelopment into the City. **Commissioner Haug** also noted that the Johns Landing area has also reestablished the neighborhood and the population density has increased. **Commissioner Haug** stated he does not believe the City of Portland has zero zoning.

Commissioner Wall stated he agreed with Mr. Friedman on his concerns, but modifying human behavior cannot always be done. Disbursing the different zoning throughout the community may help in reducing deteriorating areas. The City of Portland does exclusionary zoning because basic economics does it anyway.

Commissioner Hannum related information he received from an Oregonian article on the west light rail. The article indicated that the sheriff's office predicted higher density means higher crime. Mr. Friedman stated he has information and data which reflects that increased density does not increase crime.

Motion #3:	Wall/Haug to take a five minute break at approximately 8:30 p.m.
-------------------	---

Vote on Motion #3:	The motion carried (Unanimous).
---------------------------	---------------------------------

Chair Waldren called a 5 minute recess at approximately 8:45 p.m. after which the meeting reconvened.

Ms. Mingay recommended that discussion be continued to next month's meeting (December 11).

Commissioner Haug said he would like to recommend that the Commission consider Mr. Friedman's statements concerning in-fill and redevelopment issues. Discussion was held concerning the appropriate growth percentage the staff should consider in making their projections.

Motion #4:	Ashby/Kriz to direct staff to prepare an analysis and perform research to determine what appropriate percentage should be used in considering in-fill and redevelopment criteria.
-------------------	--

Vote on Motion #4:	The motion carried (Unanimously).
---------------------------	-----------------------------------

Motion #5:	Miller/Wall to continue the discussion to the December 11 meeting residential needs analysis.
-------------------	--

Vote on Motion #5:	The motion carried (Unanimously).
---------------------------	-----------------------------------

VIII. NEW BUSINESS

3. Central School Building Permit Request

Ms. Mingay requested the Commission's consideration in placing this New Business item on the agenda.

Motion #6:	Wall/Miller to revise the agenda.
-------------------	--

Vote on Motion #6:	The motion carried (Unanimously).
---------------------------	-----------------------------------

Ms. Mingay discussed a CPRD request concerning repairing the proposed Community Center at Central School. Their request for permit approval involves the south end wings of the building and will still restrict access to the balance of the building. Ms. Mingay also noted the Commission would be receiving a conditional use permit application within the next few months to relating to the use of the building as a Community Center. The present request is for a building permit only.

Mr. Don Clements, Executive Director of Chehalem Park & Recreation District, stated CPRD is not happy with certain issues surrounding the Central School facility. Mr. Clements noted there is an agency that is in need of housing their operation during the busy holiday season. Mr. Clements also stated the surrounding neighborhood has been contacted and they are all in agreement with the changes that will be made. Discussion was held concerning information contained in the staff report as to gypsum board, structure and related issues. Further clarification of the request and review of the map attached to the request was made. The request is to allow only a portion of the facility to be occupied.

Mike Soderquist, Community Development Director noted the occupancy would be in the first two rooms (stage 1). The area was approved for occupancy by the City fire marshal. Ms. Mingay stated CPRD is not prepared for a full conditional use permit at this time. Discussion was held concerning earthquake precautionary procedures and standards as well as other related structural issues. Mr. Clements noted City, County and State representatives have reviewed the building and found no problems concerning electrical issues. Mr. Ray Miller of Miller Consulting Engineers reviewed the building, prescribed immediate improvements and provided upgrade standards. A show of hands was made concerning the feasibility of approval of this request prior to a full motion being made. (5 Yes/1 No [Kriz]).

Further discussion was held concerning remodeling and future construction of the facility. **Commissioner Kriz** stated both the City and the School District evaluated the building and determined there were numerous upgrades that would have to be completed prior to occupancy (earthquake, fire, life and safety), and found it not worth doing.

Motion #7:	Wall/Hannum to grant approval for the issuance of the building permit.
-------------------	---

Vote on Motion #7:	The motion carried (6 Yes/1 No [Kriz]).
---------------------------	---

Mr. Clements noted he appreciated the comments made addressing concerns about the Central School facility as well as the armory facility.

LEGISLATIVE PUBLIC HEARING (#2)

APPLICANT: City of Newberg
REQUEST: Approval of an ordinance amending the Newberg Comprehensive Plan and Newberg Development Code relating to street standards, as required for compliance with the Transportation Planning Rule.
LOCATION: City wide
FILE NO: GR-4-95 **RESOLUTION NO.:** 97-83
CRITERIA: Newberg Development Code, Section 10.20.030

Abstentions/ex-parte contact: None.

Objections: None.

Staff Report: **Ms. Mingay** presented the staff report with comments and opened the discussion. The issue relates to amending the City's Development Code which will provide clear and consistent guidelines. Ms. Mingay introduced Larry Anderson, City of Newberg Engineering Manager.

Mr. Larry Anderson continued with the staff report and reviewed the draft document. Mr. Anderson provided a brief history of the project. The project was coordinated by City staff, McKeever/Morris, Inc. and Kittleson & Associates staff personnel. The team met with the City's Capital Projects Committee who addressed concerns involving encouraging pedestrian/bicycle use rather than auto travel. There were public hearings and meetings and a citizen advisory committee formed, The presentation included illustrations and exhibits which reflected the whole project. Mr. Anderson said the first portion of the document involves revisions to various City codes (transportation, construction standards, Comprehensive Plan amendments and the City's Transportation Plan). Discussion was held on lighting specifications and illustrations. Mr. Anderson highlighted:

1. Collector street standards with bike lanes, parking on both sides (46 feet wide).
2. Major arterial standards, existing right-of-ways, zoning, cul-de-sacs, and traffic calming devices; and
3. Lighting and landscaping standards.

Commissioner Haug stated the City has a tree planting guide (1992) which may be of some help. Mr. Soderquist stated he would provide the Commission with a copy of the guide. Discussion was held concerning requiring property owners to plant certain trees on private property or in the right-of-way. Mr. Anderson reviewed tree/landscaping in conjunction with street lighting requirements. Mr. Anderson also addressed various lighting systems (acorn/mast types). Mr. Anderson noted the lighting in Westlake Estates seems to be very good and visible. Mr. Anderson stated he would amend the document to include types and styles (include pictures, etc.).

Mr. Anderson also discussed the proposed minimum 32 feet street and parking standards. He noted there would be continued revisions to the document through the review process.

Mr. Warren Parrish
30450 NE Wilsonville Road
Newberg, Oregon

Mr. Parrish expressed his concerns involving major collector streets (Springbrook to Fernwood to Mountainview Drive) (page 15). Mr. Parrish stated the Commission should consider adding Wilsonville Drive to the list. Mr. Anderson explained the original plan involved traffic going off Springbrook Road and on to Hancock Street, which would take the traffic away from the airport area. North of Fernwood Drive would be a collector and south would be a collector as well due to the proposed intersection at Hancock Street. Both sides of the street would be identically built. The Commission thanked Mr. Anderson and City staff for producing such a good document.

Staff Recommendation: **Ms. Mingay** stated it was staff's recommendation to continue the discussion to next month's meeting for further discussion (December 11, 1997).

Motion #8:	Miller/Hannum to continue the discussion to the December 11, 1997 meeting.
-------------------	---

Vote on Motion #8:	The motion carried (Unanimously).
---------------------------	-----------------------------------

Mr. Anderson stated additional changes would be presented and identified to include additional mapping and illustrations.

Motion #9:	Miller to adjourn at 10:20 p.m.
-------------------	--

Vote on Motion #9:	The motion failed for a lack of second.
---------------------------	---

VII. OLD BUSINESS

1. Subcommittee report (Ashby-Hannum) regarding ordinance amendments relating to sign requirements (G-27-97).

Commissioner Ashby presented a brief report advising as to the meeting with the Chamber Economic Development Committee about four months ago. Commissioner Ashby stated the Committee was mildly interested in sign ordinance revision. Discussion was held concerning support and responses not received. Commissioner Ashby further stated that it was his opinion the Committee would prefer to see a draft ordinance and they (the Committee) would respond to it.

Ms. Mingay stated a brief review of the businesses in the downtown core area produced little or no interest in an ordinance revision; however, the City Council has given direction for the Planning Commission to review and consider sign ordinance amendments. Maybe a more clearer direction is needed. Commissioner Haug also stated the Highway 99W improvement project may have some input concerning the sign standards. Ms. Mingay stated the City Council indicated a concern for sandwich board signs along the downtown corridor as well as along Hwy 99W (between Brutscher to Main Street). With the Hwy 99W improvement project, consideration will need to be given to dealing with parking lot setbacks, loss of parking, signs and buildings in the State right-of-way. This would be an entirely separate issue from downtown signs.

Commissioner Haug also noted it would be a good time to address undergrounding utilities and landscaping issues.

Mr. Soderquist added that discussion of the sandwich board signs is a first step. Mr. Soderquist stated he obtained ordinances from other cities (Corvallis, Ashland and Cannon Beach) and none of those cities permitted sandwich board signs and had the feeling of "just say no".

VIII. NEW BUSINESS

1. Resolution 97-82; initiating an ordinance amendment relating to manufactured dwellings (G-31-97).

Ms. Mingay stated it was not a public hearing process. Ms. Mingay presented the staff report and noted that correction to the Code is required because of ORS revisions. Staff recommendation is to approve **Resolution No. 97-82**.

Motion #10:	Hannum/Miller to approve Resolution No. 97-82.
--------------------	---

Vote on Motion #10:	The motion carried (Unanimous).
----------------------------	---------------------------------

Commissioner Haug requested a copy of the State regulation. Ms. Mingay stated staff would provide same.

2. Technical Memorandum: Newberg-Dundee Transportation Improvement Project (handout only).

Mr. Anderson presented the handout as well as the Undergrounding Overhead Utilities on 99 between Brutscher and Main Streets.

IX. STAFF AND COMMISSION REPORTS

1. Update on Council Items

Mr. Soderquist provided a brief update of the events and agenda items discussed at the November 3, 1997 City Council meeting. **Mr. Soderquist** noted that the Council would be addressing a water summit on the City's water supply at the next City Council meeting. The discussion would involve water supply options and the Commission was welcome to attend.

2. Other reports, letters, or correspondence

Commissioner Miller advised as to another ODOT meeting concerning the Hwy 99W improvement project. A meeting scheduled for November 19 in Salem will be held to discuss possible changes in the final plan as it pertains to left turns and median access.

Commissioner Haug inquired of the status of the undergrounding utilities issue. Mr. Soderquist stated the City Manager would come back to the City Council with recommendations.

3. Next Planning Commission Meeting, December 11, 1997

X. ADJOURNMENT

The meeting was adjourned at approximately 10:35 p.m.

Passed by the Planning Commission of the City of Newberg this 11 day of December, 1997.

AYES: 7 NO: 0 ABSTAIN: 0 ABSENT: 0
(list names)

ATTEST:

 _____ Barb Mingay _____
Planning Commission Recording Secretary Signature Print Name Date

**INFORMATION RECEIVED INTO THE RECORD
AT THE NOVEMBER 13, 1997 PLANNING COMMISSION MEETING.**

**THIS INFORMATION IS ON FILE AT THE COMMUNITY DEVELOPMENT OFFICE
ATTACHED TO THE MINUTES OF THE MEETING AND IN THE PROJECT FILE IT
PERTAINS TO.**

INFORMATION DISTRIBUTED TO COMMISSIONERS

1. DLCD Handout: "Oregon Statewide Planning Program"
2. PGE Handout: "Trees" (a guide to selecting street trees)
3. Handout: "Should we place the overhead wires under the ground?"
4. Enclosure: from Laughlin Oil Co. regarding Decision Statement - Dispute, Brutscher Street to Main Street.
5. Handout: "Human History and Population"
6. Handout: "Recommendations Regarding Alternatives to be Forwarded for Additional Study" regarding the Newberg-Dundee Transportation Improvement Project.

ABELS FROM THE 11/13/97
PLANNING COMMISSION MEETING
FROM THOSE WHO GAVE PUBLIC
TESTIMONY/REGIS. CARDS

Dwight Rinderle G-30-97
Family Bargain Center
400 Ruffin Road
San Diego, California 92131

Sid Friedman GR-2-95
31909 NE Corral Creek Road
Newberg, Oregon

Mr. Warren Parrish GR-4-95
30450 NE Wilsonville Road
Newberg, Oregon

Nov 97
mtg file

Darla Baldoni

To: Dawn Wilson
Subject: Planning Meeting Minutes

Hi Dawn!
How's it going . . . Friday / Friday / Friday.

Here are the minutes from the November & December 1997 meetings for your records. The originals are in the mail ... Have a good weekend.

<<File Attachment: PC111397.WPD>> <<File Attachment: PC121197.WPD>>

interoffice

MEMORANDUM

to: Peggy Hall
cc: minutes file
from: Darla Baldoni
re: November PC Minutes
date: December 29, 1997

Hi Peggy. I am looking for the final signed copy of the November 13, 1997 PC meeting minutes. Have you finalized these and maybe I just didn't get a copy? I noticed that on P:shared that version does not appear to be final. Please let me know. We like to have a final signed copy in our file here within a few days of the meeting in which they were approved.

Also, I wanted to confirm that you were going to finalize these after approved at the meeting. Is this what you planned also?

from the desk of...

Darla Baldoni
Office Manager
Community Development Office
719 E. First Street
Newberg, OR 97132

503) 537-1210
Fax: 503) 537-1272

**PLANNING COMMISSION MINUTES
Newberg Public Library - Newberg, Oregon
THURSDAY, NOVEMBER 13, 1997 AT 7 P.M.**

*Final Minutes
Just awaiting
"official signed copy"
no changes
to these.*

Subject to Approval at the December 11, 1997 Planning Commission Meeting

I. PLANNING COMMISSION ROLL CALL

Planning Commission Members Present:

Stephen Ashby Steve Hannum Matson Haug
Jack Kriz Myrna Miller Richard Waldren, Chair
Lon Wall

Staff Present:

Mike Soderquist, Community Development Director
Barbara Mingay, Planning Technician
Duane R. Cole, City Manager
Larry Anderson, Engineering Manager
Peggy Hall, Recording Secretary

II. OPEN MEETING

Chair Richard Waldren opened the meeting at 7:00 p.m. He announced the procedure of testimony. Citizens must fill out a public comment registration forms to speak at the meeting.

III. CONSENT CALENDAR

1. Approval of October 9, 1997 Planning Commission Minutes.

Chair Waldren asked for corrections to the October 9, 1997 minutes. There were none.

Motion #1:	Waldren/Miller voted to approve the consent calendar items, approving the minutes of the October 9, 1997 Planning Commission.
-------------------	--

Vote on Motion #1:	The Motion carried unanimously.
---------------------------	---------------------------------

IV. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)

None.

V. QUASI-JUDICIAL PUBLIC HEARING #1

APPLICANT: Springbrook Plaza/Family Bargain Center
REQUEST: Approval of sign program
LOCATION: Springbrook Plaza
TAX LOT: 3216CB-700 **ZONE:** C-2
FILE NO: G-30-97 **RESOLUTION NO.:** 97-81
CRITERIA: Newberg Development Code - Section 10.50.183

OPEN FOR PUBLIC HEARING.

Chair Waldren entered the Public Hearing process into the record, and opened the Public Hearing. Persons wishing to speak must complete public registration forms in order to be speak and be addressed by the Commission. Chair Waldren also noted there would be a five minute time limit.

Abstentions/ex-parte contact: None.

Objections: None.

Staff Report: **Barbara Mingay**, Planning Technician, presented a brief staff report. Ms. Mingay described how the City's present standards exceed the State's current standards. The proposed program would allow for variances for basic sign regulations. The applicant is not in attendance but other tenants of the shopping center were in attendance (Family Bargain Center). The applicant has proposed a sign program that has been in place for some time as part of the management group standards and has requested that the program be adopted by the City. Family Bargain Center occupies the space formerly occupied by The HUB. Ms. Mingay also stated there was no additional testimony or information provided to City staff to be received into the record.

Preliminary Staff Recommendation: The preliminary staff recommendation is made in the absence of public hearing testimony, and may be modified subsequent to the close of the public hearing. Staff recommended approval.

Proponent: Dwight Rinderle (Family Bargain Center)
400 Ruffin Road
San Diego, California 92131

Mr. Rinderle provided testimony in favor of the proposed sign program. The former HUB sign frontage is not adequate for their particular needs. The current criteria would only allow them a sign the same size as the Radio Shack sign. Family Bargain Center is the third largest business in the shopping center.

Opponent: None.

Questions to Proponent:

Commissioner Haug asked for information concerning the sign's design. Mr. Rinderle provided the Commission a design drawing which included specifications. The sign will have individual letters which reflects a clean and clear presentation (background would be lit).

Discussion was held concerning the square footage requirements as outlined and how it is different from the current standards and requirements. Ms. Mingay stated the proposal regulations were part of the plaza's management agreement for signage, but were not adopted by the City. They are more detailed in Exhibit "F".

Chair Waldren inquired how the regulations would affect existing and new tenants. Ms. Mingay stated the City is working with the Chamber of Commerce and the Highway 99W project team who is involved in the Brutscher to Main Street project which involved highway frontage and signs that are in the proposed improvement project. She indicated that only new signage at the center would be affected by the proposed sign program.

Public Agency reports: None.

Letters: None.

Proponent/Opponent Rebuttal: None.

Staff Recommendation: Ms. Mingay stated it is City staff's recommendation to adopt **Resolution No. 97-81.**

Chair Waldren closed the public hearing.

Commission Deliberation:

Ms. Mingay stated the staff report addresses the criteria for a sign program. All tenants are required to comply with the program. There is also another sign program being reviewed for another project which the Commission will consider next month. Discussion was held concerning conditions of approval, right-of-way and related sign dimensions. The program covers signs of all types: free standing, signs on buildings, lighting, etc.

Commissioner Kriz inquired about the height and location limitations. Ms. Mingay indicated 30 ft was the height limit. The sign program did not include a size limit.

Motion #2:	Wall/Hannum to adopt Resolution No. 97-81.
-------------------	---

Vote on Motion #2:	(6 Yes/1 No [Kriz]). Motion carried.
---------------------------	--------------------------------------

VI. LEGISLATIVE PUBLIC HEARINGS (#1)

APPLICANT: City of Newberg
REQUEST: Approval of an ordinance amending the Newberg Comprehensive Plan policies and Comprehensive Plan Map, and amending the Newberg Development Code and Zoning Map relating to residential needs.
LOCATION: City wide
FILE NO: GR-2-95 **RESOLUTION NO.:** 97-80
CRITERIA: Newberg Development Code, Section 10.20.030

Abstentions/ex-parte contact: None.

Objections: None.

Staff Report: City Manager Duane R. Cole provided the staff report. Mr. Cole presented handouts to compare different projections. Commissioner Haug stated he prepared the figures in a graph format and presented those copies to Mr. Cole and the Commissioners. Discussion was held concerning transportation system development charges, housing units, population, size of sewer system, number of bedrooms in the community, etc. Mr. Cole addressed population projections issues noted by the Department of Administrative Services and their justification for such projections. Mr. Cole noted he has talked with Mr. Paul Warner from the State of Oregon (demographer) in which he provided projections. Douglas County had issues which were handled at the Land Uses Board of Appeals (LUBA). Another issue addressed by Mr. Cole was that of housing affordability.

Letters: 1) Memo from Duane Cole, City Manager regarding Population Estimates; 2) Letter from Bill Adams, TGM Program Manager; 3) Letter from Michael Soderquist, Community Development Manager.

Commissioner Haug asked for a time line in resolving the population growth confusion (projections from the State, County and City vary). Mr. Cole indicated the Mid Willamette Council of Governments (COG) has organized a work shop for next Friday (November 21) with Paul Warner to try to resolve the projected growth and projections. Discussion was held concerning average increases in surrounding cities. The cities of Wilsonville and Tualatin had tremendous growth which were not calculated or projected by the State or the City. Due to continued growth in many cities, Mr. Cole stated the demographers would probably recalculate their predictions every year, but it is still unclear. Mr. Cole said he would be attending

the meeting next Friday and provide supplemental information after that date. The City needs to come up with realistic estimates for growth and population.

Commissioner Wall stated he is familiar with the problems the City of McMinnville is realizing in which they projected a certain growth, which appears to not be correct.

Discussion was held concerning placing the matter on hold pending more information from the COG meeting scheduled for next week. Further discussion was held concerning holding special meetings to discuss the various scenarios. Mr. Cole stated he arrived at his projections based on population information available from 1940 through today.

Commissioner Wall shared with the audience and the Commission how the silicon valley (Santa Clara County) in California was developed using "modern land use planning utilizing green spaces, urban reserve areas, urban growth boundaries, etc. Commissioner Wall stated some of the regulations were even more strict than what Oregon has but they did not make any effort to control growth.

Commissioner Haug expressed his views on livability, affordable housing, employment (jobs) and urban market centers. Commissioner Haug also stated it may be a good idea to have a quick tour of the City in order for everyone to be familiar with the problem. Mr. Cole stated the urban market idea is still in the City's comprehensive plan, but the neighborhood commercial area has not been developed yet.

Mr. Cole stated the City's current population is 16,765. Mr. Cole also addressed Metro's involvement and concerns. Discussion was held concerning job ratio to employment and the percentage of persons who reside in Newberg but work elsewhere. Further discussion was held concerning jobs as being an important factor in considering projections, livability and affordability.

Commissioner Miller reviewed her concerns involving residential versus industry development and which brings the best return on the dollar (negative for residential and positive for industrial). Discussion was held concerning a city near Albany as an example of this type of development.

Commissioner Waldren stated he supports new jobs for the community. Mr. Cole stated the City needs to focus on livability, affordability, vacancies in housing and employment opportunities. We need to do our best to project the City's needs and hope they all work. The key is to set the goal post as high as it can go in order to get the quality you want.

Chair Waldren opened the discussion for public testimony.

Sid Friedman
31909 NE Corral Creek Road
Newberg, Oregon

Mr. Friedman stated he was testifying on behalf of Friends of Yamhill County and feels the proposed draft is a preliminary first step in the right direction (things need to be done). The proposal must consider the following: needs, how many people will come into the Newberg area during a specific period of time, how do we accommodate them and their needs, population growth, senior citizens and the community in general, housing affordability, "zero zones", etc. Mr. Friedman addressed concerns which the City of Forest Grove dealt with in reducing their lot size requirements. Mr. Friedman read excerpts from a prepared statement. Mr. Friedman asked that the City reject the proposal and direct staff to plan for needs without using R-O zoning and noted minimum density standards and design guidelines included on the back of the handout. Discussion was held concerning grant funds available for further studies. Mr. Friedman also addressed in-fill and redevelopment procedures and information he had obtained through a conference at Portland State University.

Commissioner Miller noted the City of Portland has done a terrific job with the Lloyd Center area and it appears that the younger professionals are rejuvenating the core areas of the City. Mr. Friedman added that Metro has redirected redevelopment into the City. **Commissioner Haug** also noted that the Johns Landing area has also reestablished the neighborhood and the population density has increased. **Commissioner Haug** stated he does not believe the City of Portland has zero zoning.

Commissioner Wall stated he agreed with Mr. Friedman on his concerns, but modifying human behavior cannot always be done. Disbursing the different zoning throughout the community may help in reducing deteriorating areas. The City of Portland does exclusionary zoning because basic economics does it anyway.

Commissioner Hannum related information he received from an Oregonian article on the west light rail. The article indicated that the sheriff's office predicted higher density means higher crime. Mr. Friedman stated he has information and data which reflects that increased density does not increase crime.

Motion #3:	Wall/Haug to take a five minute break at approximately 8:30 p.m.
-------------------	---

Vote on Motion #3:	The motion carried (Unanimous).
---------------------------	---------------------------------

Chair Waldren called a 5 minute recess at approximately 8:45 p.m. after which the meeting reconvened.

Ms. Mingay recommended that discussion be continued to next month's meeting (December 11).

Commissioner Haug said he would like to recommend that the Commission consider Mr. Friedman's statements concerning in-fill and redevelopment issues. Discussion was held concerning the appropriate growth percentage the staff should consider in making their projections.

Motion #4:	Ashby/Kriz to direct staff to prepare an analysis and perform research to determine what appropriate percentage should be used in considering in-fill and redevelopment criteria.
-------------------	--

Vote on Motion #4:	The motion carried (Unanimously).
---------------------------	-----------------------------------

Motion #5:	Miller/Wall to continue the discussion to the December 11 meeting residential needs analysis.
-------------------	--

Vote on Motion #5:	The motion carried (Unanimously).
---------------------------	-----------------------------------

VIII. NEW BUSINESS

3. Central School Building Permit Request

Ms. Mingay requested the Commission's consideration in placing this New Business item on the agenda.

Motion #6:	Wall/Miller to revise the agenda.
-------------------	--

Mr. Larry Anderson continued with the staff report and reviewed the draft document. Mr. Anderson provided a brief history of the project. The project was coordinated by City staff, McKeever/Morris, Inc. and Kittleson & Associates staff personnel. The team met with the City's Capital Projects Committee who addressed concerns involving encouraging pedestrian/bicycle use rather than auto travel. There were public hearings and meetings and a citizen advisory committee formed, The presentation included illustrations and exhibits which reflected the whole project. Mr. Anderson said the first portion of the document involves revisions to various City codes (transportation, construction standards, Comprehensive Plan amendments and the City's Transportation Plan). Discussion was held on lighting specifications and illustrations. Mr. Anderson highlighted:

1. Collector street standards with bike lanes, parking on both sides (46 feet wide).
2. Major arterial standards, existing right-of-ways, zoning, cul-de-sacs, and traffic calming devices; and
3. Lighting and landscaping standards.

Commissioner Haug stated the City has a tree planting guide (1992) which may be of some help. Mr. Soderquist stated he would provide the Commission with a copy of the guide. Discussion was held concerning requiring property owners to plant certain trees on private property or in the right-of-way. Mr. Anderson reviewed tree/landscaping in conjunction with street lighting requirements. Mr. Anderson also addressed various lighting systems (acorn/mast types). Mr. Anderson noted the lighting in Westlake Estates seems to be very good and visible. Mr. Anderson stated he would amend the document to include types and styles (include pictures, etc.).

Mr. Anderson also discussed the proposed minimum 32 feet street and parking standards. He noted there would be continued revisions to the document through the review process.

Mr. Warren Parrish
30450 NE Wilsonville Road
Newberg, Oregon

Mr. Parrish expressed his concerns involving major collector streets (Springbrook to Fernwood to Mountainview Drive) (page 15). Mr. Parrish stated the Commission should consider adding Wilsonville Drive to the list. Mr. Anderson explained the original plan involved traffic going off Springbrook Road and on to Hancock Street, which would take the traffic away from the airport area. North of Fernwood Drive would be a collector and south would be a collector as well due to the proposed intersection at Hancock Street. Both sides of the street would be identically built. The Commission thanked Mr. Anderson and City staff for producing such a good document.

Staff Recommendation: **Ms. Mingay** stated it was staff's recommendation to continue the discussion to next month's meeting for further discussion (December 11, 1997).

Motion #8:	Miller/Hannum to continue the discussion to the December 11, 1997 meeting.
-------------------	--

Vote on Motion #8:	The motion carried (Unanimously).
---------------------------	-----------------------------------

Mr. Anderson stated additional changes would be presented and identified to include additional mapping and illustrations.

Motion #9:	Miller to adjourn at 10:20 p.m.
-------------------	---------------------------------

Vote on Motion #9:	The motion failed for a lack of second.
---------------------------	---

VII. OLD BUSINESS

1. Subcommittee report (Ashby-Hannum) regarding ordinance amendments relating to sign requirements (G-27-97).

Commissioner Ashby presented a brief report advising as to the meeting with the Chamber Economic Development Committee about four months ago. Commissioner Ashby stated the Committee was mildly interested in sign ordinance revision. Discussion was held concerning support and responses not received. Commissioner Ashby further stated that it was his opinion the Committee would prefer to see a draft ordinance and they (the Committee) would respond to it.

Ms. Mingay stated a brief review of the businesses in the downtown core area produced little or no interest in an ordinance revision; however, the City Council has given direction for the Planning Commission to review and consider sign ordinance amendments. Maybe a more clearer direction is needed. Commissioner Haug also stated the Highway 99W improvement project may have some input concerning the sign standards. Ms. Mingay stated the City Council indicated a concern for sandwich board signs along the downtown corridor as well as along Hwy 99W (between Brutscher to Main Street). With the Hwy 99W improvement project, consideration will need to be given to dealing with parking lot setbacks, loss of parking, signs and buildings in the State right-of-way. This would be an entirely separate issue from downtown signs.

Commissioner Haug also noted it would be a good time to address undergrounding utilities and landscaping issues.

Mr. Soderquist added that discussion of the sandwich board signs is a first step. Mr. Soderquist stated he obtained ordinances from other cities (Corvallis, Ashland and Cannon Beach) and none of those cities permitted sandwich board signs and had the feeling of "just say no".

VIII. NEW BUSINESS

1. Resolution 97-82; initiating an ordinance amendment relating to manufactured dwellings (G-31-97).

Ms. Mingay stated it was not a public hearing process. Ms. Mingay presented the staff report and noted that correction to the Code is required because of ORS revisions. Staff recommendation is to approve **Resolution No. 97-82.**

Motion #10:	Hannum/Miller to approve Resolution No. 97-82.
--------------------	---

Vote on Motion #10:	The motion carried (Unanimous).
----------------------------	---------------------------------

Commissioner Haug requested a copy of the State regulation. Ms. Mingay stated staff would provide same.

2. Technical Memorandum: Newberg-Dundee Transportation Improvement Project (handout only).

Mr. Anderson presented the handout as well as the Undergrounding Overhead Utilities on 99 between Brutscher and Main Streets.

IX. STAFF AND COMMISSION REPORTS

**INFORMATION RECEIVED INTO THE RECORD
AT THE NOVEMBER 13, 1997 PLANNING COMMISSION MEETING.**

**THIS INFORMATION IS ON FILE AT THE COMMUNITY DEVELOPMENT OFFICE
ATTACHED TO THE MINUTES OF THE MEETING AND IN THE PROJECT FILE IT
PERTAINS TO.**

PROJECT FILE #

PROJECT FILE #

INFORMATION DISTRIBUTED TO COMMISSIONERS

1. DLCD Handout: "Oregon Statewide Planning Program"
2. PGE Handout: "Trees" (a guide to selecting street trees)
3. Handout: "Should we place the overhead wires under the ground?"
4. Enclosure: from Laughlin Oil Co. regarding Decision Statement - Dispute, Brutscher Street to Main Street.
5. Handout: "Human History and Population"
6. Handout: "Recommendations Regarding Alternatives to be Forwarded for Additional Study" regarding the Newberg-Dundee Transportation Improvement Project.

...ELS FROM THE 11/13/97
PLANNING COMMISSION MEETING
FROM THOSE WHO GAVE PUBLIC
TESTIMONY

need

A large, stylized red signature or scribble, possibly representing the name 'C. [unclear]' or a similar name, written in a cursive, flowing style.

LABELS FROM THE 11/13/97
PLANNING COMMISSION MEETING
FROM THOSE WHO GAVE PUBLIC
TESTIMONY/REGIS. CARDS

Dwight Rinderle G-30-97
Family Bargain Center
400 Ruffin Road
San Diego, California 92131

Sid Friedman GR-2-95
31909 NE Corral Creek Road
Newberg, Oregon

Mr. Warren Parrish GR-4-95
30450 NE Wilsonville Road
Newberg, Oregon

CITY OF NEWBERG PLANNING COMMISSION
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 1

FILE No.: _____

Meeting Date: 11/13/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
 OPPONENT (Against)
 UNDECIDED (Testify during either Proponent or Opponent testimony)
 WRITTEN COMMENT (oral testimony not required)

Please print legibly:

Name Dwight Rinderte

Phone Number 619-627-1800 X4222

Professional Standing (if representing someone) _____

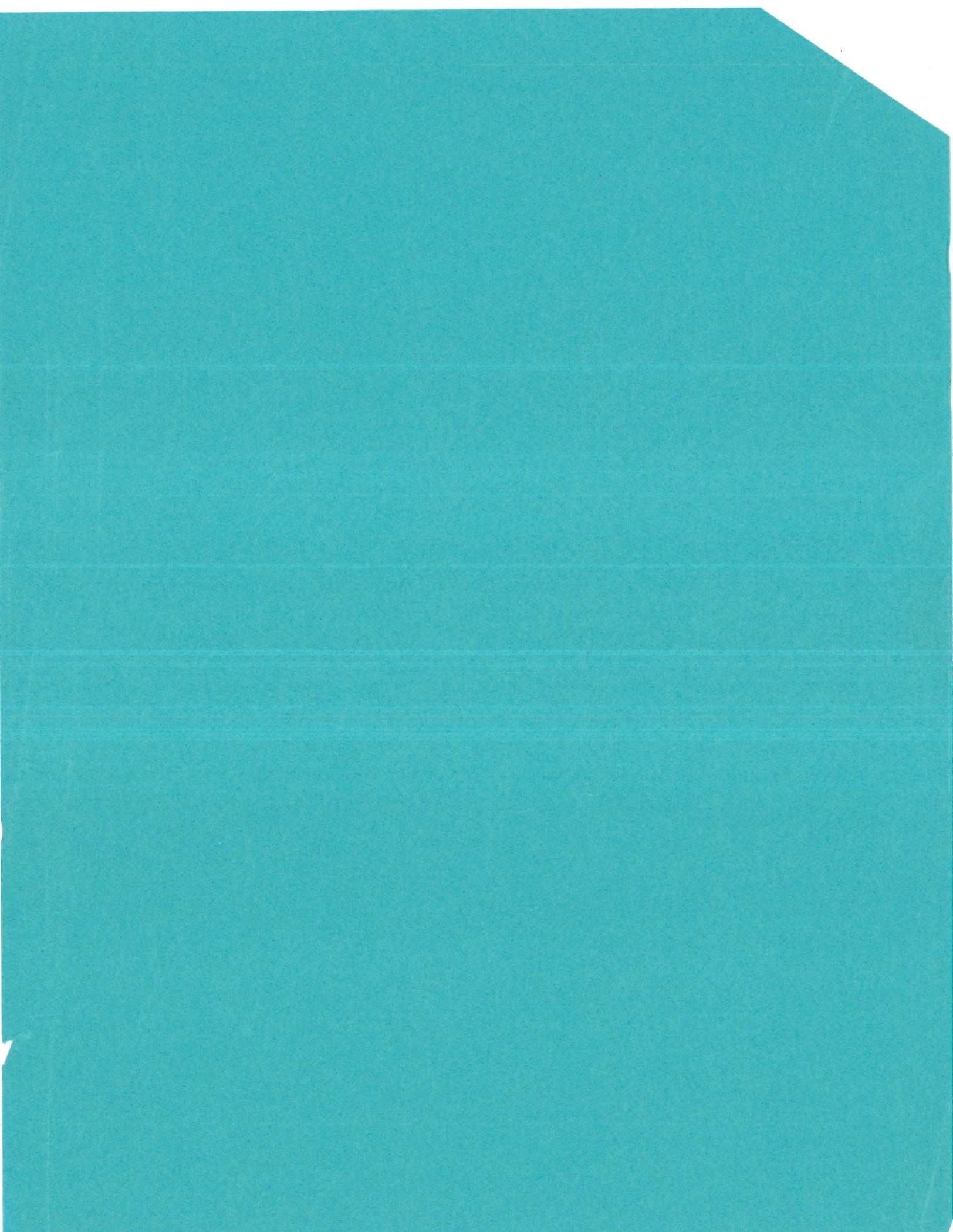
Mailing Address (including Zip Code) 4000 Ruffin Rd

San Diego, CA. 92131

Dwight Rinderte

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.



Date: 11-13-97

Re: Pos 97-81

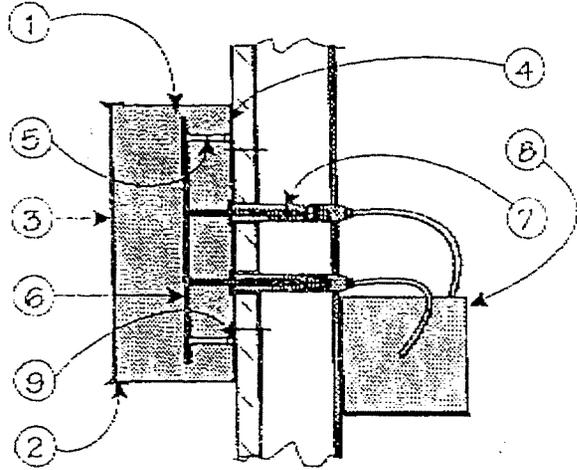
No.: Spenghock Center

FAMILY BARGAIN



A	B	C	Notes:
18"	21'-2"	26"	
20"	23'-4"	29"	
24"	28'-2"	34"	
28"	30'-6"	38"	
30"	35'-2"	44"	
36"	42'-2"	51"	
40"	46'-9"	58"	
42"	49'-4"	61"	
46"	54'-0"	66"	

FLUSH MOUNTED CHANNEL LETTERS



- NOTES:**
1. 4 3/4" Deep .040 Alum. Returns Bronze
 2. 1" Gold Vinyl Trim Cap
 3. 1/8" #2793 Red Plexiglas Faces
 4. .063 Prepainted Alum. Backs
 5. Standard Glass Tube Supports
 6. 13mm Clear Red Neon Tubing
 7. PK Housings
 8. 30 MA Transformer(s) in Metal Box(es)
 9. Concealed Fasteners

UL APPROVED

USA SIGNS

of America, Inc.

9 E. CARMANS RD.,
EAST FARMINGDALE,
N.Y. 11735
Phone: (516) 694 - 9700
Fax: (516) 694 - 6379

CLIENT	ACCT MGR.	SCALE	DATE
FAMILY BARGAIN	Lynn Loader	NTS	05-14-97
ADDRESS	APPROVAL	DESIGNED BY	FILE No.
Various		DRL	
		APPROVED BY	REVISION

CITY OF NEWBERG PLANNING COMMISSION
PUBLIC COMMENT REGISTRATION FORM

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 6R-2-95 FILE No.: VI-1 Meeting Date: 11/13/97

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please **provide all of the information requested below**. The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Form.

Please check one:

- PROPONENT (For)
- OPPONENT (Against)
- UNDECIDED (Testify during either Proponent or Opponent testimony)
- WRITTEN COMMENT (oral testimony not required)

Sid Friedman

Please print legibly:

Name _____ Phone Number 538-6785

Professional Standing (if representing someone) Attorney

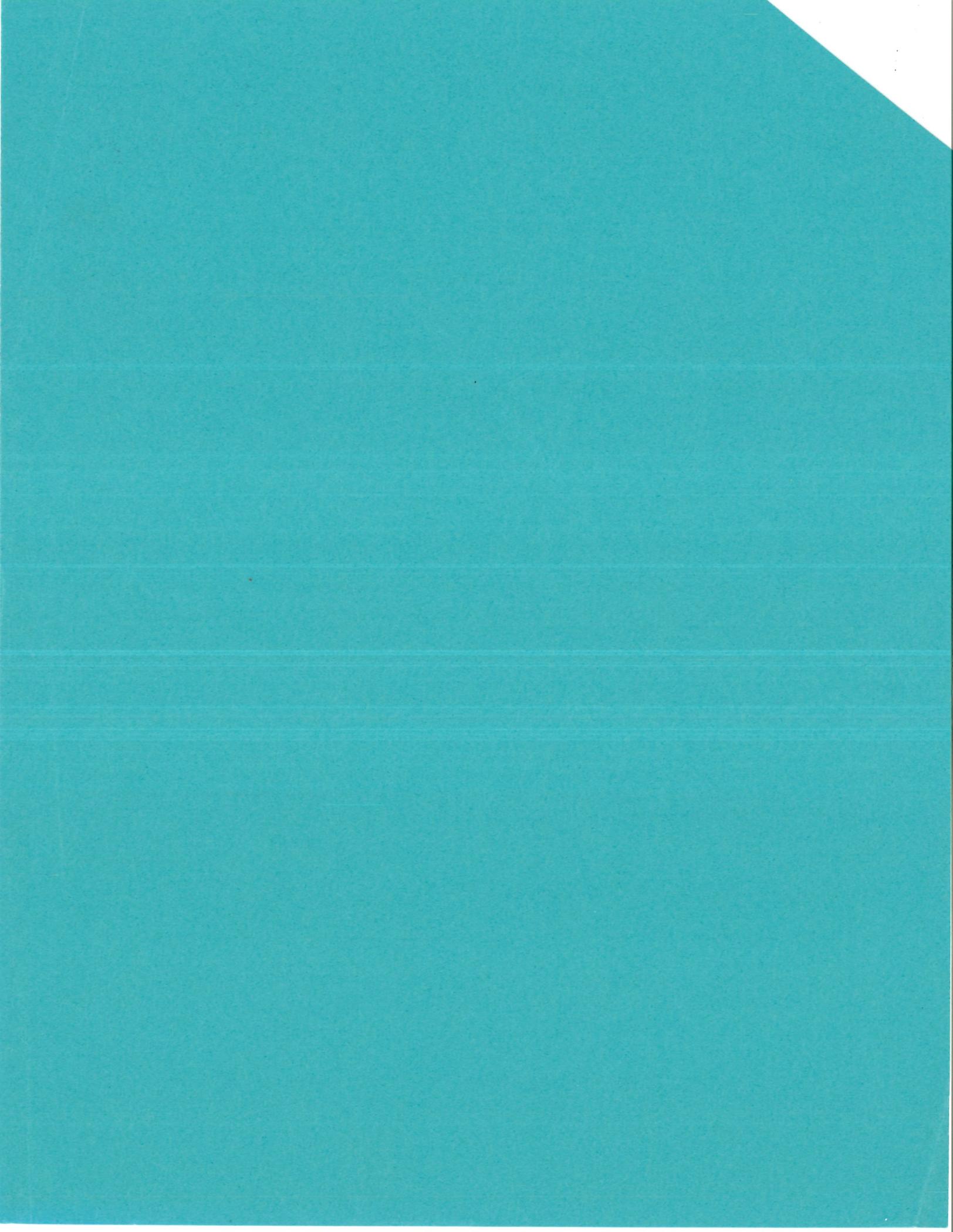
Mailing Address (including Zip Code) 31909 NE Corral Creek Road

Newberg, OR 97132

Sid Friedman

Signature

THANK YOU FOR COMPLETING THIS! These forms help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.





Newberg Planning Committee

Date: 11-13-97

Re: Res. 97-80

No.: GR-2-95

Helping to shape the use of our natural resources to protect the quality of life in Yamhill County.

Jim Ludwick and Sid Friedman
Friends of Yamhill County
7500 Lebold Rd.
McMinnville, Or. 97132
(503) 472-3631, (503) 538-6785

Mary Kyle McCurdy, staff attorney
1000 Friends of Oregon
534 SW 3rd Ave, Suite 300
Portland, OR 97204-2597
(503) 497-1000

November 13, 1997

City of Newberg
414 E. First St.
Newberg Or 97132

re: Newberg Residential Needs Analysis and related Development Code Amendments,
GR-2-95

Dear Planning Commission and staff:

Our organization has previously commented on the above referenced project and continues to maintain a strong interest in its outcome. As previously noted, we support the City undertaking a comprehensive analysis of its land needs and policy and appreciate the efforts of staff and the Planning Commission to develop a sound policy with broad-based public support.

This memorandum will focus on the specific policy choices facing our community with the development of this proposal.

1) Resolution of inconsistencies in population estimates.

Various parties including senior City staff, Yamhill County, and Friends of Yamhill County have raised technical issues regarding inconsistent population estimates. The

staff memorandum dated October 9, 1997 suggests these inconsistencies be addressed as a *policy* decision, and notes the potential difficulties facing the City should we choose to deviate from the population forecast developed by the State Economist (DAS) as the basis for coordinated population planning within Yamhill County.

Resolution of this issue is a necessary step in determining Newberg's residential land needs before we can decide how best to accommodate those needs. In this regard, it **would be appropriate for the Planning Commission to endorse the DAS forecasts as the basis for planning efforts contained in this project.** This would allow the project to move forward with a firmly established foundation.

2) Proposed creation of new R-O zone.

Currently, the City's single-family residential zone is the R-1 zone with a 7500 square foot minimum lot sizes. The draft proposal suggests a new R-0 zone with a 10,000 sq. ft. minimum lot size.

Both Yamhill County and Friends of Yamhill County have questioned the proposed creation of a new R-0 zone with a 10,000 sq. ft. minimum lot size. Such very low density development significantly increases the amount of land required to meet future residential land needs and thus increases pressure for a UGB expansion. In contrast, Forest Grove recently *reduced* the minimum lot size in its R-1 zone to 4,000 sq. ft.

The R-0 zone will necessarily result in less efficient land use and increased sprawl in contradiction with City and County Comprehensive Plans, as well as Statewide Planning Goals, which all emphasize the development of compact, efficient urban centers.

Just as importantly, it will create a large geographic area of the City where people with moderate incomes cannot afford to live. Planners call this exclusionary zoning, because the large minimum lot sizes raise new housing prices to a level that excludes ordinary residents.

Current R-1 zoning *allows* large lot development but does not *require* it. Creation of new, exclusive residential zones will in affect *require* new development that is economically segregated. Moreover, the flip-side of exclusionary zones is the concentration of lower income residents in the remaining areas of the city where they can afford to live. If the older, central areas of town see increasing declines in overall income levels, those residents who can afford to, will move to the upscale, possibly gated communities in the new exclusionary zone and the center of town will decay.

Friends of Yamhill County urges the Planning Commission to reject the proposal for a new R-0 zone, and to direct that this project proceed in planning for the accommodation of future residential needs without it.

3) Minimum Density Standards and Design Guidelines.

Friends of Yamhill County supports the current proposal for establishing minimum density standards in other residential areas of Newberg, particularly within the R-2, R-3, and proposed R-4 zone.

Over the last few years, areas zoned for apartments and more affordable row and townhouse-type development have often been developed as single-family detached homes. This aggravates our shortage of affordable rental housing. Not surprisingly, many people employed in Newberg find it difficult to afford to live here. Because our community has a limited supply of land zoned for multi-family housing, it is important to develop it in the manner for which it was planned. This is important both to provide adequate housing for people who work here in lower paying jobs, and to prevent unnecessary pressure for premature expansion of our Urban Growth Boundary.

Proposals to establish minimum density requirements can be a valuable tool both to ensure that the City develops in a compact and efficient manner and to help provide affordable housing stock that is balanced with community needs. Significantly, proposed minimum density levels are near or actually lower than average housing densities built over the last five years. However, it is still important that adequate design guidelines be adopted to promote aesthetically pleasing, well-functioning development. The City must ensure that higher density housing is integrated with the existing community in order to gain community acceptance of any increased density and avoid the perceived negative socioeconomic impacts sometimes associated with dense development.

Forest Grove recently adopted Residential Design Standards into its zoning ordinance (see attachment) with various provisions that should be considered and discussed as part of this project. They include neighborhood stores in residential zones as a conditional use, limitations on projecting garages ("snout houses"), requirements for street visibility from living areas, and other strategies for enhancing a sense of community and promoting public safety. Additionally, the Development Code section of the October 9 staff memorandum includes useful discussion points for integrating new development into existing neighborhoods.

4) Infill, Redevelopment and Accessory Dwellings.

Friends of Yamhill County continues to support the proposal to allow Accessory Residential Units in all residential zones. As noted in the staff memorandum they could provide for anything from, "granny flats to student rental housing." We believe accessory units can help address both the social need for housing seniors and other relatives near their family members as well as the need for affordable rental housing. Moreover, they can help provide the type of compact development pattern called for in the Transportation Planning Rule.

The current proposal assumes that only 5% of homeowners will add accessory units. Development of such uses is similar to infill and we therefore question the assumption

that only 5% of homeowners will add accessory units. In 1996, 29% of all new residential development within the boundaries of Metro was accommodated through infill and redevelopment, even though current rules permitting accessory units regionwide were not yet fully implemented. An explanation from the consultant including comparable data from other jurisdictions that allow accessory units would be helpful in evaluating this assumption.

As we have previously testified, we share the County's concern regarding the failure of the Residential Needs Analysis to include even the 5% figure when calculating the capacity of land within the existing UGB to accommodate future residential land needs.

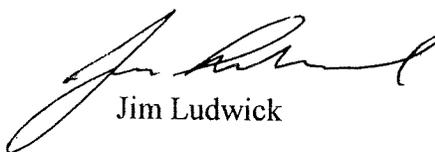
We similarly wish to reiterate our concern, also expressed by Yamhill County, regarding the failure to consider infill and redevelopment as potentially accommodating some portion of future residential needs. It is certain that some portion of those future needs will be accommodated through infill and redevelopment. This failure is in some ways a technical flaw that has the potential both to skew the results of the analysis and leave it vulnerable to legal challenge.

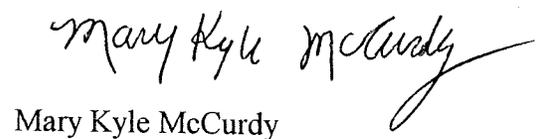
We urge the Planning Commission to correct these flaws by directing that the project explicitly consider infill, redevelopment, and accessory units in its analysis of our community's future land needs.

Thank you once again for the opportunity to provide testimony. Please include these comments in the official record of docket GR-2-95 and do not hesitate to contact us if you wish to discuss this information or if we can provide additional data.

Sincerely,


Sid Friedman


Jim Ludwick


Mary Kyle McCurdy

cc: Ken Friday, Yamhill County Planning Department
Mark Radibaugh, DLCD
Bob Cortright, DLCD
Bill Blosser, LCDC

Residential Design Standards: The Forest Grove Experience

The problem: 553 new residential units added from 1995-97, most of them in single-family subdivisions of conventional design: deep front yards, garage-forward or "snout-house" plans, broad curvilinear streets with many cul-de-sacs. Proposed subdivisions typically offer only 4-5 different floor plans even for 100+ units. In one new subdivision, 85% of houses are "garage-forward" design. Projecting garages dominate streets and restrict residents' visibility.

The proposed solutions (from the planning commission and city staff—December, 1996):

- **Promote connectivity** through street grids, traffic calming, sidewalks, pedestrian walkways, bikeways, public transportation and other strategies of state's Transportation Planning Rule (TPR).
- **Residential Standards Ordinance (RSO)** based on the principles of: 1) Promoting a sense of community by turning houses outwards towards neighbors and the street; 2) Enhancing public safety by increasing visual connections ("surveillance") between houses and the street; and, 3) Reclaiming neighborhoods from auto-dominant design, creating the ambiance of the historic Old Town neighborhood with a diversity of housing types and densities.

Specific proposals in the draft RSO forwarded to City Council in early 1997 [with Council result in brackets]:

- Require substantial porches in 75% of new houses, abolish "snout houses" [modified by council to permit 25% garage-forward plans]
- Diversity requirements that limit duplication of designs in subdivisions [approved by council]
- Reduce the front-yard setback requirement from 20 ft. to 14 ft. for main buildings with front porches, allowing houses to be built almost to the sidewalk [approved by council]
- Require garages to be recessed behind front facades to allow visibility to street [diluted by council]
- Require visibility to street from a "living area" (living room, kitchen, den) at front of house [diluted by council]
- Reduce side- and rear-yard setbacks for accessory buildings [approved]
- Reduce minimum lot size to 3,000 sq. ft. in order to better accommodate regional density goals [amended to 4,000 sq.ft. by Council]
- Allow lot averaging to promote a range of lot sizes and housing types ("gross density" approach), enhancing affordability [approved]
- Allow zero lot line development, townhouses (up to 20% of units) and duplexes in new subdivisions [approved]
- Allow higher densities ("density bonuses") if developer offers proximity to transit, common recreational areas, access to natural areas or other design features and amenities [approved by council].

From: DRe

Newberg Planning Committee

Date: 11-13-97

Re: 97-80

No.: GR-2-95

NEWBERG POPULATION
Based on City U.R.A. and Actual

Year	Population	Percent Increase	Average Increase
1990	13,086		
1991	13,495	3.13	
1992	13,735	1.78	2.45
1993	14,064	2.40	2.43
1994	14,700	4.52	2.96
1995	15,285	3.98	3.16
1996	16,160	5.72	3.59
1997	16,765	3.74	3.61
1998	17,369	3.60	
1999	17,994	3.60	
2000	18,642	3.60	
2001	19,313	3.60	
2002	20,008	3.60	
2003	20,728	3.60	
2004	21,474	3.60	
2005	22,248	3.60	
2006	23,048	3.60	
2007	23,878	3.60	
2008	24,738	3.60	
2009	25,628	3.60	
2010	26,551	3.60	

From: DRC

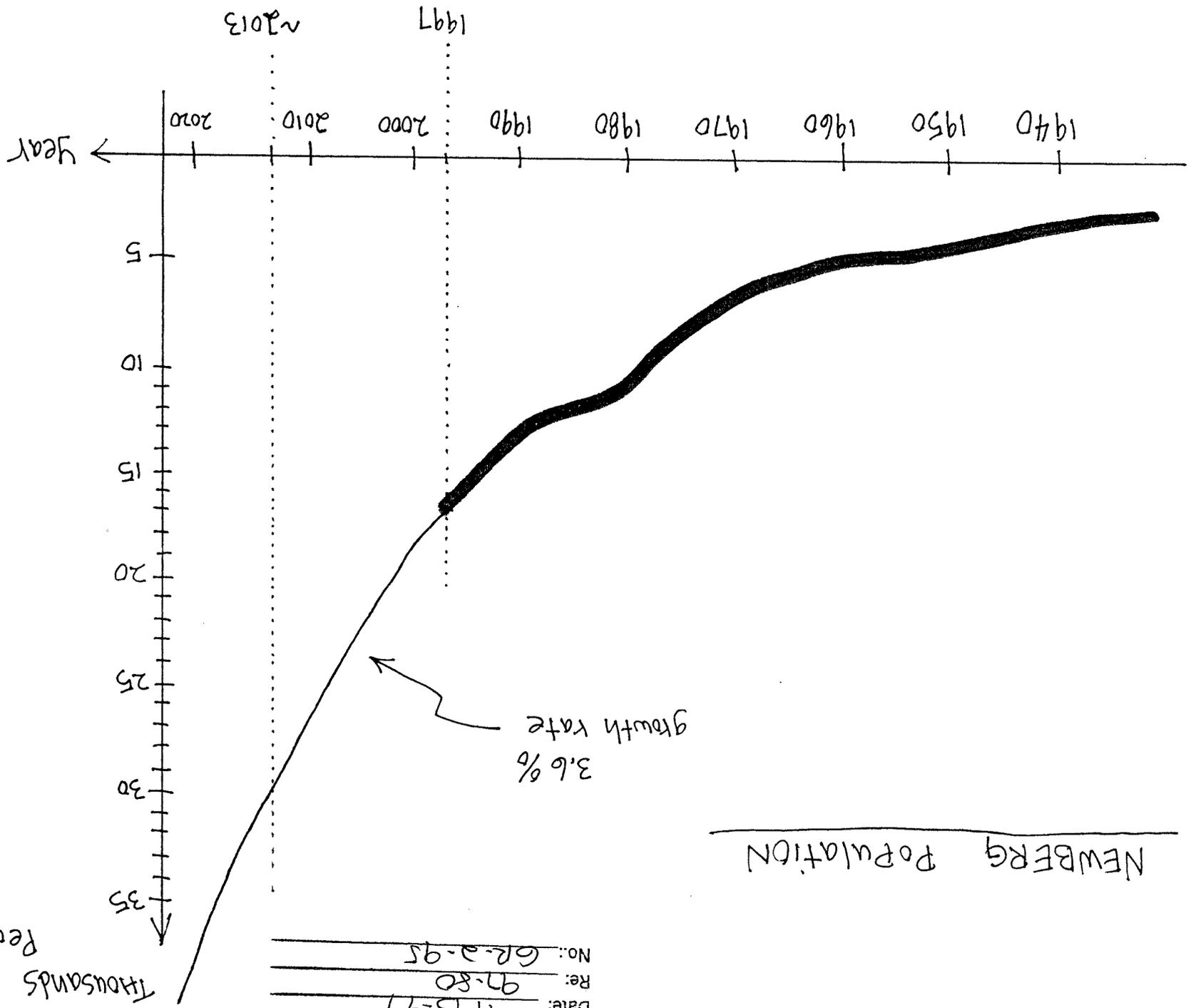
Newberg Planning Committee
Date: 11-13-97
Re: 97-80
No.: 62-2-95

Population Projections - (A Variety of Choices)
November 13, 1997

Year	Actual Population	Urban Reserve Area Report Projections	County TSP Population Projections	Dept. of Admin. Services Projections
1990	13,086			
1991	13,495	3.6% to 2020	Pop. not in	Based on a State
1992	13,735		cities declines	econometric model
1993	14,064	2.1% to 2030	from 22,205 to	to 2005, then
1994	14,700		21,160 and all	a straight line
1995	15,285	1.5% to 2040	growth is in	projection to 2040.
1996	16,160		cities.	
1997	16,765			
2000		18,886	18,317	17,479
2005		22,539	20,832	19,273
2010		26,899	23,382	21,092
2115		32,102	28,007	22,990
2020		38,312	28,771	24,936
2025		42,507	31,519	26,896
2030		47,162	34,180	28,795
2035		51,310	36,802	30,666
2040		55,822	39,349	32,482

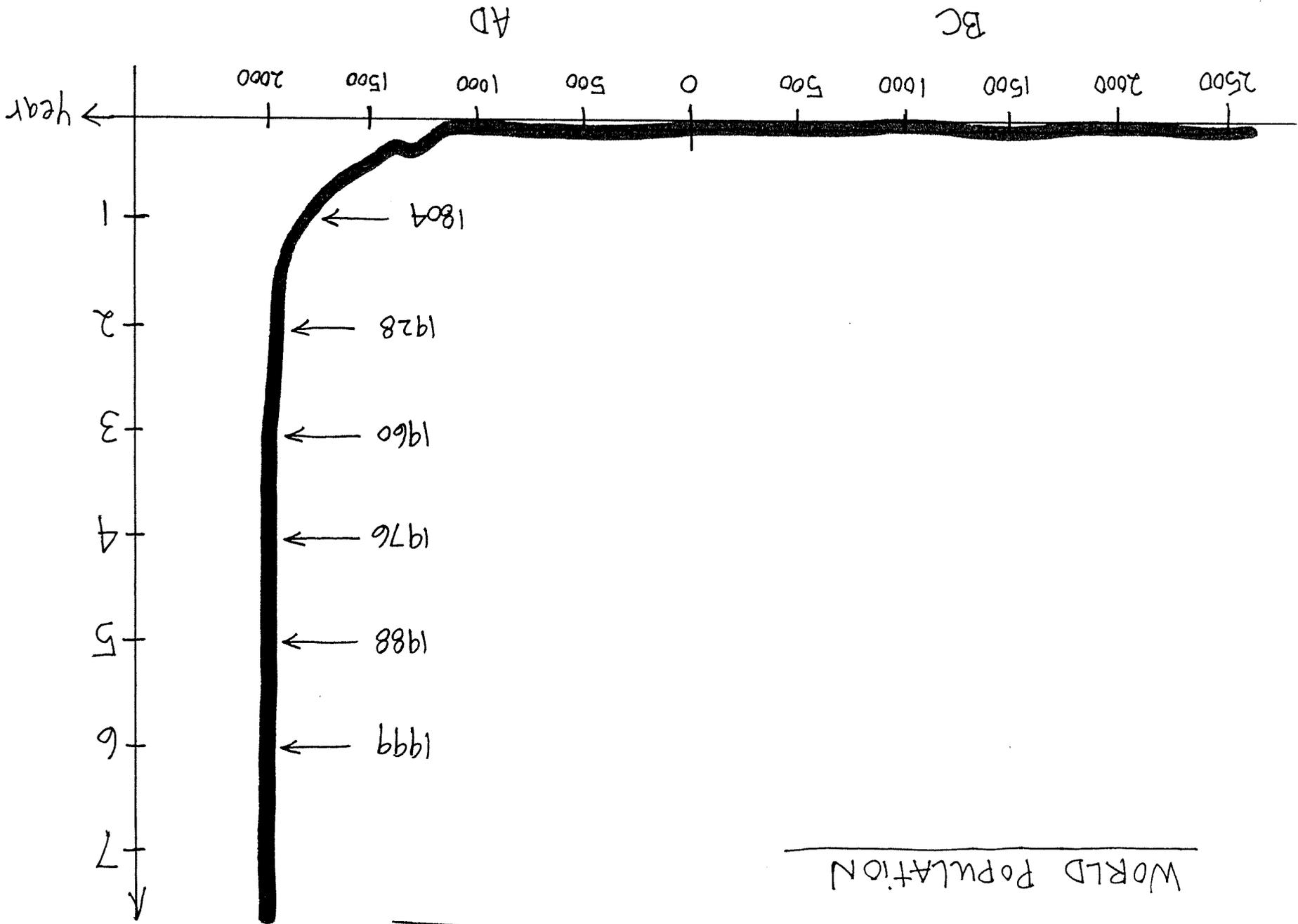
From: Klaus

Thousands of
People



NEWBERG POPULATION

Newberg Planning Committee
Date: 11-13-97
Re: 97-80
No.: GR-2-95



WORLD POPULATION

Newberg Planning Committee
 Date: 15-13-97
 Re: 97-80
 No.: 62-2-95

Billions of People

From: News

NEWBERG POPULATION
Based on City U.R.A. and Actual

Year	Population	Percent Increase	Average Increase
1990	13,086		
1991	13,495	3.13	
1992	13,735	1.78	2.45
1993	14,064	2.40	2.43
1994	14,700	4.52	2.96
1995	15,285	3.98	3.16
1996	16,160	5.72	3.59
1997	16,765	3.74	3.61
1998	17,369	3.60	
1999	17,994	3.60	
2000	18,642	3.60	
2001	19,313	3.60	
2002	20,008	3.60	
2003	20,728	3.60	
2004	21,474	3.60	
2005	22,248	3.60	
2006	23,048	3.60	
2007	23,878	3.60	
2008	24,738	3.60	
2009	25,628	3.60	
2010	26,551	3.60	

Added Agenda Item

Memorandum

To: Planning Commissioners

From: Planning Staff *bjm*

Date: November 13, 1997

Subject: New Business: Central School Building Permit Request

Chehalem Park and Recreation District (CPRD) has applied for a conditional use permit (CUP) to allow Central School to be used as a community center. The application has been received by the Planning Division; however, it has not yet been considered complete as additional information relating to a number of items still needs to be provided by CPRD. A hearing will be scheduled before the Planning Commission as soon as a complete application has been received.

In the interim, CPRD has requested that the Building Division issue a building permit for several minor upgrades to portions of the structure. I have attached a letter from Brittell Design Inc. identifying the proposed improvements, together with a diagram showing the structure. These improvements relate only to the single story wings which extend from the building to the south. If approved, the improvements will address some of the fire and life safety concerns for this portion of the building only.

NDC Section 10.30.020 Conditional Use Permit Prerequisite to Building states in part:

No building permit shall be issued when a Conditional Use Permit (CUP) is required by the terms of this Code unless a permit has been granted by the hearing body and then only in accordance with the terms and conditions of the Conditional Use Permit.

The City Manager and Community Development Director have reviewed this code section and reached the following conclusion:

1. As the hearing body for a CUP, the Planning Commission should review any building permit requests on this project that occur prior to the CUP hearing.
2. The Planning Commission may grant permission for the specific building activity prior to the CUP hearing; or the Planning Commission may deny issuance of building permits prior to the CUP hearing.

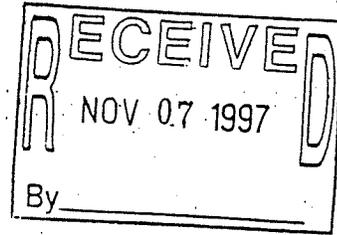
Staff Recommendation: Authorize the Building Division to proceed with building permit processing for Phase I - Central School prior to the proposed Conditional Use Permit hearing. Granting permission for this portion of the project does not bind the Planning Commission to any decision regarding the proposed CUP application.

BRITTELL DESIGN INC. ARCHITECTURE & PLANNING

602 N. Main • Newberg, Oregon 97132 • Tel: (503) 537-9140 • Fax: (503) 538-1267

November 7, 1997

Mr. Michael Soderquist
Community Development Director
City of Newberg
414 E. First St.
Newberg, OR 97132



RE: Central School, Phase I

Dear Mr. Soderquist:

After discussing the Phase I improvement with Bob Stewart of your office, I am writing to propose a two stage development of Phase I. CPRD agrees to provide the recommended improvements, but would like to occupy the one story newer portion of the structure immediately after placement of the accessible porta potty. Please review the attached floor plan which will explain the improvements proposed. The following are key notes that tie in with the plan:

1. Provide a hasp and padlock at this door to prohibit access during stage one development.
2. Provide a 5/8" gypsum board, (type x) over existing finish at this wall.
3. Provide a new 20 minute rated 36" metal door and frame and a wood stud wall with 5/8" gypsum board, (type x) one side only. Provide a hasp and a padlock at these doors until Phase II is complete.
4. Provide a new 20 minute rated 36" metal door and frame to allow access-egress through entry corridor.
5. Locate accessible porta-potty at this approximate location.

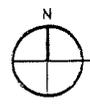
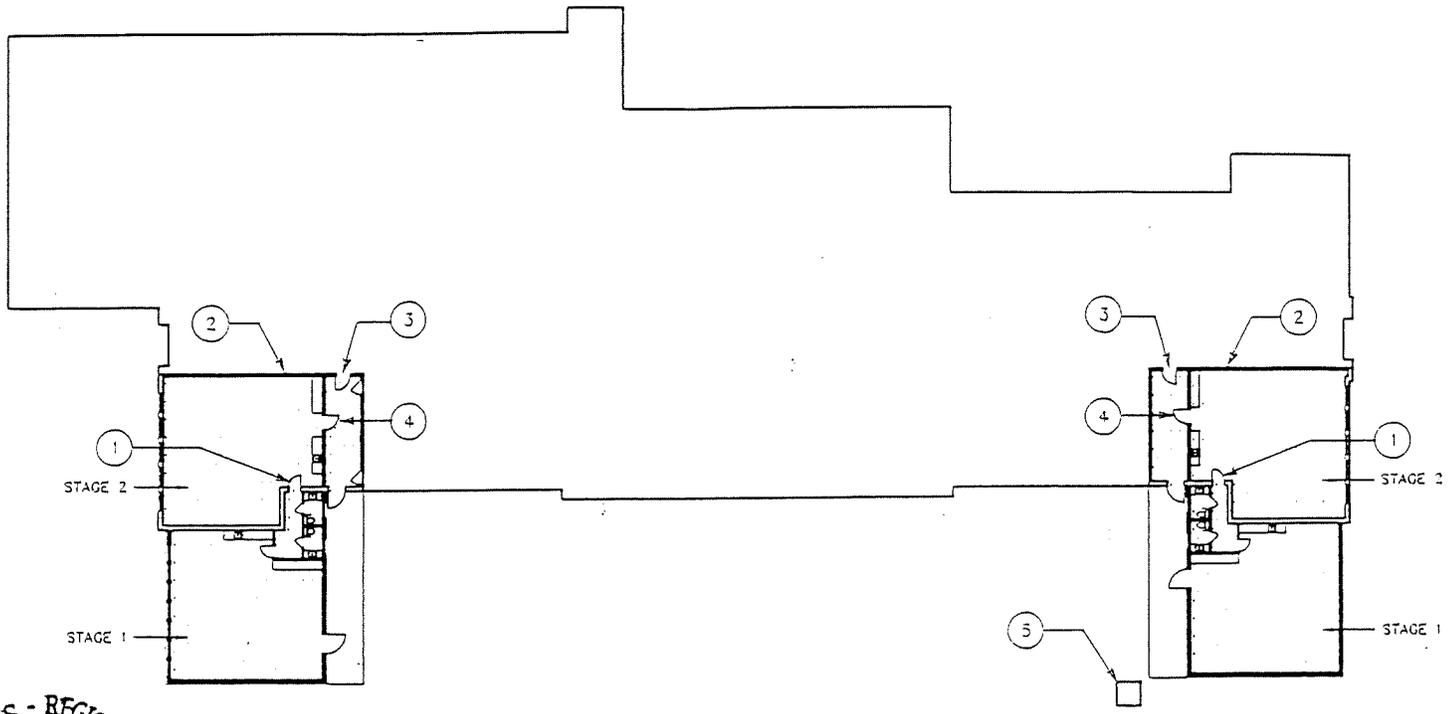
If there are any questions, please call.

Sincerely,


Dwayne Brittell

DMB/lt



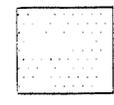


GROUND FLOOR PLAN

1" = 20'-0"

GULINE OF PHASE 2 SHOWN

LEGEND OF PHASING



PHASE ONE
5,130 SQ. FT.

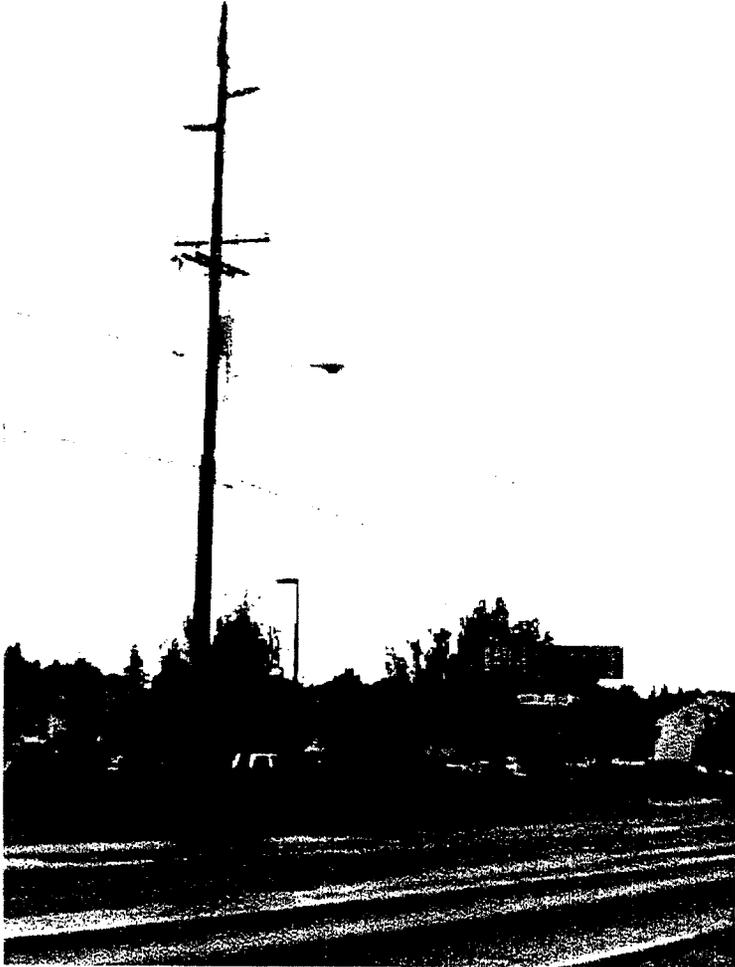
**UNDERGROUNDING OVERHEAD
UTILITIES ON 99W**

BETWEEN BRUTSCHER AND MAIN STREETS

Information Packet

City of Newberg

1997



With wires



With wires underground

QUESTIONS TO ANSWER

QUESTION ONE:

Should we place the overhead wires under the ground? (Should we do the project?)

- > One time opportunity.**
- > PGE & GTE & TCI are willing to invest.**
- > Lowest cost is to do it now.**
- > Improves visual look of community.**
- > Arguably, it increases property values.**

QUESTION TWO:

What is the project?

Brutscher to Main

or

Brutscher to River

QUESTION THREE:

How should we pay for the project?

Brutscher to Main \$3,368,892

Brutscher to River \$2,348,060

FUNDING OPTIONS

City General Obligation (GO)

Bonds 100%

Local Improvement District 100%

Utility Bill Charge 100%

Combination of LID & Utility

Bill Charge 50%/50%

GO Bonds/Utility Charge 50%/50%

**20 YEAR BOND ESTIMATED TAX RATE PER \$1,000
ASSESSED VALUE:**

\$100,000 Home \$150,000 Home

Brutscher to Main:

\$.4797/\$1,000 av \$47.97 \$71.96

Brutscher to River:

\$.3373/\$1,000 av \$33.73 \$50.60

A General Obligation Bond will require a double majority and will need to go before the voters either in March or May 1998.

Local Improvement District Costs*

	Frontage (Per front ft) <u>Assessment</u>	Per <u>Sq Foot</u>	Per <u>Property</u>
Brutscher to Main:	\$187.24	\$.606	\$24,412
Brutscher to River:	\$184.67	\$.485	\$27,624

***At this time, "costs" do not include financing costs.**

Examples: 150 Feet Frontage, 50,000 Square Foot Lot

Brutscher to Main:	\$28,086	\$30,300	\$24,412
Brutscher to River:	\$27,700	\$24,250	\$27,624

May be financed by City backed bonds; semi-annual payments plus interest on unpaid balance. Interest rate is based on bond costs.

**UNDERGROUND CONVERSION FEE AND/OR 1.5%
PRIVILEGE TAX**

- ▶ **Brutscher to Main: 4% estimate**
- ▶ **Brutscher to River: 2.7% estimate**

Monthly Bill Size

	<u>\$100</u>	<u>\$200</u>	<u>\$300</u>	<u>\$400</u>
> Brutscher to Main:	3.70	7.40	11.10	14.80
> Brutscher to River:	2.70	5.40	8.10	10.80

Some customers have more than one meter.

COMBINATION OF FUNDING PACKAGES

Annual Cost

1. LID* & UTILITY BILL CHARGE (1.5%)

	\$100,000	\$200,000	\$500,000
	<u>Property</u>	<u>Property</u>	<u>Property</u>
Brutscher to Main			
LID (150' frontage, 20 yrs)	\$702.15	\$702.15	\$705.15
Utility Bill (\$150/mo)	<u>27.00</u>	<u>27.00</u>	<u>27.00</u>
	\$729.15	\$729.15	\$729.15
Brutscher to River			
LID (150' frontage, 20 yrs)	\$692.50	\$692.50	\$692.50
Utility Bill (\$150/mo)	<u>27.00</u>	<u>27.00</u>	<u>27.00</u>
	\$719.50	\$719.50	\$719.50

*2 semi-annual payments/year, amount is without interest.

2. GO BONDS/UTILITY CHARGE (1.5%)

Brutscher to Main			
Property Tax Payment	\$23.99	\$47.98	\$119.95
Utility Bill (\$150/mo)	<u>27.00</u>	<u>27.00</u>	<u>27.00</u>
	\$50.99	\$78.98	\$146.97
Brutscher to River			
Property Tax Payment	\$16.87	\$33.47	\$84.35
Utility Bill (\$150/mo)	<u>27.00</u>	<u>27.00</u>	<u>27.00</u>
	\$43.87	\$60.74	\$111.35

PUBLIC HEARING ----- NOVEMBER 3

**STAFF MEETS WITH BUSINESSES AND
COMMUNITY ----- NOVEMBER 4 - 30**

PUBLIC HEARING ----- DECEMBER 1

COUNCIL DECISION ----- DECEMBER 1 or 15

FINANCING ACTION ----- JANUARY, 1998

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: October 31, 1997		MOTION
DATE ACTION REQUESTED: November 17, 1997		RESOLUTION
SUBJECT: Water Supply Options		ORDINANCE
	X	INFORMATION

INTRODUCTION:

The purpose of this informational packet is to: 1) summarize the current status of Newberg's water supply and demand situation, and 2) to present options for the future. Under current peak demand conditions there is a shortfall in supply capacity. Up until April 1997 the City was proceeding with the implementation of a new supply well as part of the City's Water Master Plan. This was to be the first increment in the plan to satisfy projected water supply demands for the next 20 years. The land use permitting process halted implementation of this well.

It is now necessary to chart a course for the future and this informational session is the beginning of the process. There are a variety of options available to the City. Unfortunately there are few "apples to apples" comparisons because of differences in immediate supply capability, ultimate supply capability, reliability, environmental impact, land use impacts, timing, water rights, etc..

The information included consists of a significant amount of engineering information, from various sources, generated over the past 5 years of attempted implementation of the Water Master Plan. Staff has attempted to condense this information to as consistent as possible a basis for comparison purposes only.

BACKGROUND:

Records indicate that the City's four active springs on Chehalem Mountain were developed as a source of supply prior to 1900. These springs were augmented in 1933 by Otis Spring at the base of Rex Hill. Although water rights exist for 5.16 mgd, the available yield is about .25 to .4 mgd for the original four springs and .4 to .5 mgd for Otis Spring. Otis Spring was shut down in 1987, due to potential contamination from runoff. The City's first water supply well was constructed in 1948 across the river in Marion County, with additional wells constructed from 1948 through 1980, also across the river in Marion County. The water treatment plant

was originally constructed in 1953 to remove iron from the well water, with the last expansion in 1980. Since 1967, several studies have been done on long term water needs, with the most recent having been completed in 1992. This study recommended expansion of the well field as the most cost effective source of supply. Due to problems in acquiring property to accommodate the additional wells, in 1993 a study was completed to review a Ranney collector, which could be sited on City-owned property and meet the water needs of the City. The City has applied for additional water rights to allow for this option.

Currently, with all available wells in operation, the City can pump between 5 and 5.5 mgd from the well field. This capacity is presented as a range because the actual rate at any time varies based on a variety of factors such as groundwater level and well efficiency. The water treatment plant has a design capacity of 5.6 mgd, although higher flows can theoretically be treated for a short time period, with higher levels of operational and system management. Given the well water delivery capacity of between 5 and 5.5 mgd the treatment plant can deliver between 4.4 and 4.9 mgd of treated water to the distribution and storage system. With springs the City can reliably meet a demand of between 4.7 and 5.2 mgd without any wells in reserve.

SUPPLY/STORAGE/DEMAND:

Supply and storage must be combined to meet peak demand conditions. On any give hot summer day (over 90 degrees), the hourly demand will exceed the treatment plant and spring production capacity. In 1997 the peak day demand, in addition to the peak hourly demand, exceeded the production capacity. During these periods, the water in storage is used to meet the demand. The deficit in storage then is replenished during a lower demand period. During these time periods the system operates with no backup capability, and must be monitored continuously.

There are two major components to demand. The domestic and industrial users component, or inside use, is fairly constant all year and can be estimated by using the winter averages. In Newberg this is about 1.9 mgd, or 115 gallons per person per day. The other component is outside use, which takes place in the summer and includes lawns, car washing, and recreational uses. In 1995 through 1997 our maximum day demand ranged from 5.3 to 5.4 mgd or approximately 330 gallons per person which is almost three times the normal usage. Records indicate that the peak days occur during the summer when temperatures exceed 95 degrees (see Figures 1 and 2 for a comparison of the temperatures and demand in 1996 and 1997-other years beginning in 1992 are at the end of the attachment). Figure 3 presents a graph of monthly average and peak day demand information since 1989.

CURRENT SITUATION:

1. The City of Newberg currently experiences a shortfall in water supply capability versus summer time demand. This is evidenced in Figure 4 where the summer 1997 demand information of Figure 2 is combined with the 1997 system supply capability of 4.9 mgd. There were no water emergencies publicized this summer because operation of system storage

coupled with no equipment failures allowed a drawdown in storage to meet the critical demands. There were, however, several days where we got to critically low reservoir levels, below which emergency use curtailment measures would have had to been activated.

2. Temperature and rainfall are the two main factors driving demand. The key period this summer was an approximately month long period (from mid-July through mid-August) of consistent fairly high (80 to 96 degree), but not extreme (above 100), temperatures and no rainfall. During this period there were 24-days where we produced the maximum amount of water possible and 10 days where demand exceeded this maximum production rate.
3. The City has 8 million gallons of storage capacity, of which a minimum of 2 million gallons is required for fire protection. On a peak demand day, starting with a full reservoir, there is approximately one days worth of supply available in case of an extreme system emergency. During the July-August 1997 period discussed above we were unable to maintain a desired volume in the reservoirs and it took several days to bring the reservoirs to a full condition after the critical period had passed.
4. Another factor to consider is what would happen under an extreme demand condition. To do this we researched weather records to find an extremely hot condition and estimated a corresponding demand. This scenario is depicted in Figure 5 and is based on a temperature period that occurred in 1981. We estimate that the result of this scenario would be at least a 9 million gallon shortfall in supply over the period of a week.
5. Reliability and redundancy is a closely related issue. During the peak demand period we operate under the concern that there would be a significant shortfall in capacity if either one of our two largest well pumps fail. Such an occurrence would mean approximately a 2 mgd reduction in production capacity.

CONCLUSIONS:

It is the opinion of the Community Development Department that, due to a lack of water supply, the City is in serious risk of needing to implement a water use curtailment program to reduce peak summer time demands. Summer 1997 conditions as discussed above emphasize this situation. The Utility Manager is in the process of drafting such a plan in order to be prepared for next summer. Direction is needed on a long term plan to develop additional supply so immediate improvements can be implemented and associated water shortage risks minimized. In conjunction with addressing the supply issue the Department's intent is to also proceed with implementation of distribution and storage system improvements as outlined in the water master plan.

OPTIONS:

Based on the above supply and demand relationships there are many options available to manage the water supply situation. The options identified in the master plan were primarily based on developing a supply to meet the peak demand day, with a high degree of reliability.

Other options were also identified, including conservation, which may require customers to modify their lifestyle, possibly with reduced landscaping, requirements for drought tolerant plantings and restrictions on outside watering during certain times of the day or on a seasonal basis.

1. Well #7 - This option is the first phase of a six well expansion of the existing well field as recommended in the adopted master plan. This option allows phased expansion and a corresponding minimum immediate cost impact. It is feasible to make another attempt at the land use approval process and attempt to implement this alternative. The city owns the property (for at least 3 of the proposed 6 wells) and has water rights. Existing wells and test wells indicate that the well field can yield between 10 to 11 million gallons per day continuously due to the proximity to the Willamette River.
2. YAMHILL COUNTY WELLS - Previous evaluations discounted the potential to develop Yamhill County wells due to the higher cost of transmission lines, marginal capacity, and other factors. Indeed much of the area is not appropriate and/or is experiencing declining water tables. A recent, more detailed, evaluation confirmed this situation in general, but did identify a possible area approximately one mile downstream of the water treatment plant in the Gearns Ferry flood plain terrace. This recent, but still conceptual level, study is optimistic that a well field similar to the existing one could be developed in this area. The City would need to purchase land and/or water rights.
3. DEVELOP OTIS SPRING - Preliminary studies indicate that water from Otis Springs could be treated to meet Safe Drinking Water standards. About 0.4 mgd is available, which would require a relatively expensive filtration plant. There is also the potential for contamination from up-gradient property owners.
4. RANNEY COLLECTOR -- A variation of Option 1 above is to capture the necessary water supply through a Ranney collector. This would avoid additional property procurement adjacent to the existing well field property. This would be cheaper in the long term than six individual wells but would require the total capital commitment initially. The land use approval process would be necessary, but only once, to obtain the desired capacity.
5. JOIN ADJACENT COMMUNITIES - A subgroup of the (Metro Area) Regional Water Providers Consortium is currently planning construction of a new water treatment plant on the Willamette in the Wilsonville area. It is anticipated that this sub-regional plant will be implemented within 3 to 5 years. The immediate capital cost to participate in the plant construction and to construct the necessary transmission lines to deliver water is high. But, due to the interties within the metropolitan region, this source would be the most reliable and could provide a 40 to 50 year water supply to Newberg. Preliminary studies have also been done on the feasibility of interties between

McMinnville and Newberg and eliminated due to the high costs-another such study is in progress by the County. Two scenarios exist: 5A) abandon the current City water supply and treatment facilities and get the entire supply from the regional system, and 5B) obtain only the increment of supply needed above the existing City capability.

6. WILLAMETTE RIVER SURFACE WATER TREATMENT - An option presented in the master plan is to build a new water treatment plant adjacent to the wastewater plant that is designed for, and would treat, Willamette River water from a new intake structure.
7. EARLY IMPLEMENTATION OF PLANNED RESERVOIRS- The Water Master Plan includes new reservoirs to be added to the City's distribution system. Immediate implementation of one of these reservoirs, under certain circumstances, would buy the City some time to deal with the current supply shortage. Addition of such a reservoir would provide three million gallons of storage that could be used to makeup that amount of shortfall in production. There are two realistic scenarios for this option. The first is to construct the first reservoir recommended in the plan- east of town with its corresponding distribution system connection(Option 7A). A variation of this option would be to build the reservoir at the existing reservoir site(Option 7B). This second option could be cheaper initially by delaying distribution system improvements, and easier to implement, but would have longer term negative cost impacts due to the distribution system and would not address immediate needs on the east side of town.
8. WATER CONSERVATION - An aggressive water conservation program would impact the magnitude of the demand for water. Water conservation normally consists of maximizing system efficiency, and changing customer use patterns to reduce the need for water.

The City is currently doing several things to maximize system efficiency. The City is systematically replacing older water meters to insure that customers pay for what they use. The City is also doing an internal annual program of replacing the older steel water lines that have substantial leaks. Ongoing modifications at the water plant will also allow for higher efficiencies in treating water. Wells and pumps have been rehabilitated to maximize pumping capacity and are currently on a five year rehabilitation program. To bring about an immediate significant impact on efficiency the City would need to contract for a major steel water main replacement project.

Water conservation programs are normally based on three levels, education, technical assistance and regulations. The first two levels are relatively easy to implement, while the regulatory approach is much more difficult. The City currently is a member of the Columbia - Willamette Water Conservation Coalition, which deals with water conservation element on a regional basis. This allows for shared costs in brochure development, advertising campaigns and educational programs.

Water rates can be used to reduce the peak demand during the summer. Inverted block rates for example, charge higher rates for large users. Rates are set to cover the cost of service with higher users paying a higher rate per 1000 gallons to discourage use and pay for additional facilities needed to provide service. Users with large irrigated areas pay an ever higher rate. Care must be taken in developing the rate structure to insure that the rate is revenue neutral by shifting costs to higher users.

Landscape regulations will reduce the future needs for peak water usage. Low water use plant materials and restrictions on the area of turf needing irrigation are methods to accomplish this. The Water Conservation Coalition is developing model landscaping ordinances which can be incorporated into the City development standards.

More stringent regulatory approaches include odd/even watering schedules, prohibition of hard surface cleanup with hoses, time of day watering restrictions, etc.

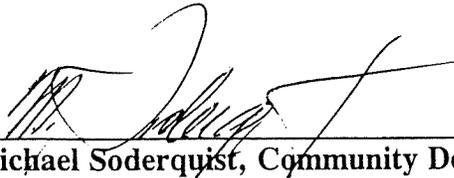
9. OTHER

MORATORIUM - Adoption of a moratorium must be done in accordance with Oregon State Law. It provides for restrictions on growth over limited period, while the municipality takes action to provide the required services.

WATER REUSE - Water reuse would require an upgrade to the wastewater plant and construction of a separate distribution system. This would have a significant capital cost and have an impact of shaving approximately 0.5 to 0.75 mgd from peak demands

STRATEGIC ASSESSMENT:

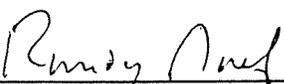
For discussion purposes, Table 1 presents a summary of the quantifiable options discussed above.



Michael Soderquist, Community Dev. Dir.

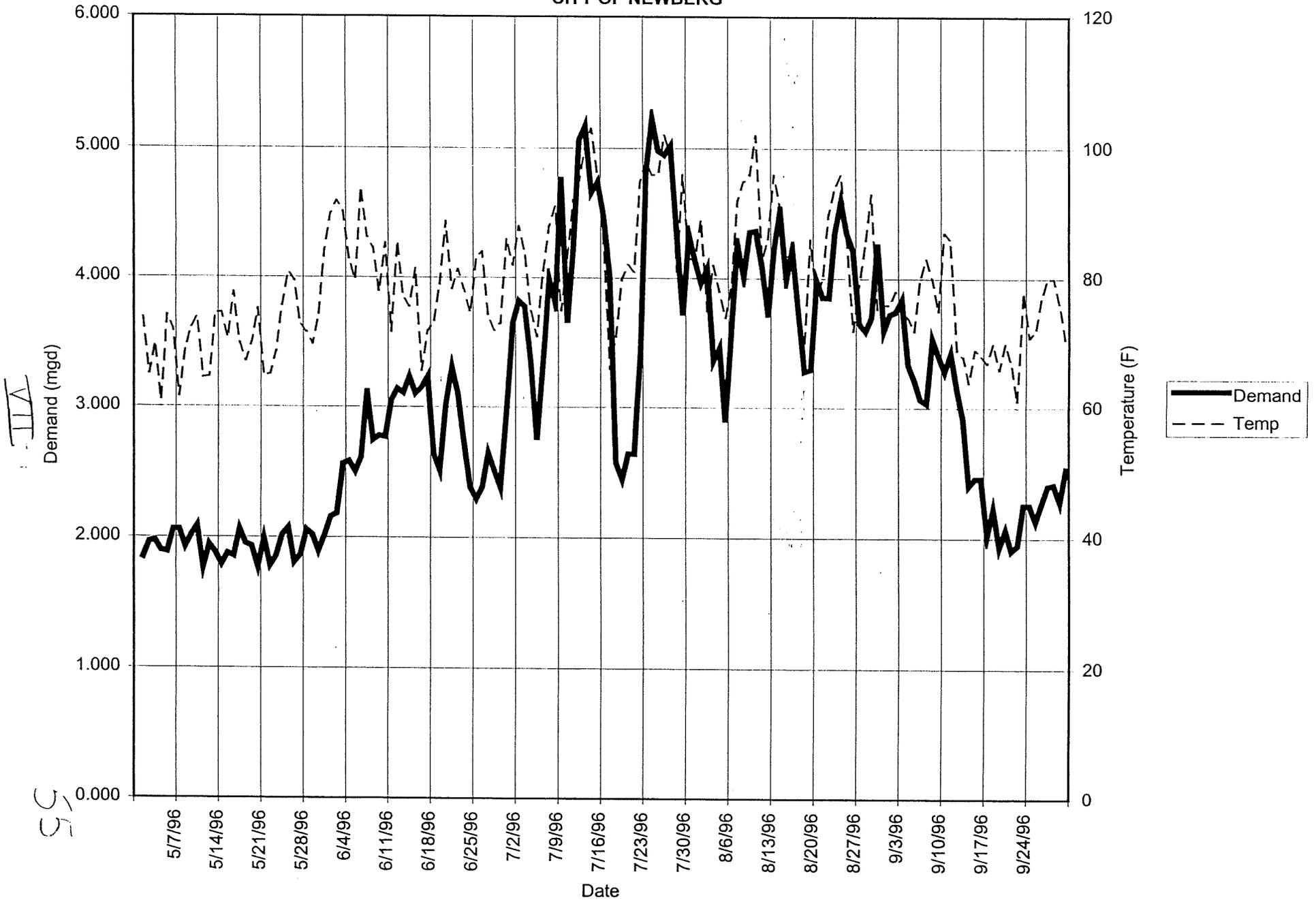


Duane R. Cole, City Manager



Randy Naef, Utility Manager

FIGURE 1
SUMMER 1996
TEMPERATURE/WATER DEMAND
CITY OF NEWBERG



111

55

FIGURE 2
SUMMER 1997
TEMPERATURE/WATER DEMAND

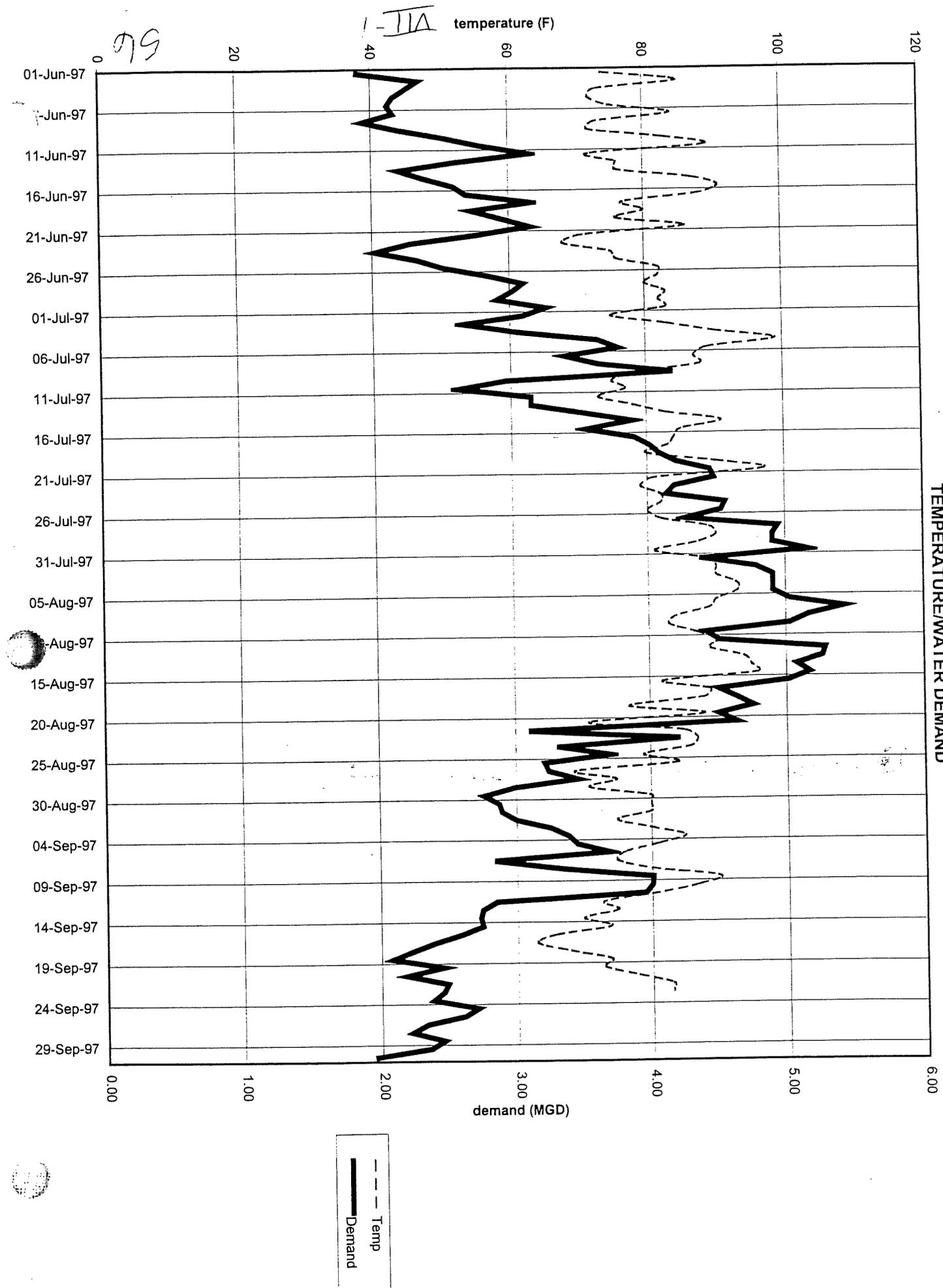
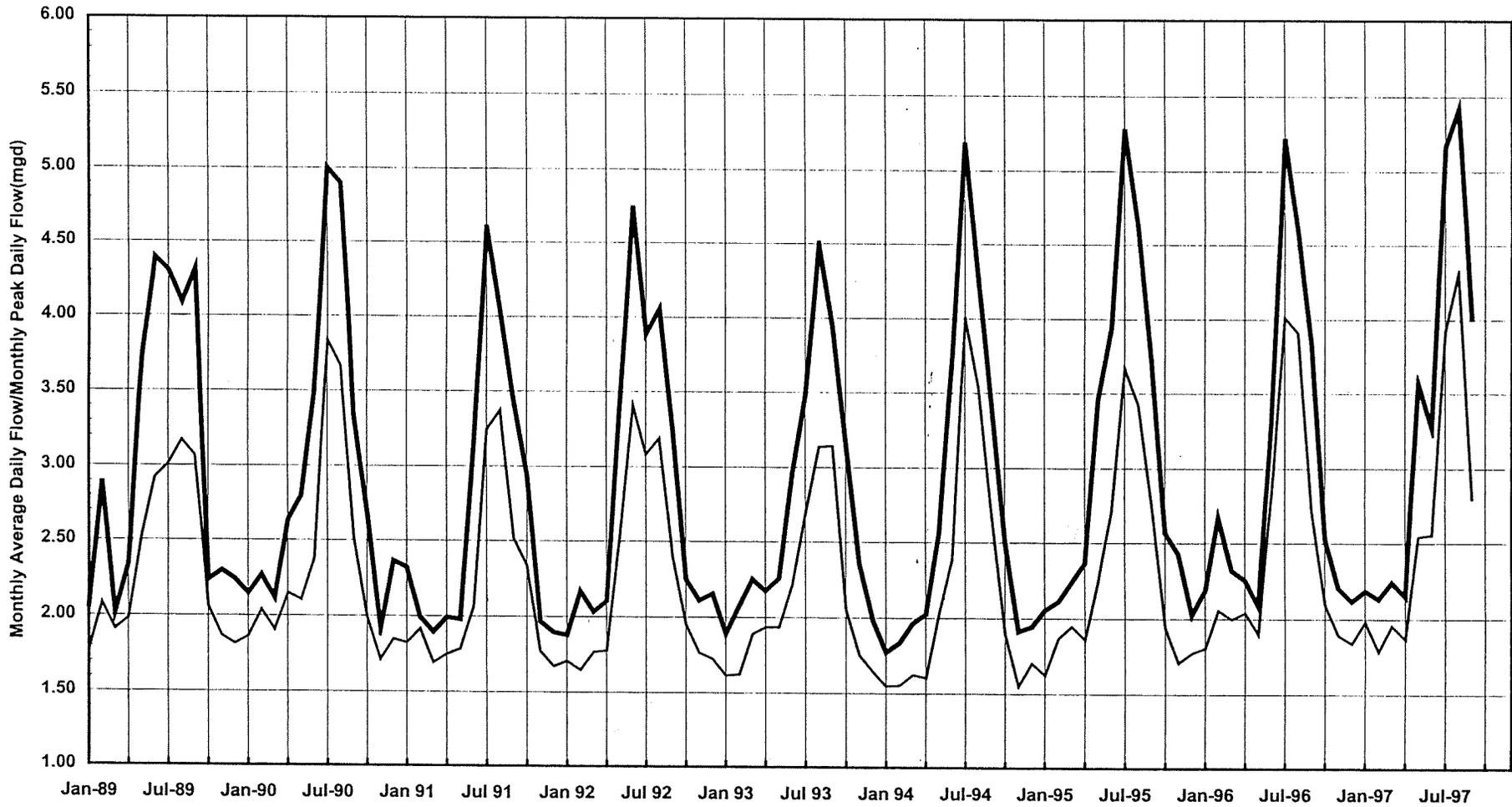


FIGURE 3
1989-1997
WATER SYSTEM DEMAND
CITY OF NEWBERG



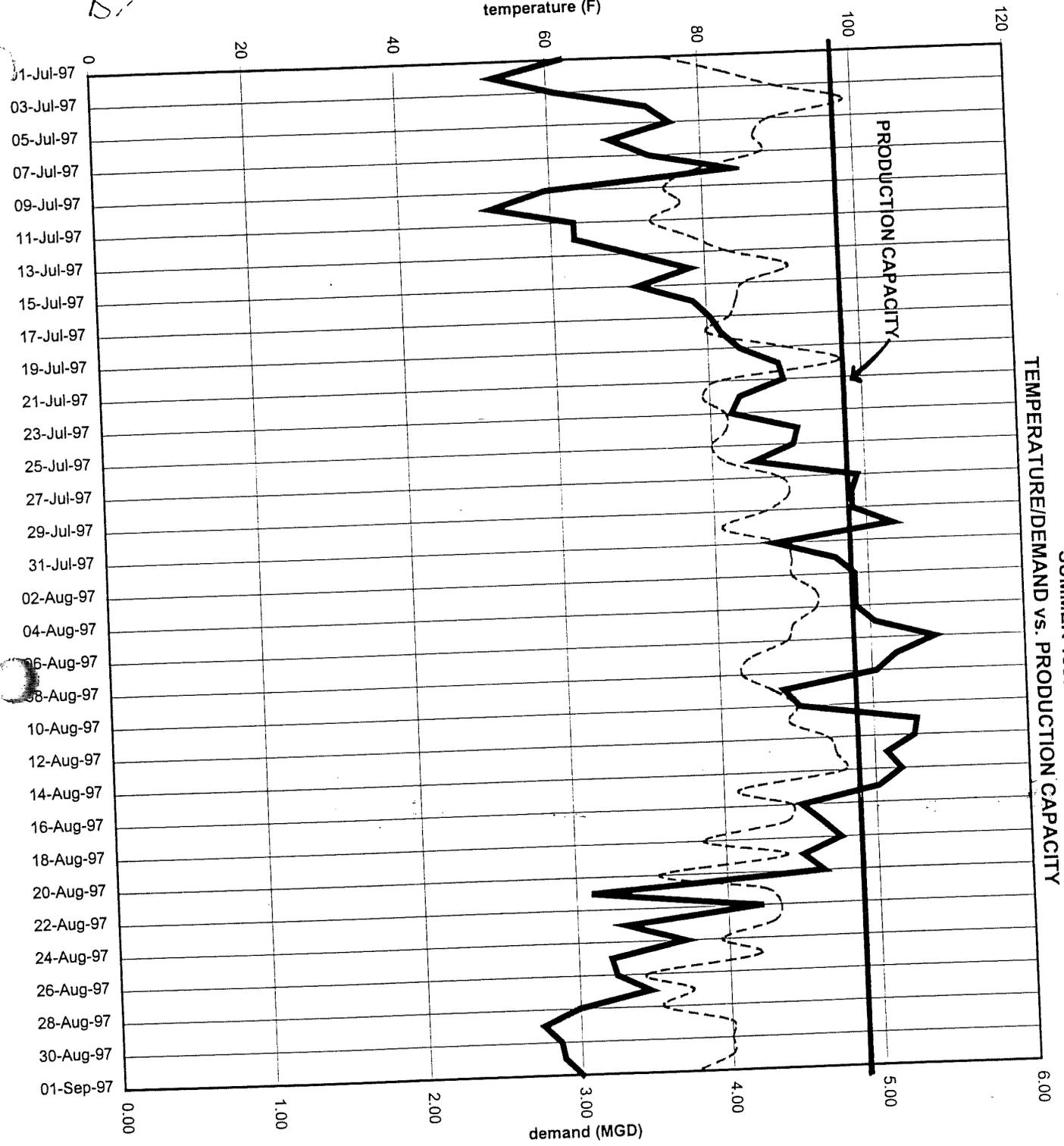
— Ave Day — Peak Day

1-114

57

85

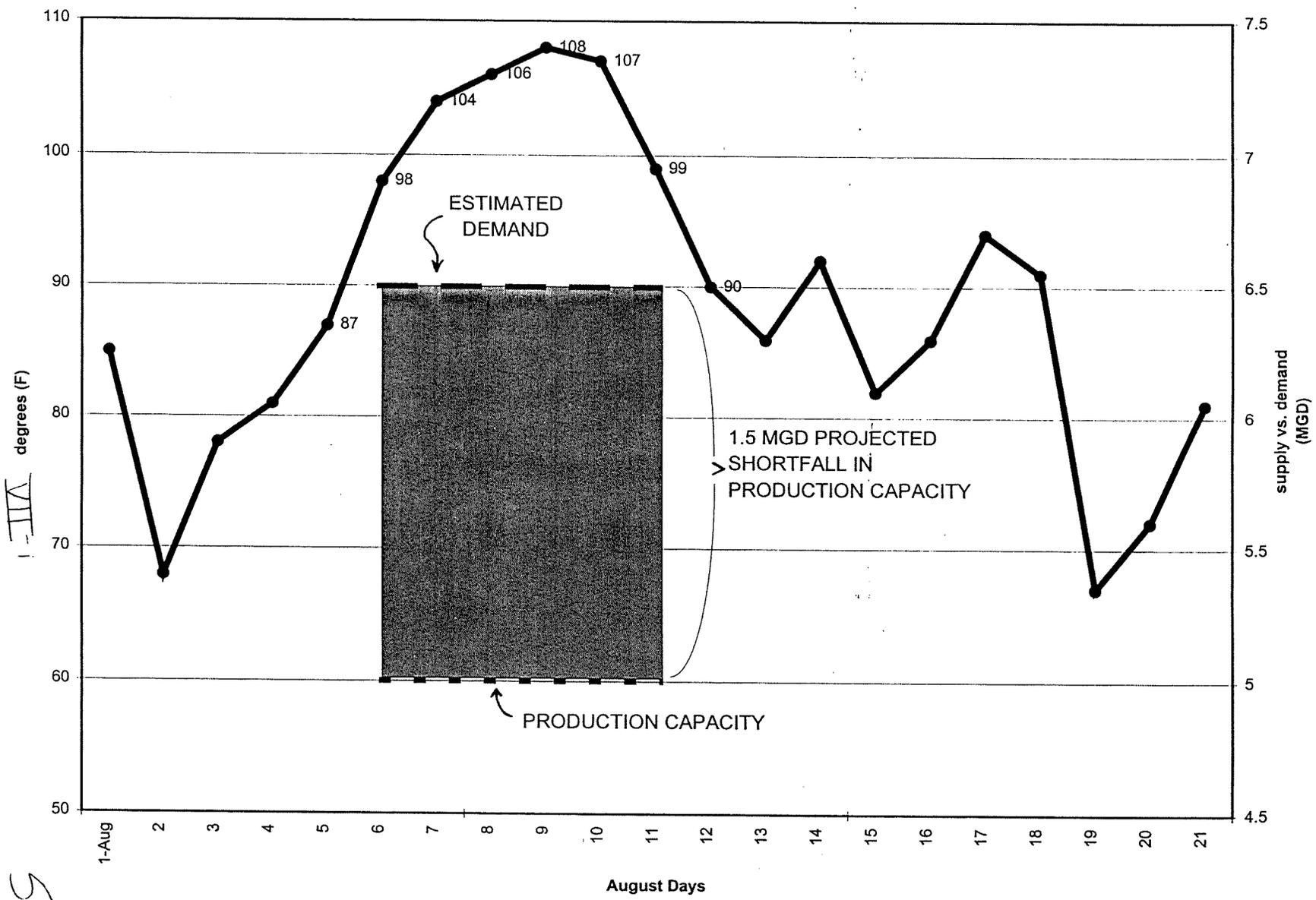
temperature (F)



Temp
Demand

FIGURE 4
SUMMER 1997
TEMPERATURE/DEMAND vs. PRODUCTION CAPACITY

**FIGURE 5
EXTREME DEMAND SCENARIO**



1981 High Temperature Data
Salem Airport (National Weather Service Station)

59
1-11A

Table 1

City of Newberg Water System Options					
Options	Source Capacity (mgd)	Capital Cost (\$) ^{1,2,3}	Capital Cost (\$/MGD)	Impact to Existing WTP	Other Comments
1A Expand existing well field with 4 new wells. Construct new wells, controls, and associated piping.	4.3	7,800,000	1,800,000	Expand existing WTP from 5.6 to 9.5 mgd or construct new WTP.	New wells may produce greater than 4.3 mgd, but 4 mgd WTP expansion is limiting source capacity. Cost includes \$1.62M for 4 wells, \$4.55M for 4 mgd WTP expansion, \$636K for 2,200 feet of 24-inch main, and \$1M allowance for property acquisition.
1B Well 7 only	1	600,000	600,000		First phase of Option 1 includes one well.
2A Develop new Yamhill County well field. Assume 4 new wells constructed with controls and associated piping.	4.3	8,800,000	2,000,000	Expand existing WTP from 5.6 to 9.5 mgd or construct new WTP.	New wells may produce greater than 4.3 mgd, but 4 mgd WTP expansion is limiting source capacity. Cost includes \$1.62M for 4 wells, \$4.55M for 4 mgd WTP expansion, \$1.59M for 13,000 feet of 18-inch main, and \$1M allowance for property acquisition.
2B First well only	1	3,000,000	3,000,000		First phase of Option 2 includes one well, 13,000 feet of 18-inch transmission main, and allowance for property acquisition.
3 Upgrade existing Otis Spring with microfiltration and Spring improvements.	0.4	1,200,000	3,000,000	Lowers peak demands from the existing WTP.	A new stand-alone water treatment facility would be constructed for the spring source. Cost includes \$1.08M for micro filtration treatment facility, and \$135K for spring improvement.
4 Construct new Willamette River Ranney Collector.	9.5	13,600,000	1,400,000	A new WTP is likely needed because of a surface influenced water source.	This option will likely trigger regulatory requirements for treating groundwater under the influence of surface water. Cost includes \$1.9M for the Ranney Collector and \$11.03M for a new WTP, and \$636K for 2,200 feet of 24-inch main.
5A Regional Water Providers Consortium	9.5	26,400,000	2,800,000	This option would replace the need for existing WTP upgrade. Treatment capacity would need to be purchased from a regional water treatment plant.	Cost includes \$10.89M for 13 miles of 24-inch main from Willsonville to Newberg, \$14.1M for buy-in of 9.5 mgd of Willamette River treatment plant capacity, and \$1.40M for 9.5 mgd booster pump station.
5B Regional Water Providers Consortium	5	16,000,000	3,200,000		Dual source supply
6 Willamette River Surface Water	9.5	20,300,000	2,100,000	This option would replace the need for existing WTP upgrade. A new WTP for surface water would be needed.	Cost includes \$16.03M for new WTP, \$2.12M for intake and raw waterline, and \$2.19M for purchase of 3.7 mgd for 120 days (1,363 AF) of summer Willamette River storage water rights.
7A Construct 3 MG reservoir east of town. 30 and 24-inch transmission main needed from WTP to new reservoir.	0.4	6,000,000	15,000,000	Lowers peak demands from the existing WTP. Delays upgrade of the existing WTP.	This option provides interim storage for peak use. Source capacity based on 0.4 mgd withdrawal from reservoir for 5 consecutive days totaling 2 MG. The remaining 1 MG storage is reserved for other system uses. Cost includes \$2.96M for 3 MG reservoir, \$2.05M for 9,500 feet of 24-inch main, \$786K for 2,300 feet of 30-inch main, and \$223K for 2,650 feet of 12-inch main.
7B Construct 3 MG reservoir at existing tank site. Construct parallel 24-inch main from WTP to tank site.	0.4	6,000,000	15,000,000	Lowers peak demands from the existing WTP. Delays upgrade of the existing WTP.	This option provides interim storage for peak use. Source capacity based on 0.4 mgd withdrawal from reservoir for 5 consecutive days totaling 2 MG. The remaining 1 MG storage is reserved for other system uses. Cost includes \$2.96M for 3 MG reservoir, \$3.09M for 19,500 feet of 24-inch main from existing WTP to tank site.
8 Aggressively pursue conservation measures and reduce unaccounted-for water to control growth of peak day demands.	0.6	4,500,000	7,500,000	Lowers peak demands from the existing WTP. Delays upgrade of the existing WTP.	Cost includes \$187K for leak detection, \$4M for steel main replacement, \$100K for implementation of conservation activities, and \$243K for present worth of 15 years of \$25K per year continuing conservation activities. Estimated source savings is 10% reduction from a MDD of 6 mgd. Reduction of MDD is from reducing leaks and conservation activities. Accurate metering device and system data must be available to gauge the impact of conservation. City should continue to replace old steel mains and monitor unaccounted-for water. A water management plan would be useful to document conservation measures and would be needed for water right modification or new application.

¹ Based on September 1997 ENR CCI = 6365

² Cost estimate based on November 15th, 1996 Newberg Source Option Update memorandum, 1992 Water Master Plan Update, and 1993 Ranney Feasibility Study.

³ Capital cost includes 35% of construction cost for admin, engineering, and contingencies.

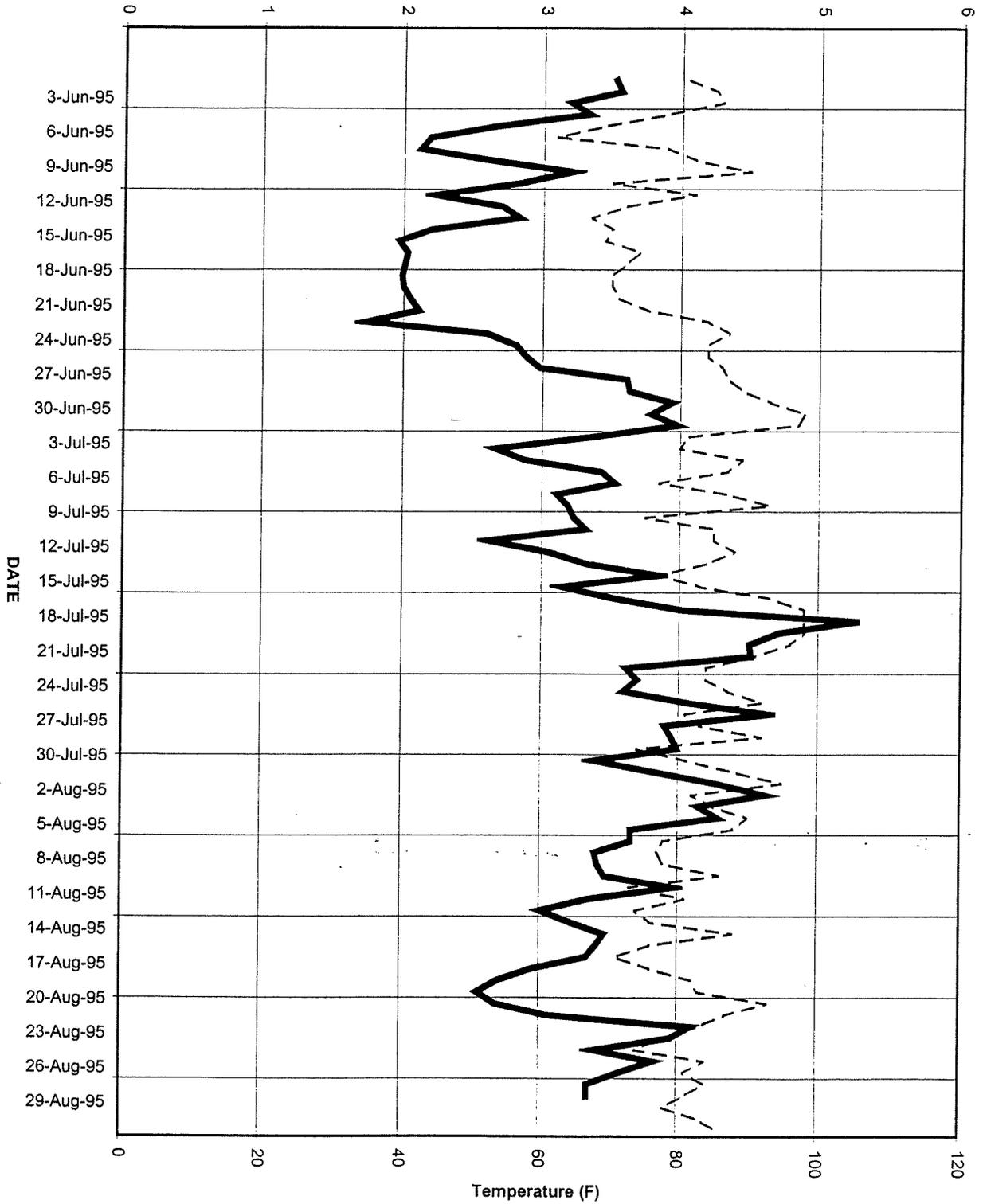
VII-1

60

107

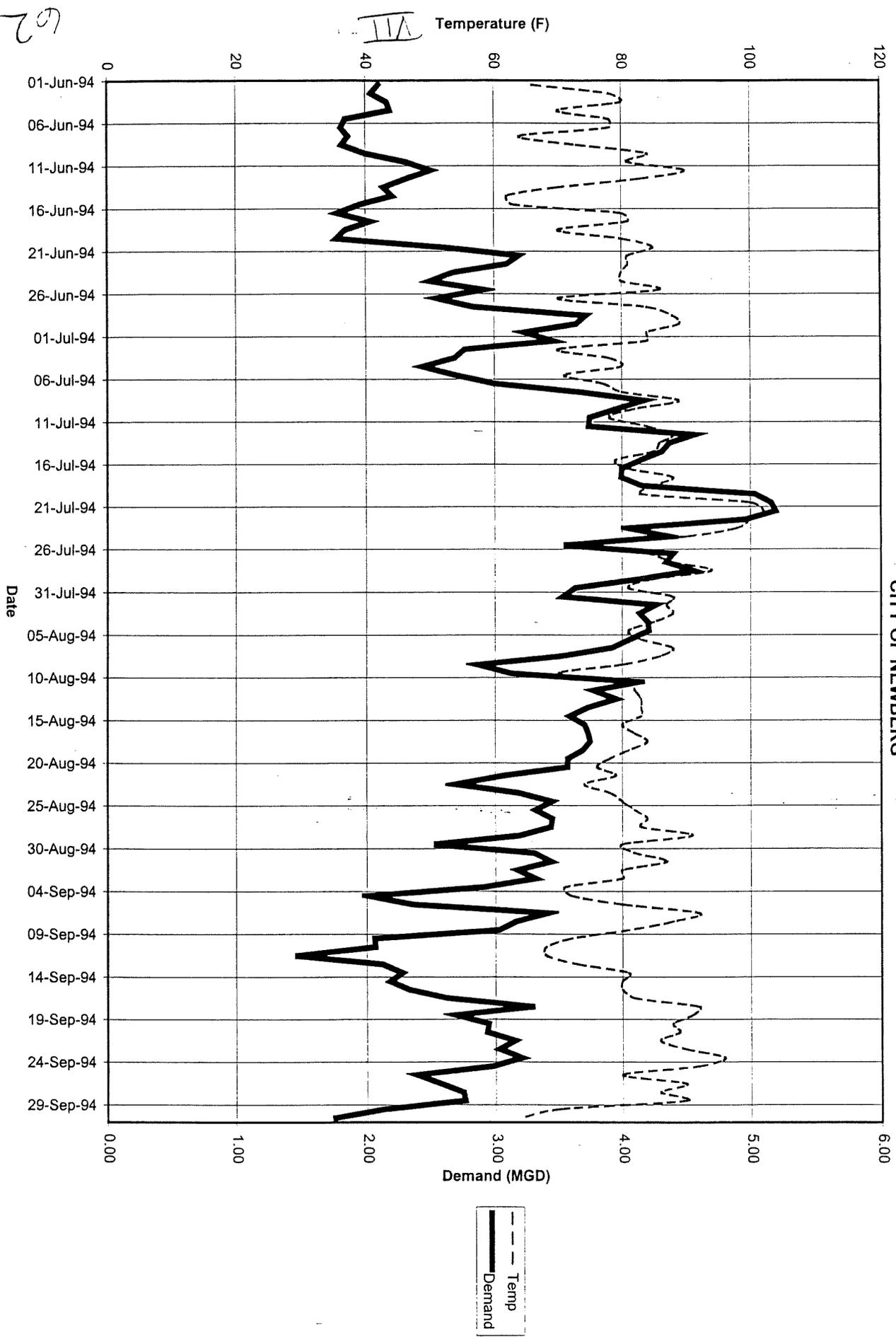
Demand (MGD)

SUMMER 1995
TEMPERATURE/WATER DEMAND
CITY OF NEWBERG

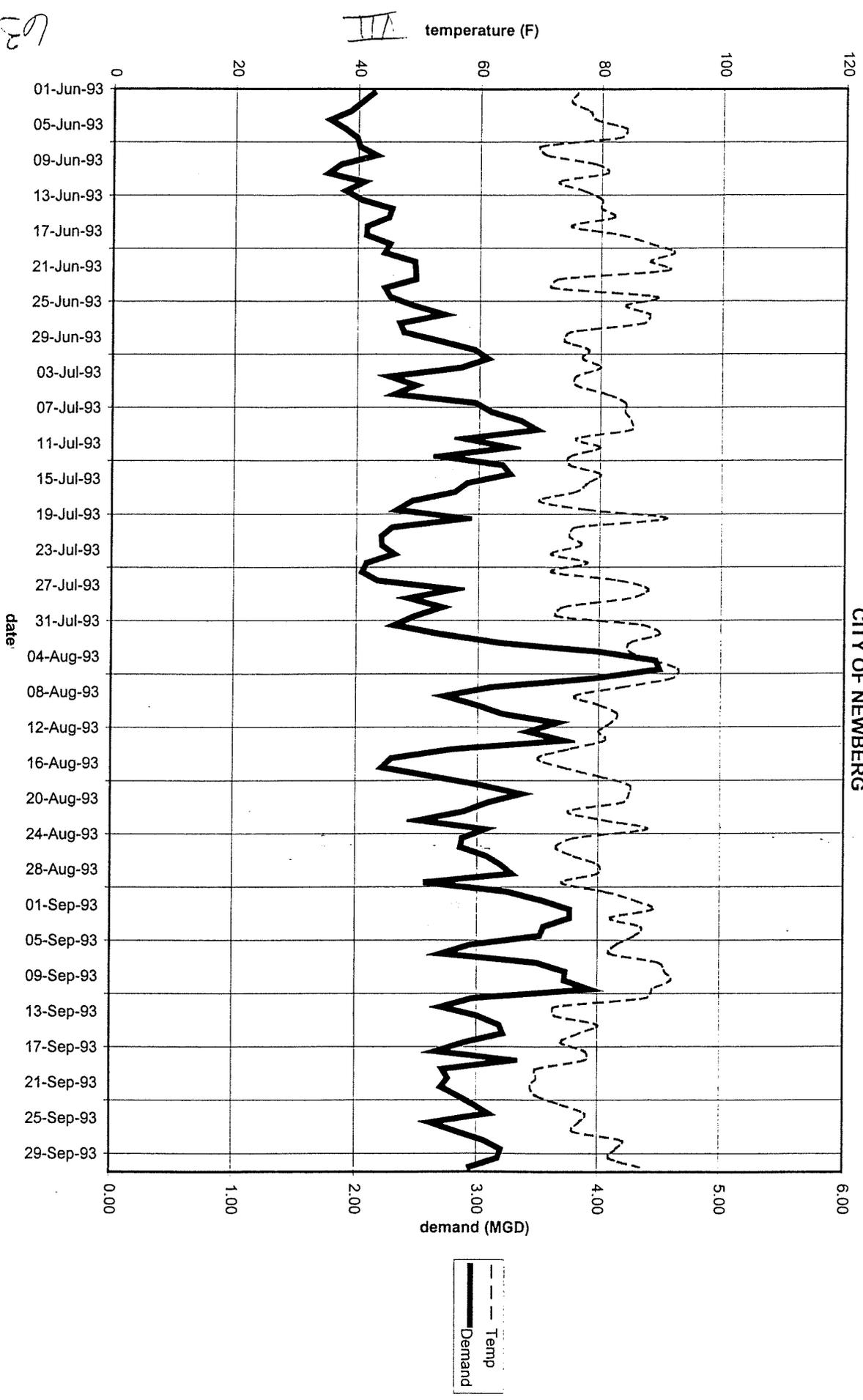


— DEMAND (MGD)
- - - TEMPERATURE

SUMMER 1994
TEMPERATURE/WATER DEMAND
CITY OF NEWBERG

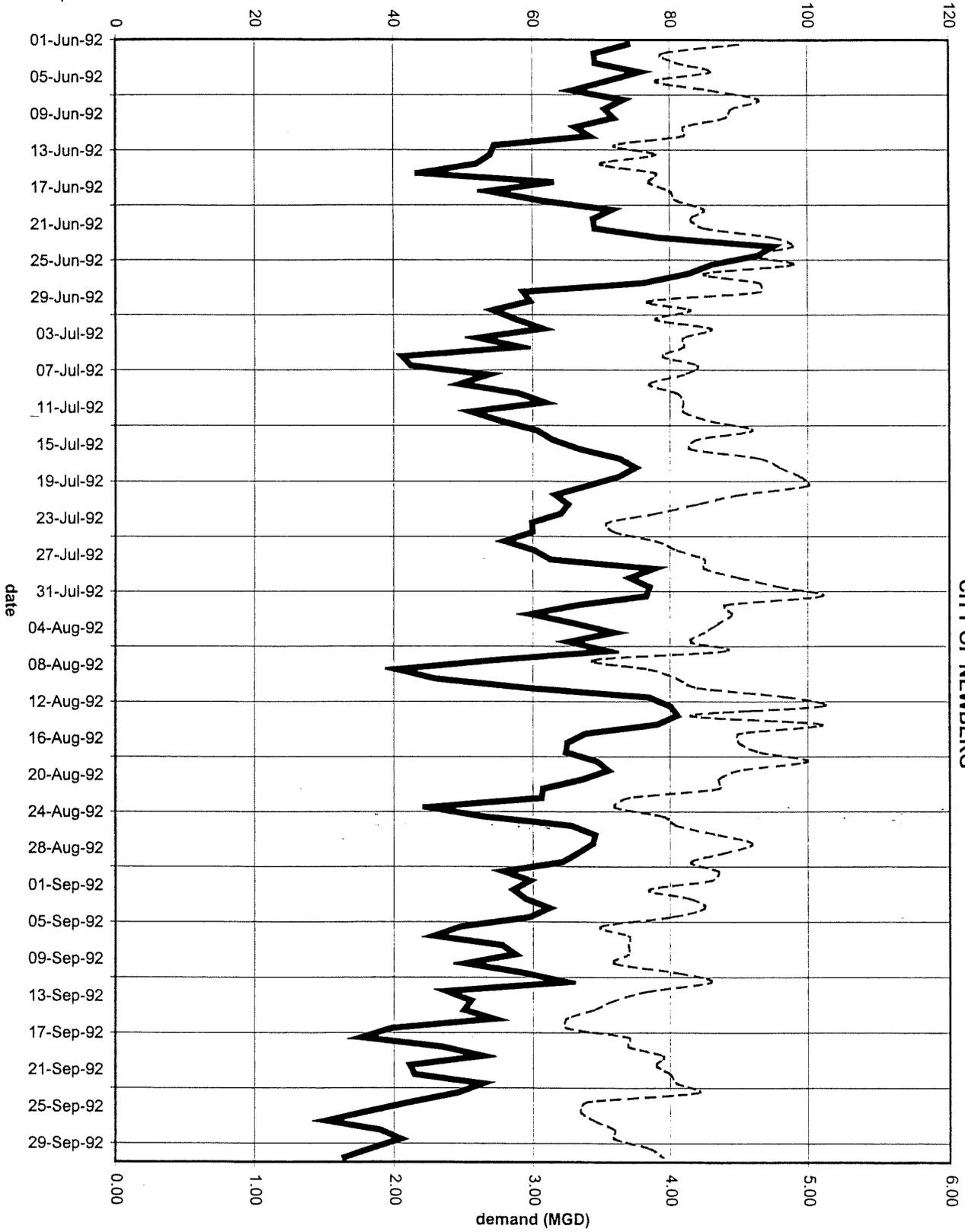


63



79

degrees (F)



SUMMER 1992
TEMPERATURE/WATER DEMAND
CITY OF NEWBERG

Temp
Demand

Citation/Title

Sec. 197.520, 197.520. Manner of declaring moratorium.

O.R.S. Sec. 197.520

OREGON REVISED STATUTES--ANNOTATED
TITLE 19. MISCELLANEOUS MATTERS RELATED TO GOVERNMENT AND
PUBLIC AFFAIRS
CHAPTER 197. COMPREHENSIVE LAND USE PLANNING COORDINATION
MORATORIUM ON CONSTRUCTION OR LAND DEVELOPMENT

Current through 1995 Sp. Sess.

197.520. Manner of declaring moratorium.

(1) No city, county or special district may adopt a moratorium on construction or land development unless it first:

(a) Provides written notice to the Department of Land Conservation and Development at least 45 days prior to the final public hearing to be held to consider the adoption of the moratorium;

(b) Makes written findings justifying the need for the moratorium in the manner provided for in this section; and

(c) Holds a public hearing on the adoption of the moratorium and the findings which support the moratorium.

(2) For urban or urbanizable land, a moratorium may be justified by demonstration of a need to prevent a shortage of public facilities which would otherwise occur during the effective period of the moratorium. Such a demonstration shall be based upon reasonably available information, and shall include, but need not be limited to, findings:

(a) Showing the extent of need beyond the estimated capacity of existing public facilities expected to result from new land development, including identification of any public facilities currently operating beyond capacity, and the portion of such capacity already committed to development;

(b) That the moratorium is reasonably limited to those areas of the city, county or special district where a shortage of key public facilities would otherwise occur; and

(c) That the housing and economic development needs of the area affected have been accommodated as much as possible in any program for allocating any remaining public facility capacity.

(3) A moratorium not based on a shortage of public facilities under subsection (2) of this section may be justified only by a demonstration of compelling need. Such a demonstration shall be based upon reasonably available information and shall include, but need not be limited to, findings:

(a) For urban or urbanizable land:

(A) That application of existing development ordinances or regulations and other applicable

ORS Sec. 197.520, 197.520. Manner of declaring moratorium.

law is inadequate to prevent irrevocable public harm from development in affected geographical areas;

(B) That the moratorium is sufficiently limited to ensure that a needed supply of affected housing types and the supply of commercial and industrial facilities within or in proximity to the city, county or special district are not unreasonably restricted by the adoption of the moratorium;

*16352 (C) Stating the reasons alternative methods of achieving the objectives of the moratorium are unsatisfactory;

(D) That the city, county or special district has determined that the public harm which would be caused by failure to impose a moratorium outweighs the adverse effects on other affected local governments, including shifts in demand for housing or economic development, public facilities and services and buildable lands, and the overall impact of the moratorium on population distribution; and

(E) That the city, county or special district proposing the moratorium has determined that sufficient resources are available to complete the development of needed interim or permanent changes in plans, regulations or procedures within the period of effectiveness of the moratorium

(b) For rural land:

(A) That application of existing development ordinances or regulations and other applicable law is inadequate to prevent irrevocable public harm from development in affected geographical areas;

(B) Stating the reasons alternative methods of achieving the objectives of the moratorium are unsatisfactory;

(C) That the moratorium is sufficiently limited to ensure that lots or parcels outside the affected geographical areas are not unreasonably restricted by the adoption of the moratorium; and

(D) That the city, county or special district proposing the moratorium has developed a work plan and time schedule for achieving the objectives of the moratorium.

(4) No moratorium adopted under subsection (3) (a) of this section shall be effective for a period longer than 120 days, but such a moratorium may be extended provided the city, county or special district adopting the moratorium holds a public hearing on the proposed extension and adopts written findings that:

(a) Verify the problem giving rise to the need for a moratorium still exists;

(b) Demonstrate that reasonable progress is being made to alleviate the problem giving rise to the moratorium; and

(c) Set a specific duration for the renewal of the moratorium. No extension may be for a period longer than six months.

(5) Any city, county or special district considering an extension of a moratorium shall g

ORS Sec. 197.520, 197.520. Manner of declaring moratorium.

department at least 14 days' notice of the time and date of the public hearing on the extension.

(1980 c. 2 Sec. 3; 1991 c. 839 Sec. 3; 1995 c. 463 Sec. 3)

NOTES, REFERENCES, AND ANNOTATIONS

197.520

NOTES OF DECISIONS

City's moratorium on development of property was proper under subsection (3) of this section where property was planned and zoned for residential use, but also contained valuable wildlife habitat and other significant resources, and city made findings that: development would result in actual and irrevocable damage through destruction of vegetative cover and erosion, and development would likely defeat efforts by city to secure federal and state funding to purchase property for public viewing area. Davis v. City of Bandon, 105 Or App 425, 805 P2d 709 (1991)

89

NOTE FROM DARLA BALDONI

TO: *Reah Leah*

DATE: *11-14-97*

<input type="checkbox"/>	For your information	<input type="checkbox"/>	Please note and return
<input type="checkbox"/>	For your signature	<input checked="" type="checkbox"/>	For your files
<input type="checkbox"/>	Please take action	<input type="checkbox"/>	Would like to see you

REMARKS:

*Planning Commission Meeting
tapes from 11-13-97*