

**CITY COUNCIL/PLANNING COMMISSION  
JOINT MEETING  
MONDAY, APRIL 26, 1999  
7:00 P.M.  
PUBLIC SAFETY BUILDING - TRAINING ROOM**

**I. CALL MEETING TO ORDER**

Council President Robert Weaver called the meeting to order. He said that Mayor Cox had a family emergency and was not able to attend.

**II. ADMINISTER OATHS OF OFFICE TO PLANNING COMMISSION MEMBERS**

DRC said he would attend the Planning Commission meeting and administer the oaths of office at the next meeting of the Commission (May 15, 1999).

**III. ROLL CALL:**

**Council:** Charles Cox - absent  
Roger Currier - absent  
Lisa Helikson  
Fred Howe - Absent  
Donna McCain - Absent  
Brett Veatch  
F. Robert Weaver

**Planning Commission:**

Paula Fowler  
Steve Hannum  
Matson Haug  
Lon Wall  
Warren Parrish  
Rob Molzahn

**Staff Present:**

Barbara Mingay, Planning Technician  
Mike Soderquist, Community Development Director  
Duane R. Cole, City Manager

#### IV. PRESENTATION OF PLANNING COMMISSION WORK PROGRAM

Planning Commission Chairman Steve Hannum reviewed some of the projects and issues before the Planning Commission. Chairman Hannum said the Commission is not interested in letting the real estate market define how much high density housing the City is to have or provide. The question lies in how the City is to maintain a high sense of livability with increased growth? Livability is hard to define and quantify. The Commission would like to communicate to the City Council and develop a coherent view of what livability means to the City; what are the important things to consider, establishing a vision for the City's growth; and what is important to the City of Newberg and how we can all make it work? The Commission is concerned, as others, that the City will be facing the reality of change. If we do nothing, change will automatically occur anyway. The Commission would like to get a sense of direction for the change and how to direct the movement in a way which will fit everyone's vision for the future. He said one of the Commission's goals is to look at the Comprehensive Plan and those areas dealing with population density. He reviewed the issues that the Commission would like to work on in the coming year:

1. Review of the Comprehensive Plan.
2. Make adjustments to the Development Code to promote a win-win situation (upcoming from R-1 to R-2, R-2 to R-3). Discussion was held concerning holding developers to the promises they made in order to allow the project to proceed.
3. Evaluate the alternatives to make sure that promises are kept and legally tie them into a development agreement that would be part of the conditions of development.
4. The Riverfront is the most important resource the City has. The city should redefine the riverfront with the existing zoning, getting investment going on the riverfront.
5. The Werth property. This is an on-going project.
6. The Planning Commission is going to one meeting a month. There is available time to brainstorm on the various projects, keep eyes and ears open in identifying and clearing up problems.

Commissioner Parrish said we need to look at the Comprehensive Plan and how the Plan is short on R-3 properties. He said that he does not agree with Commissioner Haug that there is not sufficient work for the Commission. Discussion was held concerning the definition of affordability and livability.

Commissioner Fowler said that affordability is what you can afford. Councilor Weaver says that developers are always using the word "affordable" in selling the proposals to the Council.

Commissioner Haug said that livability is the measure of the quality of life. The availability of recreation facilities, quality of living, standard of housing, jobs, the comfort of everyday life and there are ways to measure these. The traffic congestion, income levels of the community, the enjoyments of life.

Councilor RW asked if one of the goals for the Commission could be to provide for a definition or a clear understanding of livability.

Commissioner Wall said there are other things other than subsidized housing that can affect the final price and affordability of houses. Livability appears to be quite political and is defined differently by everyone. The Commission and the Council's goal is to define how to achieve it.

Commissioner Fowler referenced the March 1st Planning Department memo concerning the various projects and the goals the City Council felt the Commission should be covering.

Commissioner Wall said that one thing that concerns him and would like to see some direction from the Council, is that the Commission is approached for requests for densifying or changing zoning. He does not like to change the Comprehensive Plan and change it every time someone requests to do so. He would like to know how the Council feels on requests for zone change.

Commissioner Parrish said last year some of the things the Commission made decisions on were changed by the Council. He would like to see a direction on how the Council wants the matter to go. The Commission goes through the process which is sometimes later overturned by the Council.

Councilor RW said that the more the Commission and the Council inform each other, the process comes down to negotiations. It appears that the Commission would like to be tuned in on what the Council's goals are.

Councilor Lisa Helikson said that if there are issues which may be appealed to the Council and they are rational and not negatively impacting the surrounding area and citizens, then she probably would be willing to agree provide for some flexibility, such as apartment complexes. Councilor RW said he generally follows the Commission's views.

Commissioner Haug said the Council can promote what is the best for the City by anticipating change which would cause revisions to the Development Code. The Commission is asking that the Council and the Commission brainstorm and determine what needs to be worked

on. Discussion was held concerning rezoning the riverfront. If the Commission would have identified that as a project, it could have gone in a different direction, long before an application for an asphalt plant could have been filed. The Commission looks to the Council for direction so that the Council does not overturn decisions of the Commission.

Commissioner Hannum said he would recast the word transportation and see the major concern is crowded roads (one major road to get in and out - Hwy. 99W). He agreed with DRC that the transportation is a significant problem with Hwy 99W; but in terms of the community interests, 9 out of 10 would state that the traffic problem on Hwy 99W is the major problem.

Commissioner Parrish said that there will be more problems with other roads than just Hwy 99W. He asked if the staff's function was to tell the Commission what to do on the priorities?

Councilor LH said that due to her limited time on the Council, she does not have a lot of exposure. Commissioner Parrish said it appears that staff is providing the direction to the Commission.

Commissioner Wall said that he does not feel a great desire from the Council. The Commission is unique in what it can or is expected to do. He said he is not sure about how to deal with density. Discussion was held concerning the lack of a quorum of the City Council.

DRC said RC is on vacation, DM is on the Budget committee, Fred Howe has family issues and could not attend.

Councilor RW said what would happen to the dream if the south bypass should come to reality? Also, how about the north road to take some autos off Crestview?

DRC reviewed the various alternatives for the relocation of the Hwy for the bypass. Discussion was held concerning how close it would come to Rogers' Landing (about 4 blocks - stopping at 11th Street). Commissioner Haug presented information concerning federal and state funding for enhancement of the greenway (usable park area with small businesses which may encourage development).

Chair Hannum said the waterfront represents sort of a statement that so many of the issues that define the nature of the future of Newberg have their roots in areas or with groups outside Newberg. Unless there does not seem to be any reasonable way to annex the property near the river, the City subsequently has to deal with the County. The issue will probably be decided at the state legislature. Even the northern arterial has to go to Hwy 99W, it would involve outside the City. A lot of the issues deal with things that deal with areas that require intergovernmental or incredibly strong decisions based on political situations.

Councilor RW said that it may be an idea for staff to review with the Council and the Commission their respective roles in decision making. Sometimes there are no other choices but to receive problems and deal with them.

Commissioner Haug said they are trying to respond with street and residential ordinances and look ahead to infrastructure planning.

Chair Hannum asked what happens to the daily business of the Planning Commission? He said that they handle the matters that come before the Commission. Discussion was held concerning how the Council would handle a particular issue. Chair Hannum said that issues are presented to the Commission through the Planning Department staff. Commissioner Hannum said they would like to be able to be part of the goal setting and facilitating problems before they arise and get a sense of how to best meet the future needs.

Councilor RW said that the Council and the Commission having joint meetings is a good idea. Mr. Mike Soderquist said that Planning Manager Barton Brierley is the staff liaison between the City Council and the Commission.

Councilor BV said that it is the Council's responsibility to give policy direction to the Commission, but the Council is not involved in what is happening before the Commission on a regular basis. The Commission could make a list of the issues that will be coming before the Commission and discuss them with the Council. The Commission can work with the results of the issues before the Commission has to deal with them.

Commissioner Wall said the Commission should take a more proactive position on issues. The Commission does not want to spend a lot of time on a project or idea which is clearly not something the Council would accept. The Commission is in two different realms (quasi-judicial and legislative).

DRC said the Council has other Commissions and Committees. In particular, the Traffic Safety Commission and the Library Board have gone through a major goal setting session. The Commission should get their list from the Comprehensive Plan.

DRC presented the oaths of office to the Commission members present:

Matson Haug  
Warren Parrish  
Steve Hannum  
Paula Fowler  
Lon Wall  
Rob Molzahn

**VI. Growth and Density Discussion**

- A. Results of Planning Commission growth and density roundtable.
- B. Process the Planning Commission proposes and the end product they expect to achieve.

**VI. Summary and Closing Comments by Planning Commission Chair, Council and Mayor.**

Commissioner Molzahn said that if the Council is not sure what the Commission's vision is, it should contact a Commission member or attend a Planning Commission meeting (improve communication).

Councilor RW suggested that the Commission continue with the good job they are doing.

Commissioner Molzahn asked about getting a copy of the City Council agenda either by mail or e-mail. DRC said it would be easier to e-mail.

Commissioner Haug said Mr. Brierley has been informing the Commission on what has been going on with the Council.

Councilor RW discussed three types of communication: joint meetings, writing of agenda and sending out to the Commission and the third would be a two-way street (appear at the Planning Commission meetings and the Council meetings, etc.).

The Planning Commission members and the Council members present agreed to meet on a quarterly basis and improve communication. Discussion was held concerning an "adjustment" period in which to better work more closely.

Mr. Mike Soderquist said that Mr. Brierley is at a national planning issues.

**VII. Adjourn.**

The meeting adjourned at 8:30 p.m.

**ADOPTED** by the Newberg City Council this 4<sup>th</sup> day of October, 1999.



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Duane R. Cole, City Recorder

**ATTEST** by the Mayor this 8 day of October, 1999.



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Charles B. Cox, Mayor