

**MINUTES FOR THE CITY COUNCIL/PLANNING COMMISSION
JOINT MEETING**

MONDAY, FEBRUARY 28, 2000

7:00 P.M.

PUBLIC SAFETY BUILDING-TRAINING ROOM

I. Call Meeting to Order

Mayor Cox called the meeting to order.

II. Roll Call

Roger Currier (RC)

Lisa Helikson (LH)

Lon Wall

Matson Haug

Bob Andrews

F. Robert Weaver (RW)

Brett Veatch (BV)

Bart Rierson

Steve Hannum

Absent: **Noelle Wilson (NW)**
Warren Parrish
Rob Molzahn
Donna McCain (DM)

Staff

Present: Duane R. Cole, City Manager (DRC)
Terrence D. Mahr, City Attorney (TDM)
Mike Soderquist, Community Development Director
Barton Brierley, Planning Director
Barb Mingay, Planning Manager
David Beam, City Planner
Norma Alley, Recording Secretary

III. Presentation of Planning Commission Objectives & Goals

Barton Brierley discussed the procedures of how they came up with their goals and priorities. They are:

1. Riverfront Plan (5 votes) - this is currently planned for Industrial use. There is a question if this is the best use and we want to go through and see what is the best for this area. The City will want to meet with the neighbors, public and property owners involved in the discussion. The City will address the economic opportunity and other potential uses.
2. Density and Conditional Zone Changes (4 votes) - at times an applicant will come and apply for a change in the zoning, but the City does not have a lot of tools to bind them to the plans they have for the land. The City will look at what can be done to make those conditions of approval of zone changes to hold the applicant accountable.

3. Miscellaneous Code Amendments (4 votes) - this is based on gaps in the City's Development Code. We want to make eight changes: specific requirements for lighting, specific requirements for installing utilities underground, cellular communication towers, property consolidations and property line adjustments, home occupations, group care facilities, yards, multiple single family homes on one lot.
4. Commercial Area Standards (2 votes)
5. Plan for Area West of Newberg (2 votes)
6. Examine Commercial and Industrial Lands (2 votes) - recommend increases if necessary
7. Tree Plan and Ordinances - protect historic trees and trees in general

Councilor RC expressed his concern with the Council and Commission in regards to the home occupation and plan for area West of Newberg. He asked for clarification as to what the Commission was going to be working on.

Barton Brierley said there is a large area West of the City, it is zoned rural residential and is served by City water. The City has a concern about the future viability to develop according to the existing zone. Staff is not proposing a particular solution. DRC emphasized the concern in this area. The City will be mandated to serve this area sooner or later. The City can either deal with it ahead of time or face the crises in the future.

Mayor Cox asked what is the solution? DRC said there isn't a clear solution.

Commissioner Haug said because there isn't a clear solution and that is why it is important to put it on the list. We don't want to get into a similar situation that we got in with the Riverfront plan. We need to get on top of this.

Councilor RC said if you intend to change the Urban Growth Boundary I am against it. We have already dealt with this.

Mayor Cox asked what authority does the City have? Barton Brierley said the City would have to get an agreement with the County to cooperate.

Barton Brierley said the Commission is willing to help the Council work on the process with Dundee, the School District and Chehalem Park and Recreation.

Mayor Cox and Councilor LH said this would be helpful.

Chair Wall shared a letter the Commission received from the School Board expressing concerns for the growth of Newberg. DRC said schools around the state are being advised to show a concern when communities are growing due to the impacts on schools..

Councilor RC asked if the tree plan is going to require the City to put more trees in again? Chair Wall said the idea was a very basic Tree Ordinance. A Heritage Tree Ordinance would look at preserving an amazing tree in the City that someone is going to cut down.

Councilor LH said she would be in support as long as it doesn't infringe on the rights of the homeowners.

Mayor Cox suggested a reward system for those who participate.

Commissioner Haug expressed his concern with community involvement. There is no visibility at all here. We aren't having the involvement in our meetings. We need to get our visibility out.

Commissioner Rierson said if the City could distill the information, make it available and have a press release community involvement may increase.

Chair Wall said there used to be a statement in the Graphic. DRC said they used to pick that off the Friday Update. We could e-mail the Friday Update to those who are interested.

Councilor RC asked can you scan it into the web page. DRC said yes we can either send it individually or get it on the web page.

Commissioner Andrews asked if there are objections to rotating sites for the Planning Meetings? Mayor Cox said no.

Councilor RC asked if there is going to be any more regulations on developers when they build? Barton Brierley said we inform developers about requirements but we can't prevent all the problems.

Commissioner Haug asked what the time frame was for the Riverfront Plan's grant the City applied for? David Beam said April.

Commissioner Haug asked if there is any grant money or opportunity for the West area? Barton Brierley said there probably is. Mayor Cox said a good spot to start with is the County.

Commissioner Wall asked if on the Riverfront plan there is something the Council would like to see the Planning do with this? Councilor RC said I think this should be addressed with the county. Mayor Cox said Planning should look at what the ultimate plan is for the property.

Commissioner Haug suggested establishing some sort of control and take the industrial zone off. Mayor Cox said you can move toward that but the land owners may resist.

Mayor Cox asked if the City can change the zone? TDM said the City can't change the zone but we do have a responsibility to form a plan for the land.

Chair Wall said unless there is opposition from Council then the Commission will proceed with the Riverfront as the number one priority.

Councilor LH said the Conditional Zone Change is a very important thing to deal with and she is glad that it is in the top priority on the list.

Chair Wall asked what is the Council's opinion with Conditional Zone Change? Councilor LH suggested taking out the opportunity to change the density. Mayor Cox suggested

if that project dies than the conditions die with it.

IV. Discuss Development Code Changes

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

Chair Wall said the Planning Commission would like to review Type II subdivisions. Mayor Cox said he would like to see the rules clarified and tightened, rather than holding a hearing.

Commissioner Hannum said I think the more eyes you have looking at a project the better the chances are you are not going to come back five years later and say why didn't we think of that.

Councilor LH said if you keep changing as it goes it gives the community an easy way to have more choice over the property owner. We need to be careful not to infringe on the rights of the property owners.

Councilor RC said I think the Planning Commission should look at Type II subdivision processing.

Chair Wall said my problem is the people who are impacted by the subdivision have property rights also. It seems if you are a property owner your right supercedes the old property rights. There is something wrong in modern society under the rules we all employ that we suggest that absolute property rights are superceding.

Mayor Cox said the Council is not saying the public can't appeal this.

VI. Executive Session Pursuant to ORS 192.660(1)(e) relating to real property transaction.

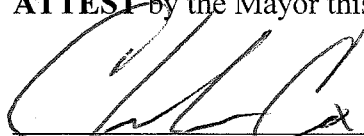
VII. Adjourn

Mayor Cox called the meeting into open session and the meeting was adjourned at 9:10 p.m. (Unanimous). Motion Carried.

ADOPTED by the Newberg City Council this 5th day June, 2000.


Duane R. Cole

ATTEST by the Mayor this 16 day of June, 2000.


Charles B. Cox, Mayor