

PLANNING COMMISSION MINUTES
Newberg Public Library - Newberg, Oregon
June 8, 1995
Thursday, 7:00 PM

Approved at the July 13, 1995 Meeting

I. PLANNING COMMISSION ROLL CALL

Planning Commission Members Present:

Matson Haug	Rick Mills
Jim Morrison	Mary Post
Roger Worrall	Jack Kriz, Chair

Absent: Jim Harney

Staff Present:

John Knight, Planning Manager
Barbara Mingay, Planning Technician

Citizens Present:

Six citizens were present.

II. OPEN MEETING

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

III. APPROVAL OF MINUTES

Chair Kriz reviewed the May, 11, 1995 minutes.

Motion: **Mills-Post** to approve the minutes of the 5/11/95 Planning Commission Meeting.

Vote on Motion: Motion carried unanimously (6-0).

IV. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)
(none)

V. PUBLIC HEARING

APPLICANT/

OWNER:	PGE by Robert Helm
CONTACT:	Robert Helm - PGE
REQUEST:	Conditional Use Permit to allow establishment of a PGE Springbrook Substation
LOCATION:	305 Springbrook Road
TAX LOT:	3221-1000
FILE NO:	CUP-1-95
ZONE:	M-1 Limited Industrial District

Chair Kriz stepped down. **Vice-Chair Worrall** noted for the record that the application has been withdrawn (see withdrawal letter dated June 1, 1995). Withdrawal of the application concludes any further

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Planning Commission action.

Chair Kriz resumed his seat on the Commission.

VI. OLD BUSINESS (none)

VII. NEW BUSINESS -The agenda order was revised as follows:

1. Interpretation Regarding College Dormitories in the R-2 Zone

Staff Report: Planning Manager John Knight noted that the request is for a Planning Commission interpretation of existing Zoning Ordinance requirements relating to student housing. He reviewed the staff report, the current status of GFC student housing and the zoning designation currently applicable to the campus area. He then reviewed Resolution 95-15 relating to an interpretation of the Zoning Ordinance relating to this issue.

Commission Discussion:

Commissioner Mills indicated that the resolution should be revised to clearly indicate this was an advisory interpretation only.

Audience Comment:

Russ Leach, architect for GFC, POB 1016, Sherwood, OR 97140. He indicated he is working with the college on a new dormitory on North Street. He indicated that GFC is opposed to the interpretation that dorms aren't allowed in an R-2 zone. He felt that dorms should be considered the same as other College related uses. He presented a map which identified the proposed site for the new dorm and current comprehensive plan designations for GFC properties in the area.

Commission Discussion:

Commissioner Mills noted that campus living organizations are specifically listed as a use in the R-3 zone and are not listed in other zones.

Audience Comment:

John Lyda, (for GFC) 607 Villa Road, Newberg, OR 97132. He reviewed the public/quasi-public definition within the Comprehensive Plan. He also reviewed the single family conversion language within Resolution 95-15. He felt that the number of occupants allowed under the proposed interpretation was too restrictive. He felt that a larger number should be allowed. He indicated that the campus is trying to expand into areas adjacent to the campus within the general boundaries of Meridian Street, Villa Road, 99W and the Southern Pacific railroad tracks.

Commission Discussion:

Commissioner Haug felt that conversions should not be allowed within the R-1 zone.

Audience Comment:

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Gary Jones, 1400 E. North, Newberg, OR 97132. Mr. Jones indicated he lives across the street from the proposed dormitory site. GFC has gradually filled in around his home. They are opposed to the dormitory within this residential area. He indicated he would not have a problem with the location of the dorm if the College owned all the property which would be impacted by the dorm. He added that GFC has discussed potential purchase of the few residential sites remaining in private ownership in this area.

Commission Discussion:

Commissioners discussed modification of the resolution, whether the issue should go to a public hearing, or whether an overlay zone should be developed. The general consensus was that a GFC overlay zone would be most appropriate.

Commissioner Mills presented revisions to Resolution 95-15 which included noting that the interpretation was advisory only; clarification of the "Whereas" portion of the ordinance to reflect that City staff and GFC disagree as to the interpretation of use; deletion of comprehensive plan references in A.2. and requiring conditional use for dormitories in R-2; and revision of B.1. to limit the conversion of existing single family homes to five (5) or less unrelated individuals.

Motion: Mills-Haug to approve Resolution 95-15 as amended by Commissioner Mills.

Vote on Motion: The Motion carried (4-2).

Following approval of the Resolution, Planning Manager Knight recommended that GFC make application for a conditional use permit for the construction of a new dormitory on North Street.

Mr. Leach asked the Commission if the approved interpretation was appealable. Staff indicated that the issue could be discussed during the Open Comments portion of a Council meeting.

2. Slide Show on Signage

John Knight presented a slide show relating to types of signage existing in Newberg. He indicated that development of a sign code should take into consideration what kind of signs should be covered. Sign types discussed included murals, projecting signs, banners, permanent signage, temporary signage, flags, window signage and posters. It was noted that safety, aesthetics and content are some of the issues to consider when implementing a sign ordinance.

3. Transportation Issues Study Session

John Knight presented a multi-media display relating to transportation issues. He noted that current issues needing clarification include: 1) private versus public streets; 2) private drives; 3) street standards; 4) code amendments; and 5) local street connections.

John Knight commented that items relating to signage and transportation would be brought forward to the Planning Commission in the future. Commissioners were urged to continue independently investigation signage and transportation activities in other communities.

VIII. STAFF AND COMMISSION REPORTS

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1. **Update from Open Space Committee.** Commissioner Worrall indicated that the OS Committee has concluded their meetings with approval of a draft OS ordinance. The ordinance will be presented publicly at an open house to take place 6-28-95 at George Fox College.
2. **Update on Council Items.** John Knight updated the Planning Commission about recent Council actions on the Development Code and applications for annexation.
3. **Other Reports, Letters, or Correspondence.** Barb Mingay reviewed the Airpark Business Complex Landscaping Update memo. Commissioners were directed to review the handout on Newberg Growth.
4. **Next Planning Commission Meeting:** July 13, 1995.

VIII. ADJOURNMENT

The meeting was adjourned at approximately 10:00 p.m.

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Passed by the Planning Commission of the City of Newberg this 13 day of July, 1995.

ATTEST:

Darla Baldoni
Darla Baldoni, Planning Commission Recording Secretary