

PLANNING COMMISSION MINUTES
Newberg Public Library - Newberg, Oregon
MAY 11, 1995
Thursday, 7:00 PM

Approved at June 8, 1995 Planning Commission Meeting

I. PLANNING COMMISSION ROLL CALL

Planning Commission Members Present:

Jim Harney
Matson Haug
Rick Mills
Jim Morrison

Mary Post
Roger Worrall, Vice Chair

Absent: Jack Kriz

Staff Present:

John Knight, Planning Manager
Barbara Mingay, Planning Technician
Darla Baldoni, Recording Secretary

Citizens Present:

24 citizens

II. OPEN MEETING

Vice Chair, Roger Worrall opened the meeting at 7:03 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

Vice Chair Worrall reviewed the April 13, 1995 meeting minutes.

Motion: Commissioners Haug/Post moved to approve the minutes of the April 13, 1995, Planning Commission Meeting.

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

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

1. **Paul Pfnister, Food Forum, Hwy 99W.** He is initiating a farmers market in Newberg to create a showcase of our local growers; keeping local dollars here.

John Knight, Planning Manager invited Paul to the meeting, and noted that staff is supportive of this. The City will issue a temporary vendors license, and in the future will require application to the Planning Commission for a use permit.

V. PUBLIC HEARING

PUBLIC HEARING (#1)

APPLICANT/

OWNER: PGE by Robert Helm

CONTACT: Robert Helm - PGE

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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

OPEN FOR PUBLIC HEARING.

Vice Chair Worrall opened the hearing and entered ORS 197 relating to the Public Hearing process into the record.

John Knight, Planning Manager recapped the previous meeting, noting that the public testimony portion of the hearing was closed, but left open for written testimony. He went on to discuss the written testimony submitted. During the rebuttal period, the applicant will modify the application and resubmit.

Staff Recommendation: Staff recommended that the Planning Commission continue the item to the June 8, 1995 meeting.

Hearing Closed.

Commission Deliberation: none

Motion: Commissioners Morrison/Post to continue the hearing to the June 8, 1995 Planning Commission Meeting.

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

PUBLIC HEARING (#2)

APPLICANT/ Gwain Streed
OWNER: Devonne Kirkbride
REQUEST: Appeal of an administrative variance approval. The variance was approved to allow an existing structure to encroach 3 feet into the 25 foot access easement required in order to allow for the partition of the property into two lots.
LOCATION: 111 E. Eighth
TAX LOT: 3219DB-4200
FILE NO: V-2-95/P-12-94
ZONE: R-2 Medium Density Residential
PLAN
DESIGNATION: MDR

Abstentions/ex-parte contact:

Commissioner Haug visited the site, drove up and down the gravel driveway, observed the signs, and read the letter in the Newberg Graphic newspaper on Thursday.

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Commissioner Mills read the letter in the Newberg Graphic, and drove out to the site to observe it.

Commissioner Worrall also read the letter in the Newberg Graphic and felt he could make a legitimate decision.

Commissioner Post drove by the site.

John Knight covered the public hearing process of testimony and requirements.

Commissioner Worrall clarified to the audience that if you want to speak in favor of the appeal you are a proponent.

Objections to Jurisdiction: none

Staff Report: **John Knight** covered the staff report. The partition was approved in November of 1994. The variance was approved March 24, 1995. As noted in the staff report, the criteria are addressed in Exhibit A, Findings 95-8.

Commissioner Haug asked for asphalt requirements.

John Knight replied that it is not a code requirement but an administrative requirement, requiring a 12 foot wide paved access, and the fire code is required to have 20 feet clear of any obstruction.

Commissioner Haug asked for clarification on the 25 foot easement on the drawing.

John Knight reviewed the setback and site access requirements and noted a 25 foot code has been in place since at least 1980.

Preliminary Staff Recommendation: In the absence of testimony at the Public Hearing, staff recommended that the Planning Commission uphold the decision to approve the variance and adopt resolution 95-12.

Proponent: Dennis Streed, 11650 N.E. Streed Lane, PO Box 294, Newberg, OR 97132. Stated he was never notified in advance on this variance, was told by the City that it was not necessary, and was also notified that staff members made a decision to approve the variance, not the Planning Commission. He also commented on the following issues: that the \$250 fee to appeal is a bribe; staff should review the Newberg Ordinance, especially page 147; review the drainage on Garfield Street; and he submitted pictures into the record regarding the "for sale" signs on his property.

Proponent: Gwain Streed, 733 S. Garfield, Newberg, OR 97132. His concerns were on the water run off, for the proposed use of the lot for a manufactured home, and how one would get the manufactured home through the easement to the property. He suggested that they wait until Garfield Street is developed.

Proponent: Pat Haight, 114 E. Hancock, Newberg, OR 97132. She was concerned that Mr. Streed's property was being taken away from him, and if the variance were approved it would ruin the aesthetics of the area. She questioned the appeal fees of \$250 and then to \$100, and asked who made that decision.

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Proponent: Roger Currier, 504 Pinehurst, P.O. Box 45, Newberg, OR 97132. He felt there was a stated drainage problem, and that this is a provision of our ordinance and should drain to the street, and is the City's responsibility. He then noted that there was a problem if Mr. Streed was not notified until after the variance, and then was charged to appeal it.

Opponent: Devonne Kirkbride, 111 E. 8th Street, Newberg, OR 97132. Partitioned the property due to a divorce to meet requirements to sell the property. She discussed purchasing the property with Mr. Streed, but he wanted an astronomical price. She also noted that the cedar trees would not need to be cut down to develop the new parcel.

Opponent: Douglas Tishmach, 17275 N.E. Kingsgrade, Newberg, OR 97132. Stated the City requires that Mrs. Kirkbride pay her portion to pave the road, which in turn would help solve Mr. Streed's drainage problem. Also, if there is 22 feet available, a mobile home moved in with two sections at 14 feet each, should have no problem going through to the property. He noted that the shop on the property was there long before the ordinance was in place requiring 25 feet. Allowing this variance should improve the area for all the people there.

Opponent: Gerry Papee, Professional Land Surveyor, 2454 Crestbrook Drive N.W., Salem, OR 97309. He provided assistance to Mrs. Kirkbride on the partition. He felt that if there was a drainage problem, there are ways to correct that. Regarding the placement of a mobile home, there should be ample room to move one onto the property, and Mrs. Kirkbride is willing to provide some of her property to do that.

Questions from the Commissioners to the Proponents:

Commissioner Harney asked if Mr. Streed received a letter from the City.

Dennis Streed replied "after the fact."

Commissioner Haug asked how long Mrs. Kirkbride had owned the property.

Ms. Kirkbride replied "since June 1990."

Questions to Proponent:

Camille Thompson, 100 East 7th Street, Newberg, OR 97132. She asked who had been paying the taxes on the property, and who had owned the property for the longer period of time?

Commissioner Worrall stated that the property in question is owned by Mrs. Kirkbride and she has been paying taxes since 1990. Also, Mr. Streed has owned his property for a considerable amount of time. The variance is on the land owned by Mrs. Kirkbride.

Pat Haight, 114 E. Hancock, Newberg, OR 97132. She asked Mr. Streed if he has had problems with the Planning Division or Planning Commission in developing his property?

Mr. Streed answered "since 1978."

Commissioner Worrall stated that this does not pertain to the variance for Mrs. Kirkbride.

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Questions to the Opponents:

Commissioner Haug asked Mrs. Kirkbride about a structure being removed to provide more access.

Mrs. Kirkbride replied that a structure would be removed from her property.

Commissioner Haug asked the surveyor if the parcel was wide open and if he knew the distance between the large cedar trees.

Gerry Pappe, the surveyor, verified that it was an open yard with no fences that would restrict access to the back parcel. He did not know the distance between the trees.

Public Agency reports:

No additional evidence had been submitted. The Fire Marshall reported no conflict with the proposal.

Letters: none

Proponent/Opponent Rebuttal:

Dennis Streed stated that he knew what property he owns due to surveys done about five years ago. He would like to know what figure he had supposedly quoted to Mrs. Kirkbride for the sale of his property, and he wants to be left alone on his side of the property line.

Gwain Streed asked about safety and fire code, building structures protruding into the easement, and if it met building code requirements. He also felt that if the water was to be pumped uphill, it would just run back down Garfield Street. Also, he wanted to state for the record that the rebuttal statements regarding bribes was damaging to his name.

Commissioner Mills responded that he has heard a lot of things said this evening by a lot of people that have been damaging.

John Knight stated that he would answer Gwain's questions in the staff report.

Staff Recommendation: John Knight noted that all easements are different. This one is on access, and the structure does not project into the easement. Regarding water, the property could be raised up to create positive drainage required by the building code as a condition of the variance.

Commissioner Mills asked about drainage into the street or into pipe.

John Knight stated that it must go into a drainage system, to the street or in an underground system. By the current City code, notice is only required after the variance is approved. This procedure has been changed in the current draft Development Code to require notice before a variance is approved. Currently mobile homes are not allowed in an R-2 zone outside of a mobile home park, but a manufactured home is allowed on R-2 zoned lots. There is a difference between a mobile home and a manufactured home. At this point the lot would be sold and the new owner would decide what they would put on the lot. The fee schedule was adopted by the City Council, with the appeal fee set at \$250 on an administrative decision. The City attorney found that the appeal was regulated by State law and that an initial hearing fee was set at a maximum fee of \$100 on all administrative decisions.

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Staff recommended the overturn of the appeal and upholding the variance approval.

Commissioner Haug asked about other properties and their access ways, and if this was a common type variance. Also, if consideration was given for a triangle area to allow an automobile to come in at an angle.

Barb Mingay, Planning Technician stated that the street frontage access is 25 feet, and the access changes further down on the lot. The applicant could increase the easement.

Commissioner Morrison asked if there were plans to extend Garfield Street.

John Knight stated that at one time it was planned to go through, but no applications have been received for an extension.

Hearing Closed.

Commission Deliberation:

Commissioner Haug referred to the granting of the variance, and asked if the rules were changing to allow for access because of the structure.

Commissioner Mills stated that the staff and commission have followed the City ordinances on noticing, fees, and administrative decisions. He suggested that if anyone doesn't agree, then they should take those concerns to the City Council. His main concern was to be sure that the drainage does not run back down to Garfield Street.

Commissioner Post agreed that there needs to be a guarantee that the water will not run back and perhaps a triangular space for the driveway be considered.

Commissioners Morrison & Harney commented on variances of the past and believed it would be better to extend Garfield Street another 33 feet verses this proposal of access to another parcel.

Commissioner Worrall was concerned about the reference of giving away Mr. Streed's property. He didn't believe that there was any loss of his property. He also felt that there was a need for consideration of the land owner's economic issue.

Commissioner Haug suggested that we consider the final appearance for the community. With normal development of that land this problem would be resolved, with Garfield Street continuing on.

Motion: **Commissioners Morrison/Harney** moved to deny the request.

Vote on Motion: (3-3).

Commissioners Harney/Morrison motioned to table the item until the June Planning Commission Meeting.

Motion Withdrawn: **Commissioner Harney/Morrison** withdrew the motion to table.

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John Knight recommended an alternate motion to approve the variance with revised conditions regarding drainage and design for a smoother line verses triangular: 1) a condition that the easement be re-drafted for a smooth transition from Garfield Street so access is more natural; and 2) keep the drainage off Garfield Street; and to re-open public testimony on these two (2) conditions only.

New Motion: Commissioner Harney/Haug motioned to consider an alternate motion with the two conditions as John Knight had stated (above), and re-opening public testimony only on the two (2) conditions as stated.

Vote on New Motion: The motion carried (5-1).

REOPEN PUBLIC TESTIMONY:

Dennis Streed pointed out the property lines for clarification. He stated that if anyone could get the drainage to run uphill, then he had no objection.

Gwain Streed noted if Garfield was raised to get the water to run downhill to 8th Street, then the transition between the private drive and Garfield would be a steep transition. Consideration should be given to this, but if the water could be converted off, then he had no objection.

Devonne Kirkbride felt that the alternate proposal was acceptable for what she understood; more positive drainage on 8th Street, and to take a small corner of her property to straighten out the curve. She thought that was a possible solution.

Commissioner Worrall confirmed that the Commission was satisfied, and closed the public input portion of the hearing.

Commission Deliberation.

The two conditions are: All drainage from parcels 1 and 2 must be conveyed to public storm drain system or to 8th Street and shall be prevented from going into Garfield Street; and the access easement to parcel 2 shall be provided with a smoother transition.

The Commissioners stated that the parties involved agreed to the compromise.

Commissioner Mills/Haug moved to adopt resolution 95-12 with the following two conditions: 1) All drainage from parcels 1 and 2 be conveyed to the public storm drain system or to 8th Street and be prevented from going into Garfield Street; and 2) the access easement to parcel 2 be provided with a smoother transition.

Vote on Motion: The motion carried (5-1).

Break taken at 9:17 p.m.

Reconvened at 9:22 p.m. with Vice Chair Worrall opening public hearing #3.

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PUBLIC HEARING (#3)

APPLICANT: Tom Rials
REQUEST: Approval for installation of two (2) lighted wall signs on a Historic Landmark site
LOCATION: 717 E. First - Domino's Pizza
TAX LOT: 3219AA-5800
FILE NO: DR-21-95 (H-1-95)
ZONE: C-3 Central Business District

Abstentions/ex-parte contact:

Commissioner Morrison drove by the site and discussed the business with Mr. Rials before it opened.

Commissioner Haug drove by the site. He noted that the sign was different than shown in the diagram, and asked the Commission to note the size as it is now.

Commissioner Harney drives by the site daily.

Objections to Jurisdiction: none

Staff Report:

John Knight spoke with Mr. Rials and his wife when they first came in to discuss the project. At that time they discussed the sign. They completed the building permit, and found at that time that the site was a historic building and therefore no fee would be charged. The Community Development Director allowed temporary posting of the sign. The suggestion is to submit a request to remove the building from the historic site list.

Preliminary Staff Recommendation: Based on the size of the signs and the type of cabinet design, staff did not feel that all of the criteria could be met. Staff recommended that the Planning Commission deny the request for sign approval and adopt Resolution 95-13.

Proponent: Tom Rials, (Dominos owner) 717 E. First Street, Newberg, OR 97132. When we purchased the building we were aware that it was a historic building. Upon meeting with the Planning Staff we discussed signs, including size, and there were no apparent problems, so we ordered the signs. Also, an artist has been contracted at \$100 per linear foot to paint a mural on the wall.

Proponent: John Votan, 701 E. First Street, Newberg, OR 97132. He is opening "Higher Ground" (on the corner of First & College Streets) which is also a historic building. He is interested in the issue because he is intending to put up a sign on his business.

Opponent: none

Questions to Proponent:

Commissioner Haug asked Mr. Rials if there were other signs that could be used.

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Mr. Rials replied that he was sitting on a \$5000 sign that he would like to use, and that it was designed to fit the building. Also, Dominos had requirements he had to meet.

Public Agency reports: No additional comments.

Letters: A letter was received from Heather C. Jones, Franchise Administrator from Dominos, in support of Tom Rials.

Proponent/Opponent Rebuttal: none.

Staff Recommendation: To deny the request.

Commissioner Mills asked John Knight if he remembered the conversation with Mr. Rials.

John Knight didn't remember the conversation, and felt that staff overlooked that it was a historic building.

Commissioner Post suggested checking with other communities on their historical buildings and what they allowed for signage.

Tom Rials stated that when the company was established, his current sign is what they used in 1959.

Hearing Closed.

Commission Deliberation:

Commissioner Haug asked Commissioner Post about the mural and if it was consistent with historic buildings.

Commissioner Post felt it didn't fit the historic plan, and didn't feel the commission has had sufficient training on historic preservation.

Commissioners suggested that a condition be added when and if the business closed or moved, and that the sign be taken down.

Commissioner Haug felt the Commission should acknowledge that a mistake was made by not seeing that this was a historic building, and felt that approval with conditions was an option.

Commissioner Mills referred to the ordinance and felt this should be approved.

Commissioners discussed the mural on the wall.

Motion: **Commissioners Morrison/ Harney** moved to grant approval for installation of the signs and mural with the condition that if the business is ever turned over, that the signs be removed.

Vote on Motion: The motion carried (5-1).

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PUBLIC HEARING (#4)

APPLICANT/

OWNER: Michael Rex and Dale Smallwood
REQUEST: Annexation of a 50 ft. by 65 ft. parcel within the Urban Growth Boundary
LOCATION: 1701 E. Eleventh
TAX LOT: 3220CD-800
FILE NO: ANX-1-95
ZONE: County LDR/6,750 to City R-2 Medium Density Residential
PLAN
DESIGNATION: MDR

Abstentions/ex-parte contact:

Commissioner Haug drove by the site. He observed that it was a small flat piece of property in the middle of a development of homes going in there.

Commissioner Mills drove by the site.

Objections to Jurisdiction: none

Staff Report: Barb Mingay covered the staff report.

Commissioner Harney asked about the oil tanks and if there was an old fuel station on the site.

Barb Mingay noted that the old fuel station was on tax lot #900, adjacent to the site of application and had nothing to do with this site. Also, tax lot #900 has an older home on it and was in the County.

Preliminary Staff Recommendation: In the absence of testimony at the Public Hearing, staff recommended that the Planning Commission move to adopt Planning Commission Resolution 95-5

Proponent: none

Opponent: none

Questions to Proponent: none

Public Agency reports: none

Letters: none

Proponent/Opponent Rebuttal: none

Staff Recommendation: Recommended approval of the resolution.

Hearing Closed.

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Commission Deliberation:

Commissioner Morrison asked about the size of the home allowed.

Barb Mingay stated in the R-2 zone that the maximum lot coverage would be 30% of the total square footage.

Motion: **Commissioner Harney/Post** moved to pass resolution 95-5.

Vote on Motion: The motion carried (5-1).

Barb Mingay noted that the item would carry forward to the City Council on June 5, 1995.

PUBLIC HEARING (#5)

APPLICANT/

OWNER: Mary Carlson

REQUEST: Annexation of a .75 acre parcel within the Urban Growth Boundary

LOCATION: N. Main, west of Crestview

TAX LOT: 3218AB-2100

FILE NO: ANX-2-95

ZONE: County VLDR1 to City R-1 Low Density Residential/GH General Hazard

PLAN

DESIGNATION: LDR/OS (OS on westerly portion of site)

Abstentions/ex-parte contact:

Commissioner Haug drove by the site. Higher up there is a creek on Chehalem that crosses underneath N. Main and opens up and crosses the back end of the property. He concurs with the stream assessment from the Open Space Committee on the importance of the aesthetic and habitat value of this section of the creek.

Objections to Jurisdiction: none

Staff Report: **Barb Mingay** covered the staff report and noted that a creek was identified on the western part of the property.

Preliminary Staff Recommendation: In the absence of testimony at the Public Hearing, staff recommended that the Planning Commission move to adopt Planning Commission Resolution 95-10.

Proponent: **Cheryl Riggs, Newberg Realty, 1805 Portland Road, Newberg, OR 97132.** Here on behalf of the seller of this property. They want to become part of the City and hook up to the City sewer.

Opponent: none

Questions to Proponent: none

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Public Agency reports: none

Letters: none

Proponent/Opponent Rebuttal: none

Staff Recommendation: Staff Recommended approval as stated. The commission may want to consider the hazard zone and where it should be on the creek.

Commissioner Haug stated that the Open Space Committee has a survey and has biological information that a minimum of 50 feet is needed on each side of the creek for habitat protection, and that the Commission consider these lines.

Hearing Closed.

Commission Deliberation:

Commissioner Haug suggested that the 50 foot buffer on each side be considered for where the hazard zone would be.

Commissioner Worrall believed that the Open Space Committee had decisions to make before they define the stream corridor, and that the Commission is ahead of the plan on making the hazard zone on the creek at this time.

Commissioner Haug is concerned and disagrees with the finding that they only have to stay out of the creek area, and believed the area would be destroyed without defining that open space area.

Overall, the commissioners discussed separating the issues and to discuss the annexation now, and the open space as another issue.

Motion: **Commissioner Haug/Post** to approve the resolution with the condition to amend the resolution to indicate a general hazard zone that follows a 50 foot line on each side from the center of the creek to identify the general hazard zone.

Vote on Motion: The motion carried (6-0).

PUBLIC HEARING (#6)

APPLICANT: Rosen & Sons Const., Inc./NSP Development
REQUEST: Subdivision of a 5 acre tract into 39 parcels to be known as the Glen at Oak Knoll, as part of the N.W. Newberg Specific Plan
ZONING: R-1/SP & R-2/SP Low Density/Medium Density Residential/Specific Plan
LOCATION: 3504 N. College
TAX LOT: 3207AD-1100; 3207DA-100 (pt.)
FILE NO: S-3-95
CRITERIA: Newberg Ordinance 2294

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Abstentions/ex-parte contact:

Commissioner Worrall drove by the site.

Commissioner Haug drove by the site but did not access the property.

Objections to Jurisdiction: none

Staff Report: **John Knight** covered the staff report. The Fire Chief had concerns for emergency vehicles and suggested a condition be added to provide a hammerhead turn on the private street as indicated in the memorandum distributed at the meeting.

Commissioner Harney asked if there would be a stoplight on Foothills Drive.

John Knight responded that all those involved in impacting this intersection will have to pay to put a stoplight in.

Commissioner Haug asked about introducing private streets in the Specific Plan.

John Knight noted that in the past private streets were allowed and this street meets all the requirements.

Preliminary Staff Recommendation: In the absence of testimony at the Public Hearing, staff recommended that the Planning Commission approve Resolution 95-11, which would allow for development of a 39 lot subdivision to be known as "The Glen at Oak Knoll".

Proponent: **Steve Rosen, 3504 N. College Street, Newberg, OR 97132.** Rosen Construction was involved in the Specific Plan. The street was designed to provide more access with the private street going through verses a hammerhead turnaround.

Proponent: Mart Storm, 560 Park Road, Dundee, OR 97115 (representing NSP Development). He explained to the commissioners the streets and access in the development. The idea of the area was to have the landscape maintained by a service, so as to have the livability of a owner occupied home with no landscape maintenance. Also, the 12 foot planter strips would be a nice enhancement.

Opponent: Johann May, 312 N. Edwards, Newberg, OR 97132. He appreciated that the developer provided drawings of what the development would look like. He represents a group of residents of Newberg, and suggests that we review some of the issues of this plan, i.e. where do the pathways go?

Questions to Proponent:

Commissioner Mills asked Mart Storm about the right-of-way.

Mart Storm responded that when you address right-of-way, then you are discussing the public portion of dedication.

Commissioner Haug asked the developer to talk about the walkway.

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Mart Storm said that the Foothills plan has a 12 foot planter strip, and in normal situations they are only 5 feet.

Public Agency reports: Distributed memo of comments from the Fire Department.

Letters: none

Proponent/Opponent Rebuttal: none

Staff Recommendation: Recommended to approve with the addition of the condition from the Fire Department regarding the hammerhead turnaround.

Hearing Closed.

Commission Deliberation:

Commissioner Morrison stated concerns with growth on the North end of town. He suggested that the hearing be postponed and get with the City Council to discuss the Specific Plan.

Commissioner Haug agreed with Commissioner Morrison to meet with City Council on the Specific Plan.

Commissioner Worrall clarified that the concept of the Specific Plan was for major streets and crossroads, and the Specific Plan is almost built out.

Motion: **Commissioners Post/ Haug** moved to approve resolution 95-11 with the additional condition of the Fire Department to add a hammerhead turnaround on the private street.

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

VI. OLD BUSINESS (none)

VII. NEW BUSINESS (none)

1. Resolution 95-14: a request for Extension of Subdivision Approval to be known as Chehalem Bluff Subdivision (file S-3-93).

John Knight stated that the request expires on May 13, 1995. All old conditions apply with a new condition (#14): that the area below the 20% break in slope shall be indicated on the final plat as private open space or storm drain easement. The language for the easement shall be submitted for review and approval by the Planning and Engineering Managers prior to recordation.

Commissioner Discussion:

Motion: **Commissioner Harney/Haug** moved to approve resolution 95-14 with the added condition suggested by staff dealing with an open space amendment.

Vote on Motion: The motion carried (5-1).

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Commissioner Resignation: Commissioner Worrall submitted a letter to John Knight. The letter was of his resignation from the Planning Commission, submitted to the record. His last month serving the Commission will be July 1995.

Sign Ordinances: The Commission suggested the need for a sign committee, but John Knight expressed concern for staffing at this time. Also, from a commission stand point we have a list of prioritized projects that we are going forward with to the City Council. John suggested that possibly a volunteer group could do some research. Commissioners Morrison and Post volunteered to begin working on this.

Signs on Historical buildings: It was noted that the Commission needs to discuss this further.

VIII. STAFF AND COMMISSION REPORTS

1. Update from Open Space Committee
Commissioner Worrall reported that Open Space met on 2 issues, and only has one more scheduled meeting for this committee.
2. Update on Council Items
The Planning Commission's prioritized item list will be on the June 19 City Council Meeting Agenda. The Development Code will go to City Council on the June 5 meeting. Sumitomo (STX) is working with staff to get their application together. The City hired a consultant, Clay Moorhead, who will be working on the project.

Staff is currently working with George Fox College and expects them to submit an application for a college overlay zone.
3. Other reports, letters, or correspondence
none
4. Next Planning Commission Meeting: June 8, 1995 (Harney will be absent, Mills may be absent, Jack Kriz will be back).

VIII. ADJOURNMENT

The meeting was adjourned at approximately 11:50 p.m.

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Passed by the Planning Commission of the City of Newberg this 8 day of June, 1995.

ATTEST:



Darla Baldoni, Planning Commission Recording Secretary