

**PLANNING COMMISSION MINUTES**  
**Newberg Public Library - Newberg, Oregon**  
**THURSDAY, JULY 11, 1996 AT 7:00 P.M.**

**Approved at the August 8, 1996 Planning Commission Meeting**

---

**I. PLANNING COMMISSION ROLL CALL**

**Planning Commission Members Present:**

Matson Haug	Rick Mills	Steve Hannum
Myrna Miller	Richard Waldren	Jack Kriz, Chair

ABSENT: Jim Harney

**Staff Present:**

John Knight, Planning Manager  
Barbara Mingay, Planning Technician  
Susan Galecki, Recording Secretary

**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 form to speak at the meeting.

**III. CONSENT CALENDAR**

1. Approval of June 13, 1996 Planning Commission Minutes and the June 27, 1996 special Planning Commission Meeting Minutes.

<b>Motion #1</b>	Commissioners Hannum, Mills to approve the consent calendar items, approving the minutes of the June 13, 1996 and June 27, 1996 Planning Commission Meeting Minutes.
------------------	--

<b>Vote on Motion #1:</b>	The Motion carried unanimously (6-0; Absent-1:Harney)
---------------------------	---

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

**V. PRESENTATION BY TERRY MAHR, CITY ATTORNEY REGARDING LEGAL ISSUES**

Discussion topics included: (1) Requests for 7 Day Continuance; (2) 120 Day Rule; (3) Status of Annexations; and (4) Voter Precincts and positions up for re-election. A handout related to discussion topics was distributed.

**VI. QUASI-JUDICIAL PUBLIC HEARINGS** Complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission.

**PUBLIC HEARING**

1. **APPLICANT:** Betty Johnson  
**REQUEST:** Annexation of approximately 4.5 acres of land within the N.W. Newberg Specific Plan and zone change from County zoning to

**LOCATION:**  
**TAX LOT:**  
**FILE NO.:**  
**ZONE:**  
**CRITERIA:**  
**RECOMMEND:**

R-1/SP and R-2/SP and withdrawal from the Newberg Rural Fire Protection District  
3608 N. College  
3207AD-1000  
ANX-14-96  
County AG  
NDC 10.36.050  
Staff recommends approval of **Resolution 96-44** recommending that the City Council annex the property and apply City zoning

**OPEN FOR PUBLIC HEARING.**

**Chair Kriz** entered ORS 197, relating to the Public Hearing process into the record, and opened the Public Hearing.

**Abstentions/ex-parte contact:** **Commissioner Mills** declared a potential conflict of interest due to attorney-client relations with an adjacent property owner.

**Objections:** none

**Staff Report:** **Barb Mingay, Planning Technician**, reviewed the staff report, criteria and conditions for approval.

**Preliminary Staff Recommendation:** *In the absence of public testimony, staff recommended to adopt Planning Commission Resolution 96-44, approving the annexation.*

**Proponent:** Mr. Lee Anderson  
3608 North College  
Newberg, OR 97132

**Mr. Anderson** noted that the property proposed for annexation is adjacent to other developments, close-in to town and within the urban growth boundary. Mr. Anderson encouraged approval of the annexation.

**Opponent:** none

**Questions to Proponent:**

**Commissioner Haug** questioned the specific size and location of parks identified in the plan. No comment from proponent or Betty Johnson.

**Commissioner Hannum** questioned the process for establishing parks. **Barb Mingay** described size, location and use per the N.W. Newberg Specific Plan and indicated several methods for establishing parks.

**Commissioner Haug** questioned ODOT's role in improving North College. **Barb Mingay** responded that the Highway Department requires the developer to participate in this improvement.

**Public Agency reports:** none

**Letters:** none

**Proponent/Opponent Rebuttal:** none

**Staff Recommendation:** The staff recommended the adoption of Planning Commission Resolution 96-44.

Hearing Closed.

**Commission Deliberation:**

**Commissioner Miller** noted that the property was already surrounded by annexed land.

**Commissioner Haug** questioned what unannexed properties would be left in the area. Properties within the plan area that have not been annexed were identified by Staff.

<b>Motion #2:</b>	Commissioners Haug, Miller to adopt resolution 96-43, and forwarding to City Council for approval.
-------------------	--

<b>Vote on Motion #2:</b>	The motion carried unanimously 6-0; Absent-1: Harney.
---------------------------	---

**VI. OLD BUSINESS** none

Chair Kriz called a 5 minute recess after which the meeting reconvened.

**VII. NEW BUSINESS**

1. Residential Needs Grant, GR-2-95 (handout attached): Grant Schedule, Workshops by Browning-Shono (August 8 tasks and September 12 Workshop), Residential Needs Report and need for developer, builder and environmental experience on the committee.
2. Study Session: Potential discussion topics included, but are not limited to: Project Priorities; Grants Status & Discussion; Development Code Clean-up; Overlay Zone Status; Meeting Process & Procedure; Change of Chair/Vice Chair.
3. Change of Chair/Vice Chair: Planning Manager John Knight suggested revisiting the idea of changing the Chair & Vice Chair. Various methods for cycling the Chair and Vice Chair positions were discussed. Following consensus agreement to change these positions mid-year, Chair Kriz nominated Commissioner Haug for the position of Commission Chair. Commissioner Mills was nominated for Vice Chair. The Commission agreed to accept Commissioner Haug as new Chair and Commissioner Mills as Vice Chair, effective immediately.
4. Commissioners briefly discussed holding an ice cream social for the commission, 7:00 p.m., August 22nd at the new J.P. Founders Restaurant. A head count for reservations to be taken at next commission meeting.
5. Commissioners also agreed to one meeting per month during the summer.
6. Commissioners Waldren and Hannum agreed to participate with staff on the urban reserve grant and the street standards grant committees.

**VIII. STAFF AND COMMISSION REPORTS**

1. Staff updated the Commission on pending Council items (Manning Annexations, Harris-Thermal Re-zone, Planning Fees, Appointment of Committee for Grant, RDF Development Agreement, Roth UGB Appeal, Stream Corridor Ordinance).

Development Agreement, Roth UGB Appeal, Stream Corridor Ordinance).

2. Other reports, letters, or correspondence
  - a. June 20, 1996 Chamber/City of Newberg Sponsored Downtown Workshop
  - b. Informational copy of Partition Plat No. 90-47 distributed by John Knight to the commissioners in reference to partitioning standards.
  - c. Information copy of article, "In Search of the Suburban Dream."
  - d. Information abstracts regarding elements of housing design.
3. **Next Regular Planning Commission Meeting: Thursday, August 8, 1996**

<b>Motion #3:</b>	Commissioner Kriz moved to adjourn the meeting.
<b>Vote on Motion #3:</b>	The motion carried unanimously.

#### VIII. ADJOURNMENT


The meeting was adjourned at approximately 9:30 p.m.

Passed by the Planning Commission of the City of Newberg this 8th day of August, 1996.

AYES: 5                      NO: 0                      ABSTAIN: 0                      ABSENT: 2 (Kriz, Mills)  
(list names)

ATTEST:

  
Planning Commission Recording Secretary Signature

 8/9/96  
Print Name                      Date

F:\PLANNING\WP5FILES\PLAN\MINUTES\PC-MIN07.96

INFORMATION RECEIVED INTO THE RECORD  
AT THE JULY 11, 1996 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.

Presentation by T.D. Mahr regarding "Quotations about Oregon's Statewide Planning Program," "Myths and Realities About Oregon's Planning Program," and miscellaneous ORS land use planning sections.

Handouts provided by City Planner under Agenda Item VII, New Business:  
"Exhibit A Newberg Residential Needs and Development Project Scope of Work," dated 4/24/96;.

Partition Plant No. 90-47 in reference to partitioning standards;  
Newspaper articles regarding Neotraditionalism;  
Extracts regarding elements of housing design.

LABELS FROM THE 7/11/96  
PLANNING COMMISSION MEETING  
FROM THOSE WHO GAVE PUBLIC  
TESTIMONY

MR. LEE ANDERSON  
3608 NORTH COLLEGE  
NEWBERG, OR 97132

(ANX-14-96)