

PLANNING COMMISSION MINUTES
Newberg Public Library - Newberg, Oregon
THURSDAY, AUGUST 8, 1996 AT 7:00 P.M.

Approved at September 12, 1996 Meeting

I. PLANNING COMMISSION ROLL CALL

Planning Commission Members Present:

Matson Haug, Chair Steve Hannum Jim Harney
Myrna Miller Richard Waldren

ABSENT: Jack Kriz, Rick Mills

Staff Present:

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

II. OPEN MEETING

Chair Haug 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. STUDY SESSION

Presentation by **Rick Browning** of Browning-Shono Architects regarding architectural design elements. **John Knight**, Planning Manager, discussed the photo assignment aimed at collecting non-single family residential architectural design elements.

IV. CONSENT CALENDAR

1. Approval of July 11, 1996 Planning Commission Minutes.

Commissioner Miller asked that the minutes for the July 11, 1996 meeting be corrected to show Miller and Waldren on the street standards grant committee and Hannum and Mills on the urban reserve grant committee.

Motion #1	Commissioners Miller, Waldren to approve the consent calendar items, approving the minutes of the July 11, 1996 Planning Commission Meeting Minutes with the correction of names listed on page 3, section VII, item 8.
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Vote on Motion #1:	The Motion carried unanimously (5-0; Absent-2: Kriz, Mills).
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V. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)

Proponent: Jim Morrison
717 E. Sheridan
Newberg, OR 97132

Mr. Morrison suggested expanding the residential needs project to include a historical preservation ordinance which identifies and adopts historical preservation districts.

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:** City of Newberg
 REQUEST: Amendments to the Newberg Development Code regarding technical changes.
 FILE NO.: G-19-96
 CRITERIA: NDC 10.20.030
 RECOMMEND: Provide Direction for Staff.

OPEN FOR PUBLIC HEARING

Chair Haug opened the Public Hearing.

Abstentions/ex-parte contact: none

Objections and jurisdiction: none

Staff Report: **John Knight, Planning Manager**, reviewed the staff report, criteria and conditions for approval.

Preliminary Staff Recommendation: *In the absence of Public Testimony, staff recommends that the Planning Commission provide direction for staff so that a draft Development Code amendment can be presented at the September 12, 1996 Planning Commission Meeting.*

Proponent: Sid Friedman
 31909 NE Corral Creek Road
 Newberg, OR 97132

Mr. Friedman summarized his written comments and urged agreement with requirement for street trees in single-family residential subdivisions.

Opponent: none

Questions to Proponent: none

John Knight briefly addressed items from Mr. Friedman's testimony. He discussed the noticing process for projects based on project type and hearing process used.

Public Agency reports: none

Letters: none

Proponent/Opponent Rebuttal: none

Staff Recommendation: Staff recommended that Planning Commission provide direction for staff so that a draft Development Code amendment can be presented at the September 12, 1996 Planning Commission Meeting.

Hearing Closed.

Commission Deliberation:

Commissioners discussed the need to review designations for owners keeping multiple dogs and requested staff provide more information on this issue at the next meeting.

Commissioner briefly discussed proposed changes including minor formatting changes, additional definitions, minor standard adjustments, and new provisions.

John Knight clarified the need to have Administrative or Quasi-Judicial hearings be consistent with statute.

Motion #2:	Commissioners Hannum, Harney to have staff proceed with the Development Code amendments and provide additional information to the Commission at the next meeting.
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Vote on Motion #2:	The Motion carried unanimously (5-0; Absent-2: Kriz, Mills).
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VII. OLD BUSINESS

1. Project Priorities for 1996-97. **John Knight**, Planning Manager, discussed planning project priorities and asked for Planning Commission revision and motion to approve.

Motion #3:	Commissioners Miller, Harney to approve Project Priorities and considerations for 1996-1999.
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Vote on Motion #3:	The Motion carried unanimously (5-0; Absent-2: Kriz, Mills).
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VIII. NEW BUSINESS

1. Annexation Ordinance and Scheduling of Code Changes as a result of Annexation Initiative presented by **John Knight**. Public comment allowed by consensus of commission.

Proponent: Jim Morrison
717 E. Sheridan
Newberg, OR 97132

As chief petitioner for the annexation measure **Mr. Morrison** urged creation of an ordinance that gives voters a say in what is developed in the community. He also asked that it correspond with the Corvallis Initiative.

Questions to Proponent: none

Proponent: Sid Friedman
31909 NE Corral Creek Road
Newberg, OR 97132

Mr. Friedman agreed with Mr. Morrison's interpretation of the intent of the initiative. Additional comments

on the Staff Report included encouraging, a short term needs analysis that compliments the 20 year urban growth plan and a bifurcated process to compare options.

Questions to Proponent: none

Commission Deliberation:

The process options presented in the Staff Report were discussed.

Chair Haug indicated a need to clarify the difference between big and small annexations and provide measurable criteria for the needs analysis.

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).
2. The dinner for commission and staff was moved to August 29th, 7:30 pm, at J.P. Founder's Restaurant.
3. **Next Regular Planning Commission Meeting: Thursday, September 12, 1996**

Motion #4:	Commissioner Haug moved to adjourn the meeting at 9:30 p.m.
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Vote on Motion #4:	The Motion carried unanimously.
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VIII. ADJOURNMENT

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

Passed by the Planning Commission of the City of Newberg this 12th day of September, 1996.

AYES: 6

NO: 0

ABSTAIN:
(list names)

ABSENT: Waldren

ATTEST:


Planning Commission Recording Secretary Signature


Print Name Date

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**INFORMATION RECEIVED INTO THE RECORD
AT THE AUGUST 8, 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.**

Written testimony of Sid Friedman regarding the Newberg Development Code.

LABELS FROM THE 8/8/96
PLANNING COMMISSION MEETING
FROM THOSE WHO GAVE PUBLIC
TIMONY

Sid Friedman
31909 NE Corral Creek Road
Newberg, OR 97132

(G-19-96)

Jim Morrison
717 E. Sheridan
Newberg, OR 97132