

**PLANNING COMMISSION MINUTES**  
**Newberg Public Library - Newberg, Oregon**  
**THURSDAY, OCTOBER 9, 1997 AT 7 P.M.**

**Approved at the November 13, 1997 Planning Commission Meeting**

**I. PLANNING COMMISSION ROLL CALL**

**Planning Commission Members Present:**

Stephen Ashby	Steve Hannum	Matson Haug
Jack Kriz	Myrna Miller	Richard Waldren, Chair
Lon Wall		

**Staff Present:**

Mike Soderquist, Community Development Director  
Barbara Mingay, Planning Technician  
Heidi Shortell, Recording Secretary

**II. OPEN MEETING**

**Chair Richard Waldren** opened the meeting at 7 p.m. He announced the procedure of testimony. Citizens must fill out a public comment registration form to speak at the meeting.

**CONSENT CALENDAR**

1. Approval of September 11, 1997 Planning Commission Minutes. There was a correction on page 6, 3A to change the vote from 5-1 to 6-0.

<b>Motion #1:</b>	<b>Commissioners Haug-Kriz</b> voted to approve the consent calendar items, with the noted change approving the minutes of the September 11, 1997 Planning Commission Meeting.
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<b>Vote on Motion #1:</b>	The Motion carried unanimously (7-0).
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**III. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)**  
none

**IV. 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). "No new public hearings after 10 p.m. except by majority vote of the Planning Commissioners."

1. **APPLICANT:** Springbrook Plaza/Family Bargain Center  
**REQUEST:** Approval of sign program  
**LOCATION:** Springbrook Plaza  
**TAX LOT:** 3216CB-700  
**FILE NO:** G-30-97 **RESOLUTION NO.:** 97-81  
**CRITERIA:** Newberg Development Code - Section 10.50.183

**OPEN FOR PUBLIC HEARING.**

**Chair Waldren** entered ORS 197, relating to the Public Hearing process into the record, and opened the Public Hearing. He indicated that the hearing would be continued to November.

General discussion occurred relating to the process which should be followed to move for a continuation.

**Barb Mingay, Planning Technician**, indicated that there was an error in the mailed notice. She added that continuance of the hearing to the November 13, 1997 Planning Commission meeting would allow for correction of the error.

<b>Motion #2:</b>	<b>Commissioners Miller/Ashby</b> motioned to continue the hearing relating to a Sign Program for Springbrook Plaza to November 13, 1997.
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<b>Vote on Motion #2:</b>	The motion carried (7-0).
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**V. LEGISLATIVE PUBLIC HEARINGS** (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission)

- APPLICANT:** City of Newberg  
**REQUEST:** Approval of an ordinance amending the Newberg Comprehensive Plan policies and Comprehensive Plan Map, and amending the Newberg Development Code and Zoning Map relating to residential needs.  
**LOCATION:** City wide  
**FILE NO:** GR-2-95  
**CRITERIA:** Newberg Development Code, Section 10.20.030

**RESOLUTION NO.:** 97-80

<b>Motion #3</b>	<b>Commissioners Miller/Haug</b> motioned to continue the Newberg Residential Needs Analysis hearing, with the opportunity to provide additional testimony left open.
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<b>Vote on Motion #3</b>	The motion carried unanimously (7-0).
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<b>Motion #4</b>	<b>Commissioners Haug/Miller</b> motioned to provide an opportunity on the agenda for public testimony about this issue at the next Planning Commission meeting.
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<b>Vote on Motion #4</b>	The motion carried unanimously (7-0).
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**Abstentions/ex-parte contact:** none

**Objections:** none

**Staff Report:** **Barbara Mingay, Planning Technician**, recommended that the Planning Commission not make a decision on this matter until all the testimony from the public, as well as staff and public agency comments have been received. The Residential Needs Analysis has been distributed to the staff, public utilities, major land holders, and agencies such as Friends of Yamhill County, in order for them to review it and submit comments. She noted that the final decision could have major impacts on the community. She distributed a supplemental staff report which recommended further refinement of the draft plan prior to final hearing.

**Preliminary Staff Recommendation:** The preliminary staff recommendation is made in the absence of public hearing testimony, and may be modified subsequent to the close of the public hearing. At this writing, staff recommended that the hearing be opened, public testimony be taken, and continue the hearing to November for additional public testimony and further report refinement by staff.

**Public Testimony:**

Sid Friedman  
Representing Friends of Yamhill County  
31909 N.E. Corral Creek  
Newberg, OR 97132

**Mr. Friedman** addressed three issues related to the Newberg City reports. These included: population projection discrepancies, Analysis Report conclusions which lack infill descriptions, and the R-0 Zone issues. He indicated that Newberg population projection numbers were inconsistent with the State Economist and Urban Reserve Area Project numbers. Friends of Yamhill County recommended that the City of Newberg either be consistent with the State Economist and Urban Reserve numbers or be more specific as to how they came up with their own numbers. He questioned whether the vacant land analysis accounted for land which was re-developable. He felt that it was crucial to include these infill parcels in the calculations of vacant land. Friends of Yamhill County support the minimum density proposal within the draft report, with incorporation of adequate development standards and effective aesthetic guidelines. He commented that there was presently a lot of community resistance to increased density developments. Density developed areas do not always integrate well with what is on the ground.

#### **Questions to Public:**

**Chair Waldren** agreed with the population discrepancy, however he asked if Mr. Friedman had called the State Economist to find out how they came up with their figures, and if that had been compared with how the Draft Residential Needs Analysis figures were obtained.

**Public Comment:** **Sid Friedman** looked at the methods of the State Economist, however, he said he couldn't figure them out because he wasn't a mathematician. Friends of Yamhill County found that if you take a 3.6% average annual percent growth and straight rate with a 2.1% decline thereafter, you come up with what Portland State University and the State Economist has. Their numbers are consistent. Also, they both show a sharp drop in the year 2000.

General conversation continued between the commissioners and the proponent, discussing population density and zoning issues.

#### **Public Testimony:**

Roger P. Grahn  
23287 LaSalle  
Sherwood, OR 97140

**Roger Grahn** builder/contractor. He discussed construction activities and growth within and around Newberg. He noted that Newberg is a bedroom community, with people commuting in and out of Newberg. He indicated that a community which provided both living and working opportunities was scarce. He noted that the cost of land is very high and affordable housing is unheard of, so people live and work elsewhere. People will oppose density development because people don't want to live so close to one another, and crime goes up.

**Commissioner statements:** There was general discussion on population density, costs associated with new construction, and builders preferences (high or low density development).

Commissioners discussed the need to encourage the community to attend Planning Commission meetings, since the public attendance has been low at recent meetings. **Commissioner Haug** stated that people tend to listen to cable programs in the community rather than go to meetings. He suggested getting a high school or college student to record the Planning Commission Meetings. **Sid Friedman and Roger Grahn**

both agreed with this idea. **Commissioner Haug** suggested that this be on the agenda for next month. General consensus was to discuss next month.

**Public Agency Reports:** 1) Letter from **Chief Bob Tardiff** requesting an extension of time for agency comment regarding the "Newberg Residential Needs Analysis and Policy" and "Newberg Residential Development Design Guidelines". Their agency needs time to research how high density housing could have an impact on crime and a demand for future police services.

**Letters:** 1) Letter from **Jim Ludwick and Sid Friedman, Friends of Yamhill County**, regarding population projection discrepancy between what the draft report and State Economist forecasts, and requesting further research. 2) Letter from **Ken Friday, Senior Planner**; and **Sandy Mathewson, Associate Planner**, relating to population projection issues, accessory residential units, redevelopment and infill, unbuildable lands, and proposed new zoning designations.

The commissioners, by consensus, agreed to accept additional public testimony relating to this matter as an Old Business item on the next Planning Commission agenda.

#### VI. OLD BUSINESS

1. Planning Commission Goals Report. Staff briefly reviewed the 1997-98 Final Report pertaining to Planning Commission Goals.

#### VII. NEW BUSINESS

1. **Planning Technician, Ms. Mingay** distributed a current Community Development Department projects relating to ongoing Planning Division projects.
2. **Commissioner Haug** stated the Planning Commission's primary role should be development of planning policies and ordinances. Commissioners briefly discussed the Planning Commission role in the community.
3. **Commissioner Haug** requested an update on the status of recruiting a new planner. Community Development Director, Mike Soderquist noted that he had been in contact with people in California and Connecticut. The application process will be closing on October 15, 1997. Those applying will be asked to visit in order to interview for the position. A decision is anticipated in November with someone in place by the first of the year.
4. **Commissioner Haug** requested that the Planning Commission sponsor and/or support a sub-committee to plant trees in the City of Newberg. He also suggested getting some volunteers from the college or public schools to participate and do studies on tree planting. Commissioner Haug felt the Planning Commission needed to become more active in the community instead of just being involved politically. After general discussion by the commissioners, Planning Commission consensus was to not participate at the Planning Commission level.

#### VIII. STAFF AND COMMISSION REPORTS

1. Update on Council Items
2. Other reports, letters, or correspondence
  - a. **Ms. Mingay** handed out a certificate of appreciation to Mr. Kriz for the work he's done for the Planning Commission.
  - b. **Mr. Soderquist** reviewed Council activities at the October 6, 1997 meeting. He noted that the Development Code revisions relating to noticing were thoroughly reviewed and unanimously approved.
3. Next Planning Commission Meeting, **November 13, 1997.**

#### VIII. ADJOURNMENT

The meeting was adjourned at approximately 9:50 p.m.

Passed by the Planning Commission of the City of Newberg this 13<sup>th</sup> day of November, 1997.

AYES: 7

NO: 0

ABSTAIN:  
(list names)

ABSENT: 0

ATTEST:

*Barbara Y. Mingay*  
Planning Commission Recording Secretary Signature

Barbara Y. Mingay 11/13/97  
Print Name Date

**INFORMATION RECEIVED INTO THE RECORD  
AT THE OCTOBER 9, 1997 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.**

**PROJECT FILE #GR-2-95**

1. Informational Memo from Community Development Staff to the Planning Commission on Newberg Residential Needs Analysis & Policy (6 pages)
2. Memo from Chief Bob Tardiff to the Planning Commission regarding Police Department comments on the Newberg Residential Needs Analysis & Policy (6 pages)

**PROJECT FILE # no file number**

1. General suggestions from Matson Haug regarding ideas/suggestions on "Tree Planting" in Newberg.
2. Community Development Department Projects List handout from Planning Staff (2 pages).

LABELS FROM THE 10/09/97  
PLANNING COMMISSION MEETING  
FROM THOSE WHO GAVE PUBLIC  
TESTIMONY

Roger Grahn  
23287 Lasalle  
Sherwood, OR 97140

GR-2-95

Sid Friedman GR-2-95  
31909 N.E. Corral Creek Road  
Newberg, OR 97132