PLANNING COMMISSION MINUTES
Newberg Public Safety Building - Newberg, Oregon
THURSDAY, October 12, 2000 AT 7 P.M.

Approved at the November 9, 2000, Planning Commission Meeting

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I. PLANNING COMMISSION ROLL CALL

Planning Commission Members Present:

Steve Hannum	Matson Haug	Louis Larson	Rob Molzahn
Warren Parrish	Bart Rierson	Lon Wall, Chair	

Staff Present:
Barton Brierley, City Planner
Barbara Mingay, Planning Technician
David Beam, Economic Development Coordinator/Planner
Peggy Hall, Recording Secretary

II. OPEN MEETING

Chair Wall 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 July 13, and August 10, 2000, Planning Commission Minutes.

Commissioner Parrish expressed concerns over the discussion that was noted in the minutes of August, 2000. Mr. Brierley acknowledged that his concerns addressed at that meeting were forwarded to the City Council.

Motion #1:	**Haug/Rierson** voted to approve the consent calendar items, approving the minutes of the Planning Commission meetings.

Vote on Motion #1:	The Motion carried (unanimously).

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

NONE.

V. QUASI-JUDICIAL PUBLIC HEARINGS

1. **APPLICANT:** AMT Resources Ltd.
REQUEST: Comprehensive Plan Amendment to allow modification to the number of units allowed in the Northwest Newberg Specific Plan. The change would allow 48 dwelling units on the subject parcel.
LOCATION: East of Center Street, south of Sunset
TAX LOT: 3208CB-3400
FILE NO.: CPA-15-00 **RESOLUTION NO.:** 2000-133
CRITERIA: Newberg Development Code Sections 10.36.030 and 10.20.030

OPEN FOR PUBLIC HEARING:

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

Abstentions/ex-parte contact: None

Commissioner Larson disqualified himself from the discussion due to his residence being located within 300 feet of the site. He left the room.

Commissioner Rierson said he too has visited the site.

Commissioner Molzahn said that he had been involved on other projects with the developer of the project but would not abstain from hearing or voting on the matter.

Objections: None presented.

Staff Report and Preliminary Staff Recommendation:

Ms. Barbara Mingay presented the background information and staff report. Staff recommended adoption of Resolution No. 2000-133.

Ms. Mingay provided the Specific Plan's purpose and objectives. Ms. Mingay said that based on the original density in the zone, the maximum number of units that could be allowed is 567, and the average density adopted by the Specific Plan was 523. The undeveloped acreage allows for 107 more lots, totaling 328 lots. The applicant is requesting an additional 68 lots which is **less than** the amount allowed and specified in the Specific Plan.

Commissioner Parrish objected to the receipt of additional correspondence and documentation just received prior to the hearing.

Chair Wall said that if there are any questions about the lateness of getting correspondence to the Commission, the Commission would like to have them read into the record.

Commissioner Parrish questioned the content of one of the letters dated October 5, and requested that all letters be read into the record.

Ms. Mingay entered the letters into the record by reading them at the meeting (those in support and those not in support of the application). She said that two of the letters in support essentially invalidated prior letters that were originally not in support of the application.

Commissioner Parrish said he relies on citizen input.

Ms. Mingay said the Homeowner's Association held a meeting at the Avamere facility. At that meeting, the applicant was requested to attend and explain and also to clarify questions they had regarding density and supplemental information. City Staff attended the four hour meeting as well as a number of citizens. The Board of Directors held the publically advertised meeting as an Association meeting.

Chair Wall called for a five minute limit.

Proponent:

Mike Hanks, 10225 SW Redmond, Beaverton, Oregon, provided handouts on the Comp Plan Amendment in relation to the Specific Plan. Discussion was held concerning the soccer field park; location and the initial plan, adjustments to R-2, and the designs of "attached" versus "non-attached" homes. The over all goal was to achieve a compact form and achieve 523 units with a deficit shortfall of approximately 63 units. The applicant wanted to develop the lots at the R-1 level as noted in the Specific Plan along with development of the park. Mr. Hanks said that the way the development works right now, it would not be able to develop the park site. He had met with Chehalem Park and Recreation District representatives and the Homeowner's Association concerning some misconceptions about the project fitting into the neighborhood.

Commissioner Parrish asked who would be selected for the architect's committee. Mr. Hanks said it would be three (3) members from the Board of Directors of the Homeowner's Association.

Commissioner Haug discussed the Specific Plan's inadequacies, due to the choices of the developers. Denser is better - who is it better for. Mr. Hanks said that the project allowed for easy access for up to 4.9 units per acre and provided additional amenities.

TAPE 1 - SIDE 2:

Mr. Charlie Harris, 19400 NE Shavers Road, Newberg, said that it is important for the community to accommodate for density and the allowance of unit variety. He said that he is in support of the change.

Commissioner Haug asked what differences would be received with this proposal (32 lots) in conjunction with the existing livability of the neighborhood. Discussion was held concerning the Association's approval and what benefit the Association would be receiving: development of parks and the widening of the street and more active involvement.

Discussion was held concerning the improvements of Center Street. Ms. Mingay explained the matter is a Comprehensive Plan Amendment.

Ms. Mingay said the plan amendment changes the Specific Plan Map. The applicant is willing to participate and/or complete, at a later time, Center Street, grade the park, and get more access to the neighborhood. There would be enough funds for the project and it is offered as an opportunity. Ms. Mingay said she attended the Homeowner's Association meeting.

Mr. Kenneth Lemmke, 3320 Burlington Drive, Newberg, President of the Oak Knoll Homeowner's Association. The Board of Directors obligated him to contact Mr. Hanks to negotiate including all Mr. Hanks projects under the Oak Knoll Homeowners Association. Phase Mr. Hanks said that it was too late because CCR's were recorded and lots were sold on other projects. However, the advantages, he would say was that they would have an opportunity to assist in the development of this project. Mr. Lemmke reviewed the Board's concerns: (traffic, street issues, rentals not complying with Association rules). He had called a special Board meeting to discuss the issues. Discussion was held concerning timeliness of notice to the Board and members of the Association for a meeting to be held within seven (7) days. Mr. Lemmke advised the Commission that the final result was 8/1 in favor of supporting this project.

Commissioner Haug said that the Planning Commission is a referral committee to the City Council. Discussion was held concerning holding another meeting for the entire Homeowners Association, not just the Board members. Commissioner Haug asked what improvements would be received by the Homeowners Association in relation to the increased number of lots (32 to 48).

Mr. Lemmke said they would not receive the full extension of Center Street, or the timely development of the park.

Chair Wall discussed the Homeowners Association vote (8/1 in favor) and if they wanted the project under the Homeowners Association authority. Discussion was held concerning the lack of trees being placed in the neighborhood which were originally required. Mr. Lemmke said the trees are being placed in the development by the end of October by the developer.

Commissioner Molzahn asked if the area was required for voluntary or involuntary inclusion into the Oak Knoll Homeowners Association.

Ms. Mingay said that there are other developments that can have Homeowner's Associations of their own. The Oak Knoll Homeowner's Association is extremely active and quite large.

Mark Willcutts, 9700 Meadow Loop Road, Coldwell Banker real estate developer. Mr. Willcutts discussed the type of housing for the area. He provided copies of house plans available to the purchasers. He said the biggest concern was to advise that no mobile homes or duplexes, etc. would be allowed. He wanted to get the Homeowners Association involved and become active in designing the houses which are similar to Oak Knoll. Discussion was held concerning the value of lot size or house size and the marketability.

Commissioner Haug reviewed the packet of homes, designs and quality as it pertains to 32 lots. Mr. Willcutts said that the designs would be the same. Commissioner Haug asked what if only 32 lots were allowed. Mr. Willcutts said that he thought about how it would benefit the Association. He said that after meeting with the Homeowners Association Board meeting, it was decided that it would be best to have the developers and the Board members meet to review and discuss requirements.

Chair Wall called for a break at 8:20 p.m. The meeting reconvened at 8:25 p.m.

Commissioner Haug said that he had ex parte contact and a conversation with Mr. Keith Hay and Mrs. Anne Gail during the break and that Mrs. Gail had expressed to him that the development of 48 lots would change the design of the land which is being donated by the Gails for the park, and that they were not in favor of the increase from 32 to 48 lots.

Opponents:

Shayne Boyer, 3418 Knoll Drive, Newberg, Oregon said that he is against the applicant's request for an increase in the number of lots. He said that when he first moved in, not much was going on and as you turn off College Street into the complex, there was to be a marketplace. Now there is an assisted living facility and still no market place (empty building).

Commissioner Parrish asked about the Avamere development. He asked about how people felt. Mr. Boyer said it was not what he is expecting. He scouted out a lot of the houses before deciding upon his lot. Mr. Boyer said he knew it would be a marketplace but nothing was planned out, and then Avamere was developed. There are still two empty buildings and the owners should rent them out at half price to get them rented - better than nothing.

Chair Wall said that he was on the Planning Commission at the time of the decision to allow the project. He did not recall any Homeowner Association members attending the hearings. Mr. Boyer said that at that time, he was not in opposition, but he did not expect the type of development to occur as it did.

Dwayne Duey, said that there was ample time to notify the Association members and community. The City, the developer, the real estate agent and Association were at the meeting. The "8/1 vote in favor" came after 10:30 p.m. at night when most of the Association members went home. Mr. Duey said that he would like to see a better layout with the larger lots as originally agreed.

Commissioner Haug asked how often the whole body of the Association held meetings and what had been the consensus of the Board and Association members.

Mrs. Ann Gail , 1217 Henry Road, Newberg, read a statement prepared by Dr. Thomas Gail. She noted that the land donated to CPRD was to specify the lot size as 7500 sq. ft. Mrs. Gail said that the smaller lots would jeopardize the existing development and on behalf of her husband, she urges the Commission to reject the decrease of the lot size. Mrs. Ann Gail said that Dr. Gail's former wife (Anna Gail) who was involved in the original process, was also opposed to the decrease in lot size.

Tape 2 - Side 1 8:45 p.m.

Commissioner Hannum clarified the extension of Henry Road and potential cul-de-sacs and turn arounds.

Stan Keyers said he opposed the decrease in lot size due to diminished values and increased traffic.

Tim O'Leary, 1321 N. Sunset, Newberg, said he was opposed to the decrease in lot size. Mr. O'Leary felt that the Association was not given the opportunity for their opinions to be heard and felt that the Board was not working for the benefit of the entire Association membership. Mr. O'Leary said that there were already problems with existing CCR's which are not in compliance.

Bill Southwick, 3220 Knoll Drive, Newberg (Lot #148), said he participated in the Association's meeting and expressed concerns about increased traffic flow, garbage trucks, fire and police access, etc.

Commissioner Rierson asked Mr. Southwick how most Association members found out about the Board meeting. He said that he had a conversation with one of the Board members.

Discussion was held concerning potential dangers involving the proposed project. Mr. Southwick said that once the street is continued, additional houses will be added with the street dead-ending without a turn-around causing a lack of mobility.

Mr. Brierley said he recognized it as a concern but on the revised application, the applicant proposed hammer-head type turnouts on each of the blocks. The City's Fire Marshall approved the turn-arounds.

Commissioner Haug asked for written confirmation for the City Council of the Fire Marshall's (Chris Mayfield) approval.

Margie Southwick, 3220 Sunset Drive, discussed the Specific Plan allowing for R-2 and single family dwellings which do not allow for downsizing of large lots. Discussion was held concerning inter-connectivity. Sunset Street was not designed as a collector and Foothills Drive was designated as a connector. Some traffic from Aldersgate and Knoll Drive would have to go onto Sunset Street. The development should not be able to proceed without connectivity. Ms. Southwick then discussed density not being achieved. She purchased her large lot because of the surrounding large lots and the Northwest Specific Plan was intended to protect homeowners in the area.

Commissioner Parrish said that in looking over the Specific Plan, part of the plan purposes mixed plan uses, including parks. Since the Plan was completed, is there a park. Mrs. Southwick said there is not a park. Mr. Hanks has promised to grade the park but wouldn't the City require him to grade the park anyway.

Patty Baker, 3220 N. Center Street (Lot 126), said she is greatly affected due to the traffic and that she goes along with Mrs. Southwick on what the developer should be required to do anyway. Discussion was held concerning smaller lots bringing in more rental units than owner-occupied dwellings. She said she moved from Hillsboro to Newberg to get away from this type of housing and questions the consistency in lot size.

Commissioner Rierson asked about the park development, the subsequent widening of the street, who was responsible for the development and when.

Commissioner Haug asked if Mrs. Baker attended the Board meeting. Mrs. Baker said she did not appear because she was not notified.

Randy Gates 3230 Juniper Drive (#165), said that he has great concern due to his vested interest in purchasing property. He noted the amount of children in the area and the potential safety hazards. He said that most Association members want to continue the standard and flow of houses based on what they were told when they purchased the property and what they were promised. They did not receive notification of the board meeting. He wants to know what is going on and to be advised.

Commissioner Haug discussed the possibility of postponing the hearing in order to allow the Association to hold a meeting to discuss the issues.

Ms. Mingay said that in relation to the notice requirements, the City obtains a list from the tax assessor and notice is then mailed out.

Tom Stram, **3221 Aldersgate Drive (#163), Newberg,** said his lot size is approximately 7900 sq. ft. and he bought his lot because of the size. The proposed lot next to him is approximately 5100 sq. ft. He asked about the park and whether or not it would include playgrounds, sports courts, etc. He is concerned that since soccer is such a popular sport, whether or not the park would have soccer fields. He said that Sunset Street will be burdened with heavy traffic and pedestrians.

Tape 2- Side 2:

Chair Wall read a statement written by Mrs. Stram.

Phat Voom, 900 Edgewood Drive, Newberg, said he works in construction and is familiar with developers. The project clearly does not provide sufficient room and prefers the original plan outlined in the Specific Plan.

Deborah Joruso , 2990 N. Center Street, (lot #19), said she too was not advised what was going on until late. They were concerned because they bought in the area, and their lot is 6200 sq. ft. She discussed privacy and that she and her husband were opposed to decreased lot sizes and the existing problems with parking and traffic. There is a tremendous safety issue.

Commissioner Haug asked if the lighter densities are occurring where ever the plan allows. Why is it less dense. Mr. Hanks said that statistically it is less. Under the Specific Plan, R-1 density is allowed. He is requesting the release of the R-1 density in this particular area noting that the park will not be developed unless the street is extended.

Commissioner Haug asked whether Mr. Hanks, the applicant, would be extending the road if it did not get the approval of the increased number of lots. Mr. Hanks said that he is not an associate of Avamere nor NSP Development. He said that notice was provided in the newspaper. Mr. Hanks reviewed transportation alternatives provided by Kittleson & Associates.

Commissioner Haug asked for clarification that the homeowners were given adequate notice of the emergency meeting. Mr. Hanks said that the notice was posted on all doors which went up as far as Oak Knoll "10".

Chair Wall noted that it was 10:00 p.m. and the Planning Commission should not take additional testimony.

Commissioner Haug said that he believed that a new hearing could not be started. Discussion was held concerning extending the testimony with general questions which still need to be covered.

Chair Wall called for a break at 10:05 p.m. The meeting reconvened at 10:10 p.m.

Chair Wall reopened the public testimony.

Commissioner Parrish questioned the comment made by Mr. Hanks regarding "non-productive filbert orchard". He noted that the filberts are still being harvested. Mr. Hanks said he was looking at the use of R-1 land. Mr. Hanks also reviewed the park type and what would be located within the park (multi-use sport pads). Mr. Hanks said that in summary, the applicant is planning to re-establish the commitment which was established seven (7) years ago. Further discussion was held concerning the value of lot size versus house size.

Commissioner Haug said he viewed that in the Specific Plan there are competing views of what the Plan calls for. The area under the proposal is for larger lots. The area, except the hill at the top, is the vision where the large lots would be located. The proposal changes all the vision of the larger lots at the expense of those who have already bought into the existing plan.

Mr. Lemmke said he was going by the Bylaws of the Association in providing adequate notice (they can only call an entire membership of the Association by providing 15 days notice in writing). He noted that the Board are the representatives of the Association.

Tape 3 - Side 1:

Chair Wall said that it appears to be a technicality in having a meeting and questions how the Board can endorse the project by a consensus of the Board only without the consensus of the entire Association.

Commissioner Haug said that the support for the proposal is directly related to the fact that if approved the land would come under the Homeowners Association jurisdiction. If not supported, none of the land would come under the Association's covenants. Mr. Lemmke said that it would be a 50/50 situation. He said that he was told that it would practically be a guarantee that the project would be under the auspice of the Association.

Commissioner Rierson questioned the guarantee for the 48 lots and not with the 32 lots.

Chair Wall said that the Commission is not making a decision on behalf of the Homeowner's Association.

Commissioner Haug asked if Mr. Lemmke would have a general meeting of the entire Association in order to better disclose vital information. Mr. Lemmke said that he could call another special meeting of the Association and see who would show up.

Staff Summary: Mr. Brierley said that Mr. Hanks was correct in that the typical requirement of the development was to improve the street in front of their development (in front of Center Street) and no more. The other issue stems from the park property. Under the proposal, Center Street would be completed to Henry Road which is currently graveled. Mr. Brierley said the Specific Plan called for a multi-use park with soft playground and courts. The soccer playing fields will be developed next to Crater Elementary. It is the intention of the Gails who donated the property for the park that soccer "could be played there". The value of the park may or may not be enhanced by the new road. Mr. Brierley said it is a traffic circulation issue.

Ms. Mingay said that staff recommended adoption of the Resolution, but wanted to review language pertaining to conforming street improvements. Ms. Mingay read the Resolution. A subdivision is processed in multiple stages. Discussion was held concerning advanced financing agreements to pay for improvements to the street (park SDC's), and on not being reimbursed for park SDC"s. If the Planning Commission approves the Resolution and would want some fine tuning regarding turn arounds and phasing, the Homeowner's Association could work with the developer and the City during the subdivision approval process. Ms. Mingay noted that notice of this meeting was mailed.

Commission Deliberation:

Motion #2 :	**Hannum/Haug** to allow the receipt of information/testimony from anyone interested, not just the applicant.

Vote on Motion #2 :	The motion carried (6 Yes/1 No [Parrish]).

Chair Wall reopened the public testimony.

Mr. Hanks said that they met with Chehalem Park and Recreation District.

Randy Gates, 3220 Juniper Drive, Newberg, said that there was some illusion that there was a notice sent out on behalf of the Association or developer. The flyers which were circulated were done by persons in opposition. Ms. Mingay said public notice of the Planning Commission Meeting was mailed out to all individuals within 300 feet of the site. Mr. Gates said that in the time the notice was received by the Homeowner's Board, they still could have provided notice to the entire Association. He said that there was no specific polling of the entire Association.

Dwayne Duey, 3221 said that he lives next to the orchard and did not receive a notice of the meetings and he is a property owner.

Mr. Lemmke said he received notice on September 23rd (Saturday) and he called the board meeting for October 3, 2000.

Chair Wall closed the hearing.

Commissioner Haug said that it was not fair to change the density so late in the development and that the expectations of the existing homeowners should expect a promise made is a promise kept. There are livability and property value issues: smaller lots encourage rentals and are harder to control the CCR's and Association rules. There are traffic and congestion concerns - no through streets and turnarounds exist. The increased density would increase school class sizes in an already overcrowded school system. The reduction of the 7000 sq. ft. to 5000 sq.ft. lot size represents an abrupt and unplanned change in neighborhoods which is not a smooth blend. Noise increases with density. Commissioner Haug said that many have invested life savings and expect compliance with the laws already on the books. The Gails also disapprove of the decrease in lot size.

Discussion was held concerning Commissioner Larson's views whether or not he approved of the decision.

Commissioner Parrish said he is in favor of not approving the amendment. The general land use issues value listening to neighbors. He also expressed concerns for the proposed park being used for soccer activities and the amount of traffic and potential safety hazards which could occur.

Commissioner Rierson said that he agreed with Commissioners Parrish and Haug and that he reviewed the testimony of the participants. He felt it would be unfair to the property owners in losing their livability, safety and traffic problems.

Commissioner Molzahn addressed the applicability of the criteria before the Commission. He noted that the Specific Plan has been adjusted over the years. He said that there are some factors and truth in that the lot values do not differ greatly from 5000 sq. ft. to 7000 sq. ft. There is a bigger difference of what the 7000 sq. ft. land will offer. Because of the voluntary inclusion in the Homeowner Association, there would be continuity in the area, rather than just another small development and additional CCR's. The extension of Henry Road would benefit the entire development. He would like to see the streets be funded by a local improvement district (LID) which would aid in the completion of the streets. Commissioner Molzahn said that he agrees with the testimony given, but has concerns with the impact on the City, school and potential safety issues. The extension of the streets would be the same whether there would be 32 or 48 lots. The issues are not new. The Commission should stay on track with the criteria.

Commissioner Hannum noted the Specific Plan's objectives and that it is not clear and at what cost. The concept of mixed use, the sense of flow and having a range of property sizes and values in a neighborhood may be okay, but in viewing the Specific Plan, the flow is toward larger lots toward the park. He agreed with the motion to deny the Resolution.

Tape 3 - side 2:

Chair Wall said the opponents at the meeting did address criteria which were applicable and did make arguments, and the proponents did not provide enough criteria to address the issues. The amount of public input is important. He would like to have the outline of points made by Commissioner Haug as part of the recommendation.

Commissioner Haug said the Specific Plan had already been pre-designed for larger lots. The area is not near a transportation hub, but the area should be minimizing traffic congestion.

Commissioner Parrish called for the question.

Motion #3 :	**Haug/Parrish** to deny Resolution No. 2000-133.

Vote on Motion #3 :	The motion carried (unanimously).

Motion #4 :	**Hannum/Rierson** to direct the staff to use the Commission's statements and comments in presenting the matter to the City Council at the November 6 meeting recommending **denial.**

Vote on Motion #4 :	The motion carried (unanimously).

Commissioner Larson rejoined the Commission at 11:25 p.m.

VI. WORK SESSION

1. Amendments to standards in the C-2 and C-3 zones, expansion of the C-3 zone. File GR-18-99, Resolution 2000-132.

Staff Report: David Beam provided a summary of the work session and requested the Commission's approval to initiate the process. The project is a Commercial Code Amendment project. Mr. Beam provided input as to the progress of the work involving the City staff, consultants and the State of Oregon (Transportation Department) and holding public workshops. The project is basically divided into three (3) components:

1. A series of zoning map amendments with proposals of taking C-3 zones (downtown area) and considering the possibility of expanding the C-3 zone into the C-2 areas. This would also create a "civic corridor" (heart of the community).

2. Development Code amendments.

3. Development standards for C-2 and C-3 areas. The affected areas would be the commercial lands and the downtown core areas.

Mr. Beam said that staff is requesting approval of Resolution No. 2000-132 to initiate the public hearing process.

Keith Hay, 15775 Ribbon Ridge Road, Newberg, read a letter to the Editor of the Newberg Graphic about the City appearing to have more "pavement than aesthetic appeal (less trees, etc.). Mr. Hay read the article from Janet Land. Mr. Hay encouraged the Commission to adopt the grant proposal from DLCD and make the area a historic and civic corridor. Mr. Hay said that he would like to see the C-3 zone include the C-2 land between the railroad tracks and the river. Mr. Hay said that he would provide a copy of the article to the Commission.

Mr. Hay also provided information on the National Land Trust, National Association of Planners (land trust and conservancy issues) who will be holding its annual meeting in Portland on Friday, October 20, 2000. They will discuss issues on the features of "place" and the social and environmental issues. The seminar will be held at the Lloyd Center.

Discussion was held concerning a staff analysis of what it would take to tie the downtown revitalization to the river. Mr. Beam said the DLCD grant $40,000 river master plan grant will start the process in January, 2001 and the connectivity. They are looking at the riverfront issues at that time.

Commissioner Parrish suggested that the matter be moved to the next meeting. What are the City's plans for current Loren Berg location. Mr. Brierley said the City is looking into the feasibility of the acquisition and clean-up, but there have been stumbling blocks.

Discussion was noted that in the newspaper this was a public hearing, not a work session. Mr. Beam noted that notice was sent to the people in the area that would be affected. It was a work session only.

Motion #5 :	**Hannum/Haug** to adopt Resolution No. 2000-132

Vote on Motion #5 :	The motion carried (6 Yes/1 No [Parrish]).

Mr. Beam reviewed with the Commission the letter received from the 1000 Friends of Oregon in support of the Resolution.

VII. ITEMS FROM STAFF

1. **Update on Council items**. Mr. Brierley reviewed the Council;'s review of the Code amendments, public testimony, etc., which was postponed to the November 6 meeting. Discussion was held concerning the Commission attending the meeting.

Commissioner Parrish expressed concerns about the Council's actions and areas that were questionable concerning landscaping requirements. Mr. Brierley said that most were minor changes and felt that they would not weaken the Commission's position.

Commissioner Molzahn said he would not be in town on November 9.

Commissioner Parrish asked for a discussion on the establishment of procedures for the timely submission of evidence at hearings. He asked that, in the future, information be presented to the Commission in a more timely fashion, if available.

Tape 4- Side 1:

Commissioner Haug said that new written testimony should be disqualified. The Commission said that they wished to pursue this at another time.

2. Other reports, letters, or correspondence - none.

3. Next Planning Commission Meeting: November 9, 2000

VIII. ITEMS FROM COMMISSIONERS

None.

IX. ADJOURNMENT

The meeting was adjourned at approximately 12:05 a.m.

Passed by the Planning Commission of the City of Newberg this 9th day of November, 2000.

AYES: 6 NO: 0 ABSTAIN: 0 ABSENT: 1
(list names) (Molzahn)

ATTEST:

Norma I. Alley
Planning Commission Recording Secretary Signature

Norma I. Alley
Print Name

November 9, 2000
Date

INFORMATION RECEIVED INTO THE RECORD
AT THE OCTOBER 12, 2000 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 # CPA-15-00

See attached address list indicating either testimony provided or information submitted into the record.

LABELS FROM THE 10/12/00
PLANNING COMMISSION MEETING
FROM THOSE WHO GAVE PUBLIC
TESTIMONY/REGISTRATION CARD

Be sure to add file number by name on each label

CPA-15-00
Lisa and John Kennedy
3000 N. Meridian Street
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CPA-15-00
Mary E. Philpott
1125 Foothills Drive
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CPA-15-00
Theodore R. and Michelle Rivas
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CPA-15-00
Alan and Michele Aikins
Oak Knoll
LTR RCVD - NO ADDRESS GIVEN

CPA-15-00
Jeff Clark
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CPA-15-00
Troy and Janelle Walker
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CPA-15-00
Tim O'Leary
1321 North Sunset Drive
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CPA-15-00
Wayne and Anne Waldal
1300 Oak Knoll Court
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CPA-15-00
Patty Larson
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CPA-15-00
Newberg Garbage Service
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CPA-15-00
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CPA-15-00
Kim Kelleher
Fenway Park
LTR RCVD - NO ADDRESS GIVEN

CPA-15-00
Bev Blume
Oak Knoll
LTR RCVD - NO ADDRESS GIVEN

C[illegible]15-00
Jenna Winston
Oak Knoll
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Fred Petersen
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CPA-15-00
Don Clements
Chehalem Park & Recreation District
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CPA-15-00
Charlie Harris
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Debra Deluso
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CPA-15-00
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CPA-15-00
Randy Yates
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CPA-15-00
Patti Baker
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CPA-15-00
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FILE GR-18-99

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