

PLANNING COMMISSION MINUTES
Newberg Public Safety Building - Newberg, Oregon
THURSDAY, January 13, 2000 AT 7 P.M.

Approved at the February 10, 2000, Planning Commission Meeting

I. APPOINTMENT OF COMMISSIONERS

City Manager Duane R. Cole swore in Bart Rierson to the Planning Commission.

II. ELECTION OF OFFICERS

Commissioner Haug asked for discussion. He rose for consideration to select the Chair and Vice-Chair on merit. He would like to see elections done by merit or rotation basis.

Commissioner Wall said he is in favor of this also.

Commissioner Haug asked for rotation for the Chair and the Vice-Chair to be elected on merit tonight.

Motion of Nominations for Chair:	Andrews/Hannum for Commissioner Wall to Chair.
Motion of nominations for Vice-Chair:	Haug for Commissioner Hannum for Vice-Chair.

Vote on Motion #1:	Motion Carried (6 yes/1 absent [Parrish]).
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III. PLANNING COMMISSION ROLL CALL

Planning Commission Members Present:

Bob Andrews	Steve Hannum, Vice Chair	Matson Haug	Rob Molzahn
Warren Parrish	Bart Rierson	Lon Wall, Chair	

Staff Present:

Barton Brierley, City Planner
Barbara Mingay, Planning Technician
Duane Cole, City Manager
Norma Alley, Recording Secretary

Commissioner Molzahn arrived at 7:10 p.m.

Commissioner Parrish arrived at 7:20 p.m.

IV. 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.

V. CONSENT CALENDAR

1. Approval of November 10, 1999, Planning Commission Minutes.

Motion #2:	Andrews/Hannum voted to approve the consent calendar items, approving the minutes of the November 10, 1999, Planning Commission Meetings.
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Vote on Motion #2:	Motion Carried (6 yes/1 absent [Parrish]).
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VI. COMMUNICATIONS FROM THE FLOOR (five minute maximum per person)

None

VII. QUASI-JUDICIAL PUBLIC HEARINGS

PUBLIC HEARING #1

APPLICANT: Del & Darlene Washburn

REQUEST: Annexation of approximately 5400 square feet contained within the south 60 feet of Tax lot 3219DB-3200. The parcel is part of one of two tax lots comprising an island of unincorporated territory within the City limits.

LOCATION: 110 E. 9th

TAX LOT: 3219DB-3200

FILE NO: ANX-22-99

RESOLUTION NO.: 2000-124

CRITERIA: Newberg Development Code Sections 10.36.030 and 10.20.030

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

Abstentions/ex-parte contact: None

Objections: None

Staff Report and Preliminary Staff Recommendation:

Information was received into the record.

Barb Mingay presented the staff report recommending adoption of Resolution 2000-124. The site contains a single family residence with several mature trees. A new sidewalk adjacent to the street will be installed by the applicant at the time of future site development. The site is part of an island of county zoned land surrounded by the City limits.

Commissioner Haug asked for the clarification of the site map. Barb Mingay said she will correct the staff report map. Commissioner Haug asked why not do the whole island? Ms. Mingay said an initiation request will be put forward to City Council to annex the rest of the island.

Commissioner Haug asked for the time frame? Barb Mingay said the proposed annexation may be on the May 2000 ballot.

Commissioner Haug asked if there was a charge? Barb Mingay explained the ballot scheduling and fee assessment process.

Commissioner Andrews asked for clarification on the sidewalk. Barb Mingay said at the time that construction occurs on the site, installation of the sidewalk will be required.

Commissioner Andrews asked if there was a side walk there now and in the surrounding areas? Barb Mingay replied no.

Barb Mingay recommended Planing Commissioners approve Resolution 2000-124.

Commissioner Haug said the City Council makes the decision if this should go to the ballot for citizens to vote on. He indicated that he thought the Development Code stated they recommend for approval or disapproval. Barton Brierley said you can deny or recommend it to City Council, either way it goes to City Council.

Commissioner Haug said the City Council will make the final decision to place it on the ballot or deny the ballot application.

Barb Mingay said the Development Code describes criteria the applicant must meet. The applicant has met the criteria.

Commissioner Parrish asked if there were concerns for City services (fire, police, library, etc.) if we keep accepting these? Barton Brierley said we are looking at expanding the services. The City does have adequate fire service now. During summer months increased demand may cause temporary shortages if there are prolonged hot spells.

Barb Mingay said the legal description was for the entire lot.

Commissioner Rierson asked what the access is to the back lot? Barb Mingay said it is part of the back yard of the existing house. The applicant wants to make a new driveway on the west side of the house that would serve one new single unit.

Commissioner Rierson asked about the easement? Barb Mingay said each lot must have a minimum 25 foot access to a public street. This would only occur at time of partitioning the site after annexation.

Commissioner Parrish asked what is directly to the right? Barb Mingay replied a duplex.

Commissioner Parrish asked how many feet from the driveway to the duplex? Barb Mingay said approximately 8 feet proposed here to the property boundary. The minimum standard setback is 5 feet. The entire easement is not required to be paved.

Proponent:

Mr. Del Washburn, 10820 Stevenson Road, Newberg, Oregon, 97132 said he purchased this lot and is looking at purchasing the adjacent lot. He wants to annex this into the City of Newberg.

Commissioner Rierson asked if they are the owners of the property? Mr. Washburn said yes.

Staff Recommendation:

Barb Mingay recommended adopting Resolution 2000-124 together with the incorporation of the legal description.

Chair Wall closed the hearing.

Commission Deliberation:

Motion #3:	Haug /Molzahn motion to adopt Resolution 2000-124 with the inclusion of the legal description.
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Commissioner Parrish said he has no findings or problems but would like the commission to be aware

that if enough of these are brought to us, the City's services could be a concern.

Commissioner Haug asked if a sign will go up on the street to know there is an annexation? Barb Mingay said yes a sign is required, and one is up. It is also advertised in the paper.

Vote on Motion #3:	Motion Carried (7 yes).
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Barb Mingay said this will be forwarded to City Council for the February 7, 2000, agenda.

Chair Wall called a five minute break at 7:45 p.m. Meeting called back into order at 7:50 p.m.

QUASI-JUDICIAL PUBLIC HEARING #2

APPLICANT: AMT Resources Ltd.
REQUEST: Approval of a 21 lot Planned Unit Development to be known as the Cottages at Oak Knoll.
LOCATION: North of Hilltop Drive on Oak Knoll 10 Tract B
TAX LOT: 3207AD-800
FILE NO.: PUD-5-99
CRITERIA: NDC 10.32.030

RESOLUTION NO.: 2000-125

Abstentions/ex-parte contact:

Commissioner Molzahn said he has represented the applicant in other projects but he is not representing him on this project.

Objections:

Commissioner Haug said he is a little uncomfortable.

Commissioner Molzahn said there is no influence.

Commissioner Parrish asked if there is any vested interest? Commissioner Rob Molzahn said No.

Staff Report and Preliminary Staff Recommendation:

Information was received into the record.

Barton Brierley presented the staff report and staff recommended adoption of Resolution 2000-125, approving the 21 lot Planned Unit Development to be known as the Cottages at Oak Knoll.

Barton Brierley referred to three overheads. Mr. Brierley said the property is located on College Street with just over three acres of property. The property is tract B of Oak Knoll, phase 10. The zoning is R-2 residential. The Specific Plan states it can either contain attached or detached single family units. The proposal is for 21 separate single family residences.

Barton Brierley said there is an existing 40-foot access to the property. Meridian Street will likely continue northward in the future and intersect with Alexandra: until such time as it does, a temporary cul-de-sac would be created at the end of Alexandra Drive. In the mean time the sidewalk portion of the future extension to Meridian Street would be constructed to serve as a pedestrian passage to parcels to the south. The homes would be individual single family homes. The configuration of the unnamed cul-de-sac is an issue. Without a cul-de-sac, the lots would be too deep for adequate Fire Department service from Alexandra Drive. There are two options:

1. The Development Code provides if a sprinkler system is installed in each home on a cul-de-sac, the cul-de-sac radius could be reduced. He discussed the possibility of allowing the applicant to apply, through a conditional permit process, to modify the public street standards.

Commissioner Rierson asked if the sprinkler system was like a commercial system? Barton Brierley replied yes.

2. There could be a 32 foot wide paved street within a cul-de-sac with a 28-foot radius.

Commissioner Haug asked what the minimum was? Barton Brierley replied 35 feet.

Commissioner Rierson asked if there would be parking in the cul-de-sac? Barton Brierley replied no.

Commissioner Haug asked where will people park? Barton Brierley said everywhere else but in the cul-de-sac.

Barton Brierley said a concern was fire access but with the short length of the street the Fire Department does not have any concerns.

Commissioner Haug asked if they are ok with the temporary turn around at the end of the property and is there parking on that one? Barton Brierley said yes they are ok, and yes there would be parking.

Commissioners Haug and Parrish asked if the "no parking" was enforceable? Barton Brierley replied yes.

Commissioner Rierson asked if Meridian Street was completed, what would happen to the cul-de-sac? Barton Brierley said there is a possibility to redesign it or keep it.

Barton Brierley said the Development Code has a regulation of 5,000 square feet for detached homes and 3,750 square feet for attached. The applicant wants to create the lots with 4,000 square feet but wants to have detached homes. Instead of attaching them they would like to have a minimum of three foot set back on each side. To do this staff recommended to the applicant that they pair up the driveways to provide more green space for a design feature.

Commissioner Haug asked if the sidewalk on Hilltop was adjacent to the street? Barton Brierley replied yes.

Commissioner Haug asked how wide is the side setback? Barton Brierley replied it was a six foot minimum between structures.

Commissioner Haug asked what the landscaping requirements would be along College Street? Barton Brierley replied that the applicant has not indicated any particular buffering. This could be included as a condition of approval.

Commissioner Parrish asked for the definition and clarification on what the applicant is proposing for set backs? Barton Brierley said the requirements would be a side yard no less than three feet, a rear yard no less than five feet, and a front yard no less than 15 feet. Along the lots fronting College Street, the setback would be no less than 10 feet.

Commissioner Andrews asked why are there differences in the three lots? Barton Brierley said the purpose is how the houses lay out in the cul-de-sac and there would be no room in the front to park.

Commissioner Haug asked what is the maximum density? Barton Brierley said it is more than what is shown. Barb Mingay said the maximum density is 8.8 units per gross acres. In this project it would be

about 24 units at three acres. They are proposing 21 so it would be less dense. Barton Brierley said the zoning does allow apartments. It was the intention of this area to be attached or detached homes.

Public testimony:

Mr. Mike Hanks, 10225 SW Redwing Terrace, Beaverton OR 97007, said there was a concern that the area would not develop with the street alignment. This street would stop with the temporary cul-de-sac. We decided this would eventually tie in with a road that is currently being developed. These types of parcels are usually sold to single family adults so we brought the lots down in size to be more affordable.

Commissioner Parrish asked about recreation for the housing? Mr. Hanks indicated there would be a park within close proximity.

Commissioner Parrish asked what is the square footage of the park? Mr. Hanks said it is about 10,000 square foot and is located southwest of the site.

Commissioner Parrish asked if it has been established? Mr. Hanks said that Chehalem Park and Recreation District has accepted the park.

Commissioner Parrish asked why is a three feet set back acceptable when the Code says it must be five feet? Mr. Hanks said they are trying to make the yards look a little more shared on the one side. By grouping it this way you would have more aesthetics than the Code would let you have.

Commissioner Parrish asked what was the footage on the other side? Barton Brierley said the standards as written would require a minimum of three feet. The other side yard ends up being 3-12 feet. For quite a few of the lots it is 7-10 feet.

Commissioner Parrish asked what do you mean by quite a few? Barton Brierley pointed out where they would be. Mr. Hanks stated that staff is insisting that the placement on the driveways be maximized.

Commissioner Parrish asked if the setbacks between the home and sidewalk are consistent between the homes and what the measurements were from the border of the house to the sidewalk? Mr. Hanks said yes it is and about 20 feet.

Commissioner Haug showed concern about not having fencing on the property facing College Street. He asked what the plans are? Mr. Hanks said he has the same concern for the safety of the kids. He agreed with requiring a condition in the agreement for fencing.

Commissioner Hannum asked if College Street was lower than the property and what the elevation from the property to College Street? Mr. Hanks said College Street starts to elevate at Earl Sandager's driveway with some acceleration in the North. Barton Brierley said the property is lower than the highway on the south end of the site.

Commissioner Haug asked if the picture in the packet is a fair representation? Mr. Hanks said he added the pictures to show what homes might look like.

Commissioner Haug asked Mr. Hanks to address the issue of monotonous housing. Mr. Hanks said he is in agreement that there should be some difference in the homes.

Mr. Marc Wilcuts, 9700 Meadow Loop Road, Newberg, Oregon 97132, said the way the property lays out it makes for affordable housing. More of our buyers are looking for affordable housing. The cost of land and permit charges have forced the building to build bigger houses on smaller lots. When he did Foothills the builder maximized all the setbacks and property lines and he ran into the problem that

children had no place to play. He liked this project for the cottage style and smaller building footprints. It makes the lots appear bigger.

Commissioner Parrish asked if he was familiar with the Creekside project? Mr. Wilcuts replied yes.

Commissioner Parrish asked for his personal assessment of how it has turned out, the set backs and the general livability? Mr. Wilcuts said he doesn't have a problem with attached housing.

Commissioner Parrish asked if his consideration of a park is what they did with Creekside? Mr. Wilcuts said he wasn't very familiar with that project.

Commissioner Haug asked how he feels about the fencing on College Street? Mr. Wilcuts said from a marketing aspect that is something we will have to address with the potential buyers. We will need to fence it.

Commissioner Haug asked if he would be comfortable with the fencing conditions in the application? Mr. Wilcuts said he would like that and thinks it is a great idea.

Commissioner Haug asked staff to address the concerns expressed in the late correspondence. Barton Brierley read a letter addressed to him from Dr. Paula Radich, Superintendent, Newberg School District.

Chair Wall asked what was the school district expecting to happen? Barton Brierley said the letter does not appear to request denial of the application but asks the City to work with the district to meet the needs of the growing district.

Commissioner Haug asked what the provisions are for public services? Barton Brierley said the first conditional use permit criteria is the availability of public utilities. To deny development based on lack of school facilities is not appropriate at this time.

Commissioner Haug showed concern about this letter and suggested it be discussed.

Commissioner Andrews asked what is the pedestrian access to the neighborhood park? Mr. Hanks said the public would gain access through the sidewalks and there would be paths in the park.

Commissioner Andrews asked how would you describe homogeneous design? Mr. Hanks said consistent. The density is not as high as it could be achieved which would address the concerns of the school district. We are trying to give people more land.

Chair Wall asked if he were to stay with the standard setbacks would that create a problem? Mr. Hanks said without the setback considerations he would have to go to the attached homes. He was not comfortable with this standard. He would not be able to deliver a product that is marketable.

Chair Wall asked what if these setbacks were modified? Mr. Hanks said when he went through the scenarios they would be losing too many lots to make it work.

Commissioner Hannum asked for clarification on the alternates of the lower cul-de-sac. He asked what would be the trade off of making the cul-de-sacs smaller? Mr. Hanks said it is always an option but part of the process is to create a balance of what is better for the community. Looking at the economics of developing a product and safety, we came up with the private drive. There are three options to the cul-de-sac: 20 feet, 28 feet, or the standard 35 feet radius. With a sprinkler system the smaller size could be approved by the Planning Commission.

Commissioner Andrews asked about issues relating to storm water detention? Barton Brierley said the base issue for the Northwest Specific Plan is the existing storm drain on College Street. It is not sufficient

to handle all the drainage. The original plan was to develop a basin with the intention to serve the specific plan area. One issue with this pond is the receiving of the drainage. The person who developed it is concerned with the pond's capacity.

Commissioner Andrews asked if the staff report findings would be included in the resolution? Barton Brierley replied yes.

Commissioner Andrews asked if the conditions of approval are an integral part of the resolution? Barton Brierley said yes if you adopt this resolution you adopt the conditions.

Commissioner Parrish asked from the pictures provided, which one comes closest to the houses proposed? Mr. Hanks said the detached single units.

Staff Recommendation:

Staff recommended adoption of Resolution 2000-125 with the following modifications:

1. Modify the conditions of approval to require a 28 foot cul-de-sac instead of a 35 foot cul-de-sac.
2. Add following language: this will include a four to a six-foot high wood or masonry fence of a consistent material along the entire College Street frontage.

Hearing closed.

Commission Deliberation:

Commissioner Parrish proposed to look closely at the issues relating to privacy and set backs. He read from page 16 in the staff report regarding the setbacks. These setbacks will not provide a look that is going to create a small town atmosphere.

Commissioner Molzahn asked if the code states that five yards is standard? Barton Brierley said yes.

Commissioner Hannum said that small town looks vary in different locations and different times. This looks superior to him than the attached housing. It has a better look.

Commissioner Andrews asked if the City has received acceptance from ODOT since College Street is a state highway? Barton Brierley said it is consistent with what has happened in the past. ODOT reviewed this application and they stated access to College Street was not allowed.

Commissioner Andrews asked if this area is a part of the Northwest Newberg Specific Plan? Barb Mingay said yes.

Commissioner Andrews asked for clarification about the sprinkler systems and setbacks? Barton Brierley said this would meet fire code. The fire and building codes require a three feet setback.

Motion #4:	Hannum/Molzahn to adopt Resolution 2000-125 as recommended by staff.
Motion #5:	Haug /Molzahn to adopt Resolution 2000-125 with an amendment to add that the developer will attempt to develop housing designs which are not replicated in such a manner that a monotonous theme is created. <i>Correct all references.</i>

Vote on Motion #5:	Motion Carried (7 yes).
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Barb Mingay asked for clarification.

Commissioner Matson Haug stated that this applies to the house designs.

Commissioner Parrish said he was concerned about the privacy aspect with the layout and the setbacks. The concept is good but he would like to see more room for livability.

Commissioner Molzahn said he thinks the bungalow style provides a little bigger property. Mr. Hanks said the alternative is buying a common wall building and having common ground around you. We are offering a private lot that is small, it fits the criteria and meets the variance requirements.

Chair Wall asked Commissioner Parrish if his concern was on the narrow street? Commissioner Parrish replied no.

Commissioner Hannum asked if the walking space was three feet? Barb Mingay said the City measures setbacks at the foundational level under normal setback standards. There could be a two feet intrusion into the setback. The nearest point to the property line, the measuring point, is the foundation.

Commissioner Parrish asked for clarification on parking spaces? Barton Brierley said one vehicle can park in the garage and the other would be in the driveway.

Commissioner Haug showed concern for a lack of parking. He didn't see a solution unless there was parking on the street.

Motion #6:	Commissioner Parrish motioned to amend the original motion to add language that there would not be intrusion on the side yard. <i>Correct all references.</i>
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Staff explained the definition of intrusion from ground to sky.

Commissioner Haug said intrusion should be allowed by gutters.

Barb Mingay stated it is fire code that there not be any intrusion at all.

Vote on Motion #6:	Motion Carried (7 yes).
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Chair Wall called a five minute break at 9:54 p.m. The meeting reconvened at 9:59 p.m.

Chair Wall said he is concerned about the streets. These standards are there for safety. He asked about the variance and no parking requirement? Barton Brierley said this is only for the lower cul-de-sac and there still would be parking elsewhere.

Chair Wall said because of this it is hard to vote for it. He stated that the concern by the school district is valid. He said he is not inclined to vote for this right now because of the setbacks. He said he would like to see the plan reconfigured to allow normal width in the cul-de-sac with parking.

Commissioner Molzahn said there are configurations that are tighter than this which are still acceptable as far as safety is concerned. I don't think it inhibits public safety. There are only three lots on the cul-de-sac that are going to have the concern of street parking. It meets the criteria. He added when you talk about dropping one lot there is an impact. There could be consistent expenses but there would be a reduction in revenue.

Chair Wall asked if any of that could be recovered in the sale price.

Commissioner Molzahn said possibly. He said there are times when it does not make sense to do it one way. This is a more desirable product.

Motion #7:	Parrish/Andrews motioned to amend the original motion to remove the side yard setbacks and construct Earls Court to Newberg Development Code standards. <i>Correct all references.</i>
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Commissioner Molzahn said this amendment would override the motion on intrusion.

Commissioner Rierson said this could be preferable because it gives the impression of a continuous space.

Motion #8:	Haug/Rierson motioned to divide the last motion into two separate motions.
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Vote on Motion #8:	Motion Carried (5 yes/2 no [Parrish, Lon]).
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Motion #9:	Haug/Rierson motioned to amend the original motion stating side yard setbacks will be a minimum of three feet on the garage side with seven feet on the opposite side. <i>Correct all references.</i>
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Commissioner Andrews called to question.

Vote on Motion #9:	Motion Carried (4 yes/3 no [Molzahn, Parrish, Hannum]).
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Commissioner Parrish said he would be more comfortable with more room between the houses. Even though this meets the criterion he does not agree with this criterion.

Chair Wall said he agrees with Commissioner Parrish and doesn't understand if there is any tampering with the plan then it would not work at all.

Commissioner Rierson said he would like to see more space in each yard.

Commissioner Andrews said he is unsure if the votes are to be advocating.

Commissioner Hannum said given what he sees he is willing to say that he has found no big holes in what the staff has worked out with the developer.

Commissioner Haug said the only argument of going to three foot setbacks is to have more room on the other side. He suggests that we keep the setback side by what the developer suggests.

Commissioner Haug said what he really means is that the feet that are taken away must be placed on the other side.

Commissioner Andrews said the minimum would be for ten feet. He asked for clarification on whether or not they go to three feet with or without intrusion? Barton Brierley said there would not be intrusion.

Motion #10:	Haug/Rierson motioned to amend the last and original motion to include language in the agreement that includes a minimum setback on the side opposite the garage which equals the difference between the setback applied to the garage side of the unit and ten feet. Correct all references.
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Vote on Motion #10:	Motion Carried (5 yes/2 no [Molzahn, Parrish])
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There was clarification that the Commission is now voting on and discussing motion #7.

Chair Wall said he is not willing to bend or change the rules unless there is a good reason and there isn't.

Commissioner Andrews asked if they were talking about Earls Court? Barton Brierley said yes.

Commissioner Andrews asked if we pass this motion would this return Earls Court to a 35-foot radius? Barton Brierley said yes.

Commissioner Andrews asked what the street width for Earls Court was? Barton Brierley said if you include a sprinkler in every house you can go down to the 35 feet.

Commissioner Parrish said he thought the street width was on Earls Court and on Alexander Court. Barton Brierley said the Development Code requires 32 feet paved width. Earls Court would have 32 feet paved from curb to curb. They are asking for a change at the cul-de-sac bulb itself. They have designed a public street in lieu of a private drive.

Chair Wall said the City Council does not want private streets.

Commissioner Parrish asked if Earls Court has parking? Barton Brierley said yes on the street but not on the bulb.

Commissioner Haug said the reason the Fire Department accepts it is because it is a short length. They won't be driving down there anyway.

Commissioner Haug asked the commission if they are comfortable with the size of the bulb? Chair Wall said you could say there was no parking but how is that going to work if there is an emergency and a vehicle is in the way?

Commissioner Parrish said they aren't going to take trucks in there anyway. The houses are required to have a sprinkler system.

Vote on Motion #7:	Motion Failed (1 yes [Wall]/6 no).
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Barb Mingay clarified the modifications to the original motion: allow a 20 foot radius cul-de-sac on Earls Court, side yard of 10 feet between structures with a three feet minimum without intrusion, and a fence on College Street.

Vote on Motion #4:	Motion Carried (5 yes/2 no [Parrish, Wall]).
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Staff reviewed the decision appeal process with the Commission and applicant.

VIII. ITEMS FROM STAFF

1. Planning Commission Goal Setting

Barton Brierley said at the next meeting he would like to decide the goals for the upcoming year. What he expects is to embrace different things the commission would like to work on.

Commissioner Haug said if there is any annexation into the City the Commission should come up with some policies for City Council to adopt into the City Code that would be valuable.

Barton Brierley recommended to the commission to e-mail or call him before the next meeting with ideas. He will make a list for the next meeting. The commission would then prioritize.

2. Review/Update Planning Commissioner List

Barton Brierley asked for corrections and additions.

- 3 Update on Council items

Barton Brierley said at the last meeting the Council heard a Yamhill County request for a partition in the Urban Reserve Area. The Council recommended approving it. At the February meeting the Council will be hold a hearing on a vacation request by Providence Newberg Hospital.

4. Other reports, letters, or correspondence

Barton Brierley said Commissioner Parrish has provided an article on urban reserve areas.

5. Next Planning Commission Meeting: February 10, 2000

IX. ITEMS FROM COMMISSIONERS

The Commission welcomed Commissioner Bart Rierson.

Commissioner Andrews asked the Commission if they recognize the position of a Parliamentarian.

Barton Brierley said the Commission voted in the past to have a Parliamentarian. This person would interpret Roberts Rule of Order.

Commissioner Rierson asked if it has to be a commissioner?

Commissioner Molzahn said he thinks it should be a commissioner.

Commissioner Andrews asked if the ordinance states if the positions of Chair, Vice-Chair and Parliamentarian are done by rotation, election, or seniority and does it let us create Bylaws?

Commissioner Haug said the Ordinance allows electing a Chair and Vice-Chair.

X. ADJOURNMENT

The meeting was adjourned at approximately 11:17 p.m.

Passed by the Planning Commission of the City of Newberg this 10th day of February 2000.

AYES: 5

NO: 0

ABSTAIN:
(list names)

ABSENT: 2 Parrish
Molzahn

ATTEST:

Norma L. Alley
Planning Commission Recording Secretary Signature

Norma Alley
Print Name

2-10-00
Date

**INFORMATION RECEIVED INTO THE RECORD
AT THE JANUARY 13, 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 #

ANX-22-99	Annexation Map for: Del Washburn
PUD-5-99	Letter from Dr. Paula Radich, Superintendent of Newberg Public Schools.
N/A	Article from the Sunday, December 26, 1999, Oregonian.
N/A	Interoffice Memorandum RE: Project Status Report.

LABELS FROM THE 1/13/00
PLANNING COMMISSION MEETING
FROM THOSE WHO GAVE PUBLIC
TESTIMONY/REGISTRATION

Dell Washburn
10820 Stevenson Rd.
Newberg, OR 97132

ANX-22-99

Mike Hanks PUD-5-99
10225 SW Redwing Terrace
Beaverton, OR 97007

Marc Wilcuts PUD-5-99
9700 Meadow Loop Rd.
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