

PLANNING COMMISSION MINUTES

Newberg Public Safety Building - Newberg, Oregon

THURSDAY, JUNE 8, 2000, AT 7:00 P.M.

Approved at the August 10, 2000, Planning Commission Meeting

I. PLANNING COMMISSION ROLL CALL

Planning Commission Members Present:

Steve Hannum
Bart Rierson

Matson Haug
Rob Molzahn

Louis Larson
Lon Wall, Chair

Warren Parrish

Staff Present:

Barton Brierley, City Planner
Barbara Mingay, Planning Technician
Norma Alley, 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.

City Manager Duane Cole swore Louis Larson in as a Commissioner.

Warren Parrish entered into the meeting at 7:05 p.m.

City Manager handed out a brochure regarding the City Hall Remodel to the Commissioners.

Commissioner Molzahn entered into the meeting at 7:09 p.m.

City Manager Duane Cole left the meeting.

III. CONSENT CALENDAR

1. Approval of April 13, 2000, Planning Commission Minutes.

Motion #1:	Rierson/Parrish - voted to approve the consent calendar items, approving the minutes of the Planning Commission Meetings.
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Vote on Motion #1:	The Motion carried (7 yes).
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IV. COMMUNICATIONS FROM THE FLOOR (five minute maximum per person)

None.

V. ROUND TABLE DISCUSSION - continued from the May 11, 2000 Planning Commission Meeting

1. Miscellaneous Code Amendments (G-53-99) topics:
-Cell Towers

Commissioner Haug asked if the Commission was going to further discuss the items brought to the first

round table discussion.

Barton Brierley said the Commission would see them next at a Public Hearing.

Barb Mingay gave the staff report and went through the proposed changes.

Commissioner Parrish recommended staff get the public involved.

Barb Mingay said at this time the code requires design review approval if towers are free-standing.

Chair Wall asked how many applications the City has received.

Barb Mingay said there have been two applications, and several have inquired about the property near Mac Rental.

Commissioner Haug said he would like to receive more information on the cell towers. He recommended to include additional conditions in the ordinance language that would be more precise. Second, if a tower was over a certain height, it may make sense to require have a public notice.

Barb Mingay said currently the cell towers allowed in the City have no height limits. Treating cell towers differently from buildings may be difficult to enforce. There are mechanisms that can camouflage these structures.

Commissioner Parrish said the towers up at the cemetery are available in an ideal place because they blend in with the surroundings.

Commissioner Haug suggested collecting the additional material regarding conditions.

Barb Mingay asked if the Commission would like the material before the hearing or presented at the hearing.

Chair Wall said he was concerned about the time it would take to get this passed. He would like to see something on the books soon.

Commissioner Parrish asked if this addresses radio and T.V. stations.

Barb Mingay said it is a small portion of the proposed ordinance.

Commissioner Parrish suggested including specific language regarding radio and T.V. stations.

Barton Brierley proposed that at the next meeting staff would have drafted language and a scheduled hearing date.

Barb Mingay replied this would come to a public hearing as a compiled document in the next couple months.

Bart Rierson asked if a public hearing was required.

Barb Mingay said yes.

Bart Rierson suggested having a short meeting two weeks before the City Council meeting.

Barb Mingay said there are DLCD notices that require forty days notification prior to a hearing.

Motion #2:	Haug/Rierson - for staff to initiate cell tower amendments for a public hearing.
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Commissioner Rierson asked if there was a way to string out the current application process.

Barton Brierley said no, but the City could pass a moratorium until the Ordinance is in place.

Vote on Motion #2:	The Motion Carried (7 yes).
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Barb Mingay said any application that comes through now is processed under current code standards.

Commissioner Rierson asked which way would be quickest, a hearing on new code language or a moratorium.

Barton Brierley said a moratorium is quickest.

Motion #3:	Parrish/Rierson - to recommend to City Council to place a 180-day moratorium on cellular communication towers.
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Motion #4:	Haug/Larson - to amend the previous motion to include placing a moratorium on the cellular towers for 180 days or until a revised ordinance was approved by City Council.
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There was explanation on the amended motion.

Commissioner Haug called for question.

Vote on Motion #4:	The Motion Carried (7 yes).
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Vote on Motion #5:	The Motion Carried (7 yes).
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-Underground Utilities

Barb Mingay gave the staff report. She discussed the language changes in the Development Code. Staff recommended this be scheduled for a public hearing.

Commissioner Haug recommended considering that new annexations be required to construct underground utilities.

Commissioner Rierson said that would be an unfair burden if they do not have the access for constructing underground utilities.

Barb Mingay said that could be included into the Master Plan if an annexation were to occur.

Commissioner Haug said he would hope that staff could figure out language so the underground utilities would not be forgotten or left out as a possibility.

Motion #5:	Hannum/Larson - to accept 10.50.179 and move forward with the process.
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Commissioner Hannum asked what was going to be presented at the Public Hearing.

Commissioner Haug said he thought it to be appropriate for staff to report the alternatives.

Barton Brierley said staff can include language regarding the annexations at the hearing.

Commissioner Parrish asked if staff has an estimate on costs of an underground utility.

Barton Brierley said it could be from \$100 up to \$10,000 for an extreme case.

Commissioner Parrish said he would hate to see an individual be stuck with high costs.

Vote on Motion #5:	The Motion Carried (7 yes).
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-Property Line Adjustments

Barton Brierley gave the staff report, covering the proposed changes in the Development Code.

Motion #6:	Haug/Rierson - to accept 10.06.010 relating to property line adjustments.
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Vote on Motion #6:	The Motion Carried (7 yes).
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VI. ITEMS FROM STAFF

1. Update on Council items

Barton Brierley reported that City Council accepted the Wyooski site for the asphalt plant with a series of conditions; heard a proposal from the Planning Commission to initiate an annexation of slivers of property; amended the Newberg Urban Area Management agreement; discussed a complaint on some political signs that did not meet the Ordinance; and approved a grant application for building a section of the North side road to College Street.

2. Other reports, letters, or correspondence

Barton Brierley reported that there will be changes to the commercial standards. There will be a citizen core group meeting June 22, to look at the process. Larry Anderson, Engineer has given his resignation.

3. Next Planning Commission Meeting: July 13, 2000

VII. ITEMS FROM COMMISSIONERS

Commissioner Parrish asked the Commission if there were any objections for him to report the status of the McBride file to the Planning Commissioner.

Barton Brierley said staff has followed up with the Commissioners concerns. Mr. McBride has until next week before the City takes legal actions.

VIII. ADJOURNMENT

The meeting was adjourned at approximately 8:58 p.m.

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

AYES:

6

NO:

ABSTAIN:
(list names)

ABSENT:
(list names)

1 (Haug)

ATTEST:

Diane Nave

Planning Commission Recording Secretary Signature

Diane Nave

Print Name

Date

**INFORMATION RECEIVED INTO THE RECORD
AT THE JUNE 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 #

City Hall Addition and Remodel Brochure - The Millennium City Hall - brochure.