

PLANNING COMMISSION MINUTES
Newberg Public Safety Building - Newberg, Oregon
THURSDAY, NOVEMBER 9, 2000 AT 7 P.M.

Approved at the February 8, 2001 Planning Commission Meeting

I. PLANNING COMMISSION ROLL CALL

Planning Commission Members Present:

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

Staff Present:

Barton Brierley, City Planner
Barbara Mingay, Planning Technician
David Beam, Economic Development Coordinator/Planner
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.

III. CONSENT CALENDAR

1. Approval of October 12, 2000, Planning Commission Minutes.

Motion #1:	Hannum/Haug voted to approve the consent calendar items, approving the minutes of the Planning Commission Meeting.
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Vote on Motion #1:	The motion carried (Unanimously).
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IV. COMMUNICATIONS FROM THE FLOOR (five minute maximum per person)

Mr. Bill Southwick, 3220 Knoll Dr., Newberg, expressed his concerns with the Oak Knoll project moving the lot sizes to 5,000 square feet and the multi-plex sport park not going in for another three to five years. He asked for clarification on these matters.

Chair Wall asked if Mr. Southwick had spoken to them at all.

Bill Southwick replied No.

Chair Wall said due to this matter being quasi-judicial it is in the hands of the City Council. Chair Wall asked if City Council has seen this matter.

Barton Brierley replied no.

Bill Southwick said he appreciated the Commissions support and time.

V. LEGISLATIVE PUBLIC HEARINGS

Continued from the October 12, 2000 Meeting

1. **APPLICANT:** City of Newberg
REQUEST: Amendments to standards in the C-2 and C-3 zones, expansion of the C-3 zone.
TAX LOT: Various around City
FILE NO.: GR-18-99
CRITERIA: Various as listed in staff report

RESOLUTION NO.: 2000-134

Ex-parte Contact:

Chair Wall reported his ex-parte contact.

Staff Report:

David Beam reported the background of the project. The purpose of the project is to enhance the vitality of Newberg's commercial areas. He reviewed the recommended code changes for the C-3 zone.

Commissioner Haug asked if there had been reaction by property owners to the proposed C-3 boundary expansion options.

David Beam indicated that staff had heard little reaction from the property owners.

Commissioner Parrish asked for more explanation of the differences between the two boundary expansion options.

David Beam reviewed the maps provided and the proposed civic corridor.

Commissioner Rierson asked if any of the properties in the civic corridor were residential.

David Beam said some of the properties of the proposed civic corridor were residential. The idea of the civic corridor is to emphasize the civic heart to the community.

Commissioner Larson asked what uses would be included in the civic corridor.

David Beam said they would be a wide range of commercial uses with specific design standards. Currently government buildings occupy most of the area.

Commissioner Parrish asked what would happen to the buildings that were not government.

David Beam said the new standards would only apply to new or remodeled buildings. He also reviewed the proposed C-3 standards.

David Beam reported that the general purpose of the amendments is to make the downtown more pedestrian friendly, reduce the amount of auto type uses, encourage residential living in the downtown core, and improve the physical atmosphere for shoppers.

Commissioner Parish asked if espresso shops were included in the drive-up use ban.

David Beam replied they operate on temporary permits. As soon as the permit is up, they would go away.

Commissioner Haug asked if they could operate with a conditional use permit.

David Beam said no.

Commissioner Haug asked if staff had canvassed local businesses about the proposed standards.

David Beam said that he had received little feedback from the businesses.

Commissioner Hannum asked if any existing businesses would be shut down by the new standards.

Barton Brierley said uses not permitted under the new standards would be excused until they change their use or abandon the current building. They could still operate under a conditional use permit.

Commissioner Parrish asked about the conditional use process.

Barton Brierley said the conditional use would come to the Planning Commission.

David Beam reported on the changes and amendments for the C-3 zoning and Civic Corridor design standards (pg. V-1-22 thru V-1-45 of packet). He reported the changes and amendments for the C-2 zoning (pg. V-1-16, V-1-17 thru V-1-21, V-1-32, V-1-38, V-1-34 of packet).

Staff Recommendation:

David Beam recommended that the commission adopt Resolution 2000-134 , approving the amendments to standards in the C-2 and C-3 zones, expansion of the C-3 zone.

Public Testimony:

Proponent:

Mr. Sid Friedman, representing 1000 Friends of Oregon, 388 State Street, Salem, Oregon, 97301, stated that 100 Friends of Oregon supports the proposed amendments. They think the amendments are a good first step to maintaining Newberg's unique sense of place. He suggested areas he thought the Ordinance could be better written:

1. A building over 40,000 square feet be a conditional use in C-2 and C-3 zones.
2. Prohibit animated signs in C-2 and C-3 zones.
3. Option two for boundaries.

Commissioner Haug asked if a building burns down or over 50% is damaged does that trigger a change in use.

Barton Brierley said if a building is destroyed more than 50% then it must be rebuilt to current standards.

Commissioner Haug asked what is the view of 1000 Friends of Oregon to eliminate auto repair and the businesses of that stature.

Sid Friedman said his personal feeling is that new auto oriented businesses should be prevented. He said they support the thrust of the resolution but recommended to have a specific definition on automotive type businesses.

Chair Wall asked if the inclusion of drive up banks versus any other drive up businesses are a concern.

Sid Friedman said banks depend on windows for customers use.

Chair Wall called for a five minute break at 9:00 p.m. The meeting reconvened at 9:05 p.m.

Ms. Kristen Horn, 610 E. Sheridan, Newberg, commented that she is in support of the changes and suggested regulations on animated signs.

Commissioner Parrish asked if there were models given for these amendments.

David Beam replied that many of the ideas came from suggested smart development codes by the State.

Commissioner Haug asked if Mrs. Horn had been in contact with local businesses.

Kristen Horn said she had not personally gone and talked with people.

Commissioner Larson asked what other communities have been visited that have done something like this.

Kristen Horn replied Roseburg, Baker City, Bend, Corvallis, and many of the coastal cities.

Mr. Mel Sprecher, 1041 SE Vine St., McMinnville, OR, 97128, expressed his concerns and asked for clarifications regarding the C-2 zoning being changed to C-3, set-backs, and parking.

David Beam said business owners are going to be allowed for parking by re-orienting the buildings to the front and parking on sides or rear of lots.

Commissioner Haug asked for the common vision of the businesses and the look of downtown.

David Beam said successful down towns followed a four point program. The points are organization, design, economic restructuring, and promotion. The economic restructuring, his point of area, would have a healthy mix of retail, entertainment, professional services, government activity, and restaurants. The City and Newberg Downtown Association will be holding community visioning sessions for downtown in the spring.

Letters:

None

Chair Wall Closed the Hearing.

Barton Brierley reported the precautions of Measure 7.

Commissioner Parrish asked if ODOT would provide a parking lot in the Brucher to Main project.

David Beam replied that the replacement parking lot is on the northeast corner of Blaine and Hancock Streets.

Barton Brierley said there will be another parking lot near River and Hancock Streets.

Commission Deliberation:

Commissioner Haug suggested to include conditional use for big boxes in the area.

Commissioner Hannum suggested to present code regarding condominiums.

Commissioner Haug recommended staff write restrictions on rapidity of the content of an animated sign.

Chair Wall expressed his concern regarding businesses or residences being forced out of their property

by putting so many restrictions on the business owners. He expressed concerns over the restrictions on automobile shops and allowing bank drive-thrus.

Commissioner Haug recommended getting the Chamber of Commerce involved.

Commissioner Parrish recommended restricting all box style businesses.

Barton Brierley commented that staff would bring back the changes to the January meeting.

Motion #2:	Parrish/Larson to continue the deliberation of Resolution No. 2000-134 to the January 11 meeting.
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Vote on Motion #2:	The motion carried (unanimously).
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VI. NEW BUSINESS

1. Submittal of Written Testimony

Barton Brierley recommended that Commission allow a small amount of written testimony.

Commissioner Parrish recommended restricting all written testimony.

Commissioner Haug suggested that all letters be read out loud by someone.

2. Planning Commission Member List Review

Barton Brierley asked the Commission to review their personal information and return any changes to him.

VII. ITEMS FROM STAFF

1. Update on Council items

Barton Brierley reported that the City Council looked at the cell tower amendments and passed it with two minor changes. All other amendments were passed with exception to home occupancies. Oak Knoll has a tentative date to be heard by Council on December 4, 2000.

2. Other reports, letters, or correspondence
None.

3. Next Planning Commission Meeting

Barton Brierley reported that it would be held on December 14, 2000.

VIII. ITEMS FROM COMMISSIONERS

None.

IX. ADJOURNMENT

The meeting was adjourned at approximately 11:55 p.m.

Passed by the Planning Commission of the City of Newberg this 8th day of Feb, 2001.

AYES: 6

NO: 0

ABSTAIN:
(list names)

ABSENT: 0

ATTEST:

Peggy R. Hall

Planning Commission Recording Secretary Signature

Peggy R. Hall 28-2001

Print Name

Date

**INFORMATION RECEIVED INTO THE RECORD
AT THE NOVEMBER 9, 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 #

None.

LABELS FROM THE 11/9/00 PLANNING
COMMISSION MEETING FROM THOSE
WHO GAVE PUBLIC
TESTIMONY/REGISTRATION CARD

Mr. Sid Friedman File No. GR-18-99
1000 Friends of Oregon
388 State Street
Salem, OR 97301
503-852-6693

Mr. Mel Sprecher File No. GR-18-99
1041 SE Vine St.
McMinnville, OR 97128
503-472-2604

Mr. Bill Southwick
3220 Knoll Dr.
Newberg, OR 97132
503-554-8270

Ms. Kristen Horn File No. GR-18-99
610 E. Sheridan
Newberg, OR 97132
503-538-5516