

PLANNING COMMISSION MINUTES
Newberg Public Safety Building - Newberg, Oregon
THURSDAY, FEBRUARY 13, 2003 AT 7 P.M.

Approved at the April 10, 2003 Planning Commission Meeting

I. PLANNING COMMISSION ROLL CALL

Planning Commission Members Present:

Dwayne Brittell	Matson Haug	Louis Larson	Dennis Schmitz
Nick Tri, Chair	Richard Van Noord		

Absent:

Philip Smith

Staff Present:

James H. Bennett, City Manager
Barton Brierley, City Planner
Barbara Mingay, Planning Technician
David Beam, Economic Development Coordinator/Planner
Peggy Hall, Recording Secretary

II. OPEN MEETING

Chair Tri 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 January 9, 2003, Planning Commission Minutes.

Motion #1:	Haug/Larson voted to approve the consent calendar items, approving the minutes of the Planning Commission Meeting.
-------------------	---

Vote on Motion #1:	The Motion carried (5 Yes/1 Absent [Smith]).
---------------------------	--

IV. COMMUNICATIONS FROM THE FLOOR (5 minute maximum per person)

1. For items not listed on the agenda

None.

V. OLD BUSINESS

1. Initiation of Resolution Regarding Noise, Odor, and Lighting

Barton Brierley reviewed the resolution which proposes to schedule a hearing. The resolution is to initiate the process.

Motion #2:	Haug/Larson to adopt the resolution initiating the amendments regarding noise, Odor and Lighting.
-------------------	--

Vote on Motion #2:	The Motion carried (5 Yes/1 Absent [Smith]).
---------------------------	--

2. City Council/Planning Commission Joint Meeting Agenda Preview

Barton Brierley noted that the meeting has been rescheduled to Tuesday, March 18, 2003. Mr. Brierley said that he would coordinate the date with the Council.

Mr. Bennett said the Mayor was called out of town (Washington, D.C.) and he would not be able to attend the earlier date.

Commissioner Haug addressed preparation for the meeting.

Mr. Brierley noted suggested items the Commission would like to discuss with the City Council goal setting (priorities) for the year. He suggested the priorities were about six topics and to have each Planning Commissioner take one topic and present a discussion with the Council on that specific topic.

Commissioner Larson said that the tree program and noise, odor and lighting are not ready for discussion with the Council. He has a large concern with item No. 1, dealing with a new City Council. He would like to see a sit down discussion and go over things first, and not bring the issue as a topic item.

Commissioner Haug addressed citizen involvement to be forwarded as a presentation to the Council with the groundwork and a summary of issues. Commissioner Haug asked about changes and growth, periodic review and zone changes. Over the last 10 years there has been R-1 going to R-2 (density has been maximized in R-2 and R-1 space to satisfy goals). He would like to open the dialogue of discussion.

Mr. Bennett said the Council has expressed an interest in the Urban Growth Boundary (UGB), Urban Reserve Area (URA) and that changes need to be made, and if so where should they occur, and what zoning should be applied. Discussion was held concerning time lines.

Commissioner Brittell said topics of reviewing ordinances and the Comprehensive Plan should be included. We need to become more aware of the discussions with the Council. Commissioner Brittell said that he has issues with the Comprehensive Plan.

Commissioner Larson noted that the City of Lake Oswego is taking specific elements and holding public hearings, advertised to discuss issues as part of the review. They will hold a final public hearing to pull together the resolutions of the prior meeting/discussions. It showed an open approach to public involvement.

Commissioner Haug said in previous meetings (Chehalem Valley Visioning Process) facilitated by all ideas for a visioning process in trying to understand the Comprehensive Plan and the City's goals. Discussion was held concerning goals and visions and changing the URA and UGB (density issues). Commissioner Haug addressed a visioning process of approximately 12 years old, and a 20 year plan.

Commissioner Van Noord addressed the goals presented at the prior meeting. He noted there was a citizen involvement committee and the Council's support.

Commissioner Schmitz said the Commission is placed at the pleasure of the Council and discuss with the Council to lead, follow or remove the project. He said he thought that we needed to discuss what the

Council wanted us to do. Discussion was held concerning having a fundamental discussion with the Council on the topics presented.

Commissioner Larson addressed presenting the citizen involvement topic up front with more discussion and then entertain other dialogue.

Mr. Brierley said his thought was in bringing these ideas to the City Council, not showing a finished product, but show the beginning of what the Planning Commission wanted to work on, not necessarily what the Commission has done.

Commissioner Haug said in looking at the list, there are some things not on the list. He would like to lead with the visioning, updating the Comprehensive Plan, growth for the City and after that the Commission will follow with citizen involvement, noise and odor, tree plans, and fiscal impacts.

Commissioner Larson agrees with Commission Haug's comments but would like it presented as a neutral fashion. We need to discuss it and not polarize people.

Mr. Bennett said the Council will want to have some input as to how the agenda is set for the meeting. They are new to the meeting, they may want to look at issues in a broader context: expectations of the Council/Commission, what are the issues they see confronting the City that the Commission could work on with the consent and cooperation of the Council. The Council is interested in the UGB and URA boundaries. Certainly, the Council will want to know what the Commission's interests are in tackling the projects. Discussion was held to get to know one another and how to work together.

Commissioner Larson asked for clarification of citizen involvement.

Mr. Bennett said that there would not be sufficient time to give the discussion the time it deserves.

Commissioner Van Noord reviewed the topics addressed, including the re-establishment and establishment of certain committees and boards.

Mr. Bennett said the Council wanted a workshop on land use issues. The Council needs some instruction on UGB and URA and how they work for Newberg to allow for more detail discussed on land use issues.

Commissioner Van Noord noted that establishment of citizen involvement should have been a topic of discussion.

Mr. Bennett said the Council is looking forward to improving notice to citizens, volunteers and participate in City activities.

Motion #3:	Van Noord/Haug to amend the incorrect minutes to remove the votes and list all of the items at equal weight.
-------------------	---

Commissioner Haug said there is a voting inconsistency.

Commissioner Larson said we cannot re-write what was discussed at the meeting. He suggested:

1. Amend the motion rather than change the minutes and take note that the vote tally is incorrect and the Commission wishes to list the individual topics discussed and not grouped together, each would have individual weight.

2. Remove the word "incorrect" from the motion.

Discussion was held concerning correcting the minutes.

Commissioner Larson suggested a new motion to include all the topics.

Commissioner Van Noord said he would alter the motion to note that the grouping should read "Topics for Discussion Also Receiving 4 Votes".

Chair Tri reviewed the discussions for all topics to be considered during the course of the joint meeting with the Council.

Commissioner Van Noord said the topics were voted on as a group.

After further discussion, all prior motions were withdrawn.

Motion #4:	Haug/Larson to list the topics discussed as individual items into this meetings' minutes located on page 4, with the notation that there was disagreement on the vote from the last meeting to remove the votes and list all of the items at equal weight.
-------------------	---

Vote on Motion #4:	The Motion carried (5 Yes/1 Absent [Smith]).
---------------------------	--

Tape 1 - Side 2:

Commissioner Schmitz reviewed the Commission's consensus of which topics the Council and the Commission may want to focus on first.

Commissioner Haug said that he wants to make sure of the Council's participation and their respective points of view.

Motion #5:	Larson moved to meet with the Council to discuss the concerns of the Planning Commission.
-------------------	--

Vote on Motion #5:	Motion failed for lack of second.
---------------------------	-----------------------------------

VI. NEW BUSINESS

1. Tree Program Discussion

Mr. Brierley addressed the changes and wants to know where the Commission wants to go: protect trees in the public right-of-way and specify certain heritage trees. Discussion was held concerning ordinances which prescribe what is acceptable behavior or not. Ordinances that provide for flexible replacement alternatives. For the first part, the ordinance can use some work (implied cannot cut down trees in the right-of-way, etc.). Mr. Brierley addressed property owners having a conflict in direction of where the City wants to go.

Commissioner Haug said the City should concentrate on public right-of-way. Discussion was held concerning the stream corridor and adequate ordinances for the stream corridor. It was noted that

Tualatin participates in the Tree City USA Program. He would like to see what it would cost in maintaining street trees in the right-of-way and the cost to the City and homeowner to replant trees. Discussion was held concerning an incentive program with a variety of trees.

Commissioner Larson asked if he was familiar with tree programs like Tree City USA. They had a committee and supported efforts to preserve trees in the community (Arbor Day festivities) and offered advice to help, including funding. Discussion was held concerning street trees and trees on private properties. They did have a heritage tree list and contacted each of the property owners with a plaque and award (tree of the year recognition). It is a voluntary program which encouraged people to maintain their trees. Commissioner Larson said the City of Beaverton has a tree program but still had damages to trees around developments. The City of Beaverton had a lot of fir trees and they were careful not to cause problems for other trees during the replanting process.

Commissioner Haug asked that tree canopies be tied into storm drainage to implement improvements.

Commissioner Schmitz addressed focus on street trees rather than the private property issues with property owners. He watched developers who cut down trees that could destroy the value of the property. It is a shame that it is done. The City could live with some type of control to help pay for the trees or give some value back, an incentive.

Commissioner Larson said the City of Beaverton essentially had a list of what trees could or could not come out in accordance with the development.

Commissioner Haug said there was room to put into discussion alternatives for developers who would otherwise remove all trees. Discussion was held concerning the vision of the zoning for the trees.

Commissioner Brittell said Forest Grove also has a tree program and he would be in favor of voluntary incentive programs but concentrating on the guidelines of the ordinances and the enforcement not being consistent. It should be more educational rather than enforcement. We should study the impact on the property owner and the economy and what will work and what won't. He does not see incentive programs.

Commissioner Haug said he would want to see what the alternatives are rather than pre-judge recommendations.

Commissioner Brittell said it is important to coordinate with other cities who have tree programs and their success rate along with citizen involvement. We need to get a lot of input from professionals: arborists and landscapers, planners, commissions and engineers who are familiar with the over-all program.

Commissioner Haug said the ideas will work if we had a good ordinance. We need to have community workshops and involvement and we take that to the community to see what interest exists.

Commissioner Van Noord addressed the loss of beautiful trees and how it would impact developers and the community.

Chair Tri said that in Eugene the development on the side of the hill where the tree line of the hill was sacrosanct and the tree line was the emblem of the City. They included the street tree program and solicited a canopy effect over the streets. They got rid of 10 trees a few days ago due to safety hazards and infested pines. Sometimes we have to down trees, but the important thing is that the community utilize the resources to their best ability and look into tree programs over the next few months and develop a good program.

Commissioner Haug addressed the tree line around the City. Another area is the place driving into Tigard (Bull Mountain Drive).

Commissioner Larson said Murrayhill in Beaverton is similar.

Commissioner Schmitz said the Commission should take a bite now and then another bite in a few months. First to protect the trees in the public right-of-way which is important for the preservation of the trees.

Mr. Brierley said the trees in the right-of-way is a manageable size to review. He said he will bring more incentive programs like Tree City USA. Discussion was held concerning specified trees for new and older developments.

Commissioner Brittell asked for clarification of specific ordinances protecting trees.

Commissioner Haug said that Mr. Brierley understands known weaknesses and other things that can change.

Commissioner Brittell asked if the ordinance sets the responsibility of the City for maintenance of the trees/property.

Commissioner Haug addressed citizens and how they are comfortable with changes.

VII. ITEMS FROM STAFF

Mr. Brierley said the City issued beautification awards; Astor House, a house at 504 W. Sheridan who kept two large evergreen trees, and Newberg Frame and Gallery (Hancock and College).

1. Update on Council items

The Council formed a new revitalization committee and is looking for volunteers. Applications are due February 26, 2003. They are charged with making recommendations for capital projects and look at funding methods to do capital projects.

The Council considered appointments to the Newberg Urban Area Management Commission (NUAMC). Matson Haug was appointed as Planning Commission representative and Robert Soppe as Council representative. April 16 is the next NUAMC meeting.

Commissioner Haug said there is a hearing which will need input from the Commission to make sure that he can represent the consensus and philosophies and his obligation to let the Commission know how he voted and why and the Planning Commission's representation on NUAMC. The hearing will consider an URA on Corral Creek Road.

2. Other reports, letters, or correspondence

3. Next Planning Commission Meeting: March 13, 2003

The Commission will have a hearing on a Comprehensive Plan and Zone Change for the Mustard Seed property.

Commissioner Haug addressed concerns of the bypass on the Riverfront Master Plan Project. Discussion was held concerning a below grade alternative. He wants to protect the community with

access and how we are going to get across.

Commissioner Larson said that we did not discuss below grade over by the hospital property but only by the Riverfront. It was limited to the Riverfront area.

4. Joint Planning Commission/City Council Meeting: March 18, 2003

VIII. ITEMS FROM COMMISSIONERS

Commissioner Haug addressed the controversy of selecting chair and vice chair.

Commissioner Schmitz addressed Mayor Stewart's comments at a Rotary Club and the responsibilities and issues for the community. What does staff see the Commission can do to help the process.

Mr. Brierley said there are a whole group of meetings held and now there is an Oregon Transportation Commission realm. He suggested that the Commission members keep in-tune with the process and there will be opportunities for input.

Motion #6:	Schmitz/Haug to add impacts of the bypass to the City as topics to be discussed with the City Council.
-------------------	---

Vote on Motion #6:	The Motion carried (5 Yes/1 Absent [Smith]).
---------------------------	--

IX. ADJOURNMENT

Motion #7:	Haug/Schmitz to adjourn at 8:35 p.m.
-------------------	---

Vote on Motion #7:	The Motion carried (5 Yes/1 Absent [Smith]).
---------------------------	--

Passed by the Planning Commission of the City of Newberg this 10th day of April, 2003.

AYES:

7

NO:

0

ABSTAIN:
(list names)

ABSENT:

ATTEST:

Peggy R. Hall

Planning Commission Recording Secretary Signature

Peggy R. Hall 4-10-03

Print Name

Date

**INFORMATION RECEIVED INTO THE RECORD
AT THE FEBRUARY 13, 2003 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 2/13/03
PLANNING COMMISSION MEETING
FROM THOSE WHO GAVE PUBLIC
TESTIMONY/ REGISTRATION CARD

None