

**MINUTES OF A JOINT MEETING OF THE NEWBERG CITY COUNCIL AND THE
NEWBERG PLANNING COMMISSION
Newberg Public Safety Building - Newberg, Oregon
TUESDAY, MARCH 18, 2003 AT 7 P.M.**

**Approved at the April 10, 2003 Planning Commission Meeting and
Subject to Approval at the April 21, 2003 City Council Meeting**

City Council Members Present

Mayor Bob Stewart	Mike McBride	Robert Soppe	Roger Currier
Bob Andrews	Doug Pugsley		

Planning Commission Members Present:

Dwayne Brittell	Matson Haug	Louis Larson	Dennis Schmitz
Philip Smith	Nick Tri		

Absent: Councilor Bob Larson, Commissioner Richard Van Noord

Staff Present:

James Bennett, City Manager
Barton Brierley, City Planner
Terry Mahr, City Attorney

Mayor Stewart opened the meeting at 7:00 p.m.

Councilor Currier discussed whether the Council should initiate code amendments that could benefit downtown businesses.

The group discussed appeals of Planning Commission decisions to the City Council. Discussion focused on whether appeals should be on the record or *de novo*. The group discussed the potential for remanding decisions back to the Planning Commission if the applicant wished to modify the application. Currently, an applicant must re-file an application if the original application is denied and pay a new fee. The group discussed the possibility of allowing a request for reconsideration, similar to that allowed at the Traffic Safety Commission. In lieu of filing an appeal, the applicant could modify the application and request another hearing at the planning commission level, perhaps with a reduced fee.

The group discussed whether Planning Commission members should attend City Council meetings. Several members of the Traffic Safety Commission had attended a City Council meeting. They were there to observe, but did not speak. The Council may wish to ask Planning Commissioners questions for clarification. City Manager Bennett expressed that the Planning Commission makes decisions as a group. The decision is in the record: the only reason a Planning Commissioner would speak at the City Council meeting would be to sway the discussion outside the group's decision, which would not be appropriate. He said members of public bodies cannot really take off their "public" hat and put on their "citizen" hat, because people still view them as members of a public body.

Councilor Currier raised the issue of annexation agreements with two churches, and whether this set a precedent.

Commissioner Larson raised concerns about how public comments on subdivisions were responded to. He raised concerns about developments being developed according to the plans and homes being maintained.

Commissioner Haug raised the issue of whether subdivisions should be reviewed by Planning Commission.

Also, the Commission would like to know the Council's direction on growth and density. Discussion focused on how comprehensive plan policies are applied to development proposals.

The group discussed the need for periodic review to evaluate the City's future growth. The last periodic review was in the early 1990's, and it is time to revisit the plan. Housing needs need to be re-evaluated.

The group noted there were many areas that needed to be discussed. There is a need to meet again to further refine the issues. Mayor Stewart encouraged the Planning Commission to refine the issues for discussion.

The meeting was adjourned at approximately 9 p.m.

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

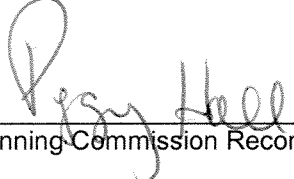
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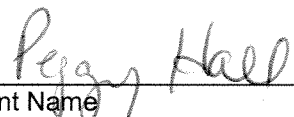
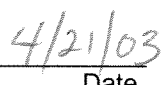
ABSTAIN:
(list names)

ABSENT:

ATTEST:



Planning Commission Recording Secretary Signature

Print Name Date