



PLANNING COMMISSION MINUTES

September 8, 2005

7 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

To be approved at the October 13, 2005 Planning Commission Meeting.

I. ROLL CALL

Present: Daniel Foster Matson Haug Louis Larson
 Devorah Overbay Phil Smith Nick Tri

Absent: Cathy Stuhr

Staff: Elaine Taylor, Associate Planner
 David Beam, Economic Development Coordinator
 Norma Alley, Deputy City Recorder

II. OPEN MEETING

Chair Smith opened the meeting at 7:00 p.m.

III. **CONSENT CALENDAR**(items are considered routine and are not discussed unless requested by the commissioners)

1. Approval of August 11, 2005 Planning Commission Meeting Minutes

Motion #1: Tri/Overbay to approve August 11, 2005 Planning Commission Meeting Minutes with changes. (6 yes/ 0 no/1 absent [Stuhr]) motion carried.

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

1. For items not listed on the agenda

None.

VI. **LEGISLATIVE PUBLIC HEARINGS** (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission)

1. **REQUEST:** Adopt Industrial Policies amendments to Newberg Comprehensive Plan
 Adopt Industrial zoning amendments to the Development Code
FILE NO.: G-99-03, G-115-05
RESOLUTION: 2005-196

Chair Smith announced the public hearing will need to be continued to at least the October meeting due to noticing not getting to all affected citizens.

Elaine Taylor presented the staff report and handed out additional maps (see handouts in packet).

Chair Smith said the biggest structural change to the Code is to add the fourth zoning district and this map is supposed to show the conformity of the various businesses to zoning, but I do not see and areas of large lot industrial. He asked is this because they do not qualify.

Elaine Taylor answered the new designation will be applied to any new areas that are brought into the Urban Growth Boundary to keep them intact. This preserves any land that we bring into the Urban Growth Boundary for those large uses and is moving our large industrial down to the south near the interchange, where it makes sense to have good truck access instead of good rail access.

Chair Smith asked for the maps, handed out at the meeting, to include in the legend another color for the large lot industrial zones (M-4) to show that there are not any existing.

Elaine Taylor went through the maps and clarified what was located on each piece of non-conforming property.

Discussion was held on whether the Hazelden Springbrook parcels should be re-zoned to industrial.

Elaine Taylor said she would look into a possible Measure 37 claim if it is rezoned and would ask the owners if the owners would prefer being zoned institutional.

Chair Smith asked why the corner of the parcel on Aspen Way and Mountainview Drive shows as industrially zoned.

Elaine Taylor said she did not know, but would check into that.

Chair Smith asked for clarification on the parcel labeled 3209 02770 (page 2 of maps handed out).

Elaine Taylor said the parcel is not hashed because there is a single-family home on it.

End of tape 1 side A

Discussion was held on the definition of a caretaker residence and its allowance as a conditional use in industrial zones.

Elaine Taylor asked for suggestions as to the definition of a caretaker residence.

Commissioner Foster said the person living there should be on the payroll.

Commissioner Haug said the definition should include the residence does not take away from the industrial appearance.

Discussion was held on permitting truck stops and truck fueling stations. Industrial development will bring big trucks and there must be a way to service them, but the commission had a problem with a full service truck stop. Staff agreed to research what industrial development requires.

Discussion was held on whether only industrial development adjoining residential zones should come to the Planning Commission.

Commissioner Foster directed the staff to look into what other cities are doing with referring Type II to the Commission.

Commissioner Haug asked for the public notices on the industrial change applications to include more detail on what is going on, why, and how the business owners will be affected.

End of tape 1 side B

Discussion was held on allowing childcare facilities in M-1 and M-4, but not the other zones.

Chair Smith continued the public hearing to October 13, 2005.

VII. ITEMS FROM STAFF

1. Update on Council items

None.

2. Other reports, letters, or correspondence

None.

3. Next Planning Commission Meeting: October 13, 2005

Elaine Taylor said you will also be holding hearings on population and land use needs.

Chair Smith thought that there would be time for both the continuation of the industrial zoning hearing and the population and land use meeting hearings.

VIII. ITEMS FROM COMMISSIONERS

Commissioner Larson suggested the Planning Commission utilize the Council's invitation to have presentations during their Work Session Meetings by creating a routine sign-up.

IX. ADJOURN

meeting adjourned at 8:52 p.m.

Approved by the Planning Commission this 13th day of October, 2005.

AYES: 4

NO: 0

ABSENT: 3
(List Name(s)) Foster
Larson
Overbay

ABSTAIN: 0
(List Name(s))



Planning Recording Secretary



Philip D. Smith 10/13/05
Planning Commission Chair Date