

**PLANNING COMMISSION
MINUTES
June 22, 2006, 7:00 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street**

APPROVED AT THE JULY 13, 2006 PLANNING COMMISSION MEETING

I. CALL TO ORDER

The meeting was called to order at 7:02 pm.

II. ROLL CALL:

Present:	Daniel Foster	Matson Haug	Chair Larson
	Phil Smith	Cathy Stuhr	Nick Tri

Absent: Devorah Overbay

Staff Present: Barton Brierley, Planning and Building Director
Harper Kalin, Assistant Planner
David King, Recording Secretary

III. OPEN MEETING:

Chair Larson reminded the citizens present to use a blue registration form if anyone of them would like to be involved in the public testimony later on in the meeting.

IV. CONSENT CALENDAR:

The first item on the consent calendar was the acceptance of the minutes from the June 8, 2006 meeting.

Motion #1: Smith/Tri to approve the June 8, 2006 minutes with the noted corrections
(6 Yes/ 0 No, 1 absent)

The second item on the consent calendar was the adoption of Resolution 2006-213 (the Conklin Annexation). **Commissioner Smith** asked for a recapitulation from staff on the issue. **Barton Brierley** explained that at the last hearing there was a recommendation by staff to approve the comprehensive plan amendment and the annexation for this property off of north College Street and Terrace Drive (see Agenda Packet pages P13-31). The commissioners, however, chose to approve the annexation without the comprehensive plan amendment. The findings have been modified to show that the annexation criteria have been met, and that the comprehensive plan changes have not been met. Staff has noted particular concerns that came up at the last meeting. Included now are the traffic flow issues, the deficit of LDR land, and the public input that was given at the meeting.

Commissioner Stuhr pointed out that the map in the exhibit showed the area still as “recommended MDR”

Commissioner Foster asked if the map was trying to show what the applicant requested or what the Planning Commission recommended.

Barton Brierley said it should show what the planning commission recommendation is, so it would be appropriate to correct the map.

Motion #2: Smith/Tri to amend Resolution 2006-213 with the corrections noted- (5 Yes/ 0 No, 1 absent, 1 abstain)

Motion #3: Haug/Tri to approve Resolution 2006-213 with amendment (5 Yes/ 0 No, 1 absent, 1 abstain)

The third item on the consent calendar was the approval of the memo to be sent to City Council concerning the Kemper Crest residents and their concern for drainage. Certain memo changes were discussed. **Barton Brierley** recommended that the second bullet point in the memo be changed to read “safety of the ditch and access to the easement, especially for the children”, and after the fourth bullet point added, “attached are copies of the letters that we received.”

Motion #4: Tri/Smith to amend the memo as noted by Mr. Brierley - Voice vote (6 Yes/ 0 No, 1 absent)

Motion #5: Smith/Tri approve the memo to the City Council (6 Yes/ 0 No, 1 absent)

COMMUNICATION FROM THE FLOOR:

Chair Larson asked if there were any other issues that people wanted to add to the agenda.

Debbie Warner, 1004 Charles St. in Newberg, came forward with a question about the planning process. Her concern is a neighbor’s garage. Instead of just a two car garage, the neighbor has built a full-fledged additional house with full bathrooms. She came to the meeting tonight because she has had difficulty working with the planning department.

Barton Brierley offered to take the address from Mrs. Warner and investigate the situation.

Commissioner Haug wanted to know about the two previous experiences that made her hesitant to approach the planning department with her concern. She agreed to explain these two incidences in a letter to the planning commission.

V. QUASI-JUDICIAL PUBLIC HEARINGS:

Chair Larson invited the public to complete the public comment registration card/sheet if anyone wanted to speak to an issue this evening. Mr. Larson then highlighted the steps for public discussion this evening. Mr. Larson then read public testimony requirements from ORS 197.763.

1. **APPLICANT:** Newberg Communities, LLC
 REQUEST: Annexation of two parcels, comprehensive plan amendment to Medium Density Residential (MDR) and Parks (P), and zoning map amendment to R-2 and Community Facility (CF)
 LOCATION: W. of Sportsman Airpark
 TAX LOT: 3220-1101, -1400
 FILE NO.: ANX-06-07/CPA-06-05/ZMA-06-05 **RESOLUTION NO.:** 2006-216
 CRITERIA: NDC § 151.262, NDC § 151.122

Chair Larson then asked if there were any commissioners who need to abstain. None were mentioned.

Harper Kalin delivered the staff report for this annexation request, which is also known as Highlands at Hess Creek. She used a visual presentation and aerial photographs to show the location of the site and the sizes of the tax lots (see Agenda Packet pages P33 – 109).

The site has three overlay zones; the stream corridor, airport residential overlay district, and is within the bypass interchange area.

The request for this annexation is twofold. The applicant would like to have both parcels annexed to the city, and for a portion of the site to have a comprehensive plan and zone change to Park/CF and MDR/R-2.

The annexation criteria have been addressed in the staff report. Of note, city services are available but public infrastructure must be extended to the area prior to development.

There has only been one public written comment in which she stated that she would like to see Newberg grow, but was also concerned for ample private outdoor space.

The preliminary staff recommendation is to accept the annexation, as stated on P38.

Public Testimony:

Mart Storm, 22965 Sunnycrest Rd. in Newberg, is one of the applicants and agrees with the staff report. When questioned about traffic volume, especially on how traffic will affect 3rd Street and Hwy. 219, he said that such traffic studies are best done when the exact number of homes is known.

Mike Hanks, also at 22965 Sunnycrest Rd. and an applicant, explained the land swapping involved with the project. After working with CPRD, there are plans for three soccer fields and walking trails by the stream. Some of the land will even be donated to CPRD.

Commissioner Smith asked for clarification from the map on which areas will be park and which will be residential housing.

Staff recommends this annexation in light of the criteria being met and for the advantage this development would bring to Newberg.

Public Testimony:

Charles Harrell, attorney representing Mr. Christenson, a land owner, concurs with the staff report, and agrees that Measure 37 was not accounted for when these plans were first made, and it is making it difficult but not impossible to proceed.

Debbie Price, 9500 Meadow Loop Rd. in Newberg, is new to the area and wanted to better understand the effects of the bypass coming through this area.

Barton Brierley said that ODOT will purchase right-away through this area. Homes will develop on either side of the bypass, but most likely most of it will be to the north.

Commissioner Haug recounted how the original Riverfront Plan recommended that any future bypass would be below grade. **Barton Brierley** said that the analysis of possible grades is being done right now.

Chair Larson asked for any written testimony. There was none sent to staff.

Deliberation:

Commissioner Smith was not clear how the Measure 37 people have it to their advantage to put their claims on hold for the time being. **Barton Brierley** said that their advantage is marketing their land to developers. They will be able to say that the land is within the city limits with services to be provided. This will likely have a very positive economic impact.

Chair Larson was concerned that \$40,000 – 50,000 could be spent on the original plan for the Riverfront area and then so quickly the plan can be changed. **Commissioner Haug** added that this is attempt by the city to preserve the area for citizen use, as well as to provide more housing.

Motion #7: Haug/Tri to approve the recommendation of annexation of Resolution 2006-217 (6 Yes/ 0 No, 1 absent)

This annexation recommendation will go to City Council on August 7, 2006.

Clare Sunderland was waiting to address an issue and was not informed in a way that she understood that public testimony was over. Some discussion pursued amongst the commissioners on how to best encourage the input from citizens without letting citizens overtake the meeting.

VIII. ITEMS FROM STAFF:

Both of these resolutions will go to the August 7, 2006 City Council meeting. The next meeting will be July 13, 2006, where there will be two more annexation proposals.

IX. ADJOURN:

The meeting was adjourned 8:27 pm.

Approved by the Planning Commission this 13th day of July, 2006.

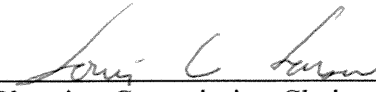
AYES: 6 NO: 0

ABSENT: 0
(List Name(s))

ABSTAIN: 0
(List Names(s))



Planning Recording Secretary



Planning Commission Chair

8-10-06
Date