

PLANNING COMMISSION MINUTES

July 27, 2006

7 p.m. Special Meeting

Newberg Public Safety Building

401 E. Third Street

APPROVED AT THE AUGUST 10, 2006 PLANNING COMMISSION MEETING

I. ROLL CALL:

Present: Matson Haug Chair Larson
Phil Smith Nick Tri Cathy Stuhr
Devorah Overbay

Absent: Dan Foster

Staff Present: Barton Brierley, Planning and Building Director
Steve Olson, Assistant Planner
Jessica Nunley, Assistant Planner
Norma Alley, Deputy City Recorder

II. OPEN MEETING

Chair Larson called the meeting to order at 7:00 p.m.

III. CONSENT CALENDAR

1. Approval of July 13, 2006 Planning Commission Meeting Minutes

Motion #1: Haug/Tri to approve the June 22, 2006 minutes

Commissioner Stuhr added additional comments to the minutes on page 9.

Motion #2: Tri/Huag to approve the June 22, 2006 minutes as amended

Vote on Motion #2: Tri/Huag to approve the June 22, 2006 minutes as amended (6 Yes/ 0 No/1 Absent [Foster]). Motion Carried.

Vote on Motion #1: Tri/Huag to approve the June 22, 2006 minutes as amended (6 Yes/ 0 No/1 Absent [Foster]). Motion Carried.

IV. COMMUNICATIONS FROM THE FLOOR

None.

Chair Larson read the quasi-judicial criteria for a public hearing.

V. QUASI-JUDICIAL PUBLIC HEARINGS (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission). No new public hearings after 10 p.m. except by majority vote of the Planning Commissioners.

1. APPLICANT:	David Anderson	
REQUEST:	Annexation of 1.83 acres	
LOCATION:	3018 N College St.	
TAX LOT:	3207DA-00200	
FILE NO.:	ANX-06-008	RESOLUTION NO.: 2006-218
CRITERIA:	NDC § 151.262	

Chair Larson called for abstentions and ex-parte contact.

None were stated.

Chair Larson opened the public hearing.

Mr. Steve Olson, Assistant Planner, presented the staff report. This is an annexation request for a 1.83 acre parcel. Current county zoning is AF10. This would become R-1/SP, low-density residential/specific plan. The property is located at 3018 N. College. The location is in NW Newberg between College Street and Burlington Drive. There are reserve strips stopping access from the site currently on the south and southeast sides. The applicant does have access from a strip at the top right side, and his concept plan shows a cul-de-sac extending from that access point. Staff thinks it is possible to remove the reserve strips, which would allow him to change the submitted concept and extend Winchester Drive north. He would have to apply for an amendment to the NW Newberg Specific Plan if he wants to put in a cul-de-sac. The applicant cannot build precisely what is shown in the plan, since Quail and Edgewood are now through streets, but the plan is consistent in showing that Winchester Drive should go through. The Commission is not deciding on the concept plan or subdivision issues tonight, however. The request is to annex this site and change the zoning to match the City's comprehensive plan. The criteria for the annexation is: is it in the Urban Growth Boundary, does the use comply with the Comprehensive Plan, and are adequate level of utilities and services available. The applicant will be required to improve the road frontages to City standards (and State standards for College Street), and connect the existing house, if maintained, to City utilities. The application meets all of the criteria. Staff recommends approval of the annexation with the one condition that the house be connected to City sewer if left standing.

Commissioner Overbay asked was it required to have a special permit for the changes to the road that was not in the original plan where it is a street now instead of a walking path.

Steve Olson said if you made any changes to the Specific Plan for a subdivision you would have to apply for it and ask for approval of the changes. A change to a local road is a minor amendment and would have been processed through staff.

Commissioner Overbay said so it would have needed an amendment to do the change it showed (converting pedestrian path sections of Quail and Edgewood to through streets).

Commissioner Haug asked who decides what is a type two or a type three amendment.

Barton Brierley replied it is set out in the Development Code on what process is followed for what kind of amendment.

Commissioner Haug asked if changes to the local streets would be considered a minor change.

Steve Olson said the Specific Plan has a great deal of connectivity, but has a few cul-de-sacs in other isolated areas. This site is not an isolated area. In this case it would be a minor amendment (to change the Winchester Drive extension to a cul-de-sac).

Commissioner Stuhr stated that in the original Specific Plan homes were proposed immediately North of the site, but it does not look like that is what happened.

Barton Brierley said the Specific Plan stated that the commercial area could go North of Foothills Drive or South. When the developers built the commercial area they chose south of Foothills.

Mr. David Anderson, 1014 South College Street, applicant, stated the reason that we have drawn up the concept the way it is was because in the 1990s it was explained to me that the strips would not be available. Quail Street was to be a bike path and turned out to be a through street, like Edgewood. Some streets have changed in the plan. I was in talking to Steve Olson earlier and he said there should be no problem with the cul-de-sac; now I am hearing different.

Commissioner Haug asked staff to give the Commission more understanding what the strips are about; the history and current situation.

Steve Olson said there was a subdivision final plat 10 years ago that created the one-foot strips south and east of the site, which we think are still owned by the developer. If they were owned by the City then we could just release them. Right now they are there and block access.

Commissioner Haug asked is this standard practice in Newberg.

Steve Olson said this is not standard practice and quite unusual.

Commissioner Haug asked what is likely to happen.

Steve Olson said we would have to do more research on how to get rid of them.

Barton Brierley said they (the reserve strips) will not be a barrier to extending the street.

Mr. Anderson asked why was I not told this earlier. In the 1990s I was told that this is the way it was and the streets could not go through. Now Barton is saying the strips will not hold back the street.

Chair Larson closed the public hearing.

Barton Brierley reminded the Commission that the decision is on whether the property should be included in the city. Staff recommends the annexation.

Commissioner Deliberation:

Motion #3: Tri/ Stuhr to approve Resolution No. 2006-218 with the condition to hook the existing home up to City utilities.

Commissioner Haug said an argument could be made that it is surrounded on two sides, which will prevent the development of the land in the way it was originally planned.

Commissioner Smith called the question.

Vote on Motion #3: to approve Resolution No. 2006-218 with the condition to hook the existing home up to City utilities. (6 Yes/ 0 No/1 Absent [Foster]). Motion Carried.

2. APPLICANT: MJG Development

REQUEST: Amend the Northwest Newberg Specific Plan, areas F and G, as follows:

1. Change the zoning of a portion of the area from R-P to M-1.
2. Modify the allowed densities and building heights within a portion of the R-P area to allow a skilled nursing facility and a HUD retirement housing project.
3. To allow certain types of retail activities with the medical office area.
4. Remove restrictions on housing within the existing RP zone.

LOCATION: East of Brutscher Street, north of Fernwood Road, east of the east end of Hayes Street, south of Providence Hospital, and west of the Chehalem Glenn Golf Course.

TAX LOT: 3216-2001
FILE NO.: CPA-06-006
CRITERIA: NDC § 151.509, NDC §151.507 APPROVAL CRITERIA, NDC § 151.122 (3)
RESOLUTION NO.: 2006-221

Chair Larson called for abstentions and ex-parte contact.

Commissioner Overbay said I live close to this site and drive by this property every day, and I called Barton a while back to ask for clarification on what the posted sign was saying.

Commissioner Haug said if you see the property every day is there anything substantive that you would like to share with us.

Commissioner Overbay said I could not say anything in addition to what is already stated in our packet.

Chair Larson said I saw the sign back in May and visited the Planning Department to review the file.

Chair Larson opened the public hearing.

Barton Brierley, Planning and Building Director, presented the staff report. This is an amendment to the Springbrook Oaks Specific Plan. The request is to amend a portion of the Specific Plan for a piece of property near Fernwood Road and Brutscher Street. This is currently planned for industrial, as well as a mix of residential and institutional office type uses. The zoning of the property splits the southern portion as M-1, Limited Industrial, and northern as RP, Residential Professional. This RP zone is limited in that only 20 percent of the area can be used for residential uses. That particular area includes the assisted living facility, current retirement facility and Oak Meadows subdivision, so all the residential percentage is used up. The applicant has filed a request to amend the Specific Plan for four particular requests to change zoning that is M-1 to RP, modify the allowed density to allow a skilled nursing facility, HUD senior retirement facility, retail activities, and remove residential restrictions from a third area. On issue is that the applicant requested that the fairly large area zoned industrial be changed to no longer allow industrial use. They have made an effort to try and attract industrial uses and have not been successful. Some of the challenges are that industrial uses do not want to be located adjacent to residential areas, and are concerned about truck access. When changing the zoning from industrial we need to look at our overall supply of industrial land. Currently the city has 60 acres for large site industrial. This is one of those few large lot sites in the community. You can see we already have a deficit of that use. We need to think carefully about changing this industrial site because it will increase our deficit. Please note the Ad-hoc on Newberg's Future Committee recommended we consider this particular property for non-industrial uses, but create a new area in the city to meet some of the industrial land need. The City is currently working on a project to bring that forward. Another issue to consider is the bypass. At the time the Specific Plan was adopted there was no certainty as to where the bypass would go. Since that time plans are getting more and more firm for the bypass to go across this property. The State has created a study corridor for the bypass and now they are working on where would the road would actually go within that corridor. There are a number of different options. You can see that the bypass would go to the eastern part of the proposed zone change under one option. The proposal divides area F into three sub areas and G into the figures shown (see official record for map describing this area). Staff proposes F-1 for employment uses, which would be in keeping with the original intent of the Specific Plan for uses such as medical offices, medical industrial, and research facility or limited retail. Staff recommends the F-2 area be RP and be an area to meet the need for multi-family potential. This is an area that would be between offices, the bypass, and the existing retirement facilities. That area would be flexible as to residential development with no density limit and the height could be up to 50 feet, which is over the standard 30 foot height limit. Staff recommends the F-3 area be as requested, RP and allow the residential to be 21.8 units per acre. Area G is in the study corridor for consideration of the bypass going through there. Staff recommends keeping it as its current zoning. Since the staff report has been published, staff has met with the applicant and agrees on a proposal to have that zoned RP with a five-year restriction on residential development. This would allow the bypass process to move on through and if the State needs to purchase the right of way it gives them the time to purchase that. During the interim time it would be M-1 with the requirement of a conditional use permit to build.

Commissioner Overbay asked where the access would be for area G. How useful will that strip be for light industrial in contributing toward acreage for light industrial.

Barton Brierley answered with the bypass coming through this gets to be tricky.

Commissioner Overbay asked do you have to do ramps so Fernwood Road is raised or Brutscher Street is raised.

Barton Brierley replied that is why staff recommended originally that area G remains industrial.

Commissioner Overbay asked am I correct in guessing the reason you suggested keeping it M-1 is because of the bypass overlay.

Barton Brierley said yes. The revised proposal is to change that to RP with restrictions.

Commissioner Overbay asked is it because the land would be appraised at a lower value as M-1.

Barton Brierley answered that does not really affect our decision. Our recommendation is based on the community's decision about encouraging the bypass. We are trying to figure out how to zone land that is in the bypass corridor for residences, which could potentially require displacement of those residences.

Commissioner Overbay said you do not want to leave the land vacant and unused while waiting for the bypass to be developed.

Barton Brierley said as a city you do not want to zone the property so the owner can do nothing on it.

Commissioner Overbay asked when the design of the bypass (to be within 50 feet of what) is going to be defined.

Barton Brierley replied we need to define the development area as soon as the bypass gets more definition. If the sound walls go right up to the right of way then yes it would be 50 feet from that. It basically should be from the sound wall, but we do not know where that is right now.

Barton Brierley read three letters from citizens into the record (see official record for correspondence).

Chair Larson called a five minute break at 8:25 p.m.

Public Testimony:

Mr. Mike Gougler, 4729 Masters Drive, Newberg, handed out additional material to the Commissioners (see official record for material). Mr. Gougler said what I have handed out is a brief text of my testimony and a packet of material with the City of Newberg heading on it. In doing the public notification, I tried to go beyond what is required with doing a mailing to 500 people and a homeowners association meeting with the developer to ask questions. In 1998 and 1999 the City formed a Specific Plan Committee working for one year. They created the Oaks Master Plan. It was created by the citizens. In 1998 the State stated the bypass would not be a funded project. Based on that we did not include the bypass route through our property. When the bypass was selected there was a number of routes recommended. We set aside the route that was designed by the State's engineer. This was a voluntary action with the desire to try and preserve the development of the rest of the land. In 2003 ODOT decided the proposed route would not allow an at grade intersection, or the interchange would need at least 50 acres of industrial land. The family was left with trying to decide what to do with the property. It has cost a lot of time and money to try and attract industrial businesses. With out a means to access the larger tract the value of the land was compromised. We did have an opportunity to sell it for five million dollars, but we in turn sold it to the golf course for the development of the first nine holes of the golf course. ODOT, now in the design phase, decided that the original route would no longer work and a new route has been drawn. This request for a plan amendment and zone change is made in recognition of these changes. We have worked closely with ODOT and CPRD to meet everyone's needs and to also have as much developmental land as possible. We have initially and always intended to not develop the area clouded by the bypass. In that spirit we proposed a zone overlay for any residential development for five years. With that said, I respectfully request your favorable approval of my proposal.

Mr. Dennis Russell, Executive Director of Friendsview Manor, 1301 East Fulton Street, Newberg, said when I wrote that letter, I didn't realize staff was going to recommend the change of that sliver of land. We have been working in the past few years to find land that is suitable to develop low-income affordable housing for 55 and older. We would support the new proposal.

Mr. Rob Bacon, 3728 Bur Oak Court, Newberg, said my wife and I were excited about the opportunity to move here for this particular area. It was a relief from the congestion; it has natural beauty and good plans. I am glad to hear the

industrial land will be residential in five years. Living close to Brutscher Street, there is enough traffic and I am not interested to see trucks on this road.

Commissioner Overbay asked you did see the area G proposal.

Mr. Bacon said this is the first time I have seen it as RP.

Commissioner Overbay asked having now seen it do you think that is reasonable.

Mr. Bacon said given the circumstances, the bypass is my biggest heartburn; I do not want the bypass. I am for light industrial with no delivery trucks.

Commissioner Overbay asked in your interpretation what would the area G be zoned as.

Mr. Bacon responded it will not be zoned as anything or any use for a period time depending on the bypass. This is protecting the bypass and is the developer's good faith effort to work with the City and ODOT in that regard. My hope is that it does not come to pass and in five years it can be developed as residential.

Commissioner Haug said I see no ambiguity in the proposal, and asked Mr. Bacon if the proposal was clear.

Mr. Bacon answered I agree. I think the intent is ambiguous. It is a concession to appease ODOT.

Mr. Gary Bliss, 3866 Oak Meadows Loop, Newberg, said a lot of my thunder has been taken away by the compromise of area G. I do want to emphasize the M-1 zoning. In hearing the discussion, I do not think, the Commission fully understands that the staff report was in total conflict of the facts and findings. I feel there is some poor direction being provided to the Commission by staff. This land is not suitable for industrial uses according to the facts from the Ad hoc Committee recommendation that this is not a suitable site for industrial and industrial land should be looked for in other areas. I think the M-1 and the RP zone for five years are good compromises. It is not an acceptable recommendation to have area F-2 for high residential; especially when you consider your own codes. Apartment complexes would have an eight-foot set back on the existing properties. All of them would be looking at a 50-foot wall. 23 feet with a 50-foot building behind it; this does not sustain the residences of Oak Meadows livability. I would support the applicant's proposal with the modification staff proposed with the caveat that area F2 be truncated at the north east of Oak Meadows and make that part of F3.

Mr. Richard Proulx, 211 White Oak Street, Newberg, said I am here to support the proposal and I agree with the area G compromise to make it RP with a five year limit. I also agree with making F2 truncated and make it part of F3.

Mr. Travis Bryan, 208 White Oak Street, Newberg, said I do support the proposed development. I also am in favor of truncating F2. One thing that has not been discussed is the access to the property. This is going to create more traffic. The Commission should fix the streets.

Commissioner Stuhr asked what ideas do you have to solve the traffic problem.

Mr. Travis said visually it is a drag strip. Narrow the street a bit, put in trees, direct intersection through Red Oak or put in a small round-a-bout.

Mr. Charles Church, 3845 Oak Meadows Loop, Newberg, said I second the changes of modifying F2. As for the interim uses, I have a question on what that would be.

Commissioner Haug said anything that is classified as M1 is permitted by conditional use.

Mr. Dale Robly, 2001 White Oak Street, Newberg, said my wife and I moved here two years ago and we do not ever want to move. With staff changing that G area to RP, I support the proposal. Taking F3 eastward is fair. We agree with the report that this is not suitable for industrial use and should be developed elsewhere. The closer you get to 99W the more it is industrial, commercial, high density. The further south you go it becomes more residential. I support keeping the area along Fernwood Road residential. We are hoping for no RV storage along there.

Mr. Duane Leigh, 3847 Oak Meadows Loop, Newberg, said first we concur with Mr. Bliss to change the F2 and truncate it east of Oak Meadows. We were not anticipating a 50 foot structure directly behind our houses. Second, it appears we will be having high density housing in the neighborhood, so we should make sure plans include parks, bike paths and walking paths. This would be desirable for the neighborhood.

Mr. Gougler said the reason staff recommends 50 feet maximum height is so we would not be coming back to ask for a variance. I tried to make sure my request was comprehensive. The map on pg. 98 shows where the HUD project is tentatively scheduled to go. The HUD project is likely to be 36 to 37 feet high. It will be a multi story building with as much efficiency as possible. There is not a program to allow for a whole lot of extras to be put on it. The skilled nursing home is a single story structure and will be between Oak Meadows and the HUD project.

Commissioner Smith asked the HUD project is where F2 would be.

Mr. Gougler responded you are correct.

Commissioner Haug said if you change the F2 to F3 as heard tonight, there would be an impact on the HUD project.

Mr. Gougler said that is correct. The skilled nursing may require more land and the parking may extend south of the line they are proposing.

Commissioner Haug asked how much of the bottom portion of F2 could go into F3 with out impacting your concept.

Mr. Gougler said this is a tough situation. I cannot tell you because I do not know where the bypass is going to go. I know for sure we are not going to put something up that will compromise the lot.

Commissioner Haug asked what about a conditional use for that area.

Mr. Gougler answered my application does not allow for it.

Commissioner Haug said if we take that area and call it F4 and make it the same as F2 with restrictions.

Mr. Gougler replied if you modify my proposal you do not need it.

Barton Brierley concurred with Mr. Gougler.

Commissioner Overbay asked what do you foresee can be done with area G over the next five years.

Mr. Gougler said I am the one who has placed the restrictions on it. My guess is that ODOT is trying to scrape as much money together as they can to begin condemnation and purchasing property as soon as possible. ODOT feels it may cause more opposition. The concern we have as property owners and developers is that development is motivated by the market. We have to provide a product of quality and substance. If something denigrates the livability it does affect us. ODOT on the other hand, once they met the community needs through the Environmental Impact Analysis, they live by a mandate they can not spend any additional money. If a piece of property will be isolated, even if they say they will pay for it, they cannot purchase it. I believe ODOT is going to be in here as soon as possible for the acquisition of property. If they do not and we have time to invest on the property, I do not know what I will do. I see it as a possible place for grading equipment. It is a way you can provide a community good and still let the bypass happen. Right now we have the land on loan to CPRD as a driving range.

Commissioner Stuhr asked how would you address the traffic issues.

Mr. Gougler said my recommendation for speed control is to request to the Traffic Safety Commission to come up with proposals to slow or inhibit the speeders. I do not think the Planning Commission should look at it at this time, as the Traffic Safety Commission does a good job on those issues.

Chair Larson closed the public hearing

Barton Brierley recommended for the Commission to make an oral decision to approve the change as we have described in the staff report and return in two weeks with written findings and a written decision. A couple issues were

stated tonight that need further attention. The main issue is the issue of F2. I think it is important to look at the big picture in the community. We have very little land available for high density residential development. Finding land that is suitable for that is a real challenge. Yes, there is land out there, but there is not much land that meets the characteristics for that use. You need land fairly level, land that is close to transit; it helps if that land is close to places people want to shop or work. This is very suitable for a higher density. We do recommend this area be kept in F2. I do think the testimony is valid about the maximum height. In the industrial district there is a limit that within 50 feet of the boundary of the residential area you cannot build more than the height of that residential district. You can include that same limit in this area. That will keep any really tall buildings from being built. Tonight the Commission should make an oral decision and in two weeks come back with a written decision.

Commissioner Stuhr asked for more clarification on the letter dated June 13, 2006, from the Department of Land Conservation; specifically the last paragraph on page one.

Barton Brierley replied it is asking how is changing the zone from industrial to residential professional helping implement the Specific Plan or is it in fact hurting that plan. Staff took a very hard look at that comment. We do think we need to do things to implement the City's Transportation Plan. This five year limit does protect this plan. At the end of five years we need to revisit this while we have the opportunity to do this.

Commissioner Deliberation:

Motion #4: Smith/Huag to approve proposal verbally, staff provide findings, area F1, F2, F3 be accepted as has been described, we receive findings to support an appropriate height limit on the southern F2 portion, and the compromise with area G.

Commissioner Stuhr asked how does this motion fit in with the high density of area F2.

Barton Brierley answered it still fits in, but limits the height.

Commissioner Stuhr said I am all for higher density, but not for it in that location if it means we change the view and we need to keep those heights down.

Commissioner Haug said I think what we are proposing is significantly improving what is there now and would allow a lot more livability.

Chair Larson said we are giving up industrial land and the city just does not have that much land. According to the developer, he has not been able to develop the land as industrial. I want to make a note to everyone that if we are going to have economic development we need industrial land. The question arises do we or don't we want industrial development.

Commissioner Stuhr said I agree with what you are saying. The Ad hoc Committee saw the issues of transportation and saw the issues of what the community was going through. Lets grow industrial south of here. We as the Planning Commission need to defend industrial land and the land around it. When people move in and they know it is industrial then we need to defend that industrial land in the future.

Chair Larson said a couple years ago in 2004 the zoning switched in this area where the F3 area is right now, while the industrial was kept in F1. Of course this was to benefit the development of the area. Now as a result of that switch we are being asked to eliminate the industrial area. We need to make a condition that when you make a Specific Plan amendment, we should make things conditional use.

Commissioner Overbay said I think plans are incredibly important for future development. I think they need to be flexible and as development does change, we do need to consider it not so much as hard fast rules, but take into consideration what the new future is. It is incredibly important to take into consideration who lives in that area, what their needs are, who is going to utilize the needs in that area, what their future is going to look like. We cannot set aside the owner of the property that is trying to develop. We cannot put their needs or the city's needs aside. It is not appropriate to hold everyone hard and fast to every rule nor to always compromise. I appreciated hearing that the Planning Department came up with a compromise.

Commissioner Haug called the question.

Vote on Motion #4: (5 Yes/ 1 No [Chair Larson]/1 Absent [Foster]). Motion Carried.

VII. ITEMS FROM STAFF

1. Update on Council items

Barton Brierley reported that Council approved the two annexations the Planning Commission heard most recently on the July 17, 2006, Council meeting. The next Council meeting will be on August 7, 2006, they will hear two annexations.

2. Other reports, letters, or correspondence

Barton Brierley reported the Commission was concerned about the need to upsize culverts near subdivisions. The culvert at Columbia is on the list of City upsizing projects, and the cost will be negotiated with the developer when they apply for a subdivision. Another issue you discussed were resolutions regarding future planning projects. You wanted to hold off on the resolution pending a neighborhood association discussion. We had that neighborhood association person come in March and give his perspective on that. That is where we have stopped. We have discussed it since then due to a full Planning Commission schedule. It is up to the Planning Commission if we forward it on to Council and deal with the issues later or hold on to it and have further discussion on it.

Commissioner Haug recommended having the subdivision recommendation as a separate recommendation and leave the other one aside for now.

Commissioner Stuhr suggesting reviewing it.

Barton Brierley continued reporting that the Commission has on their to-do list to look at street width issues and use of private streets, which considered expanding the use of private streets. One issue you discussed are condominiums. You referenced changing the language from lots to dwellings regarding private streets. You need to be careful, because if you have apartments you cannot have that.

Commissioner Haug said he does not think it is that much of a hurdle to come up with a definition of single stand alone homes in this sort of development. I hate to see this go on the back burner. There should be community discussion and deliberation.

Commissioner Smith suggested addressing the matter of bringing developments before the Commission. We wanted to make sure that if anything like that were built it would come before the Commission. We do not want a way to get around it by calling it a condominium. In the end the Council can let them build it if they want to, but the Commission should hear it before it goes to Council.

Commissioner Haug said there should be more street design flexibility so they (developers) do not want to build that type of development.

Barton Brierley said what I hear is you want to break that into little chunks and then deal with the global thing that might take longer.

Chair Larson asked do we want to send the proposal to the Council for six lots.

Commissioner Overbay answered no.

Chair Larson asked do you want to do a work session on subdivisions next meeting.

Commissioner Haug recommended as soon as the Commission can.

Commissioner Smith recommended staff to propose language to address street and lot development concerns.

Chair Larson recommended that the resolution to revisit subdivisions get to Council pronto, direct Barton Brierley to redo the issue of private streets and dwelling units and have a work session to address both of those at 6:00 next meeting.

Barton Brierley said on the upcoming schedule you were going to hear the change to the NW Newberg Specific Plan. The applicant may not be ready to have that heard. If that partition appeal hearing goes on, then we can do 6:00 p.m. for the work session and if it is dropped we can discuss it during the regular meeting at 7:00 p.m.

Barton Brierley introduced Jessica Nunley, Assistant Planner, to the Commissioners.

3. Next Planning Commission Meeting: August 10, 2006

VIII. ITEMS FROM COMMISSIONERS

None.

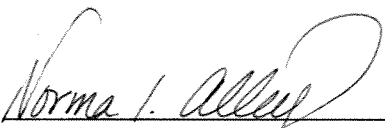
IX. ADJOURN

Chair Larson adjourned the meeting at 10:20 p.m.

Approved by the Planning Commission this 10th day of August, 2006.

AYES: 6 NO: 0

ABSENT: 1 ABSTAIN: 0
(List Name(s)) (List Names(s))
Foster



Planning Recording Secretary



Planning Commission Chair

9-14-06
Date