

PLANNING COMMISSION MINUTES
October 12, 2006, 7:00 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street

APPROVED AT THE NOVEMBER 9, 2006 PLANNING COMMISSION MEETING

I. CALL TO ORDER

The meeting was called to order at 7:00 pm.

II. ROLL CALL:

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

Absent: None

Staff Present: Barton Brierley, Planning and Building Director
 Elaine Taylor, Associate Planner
 Steve Olson, Assistant Planner
 Jessica Nunley, Assistant Planner
 Ruth Schlachter, Planning Division Secretary

III. ELECTION OF OFFICERS:

The Commission recognized that, with the resignation of Lou Larson, Vice-Chair Overbay would serve as the Chair for the remainder of the calendar year. Chair Overbay opened nominations for a replacement as Vice-Chair.

Motion #1: Haug/Tri nominated Daniel Foster as Vice Chair Yes/6, No/0

The Commission agreed that this appointment should be for the coming year as well, as Overbay and Foster are next in line to be Chair and Vice-Chair. Barton Brierley pointed out that the Planning Commission bylaws require election of officers at the first meeting of each year, but the suggested appointments could simply be done as part of the consent calendar in January.

IV. CONSENT CALENDAR:

One person was present in the audience at the start of the meeting.

The first item on the consent calendar was the acceptance of the minutes from the September 14, 2006 meeting.

Page 7 of the minutes - Where it is stated, "language should not include".... Delete the "not."

Motion #2: to approve the September 14, 2006 minutes with one correction. Unanimous.

V. COMMUNICATION FROM THE FLOOR:

Chair Overbay asked if there were any other issues that citizens wanted to discuss that weren't on the agenda. No one spoke.

VI. WORKSHOP: Gates and Street Connectivity

Barton Brierley presented the workshop on two topics, Gate Standards & Connectivity Standards.

Gates current standards:

- 1) Public streets can not be gated
- 2) Private streets are currently not allowed
- 3) Private driveways are allowed for multi family & condos

Suggestion:

Add the following language "no private drive or private street serving as primary access to four or more dwelling units shall be gated."

Discussion:

Commissioner Haug recommends two or less not four or less since that is what we allow for private drives. Add the language that existing private streets can not be gated.

Commissioner Smith asked if we limit gates to private drives with two or less homes, do we need an exception for the airport district?

Barton Brierley stated that the airport district is exempted in that master plan. The master plan language would control.

Commissioner Haug stated he'd like to change the language to eliminate gates on private drives and streets which are the main access for two or more residences.

Commissioner Foster asked if there is a belief that gates are not desirable. Is this standard?

Commissioner Haug explained the history of circumstances leading to the decision to not allow gates.

Commissioner Stuhr stated that safety and security at the airport are an exception. Stuhr stressed that exceptions need to be allowed for safety and security instances.

Commissioner Smith is it necessary to put into language to allow a variance.

Brierley said yes.

The Commissioners would like the staff to create the language and bring before the Commissioners to approve.

Street Connectivity – lack of connectivity examples:

Barton Brierley displayed examples of neighborhoods with poor connectivity.

Current standards:

- 1) Public streets can be required even for multi-dwelling developments
- 2) Public walkways can be required
- 3) Block length/perimeter standards are required

Discussion was held regarding compatibility issues and ways to improve the neighborhood connectivity problem shown.

Commissioner Smith questioned when we talk about connectivity, is it mostly about cars or pedestrians? Driving connectivity is different from pedestrian connectivity. This should be thought about when we design new connectivity codes. Maximum block length can have exceptions if they insert walkways.

Commissioner Foster stated the Woodhaven neighborhood is a good example of this in Sherwood. The walkable connectivity is there.

Brierley pointed out that the current code for block length and perimeter does allow for walkways to increase block length.

Current Standards:

Block length can't exceed 500 feet. Perimeter of the block may not exceed 1500 ft. However this regulation doesn't work well for some types of use. It is designed mainly for single family residential. Not institutional uses.

Discussion was held regarding possible new language.

Some examples were shown of block lengths and connectivity on the power point presentation.

Discussion was held regarding how the better connectivity neighborhoods were achieved. Master Plan areas are very well connected.

The Commission summarized items staff should address:

- Develop text amendments to restrict gates. The language should allow some variances with tight restrictions. The language should state that no private drive or street shall be gated if it is a main access to two or more residences.
- Develop a point system for urban design to encourage attractive features, such as street connectivity and streetscape improvements.
- Separate out vehicle connectivity from pedestrian connectivity. Outline maintenance requirements for walkways.
- Include connectivity and accessibility in a grant project.

VII. ITEMS FROM STAFF:

- 1) Applications for Planning Commission opening to replace Commissioner Larson will be accepted until next Wednesday.
- 2) Planning Commission members whose term expires in December are: Mat Haug.
- 3) NUAMC considered the URA for the Pacific Lifestyle property, and recommended denial. In February this application will go to City Council. Areas along Chehalem Dr. and North Valley Road are included in a UGB amendment. This will also go before City Council.

- 4) Described workshops available for Planning Commissioners to attend.

Commissioner Haug would like to see requirements for Planning Commissioners to attend one workshop for every 3 year term.

- 5) Community night is next Tuesday at the Newberg High School. Elaine Taylor described the event and encouraged everyone to attend
- 6) The next Planning Commission meeting will be November 9, 2006.

VII. ITEMS FROM COMMISSIONERS:

Commissioner Smith questioned how lights can be installed in the Jaquith Park area.

Discussion held regarding dangerous intersections in town.

Commissioner Foster questioned if there are Helicopter elevation restrictions for flights over Newberg? (Also restrictions on time.)

Commissioner Overbay brought attention to the intersection on College and the Rail Road Crossing. It is not safe for pedestrians.

Discussion was held regarding street conditions, the process necessary to pave city streets, how the streets are selected for this process, and from where the money is generated.

VIII. ADJOURN:

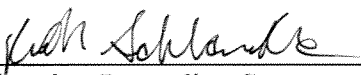
The meeting was adjourned 8:49 pm.

Approved by the Planning Commission this 9th day of November, 2006.


AYES: 7 NO: 0

ABSENT: 0
(List Name(s))

ABSTAIN: 0
(List Names(s))



Planning Recording Secretary



Planning Commission Chair P.T. Date 12/14/06