

PLANNING COMMISSION MINUTES

May 3, 2007

6:00 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street

TO BE APPROVED AT THE JUNE 14, 2007 PLANNING COMMISSION MEETING

I. ROLL CALL:

Present:	Chair Overbay Dan Foster	Phil Smith Matson Haug	Cathy Stuhr Benjamin Shelton (Student Representative)
Absent:	Lon Wall, Nick Tri		
Staff Present:	Barton Brierley, Planning and Building Director Jessica Nunley, Assistant Planner Luke Pelz, Assistant Planner Elaine Taylor, Associate Planner		

II. OPENING:

Chair Overbay opened the meeting at 6:02 pm by asking for roll call.

III. CONSENT CALENDAR:

Approval of Minutes from the April 12, 2007 Planning Commission meeting.

Motion #1: Approval of the Minutes from April 12, 2007. (5Yes/0 No)

IV. MOBILE WORKSHOP:

On May 3, 2007 the Planning Commission toured the metro area to view large-scale (Big Box) retail projects that have used desirable elements of design and development. The tour was in place of their regularly scheduled May 10 meeting and was open to the public. The general purpose of the tour was to assist the Commission members in visualizing some of the proposed amendments before recommending Planning Commission Resolution No. 2007-235. This topic was initiated by the City Council through Resolution 2007-2701 to address issues with large-scale retail development.

Tour participants included Planning Commission members, Planning Division staff, and two members of the general public. Sites that were visited included; the Target and supporting buildings in Sherwood, east of Highway 99W; Murray Scholls Town Center in Beaverton; The Central Village in West Linn, west of Interstate Highway 205 and east of Willamette Drive; and Argyle Square in Wilsonville, east of Interstate Highway 5 and south of SW Elligsen Road.

In general the Commissioners liked design and development features such as; parking lot pathways for pedestrians, use of landscaping close to the primary building, peaked roofs, smaller businesses located in front of larger buildings, water features, windows located above the first floor, awnings, use of different textures and materials, unique lighting, and pedestrian seating areas. Some of the design elements that were not well liked included; buildings without multiple entrances, excess parking, the use of a single texture (i.e. brick), deficient lighting, and buildings with minimal window area.

Staff will make a revised presentation at a Commission Meeting this fall that incorporates some of the suggestions from the big box tour. The Planning Commission will decide to recommend adoption of the revised large-scale retail design standards contained in Resolution No. 2007-235 at that time.

VIII. ADJOURN:

Chair Overbay adjourned the meeting at 9:00 p.m.


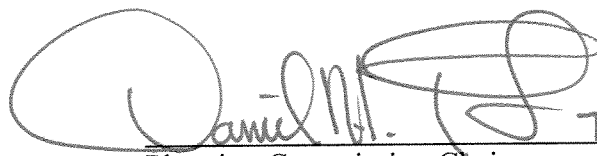

Approved by the Planning Commission this 14th day of June, 2007.

AYES:

NO:

ABSENT:
(List Name(s))

ABSTAIN:
(List Names(s))

 _____ Planning Recording Secretary	 _____ Planning Commission Chair	 _____ Date
---	--	--