

PLANNING COMMISSION MINUTES

September 13, 2012

7:00 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

I. CALL MEETING TO ORDER

Chair Thomas Barnes opened the meeting at 7:00 p.m.

II. ROLL CALL

Members Present: Thomas Barnes, Chair Gary Bliss Allyn Edwards
Art Smith Philip Smith

Members Absent: Mayor Bob Andrews, Ex-Officio Cathy Stuhr, Vice Chair (excused)
Lon Wall (excused)

Staff Present: Barton Brierley, Planning & Building Director
Steve Olson, Associate Planner
DawnKaren Bevill, Minutes Recorder

III. CONSENT CALENDAR

Approval of the August 9, 2012 Planning Commission Meeting Minutes.

MOTION #1: Art Smith/Philip Smith approve the minutes August 9, 2012 Planning Commission Meeting Minutes. Motion carried (5 Yes/ 0 No/ 2 Absent [Stuhr, Wall]).

IV. COMMUNICATIONS FROM THE FLOOR

No items were brought forward.

V. WORKSHOP: Update to the zoning use tables in the Development Code (continued).

The workshop continued discussion from the March and May, 2012, meetings of reviewing draft classifications for institutional and industrial uses and determining in which zones they should be permitted, allowed conditionally, or prohibited. The Planning Commission divided into two groups for an hour discussion.

TIME – 7:58 PM

Group Reports:

Mr. Barton Brierley, Planning and Building Director, reported Group 1 discussed the state and federal requirements for institutional uses. Adult day care and child day care could be classified in one category and possibly be allowed in the downtown areas. The group discussed whether a nursing home should be allowed in the commercial zone and agreed it would not be a good use if placed next to a business such as Les Schwab, but should be allowed in a residential professional zone. In regard to detention facilities, the current code has a conditional use permitting a jail in a residential zone. The group suggested restricting them from residential

zones. Churches are generally allowed in most zones and that will remain the same. They agreed the current policy should remain for private clubs, lodges, and meeting halls as conditional uses in R-3 and R-4 zones and permitted in the C-2 and C-3 zones. The general category of community services, including a community center, swimming pool, library, museum, and public gathering spots, are currently conditional uses in the residential and commercial zones, but should not be allowed in C-1 zones. The current policy regarding schools should remain the same. Music and dancing schools are currently allowed in C-2 & C-3 zones and the group discussed allowing them as conditional uses in residential zones. Further definitions are needed for parks and open spaces, with the distinction that an open space does not have any play facilities or ball fields, but perhaps has a walking trail, viewing platform, or is an entirely private area. Currently a park is not allowed in commercial zones and the group agreed a conditional use should be required in a commercial zone. Emergency services, such as a police station, should be allowed in any zone. The pound/kennel should be redefined to explain the word "kennel" only applies to boarding animals, and should not be allowed in residential zones. Cemeteries should not be allowed in residential zones, and backyard burials should be prohibited.

Mr. Steve Olson, Associate Planner, reported Group 2 was in favor of broadening warehouse storage in the M-1 zone for indoor storage. They reviewed the definitions of light and heavy industrial and thought that there were issues with the outdoor storage clause; some existing manufacturers in light industrial zones, such as Harris Thermal, seemed more like heavy industrial uses by this definition. The group thought the Wastewater Treatment Plant should remain permitted in the M-3 zone. Art studios are currently allowed in residential professional and commercial zones if selling is done primarily on site. Microbreweries, wineries, and distilleries were discussed and broken down into three groups, which will be discussed and defined at a later date.

VI. ITEMS FROM STAFF

1. Update on Council items

Mr. Brierley reported the City Council adopted the South Industrial Urban Growth Boundary expansion. It will now be heard by the Yamhill County Commissioners, date to be announced. The Planning Commission decision regarding the Cultural Center was not appealed to Council.

2. Other reports, letters, or correspondence

Mr. Neal Klein, Traffic Safety Commission (TSC) Chair, stated the TSC does not want to see the use of speed bumps in new or current developments due to the difficulty they cause for fire engine and ambulance response in the community. The TSC would like a joint meeting with Planning Commission to talk about these concerns and a standard for developers to follow regarding speed bumps and humps. In regard to the Oak Hollow speed bump issue, a decision was made by the TSC to place a speed hump at the south exit of the Newberg Fred Meyer parking lot and made a recommendation to place a raised crosswalk off of Hayes Street, just north of the exit where the entrance to the new apartment complex will be. The developer was not pleased with their proposal due to the contingencies set forth by the Planning Commission in regard to the speed bump and appealed the TSC decision. A public hearing followed and citizens expressed their concerns about the amount of traffic flow in that area. A traffic study was completed in that neighborhood within the past two years, which determined the traffic and speed traveled in that area were not a significant problem. The TSC rescinded their motions and decided no further action was needed.

3. The next Planning Commission Meeting is scheduled for Thursday, October 11, 2012.

VII. ITEMS FROM COMMISSIONERS

No items were brought forward.

VIII. ADJOURN

Chair Barnes adjourned the meeting at 8:40 p.m.

Approved by the Planning Commission on this 11th day of October, 2012.

AYES: 7 **NO:**



Planning Recording Secretary

ABSENT: **ABSTAIN:**



Planning Commission Chair