

PLANNING COMMISSION MINUTES

March 8, 2012

7:00 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

TO BE APPROVED AT THE APRIL 12, 2012 PLANNING COMMISSION MEETING

I. CALL MEETING TO ORDER:

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

II. ROLL CALL:

Present:	Thomas Barnes, Chair	Cathy Stuhr, Vice Chair
	Art Smith	
	Allyn Edwards	Philip Smith
	Mayor Bob Andrews, Ex-Officio	Kale Rogers, Student PC
Absent:	Gary Bliss (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 February 9, 2012 Planning Commission Meeting Minutes

Chair Barnes entertained a motion to accept the minutes of the February 9, 2012 meeting.

MOTION #1: Stuhr/Edwards approve the minutes from the Planning Commission Meeting of February 9, 2012 as submitted. Motion carried (5 Yes/ 0 No/ 2 Absent [Bliss, Wall]).

IV. COMMUNICATIONS FROM THE FLOOR:

Russ Brandt from ADEC asked about the notification of utility rate changes and when they will go into effect. Mayor Andrews explained the Citizens' Rate Review Committee will be making the recommendation to the Newberg City Council that rates become effective on January 1, 2013 instead of July 1, 2012. The City Council Hearing regarding the adoption of the recommended rates will be held in April, 2012.

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

Barton Brierley gave the staff report and stated there are three objectives to the workshop:

1. Review the purpose of the various zones and the uses allowed or conditionally allowed in each.
2. Adopt a memo to the City Council letting them know the work the Planning Commission is considering working on, the process, and their expectations.
3. Begin working on a few sections of the zoning use table, both to complete some of the work and to test the overall process for reviewing the remaining sections.

Mr. Brierley reviewed the various districts as follows:

The R-1 Low Density Residential zoning district is intended for low density, urban single-family residential and planned unit development uses. The purpose of the R-2 Medium Density Residential district is to provide a wide range of housing types and styles, while maintaining a maximum overall density of 8.8 units per gross residential acre. Typical housing types in R-2 will include single-family dwellings on small lots, attached and detached single-family, duplex or multifamily housing, cluster developments and townhouses. The R-3 High Density Residential district is to provide multifamily dwellings of different types and styles while maintaining a maximum overall density of 21.8 units per gross residential acre. Typical housing types will include apartments, townhouses, condominiums, and cluster developments. Density may vary depending on lot size, off-street parking area, transportation, landscaping and other site considerations. The R-4 Manufactured Dwelling district is to provide locations reserved for manufactured homes, manufactured dwelling parks, mobile home parks, manufactured home subdivisions, and related uses. This district allows up to 12 dwellings per acre. The RP Residential-Professional district provides for a desirable mixing of residential land uses with professional office uses in possible close proximity to adjacent low density residential areas. The professional office building uses and parking coverage, traffic generation, open space and other external factors are intended to be compatible with the residential uses permitted. This district may be appropriate in transition areas between major land uses as indicated in the adopted plan.

The C-1 Neighborhood Commercial district is intended to create, preserve and enhance areas of retail establishments serving frequently recurring needs in convenient locations, and is typically appropriate to small shopping clusters or integrated shopping centers located within residential neighborhoods. The C-2 Community Commercial district is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long-and short-term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares. The C-3 Central Business District is intended to preserve and enhance areas within which the greatest possible concentration of retail sales and business will occur. The C-4 Riverfront Commercial district is to allow a mix of uses that provides a variety of retail and commercial types that benefit from proximity to the river; encourages access to and enjoyment of the Willamette River; and ensures compatibility of development with the surrounding area and minimizes impacts on the environment.

The M-1 Limited Industrial district is intended to create, preserve and enhance industrial areas with an open and attractive setting. This district is typically appropriate to locations near major thoroughfares and nonmanufacturing areas. The M-2 Light Industrial district is intended to create, preserve and enhance areas containing a wide range of manufacturing and related establishments and is typically appropriate to areas providing a wide variety of sites with good rail or highway access. The M-3 Heavy Industrial district is intended to create, preserve and enhance areas containing manufacturing or related establishments which are potentially incompatible with most other establishments and are typically appropriate to areas which are most distant from residential areas, and which have extensive rail or shipping facilities. The M-4 Large Lot Industrial district is divided into two sub-districts: the industrial employment sub-district and the industrial commercial sub-district. One of the main intents of these districts is to provide a variety of employment opportunities for the citizens of Newberg. Providing adequate jobs for citizens leads to other related benefits, including a diversified and stable local economy, a stronger tax base, and environmental benefits from less out-commuting to jobs. In addition, providing adequate local jobs helps fulfill the stated desire of many citizens to “live here, work here, shop here.”

The Springbrook (SD) District is intended to provide for a mixture of residential uses, commercial uses, hospitality/public uses, and light industrial uses. The mixture will provide for flexibility and innovation in design.

The Institutional (I) District is intended to support and promote institutional uses. The district provides for the establishment and growth of large institutional campuses as well as accessory and compatible uses.

The Community Facilities (CF) District allows development of community facilities, primarily by public agencies or nonprofit organizations. It encourages the preservation of natural resources and open spaces such as parks and golf courses.

The Airport Industrial (AI) District is for industrial uses associated with the airport. The Airport Residential (AR) District is for housing associated with the airport and to support the continued operation and vitality of Sportsman Airpark.

DISCUSSION TIME: 7:33 PM – 8: 45 PM

The Planning Commission divided into two groups: Group 1 discussed agricultural uses and commercial lodging uses, and Group 2 discussed eating and drinking uses and Commercial service uses. Each group discussed what uses in the category should be listed in the zoning table; how should those uses be defined, and in which zones should those uses be allowed.

Discussion Update:

Group 1: Chair Barnes stated the proposed agricultural uses are limited to the following: Berry and bush crops, flower gardening, orchards, tree crops, the raising and harvesting of; truck gardening, and the raising and harvesting of vegetables for home consumption. Farm use includes utilization of land to raise, harvest, or sell crops. Farm uses include preparation or processing and storage of products raised on such land, but do not include construction or use of dwellings. Other buildings customarily provided in conjunction with farm uses are permitted. In the remainder of the “use” categories, if the word “animal” appears, it is stricken. Animals are allowed but must be permitted by Animal Control. (Cats are allowed without having to be permitted through Animal Control.)

The group changed the Commercial Lodging Uses for Bed & Breakfast establishments as follows: “**Hotel,**” “**motel,**” means a building or group of buildings used for transient residential purposes containing guest rooms without housekeeping facilities which are designed to be used, or which are used, rented or hired out for sleeping purposes. Also, Bed & Breakfast establishments do not have to provide breakfast.

Barton Brierley is going to look into regulations regarding vacation rental homes which have been a source of concern in tourist communities. Newberg’s code is vague on such uses. Mr. Brierley stated the group also added the Recreation Vehicle Park as a permitted use in the C-4 Riverfront Commercial zone.

Group 2: Steve Olson stated three categories were created: General eating/drinking uses; Alcohol oriented uses; and Non- alcoholic uses. The general restaurants that serve both would go into the first category. Bars, wine tasting rooms and breweries go into category two. Coffee shops and delis could fit the non-alcoholic uses in neighborhood commercial areas. They were uncertain where night clubs should be permitted. More work remains to be done on eating & drinking uses, and commercial service uses.

MOTION #2: P. Smith/A. Smith to adopt the Planning Commission Memorandum regarding the proposed update to the Newberg Zoning Use Tables as written with the deletion of the word, “much” under #6. Motion carried (5 Yes/ 0 No/ 2 Absent [Bliss, Wall]).

VI. ITEMS FROM STAFF:

Update on Council items:

Barton Brierley stated the City Council approved the creation of a Housing Trust Fund at their March 5, 2012 meeting. They also considered the deferral of System Development Charges for affordable housing projects but no decision was made. At their next meeting on March 19, 2012 they will consider the South Industrial Urban Growth Boundary Amendment and the Economic Opportunities Analysis with the modified employment and population projections. If the City Council approves it, it will be taken to the Yamhill County Commissioners and then to the State.

The Mayor's Volunteer Appreciation event will be held on April 30, 2012.

The next Planning Commission meeting is scheduled for Thursday, April 12, 2012.

VII. ITEMS FROM COMMISSIONERS:

Commissioner Edwards appreciates the flashing light signs that have been placed in some school zones but believes it has been money wasted since he believes some of them were not needed due to limited walking traffic through the zones. He recommended the City look at the school zones more carefully before spending any more money on signage.

VIII. ADJOURN:

Chair adjourned the meeting at 9:18 p.m.

Approved by the Planning Commission on this 12th day of April, 2012.

AYES: 7

NO: 0

ABSENT: 0

ABSTAIN: 0


Norma L. Alley
Planning Recording Secretary


Thomas O. Barnes
Planning Commission Chair