

PLANNING COMMISSION MINUTES

March 14, 2013

7:00 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

I. CALL MEETING TO ORDER

Chair Cathy Stuhr opened the meeting at 7:00 PM

II. ROLL CALL

Members Present:	Cathy Stuhr, Chair	Art Smith, Vice Chair
	Jason Dale	Allyn Edwards
	Philip Smith	Antonio Saavedra, Student PC

Members Absent:	Gary Bliss (excused)	Mayor Bob Andrews, Ex-Officio
-----------------	----------------------	-------------------------------

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

III. CONSENT CALENDAR

Approval of the February 13, 2013, Planning Commission Meeting Minutes.

MOTION: Art Smith/Philip Smith to approve the Consent Calendar including the planning commission minutes as amended for February 13, 2013. Motion carried (5 Yes/0 No).

IV. PUBLIC COMMENTS

No items were brought forward.

V. LEGISLATIVE PUBLIC HEARINGS

- REQUEST:** Amend the Newberg Development Code to replace the zoning use lists with comprehensive zoning use table
FILE NO.: DCA-12-002 **RESOLUTION NO.:** 2013-003

Chair Cathy Stuhr opened the Legislative Public Hearing and asked for the staff report.

Mr. Barton Brierley, Building & Planning Director, presented the staff report accompanied by a PowerPoint presentation reviewing the amendments to the Newberg Development Code (see official meeting packet for full report).

Chair Stuhr referred to the meeting packet, page 34, Section 15.303.325, and stated the titles do not match and the sizes need to be distinguished.

Vice Chair Art Smith suggested listing the codes across the bottom of the page, making it more user friendly.

Commissioner Edwards suggested shading every other line due to the lack of color in the graph.

Chair Stuhr opened the public testimony starting with proponents.

TIME – 7:35 PM

Alex Sokol Blosser, Sokol Blosser Winery, is pleased to see the upcoming changes in the code. He encouraged the city to approve wineries as a permitted use as the wine industry is growing rapidly and the code change will allow more flexibility.

Chair Stuhr closed public testimony at 7:39PM.

Commissioner Edwards asked if there will be a new zoning map to accompany the new zoning table. Mr. Brierley replied an interactive zoning map is on the website and a code is located on the map, but they are not currently able to link the code to the zoning map. Mr. Brierley will research it further.

Chair Stuhr referred to kennels on page 17 and stated her concern as the definition being taken out has a restriction on the number of animals. By code, a neighbor could have 10 dogs as personal pets under the new definition. She researched the definition of kennels for the cities of West Linn, McMinnville, and Beaverton and suggested redefining kennels in the code with restrictions on the total number of dogs.

Chair Stuhr referred to the horticulture definition on page 16 and asked are items allowed for sale in residential zones if raised for commercial purposes. Commissioner Edwards suggested it should be non-residential for re-sale purposes. Commissioner Philip Smith suggested allowing the raising of crops for commercial purposes but selling off-site. Mr. Brierley will re-define it in the draft and bring it back for the commission to review.

Chair Stuhr suggested consistency regarding an “x” and an empty cell in the table. Mr. Brierley explained an empty cell means it is not permitted. An “x” was only placed under livestock and poultry farming making it clear it is not allowed in any zone.

Steve Olson, Associate Planner, suggested that the sales limit (on site sales limited to 10% of total sales) for on site sales at light industrial uses be deleted, since it would be difficult to enforce and the code already limits the floor area of the retail accessory use. Commissioner Philip Smith and Chair Stuhr agreed that this made sense.

Barton Brierley's closing comments stated that he would revise the draft to incorporate the suggested changes. We will review the final draft at a future Planning Commission meeting, which would probably be in two months.

VII. ITEMS FROM STAFF:

TIME – 8:00 PM

1. Update on Council items.

Mr. Brierley reported the South Industrial Urban Growth Boundary Amendment is still moving forward. The City Council voted again with a vote of six-to-one in favor.

2. Other reports, letters, or correspondence.

Mr. Brierley stated the commissioners should be receiving the State Ethics Board form that will need to be filled out by the planning commission members and mailed back promptly.

3. The next Planning Commission Meeting is scheduled for Thursday, April 11, 2013. This will be a joint meeting with the Traffic Safety Commission to discuss complete streets, guidelines for traffic calming devices, four-way stops, and coordination of development review between the two commissions.

VIII. ITEMS FROM COMMISSIONERS

Commissioner Philip Smith asked for an update regarding filling the vacant position on the planning commission. Mr. Brierley said it will be advertised and hopefully filled by May, 2013.

Antonio Saavedra, student planning commissioner, spoke to his government teacher in regard to encouraging students to attend city meetings. He has also been posting the dates and times of the meetings on his Facebook page as well. Chair Stuhr suggested coordinating with the teacher and having students attend a meeting where there will be much public testimony.

Commissioner Edwards stated there will be an additional land-use training session on April 20, 2013, in Salem, Oregon.

IX. ADJOURN

Chair Stuhr adjourned the meeting at 8:10 PM

Approved by the Planning Commission on this 11th day of April, 2013.

AYES: 4 NO: ☒

ABSENT: 2 (Bliss Edwards) ABSTAIN: ☒



Planning Recording Secretary



Planning Commission Chair