

PLANNING COMMISSION MINUTES
July 10, 2014 7:00 PM
NEWBERG PUBLIC SAFETY BUILDING (401 EAST THIRD STREET)

I. CALL MEETING TO ORDER

Chair Art Smith called the meeting to order at 7:00 PM.

II. ROLL CALL

Members Present:	Art Smith, Chair	Cathy Stuhr	Philip Smith
	Gary Bliss	Allyn Edwards (arrived late)	Jason Dale
	Matt Fortner		

Members Absent: Luis Saavedra

Staff Present: Steve Olson, Interim Planning & Building Director

III. PUBLIC COMMENTS

Chair Smith opened and closed public testimony as there was no one to testify.

IV. CONSENT CALENDAR

1. Approval of May 8 and May 22, 2014 Planning Commission Meeting Minutes

Commissioner Philip Smith moved to approve the May 8 and May 22, 2014 Planning Commission meeting minutes. The motion was seconded by Commissioner Gary Bliss and passed 6-0.

V. QUASI-JUDICIAL PUBLIC HEARING:

1. APPLICANT: Brown/Nielsen
REQUEST: Subdivision/variance for Shellie Park (21 lots)
LOCATION: 735 N. College Street
TAX LOT: 3218DB-2300, -2600, -700
FILE NO.: SUB3-14-005/VAR-14-002
CRITERIA: 15.235.060 and 15.215.040
ORDER NO.: 2014-16

Chair Smith asked if any Commissioner had ex parte contacts since the last meeting to declare. There was none.

Steve Olson, Interim Planning & Building Director, said there was no new information as the Commission was in deliberations.

Chair Smith said the findings had been vetted by the Planning Commission at the last meeting. He asked if there were any additional comments or changes.

Commissioner Cathy Stuhr suggested some additions to the findings. On page 20 of the packet, second paragraph from the top, second line, add the word "viable" to say that it was not a "viable" option to have additional connectivity by Rentro Way extending to College Street. On page 24, second paragraph from the bottom, the sentence where it discussed a street stubbed to the south would take up nearly the entire width of one of the skinny properties to the south, add skinny "developed" property which would impact the future in fill development of the property to the south. On page 25, third paragraph from the top, where it said this R-1 property differed from

most R-1 property in that it had access from only one City street and was surrounded by developed properties, change to had a "single" access from only one City street. The next change was on Finding C, by adding the word "adjacent" to possibly partitioning of "adjacent" lots 2700 and 2800. In Finding E, where it stated this variance avoided producing a street plan that would be injurious to adjacent properties, add "or that could result in hazardous turning motions on College Street."

Commissioner Philip Smith said in the public testimony, it was suggested that the applicant and staff had not provided any response to certain requirements in the Code, and that there was nothing that showed this was an exceptional circumstance. Although the applicant did not make the argument well, the Planning Commission could see that having only one access point from one street surrounded by developed properties was an issue. He thought if the Planning Commission saw something they could make a finding for it even if it was not brought up by the applicant. That was what had been done here.

Commissioner Allyn Edwards arrived at 7:15 PM.

Commissioner Jason Dale moved to adopt Order No. 2014-16, Shelly Park Subdivision, as amended. The motion was seconded by Commissioner Philip Smith and passed 7-0.

VI. ITEMS FROM STAFF:

1. Update on Council items: Mr. Steve Olson discussed the annexation hearings held at the last Council meeting.
2. Other reports, letters or correspondence: None.
3. Next Planning Commission meeting: August 14, 2014

There was consensus to cancel the August meeting due to people going on vacation and there was nothing currently on the agenda.

VII. ITEMS FROM COMMISSIONERS

Commissioner Cathy Stuhr discussed an editorial in the *Oregonian* on Oregon land use law being broken that cited Newberg as an example.

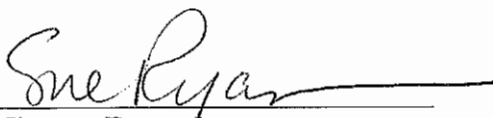
Chair Smith met the new City Manager and encouraged the Commission to meet her as well.

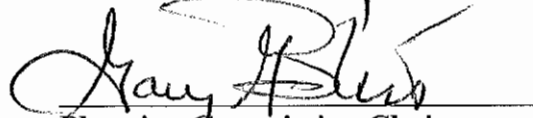
Mr. Steve Olson stated the Economic Development Planner position had been cut and the department had been reorganized. Mr. Beam was now an Associate Planner with the City. The Traffic Safety Commission had asked the Planning Commission to attend their next meeting on July 14.

VIII. ADJOURNMENT

The meeting adjourned at 7:30 PM.

Approved by the Newberg Planning Commission this 8 day of January, 2015.


Minutes Recorder


Planning Commission Chair