

NEWBERG PLANNING COMMISSION MINUTES
November 12, 2015, 7:00 PM
PUBLIC SAFETY BUILDING (401 E. THIRD STREET)

Chair Gary Bliss called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Gary Bliss, Chair Jason Dale
Philip Smith Luis Saavedra/student
Cathy Stuhr

Members Absent: Allyn Edwards Patrick Johnson
Matthew Fortner

Staff Present: Jessica Pelz, Associate Planner
Steve Olson, Associate Planner
Doug Rux, Community Development Director
Bobbie Morgan, Planning Secretary
Mayor Bob Andrews, Ex-Officio

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

Approval of September 28, 2015 Joint Planning Commission and City Council Meeting Minutes and
Approval of October 8, 2015 Planning Commission Meeting Minutes.

PC Cathy Stuhr had changes to the October 8, 2015, minutes. Under the staff report regarding the letter from Thousand Friends, she suggested changing it to, "She discussed a letter from Thousand Friends who were concerned about the employment safe harbor forecast." She also suggested changing a sentence on the bottom of the same page to read, "PC Cathy Stuhr said whatever numbers the City started with they had to know there would not be a challenge."

MOTION: Stuhr/Dale moved to approve the September 28 and October 8, 2015 minutes as amended. Motion carried (4 Yes/0 No).

LEGISLATIVE PUBLIC HEARING: Chair Gary Bliss opened the public hearing at 7:05 p.m.

1. **Comprehensive Plan Amendment– Population Amendments:** Comprehensive Plan amendment to provide updated information in the historic population and population projections sections of the plan.

FILE NO.: CPTA-15-001 RESOLUTION NO.: 2015-309

Call for Abstentions and Objections to Jurisdiction: None.

Staff Report: Associate Planner Jessica Pelz presented the staff report. She explained the changes made to the Comprehensive Plan amendment. One was to update the historic population to be consistent with census data to 2010. Another was under population projections it would reference OAR 66024-30 and how the City would update the Comprehensive Plan with new projections when they were received from PSU in accordance with the new rule. In the meantime, the City would rely on the acknowledged 2012 Yamhill County coordinated forecast for any planning purposes.

Final Comments from staff and recommendation: Staff recommended approval of the resolution.

PC deliberation and discussion of criteria with findings of fact:

PC Philip Smith was concerned about using numbers from 2012 for controversial issues. AP Pelz thought they would be safe as the Statute clearly stated for the interim forecast they could rely on the adopted, acknowledged County forecast.

PC Cathy Stuhr suggested changing the title of the table under the historic population to reflect the correct dates.

PC Philip Smith thought this was an improvement to what had been done previously, especially the policy where everyone would be using the same projection numbers.

Action by the Planning Commission:

MOTION: Smith/Dale moved to approve RESOLUTION NO. 2015-309. Motion carried (4 Yes/0 No).
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Chair Gary Bliss closed the public hearing at 7:15 p.m.

ITEMS FROM STAFF:

Associate Planner Steve Olson gave an update on the Newberg Downtown Improvement Plan. He listed the names of the consultant team which brought specialized expertise to the project. There was also a 15 member advisory committee who had met twice. The consultants and staff were working on an existing conditions report and a market conditions report. These reports were almost complete and would be posted on the City's website soon. There would be a Downtown Visioning Workshop on December 9.

Community Development Director Doug Rux gave an update on Council items including America's Best Communities competition and Economic Development Strategy. The Council approved repealing a development agreement with the Gablers and he gave an update on the WestRock acquisition of SP Fiber. On November 2, the Council adopted updates to the Council Rules and agreed to have City email accounts for all City Committee members.

PC Cathy Stuhr commented on the Lane County case regarding emails being subject to the public meetings law.

CDD Doug Rux said that was why they were moving to using City email accounts instead of personal email accounts. He said Chairs of City Committees would start giving the Council quarterly updates in 2016.

AP Jessica Pelz discussed the letter she sent to the Crag Law Center regarding the Wilsonville Road issue. They were going to treat it as a legislative action and it would be on the December 10 agenda.

There was discussion regarding notices for the meeting and getting the word out to the neighborhoods.

PC Philip Smith asked how the changing status of the mill might affect future planning.

CDD Doug Rux replied WestRock announced they were idling the mill. He gave options for how it might be developed in the future. He agreed an argument might be made that there was no need for more industrial land until this land was developed.

ITEMS FROM COMMISSIONERS:

Chair Gary Bliss asked if engineering would be at the next meeting. He also requested a police presence at the meeting. CDD Doug Rux confirmed the City Engineer would be in attendance.

PC Cathy Stuhr wanted to make sure there was a visible timer for public testimony.

Chair Gary Bliss asked about three County Commissioners who met off and on continually but it was not considered a quorum.

CDD Doug Rux answered Counties were in a unique situation as many only had three officials and many of those meetings had to be noticed.

Chair Gary Bliss had a question regarding the Bypass construction and if the City could do something for the nearby residents' complaints regarding ODOT.

Mayor Bob Andrews said that issue had not been brought forward to the Council. It was ODOT's project and he did not know if the City could intervene.

CDD Doug Rux said the Bypass was being built on ODOT's right-of-way and two contractors were doing the work.

Mayor Bob Andrews said there were some Planning Commission terms about to expire and encouraged those members to apply for reappointment or to help staff find replacements.

The next Planning Commission meeting would be held on December 10, 2015.

Chair Gary Bliss adjourned the meeting at 7:41 p.m.

Approved by the Newberg Planning Commission this 10 day of December, 2015.


Bobbie Morgan, Planning Secretary


Gary Bliss, Planning Commission Chair