

**NEWBERG PLANNING COMMISSION MINUTES**  
**August 9, 2018**  
**PUBLIC SAFETY BUILDING (401 E. THIRD STREET)**

Chair Philip Smith called the meeting to order at 7:00 p.m.

**ROLL CALL**

Members Present: Philip Smith, Chair  
Jason Dale  
Robert Ficker  
John Wuitschick  
Gary Bliss

Members Absent: Ron Wolfe, excused  
Allyn Edwards

Staff Present: Doug Rux, Community Development Director  
Keith Leonard, Associate Planner  
Kristen Svicarovich, Engineering Associate

**PUBLIC COMMENTS:** None

**CONSENT CALENDAR:**

**MOTION: PC Dale/PC Wuitschick** moved to approve Planning Commission minutes from July 12, 2018.  
Motion carried (5 Yes/0 No).

**QUASI-JUDICIAL PUBLIC HEARINGS** (complete registration form to give testimony - 5-minute maximum per person except for principals, unless otherwise set by majority motion of the Planning Commission).

1. **Planned Unit Development and Conditional Use – Consider a proposal for a Planned Unit Development application on 33.13 acres of land that includes 18 single-family homes, 230 cottage homes and 51 multi-family units with modifications to the base zone’s dimensional requirements as permitted through the PUD process. The conditional use permit request is to allow residential use on C-2 Community Commercial zoned property.**

APPLICANT: Andrew Tull, 3J Consulting, Inc.

LOCATION: 4505 E Portland Road and abutting property without a street address

TAX LOTS: 3216-01100 and 3216AC-13800

FILE NO.: PUD18-0001/CUP18-0004                      ORDER: 2018-10

**CALL TO ORDER:**

Chair Smith opened the public hearing at 7:00 p.m.

**CALL FOR ABSTENTIONS, BIAS, EX PARTE CONTACT, AND OBJECTIONS TO JURISDICTION:** None

**LEGAL ANNOUNCEMENT:**

Chair Smith read the legal announcement.

Chair Smith referred to a letter handed out from the applicant's lawyer requesting a continuance of the hearing to September 13.

PC Bliss had reviewed the staff report and thought the application was inadequate and incomplete. He was open to receiving public testimony if those who came to speak could not come back in September.

PC Wuitschick agreed the application was incomplete and should not have been brought to the Commission yet.

PC Ficker agreed as well.

PC Dale asked what was on the next agenda. CDD Rux said there would be three applications. Chair Smith suggested moving one to another agenda.

Chair Smith thought this was a complicated proposal, but concurred that it was incomplete. He thought it would be better if all of the public testimony was given on the same night so the applicant could hear it and respond.

**MOTION: PC Dale/PC Wuitschick** moved to continue the hearing for PUD18-0001/CUP18-0004 to September 13, 2018. The motion carried (5 Yes/ 0 No).

#### **VII. ITEMS FROM STAFF**

CDD Rux gave updates on Council items including approval of the Springbrook Oaks Specific Plan amendment, the second reading of the River Street Comprehensive Plan and zone change would be on August 20, the annual report on the Economic Development Strategy was given, approval of the Springbrook Development Agreement amendment, and a briefing on the Community Visioning project was given. He then gave the Commission an update on the Riverfront Master Plan and announced a community open house on August 23. Regarding the Newberg 2030 project, staff had met with the consultant and DLCD and were working on serviceability and scoping areas. The City had been awarded a grant for a housing needs assessment. The next Planning Commission meeting would be held on September 13, 2018.

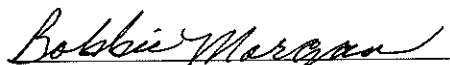
#### **VIII. ITEMS FROM COMMISSIONERS: None**

#### **IX. ADJOURNMENT**

Chair Smith adjourned the meeting at 7:20 p.m.

**Approved by the Newberg Planning Commission this September 13, 2018.**

  
Philip Smith, Planning Commission Chair

  
Bobbie Morgan, Office Assistant II