

Council Chambers
7:00 PM Thursday

A Regular Meeting
of the Planning Commission

January 20, 1983
Newberg, Oregon

Members Present:

Frank Bowlby
John Cach, Chairman
Jean Harris

Arthur Roberts
Joe Young

Members Absent:

Roger Veatch
Darlene O'Hara
Jane Parisi-Mosher
Sally Adamson

Staff Present:

Clay Moorhead, Planning Director
Barb Mingay, Recording Secretary

Citizens Present: 5

The meeting was called to order by Chairman John Cach.

Motion: Harris-Bowlby to approve December Planning Commission minutes as mailed. Motion carried unanimously.

Nominations were then opened for election of chairman for the year 1983.

Nomination for Chairman: John Cach

Motion: Harris-Bowlby to unanimously elect John Cach, Chairman. Motion carried.

Nominations were then opened for election of vice-chairman for the year 1983.

Nomination for Vice-Chairman: Jean Harris

Motion: Young-Roberts to elect Jean Harris as Vice-Chairman. Motion carried.

Public Hearing: Home Occupation Standards. A review of the standards to determine whether or not changes should be made relating to the regulation and enforcement of home occupation uses within residential zones.

No abstentions were given, none requested.

Planning Director Moorhead presented the Staff Report and a slide presentation highlighting a number of home occupations in Newberg.

Proponent: Nina Waters, 2200 Prospect Drive, indicated her neighborhood has an existing home occupation. She observed that a home's ultimate appearance was dependant upon pride in ownership, whether or not a home occupation existed in the home. She encouraged the enforcement of existing

ordinances and further suggested a possible fine of home occupations which do not comply with the regulations. She felt that home occupations should be allowed.

Proponent: Mike Grant, 1224 Pennington Dr. N., felt that existing ordinances should be enforced. He questioned whether more people were going into home occupations due to economic conditions, causing undue competition with people who operated a business out of the proper commercial areas. He further commented that he doesn't want his neighborhood to have any home occupations. He thinks that business should be located in the business area. He suggested the possible use of a conditional use permit to allow the temporary use of a home for a business on a short term basis. He would like to see more control of home business. He asked how many home occupations were required to meet fire inspection standards.

Staff responded that wasn't a requirement which currently existed for home occupations.

Mr. Grant recommended that fire inspection of the premises should be a requirement.

Question To Proponent: Mr. Cach asked Mr. Grant whether he felt a truck repair could be controlled by current regulations.

Mr. Grant responded that, if present rules were enforced to the letter and specific guidelines were given to the Planning Department, home occupations could be allowed. Safety standards should be addressed, however. Possible insurance company regulations, business license requirements, etc. could be bypassed by home occupations. Possibly nuisance laws might take care of noise nuisances or other types of nuisances.

Mr. Roberts asked Mr. Grant if he felt that the advantages of a home occupation would be outweighed by the advantages of an established business. He further asked if Mr. Grant felt the size of the sign (requirement 1) was a hindrance to home business as opposed to the kind of advertising allowed regular retail business.

Mr. Grant responded that word of mouth advertising, especially in a small town, was a major advantage to home occupations who did not have to pay overhead or be involved in other problems connected with maintaining a regular retail business.

No Opponents wished to be heard.

No public agencies commented.

Letters: A letter was received from Vernon Finsand commenting that some changes should be made to the existing regulations.

Staff Recommendation: Staff recommends continuing the hearing until the February 17 Planning Commission meeting in order to allow the Commissioners additional time to review the existing conditions.

Motion: Harris-Bowlby to continue the public hearing relating to Home Occupation Standards to the February Planning Commission meeting to allow the Planning Commission time to review the standards. Motion carried unanimously.

Update on Council Actions:

Mr. Moorhead announced that the Redevelopment Plan has passed the time in which a referendum could be initiated which means that the Redevelopment Plan is now in effect. The City has submitted a grant application to HUD for a possible \$500,000 grant, and an additional grant application may be pursued.

Mr. Moorhead summarized the Council seminars and their purpose. He indicated that one seminar was intended to deal with just the sewer treatment plant and its future as it relates to short range developments in the City.

The Council decision on the Proposed landfill was discussed.

Old Business. None

New Business. None

Motion: Roberts-Bowlby to adjourn. Motion carried unanimously.