Council Chambers 7:00 PM, Thursday

A Regular Meeting of the Planning Commission

March 17, 1983 Newberg, Oregon

Members Present:

John Cach, Chairman Greg Moore Roger Veatch Sally Adamson Arthur Roberts Joe Young

Members Absent:

Frank Bowlby Jean Harris Jane Parisi-Mosher

Staff Present:

Clay Moorhead, Planning Director Barb Mingay, Recording Secretary

Citizens Present: Mike Grant

The meeting was called to order by Chairman John Cach.

 $\underline{\text{Motion:}}$ Veatch-Moore to approve the minutes of February 17, 1983 Planning Commission. Motion carried by a unanimous voice vote.

Motion to adjourn at 9 by Adamson failed for lack of second.

Public Hearing:

Applicant: City of Newberg

File No: G-9-83

Request: An amend

An amendment to the Newberg Zoning Ordinance Sections 254 and 436-444 relating to Home Occupation Standards. A specific issue under discussion will be whether or not outside paid employees should be a permitted use

within a home occupation.

Motion: Roberts-Veatch to dispense with the reading of the staff report as no audience is present at this time. Motion carried.

Staff indicated several options the Planning Commission may consider as presented to them in the staff report. He further testified that all other home occupation standards indicated in the Zoning Ordinance would still be applicable to home business applicants.

Mike Grant, a member of the audience now present, commented that option 2 (1 employee to be allowed on the premises) appeared to be the most satisfactory option.

There being no proponents or opponents, the public hearing was closed.

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Commissioner Veatch testified that he had recently been in a home with a home occupation which gave no external appearance in any manner of a business occuring. He feels that under certain circumstances one or more employees could be allowed and still allow the retention of a home appearance.

Commissioner Young indicated his preference for retention of residential areas as they currently exist; however he felt there could be some exceptions to allow home occupations which were compatible.

A general discussion followed regarding the purpose of such regulations.

Commissioner Veatch questioned whether an exception process could be inserted in the ordinance to allow for a conditional use permit process under certain conditions, such as allowing more than one employee. He further suggested that the regulations could be amended to allow either no employees or up to one employee on site. Commissioner Roberts concurred that the Planning Commission future hearing schedule would better be able to absorb the volume of conditional use permit requests if the regulations allowed one or fewer employees outright and a conditional use permit was only required for those requesting more than one employee.

Staff identified the three main criteria which the Zoning Ordinance requires for a conditional use permit.

Motion: Veatch-Roberts to recommend to City Council that Council amend the Zoning Ordinance Section 438, Home Occupation Standards - No. 5 to read "No more than one employee shall be permitted to work at the residence at any given time", and further to recommend to Council that Council amend the Zoning Ordinance relating to Conditional Use Permits to allow as an item in that section home occupations with greater than one outside paid employee at the residence. Motion carried unanimously.

Public Hearing:

Applicant: Request:

City of Newberg

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An amendment to the Newberg Comprehensive Plan (transportation element) to include long and short range policies together with proposed transportation routes relating to the rerouting or bypassing of Highway 99W through traffic in or around the City of Newberg.

No abstentions requested, none given.

Planning Director Moorhead presented the staff report as presented in the staff memorandum dated March 10, 1983.

No opponents or proponents wished to speak.

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Mr. Moorhead identified a proposal to hire a helicopter to be outfitted by Liberty Cable for a visual sweep of the properties potentially subject to the bypass.

<u>Letters</u>: A letter was received from Dr. Post representing Newberg School District 29JT indicating the school district would be in favor of traffic reduction through Newberg contingent upon whether rerouting would cause interruption of current accessability to schools or otherwise adversely impact the school district.

Hearing closed.

Mr. Moorhead presented 1973 Comprehensive Planning Maps which identified the original proposed route for a bypass south of the City. The route was eventually eliminated from current plans and/or ordinances.

Mr. Cach summed up some of the past history and discussions relating to how the south bypass came to exist and was changed.

Mr. Moorhead informed the Commission of their need to identify each parcel specifically by tax lot, of how many access locations should be included, and where a specific route should be located.

Various comments were made by Commission members as to access and how many locations should be allowed, with no concensus reached.

Mr. Moorhead indicated no survey has been made as to what public opinion is regarding a bypass or its location.

Motion: Veatch-Adamson to adopt staff recommendations 1-4 as amended in reviewing alternative routes for a south bypass. Motion carried unanimously.

Old Business/New Business:

Staff updated the Planning Commission as to the status of Jim Davis' Conditional Use Permit. The current permit has been voided and must be reapplied for if such a request is made by Mr. Davis.

<u>Motion</u>: Veatch-Adamson to adjourn. Motion Carried unanimously.