

Council Chambers
7:30PM, Thursday

A Regular Meeting
of the Planning Commission

March 21, 1985
Newberg, Oregon

Members Present:

John Englebrecht
Kathy Kelso
Jack Kriz

John Lyda
Eldon McIntosh
Arthur Roberts
Roger Veatch

Members Absent:

Jean Harris
Ken Overton

Staff Present:

Clay Moorhead, Planning Director
Rick Faus, City Attorney
Barb Mingay, Recording Secretary

Citizens Present:

6 Citizens

The meeting of the Newberg Planning Commission was called to order by Chairman Roger Veatch.

It was noted that the February 21 Planning Commission minutes contained an error. A correction was indicated in the motion to adjourn. Kathy Kelso moved to adjourn, not Jean Harris as indicated.

Motion: Englebrecht-McIntosh to approve the minutes as corrected.
Motion carried unanimously.

Public Hearing A:

Applicant:	International Church of the Four Square Gospel and Pam Kimberly
Request:	A Planned Unit Development in order to restrict the types of uses permitted on the property and to identify certain site requirements for development of the property; together with a request for a Comprehensive Plan Amendment from LDR (Low Density Residential) to COMM (Commercial) together with a Zone Change from R-1 (Low Density Residential) to C-2 (Community Commercial) on a 4.83 acre tract of land.
Tax Lot:	3216CA-2190
Location:	3777 Portland Road
File No:	C-1/Z-1-85

Roger Veatch indicated he had a telephone conversation with David Abbott, co-applicant, but did not feel it would interfere with any

decision he might make. No abstentions, conflicts of interest, or ex parte contact were indicated.

Staff Report: Planning Director Moorhead briefly reviewed the staff report as submitted. He then entered a letter into the record from David Abbott, who requested that the Planning Commission postpone this hearing to the April Planning Commission to allow him time to review the staff report adequately. Mr. Moorhead recommended that the Commission continue the hearing to April.

Proponent: David Abbott, Rt. 2, Box 266, Newberg, briefly restated the comments in the letter he submitted and reiterated that he had not had adequate time to respond to the staff report findings. He again requested a delay to April's Planning Commission meeting. He requested that the Commission reconsider granting the original request for a Zone Change without the PUD overlay requirements.

Motion: McIntosh-Englebrecht to continue Public Hearing A to allow for additional testimony and review to the April Planning Commission meeting. Motion Carried unanimously.

Public Hearing B, Continuation (This matter is closed to further testimony before the Planning Commission)

Applicant: International Church of the Four Square Gospel and Pam Kimberly
Request: A request for a Comprehensive Plan Amendment from LDR (Low Density Residential) to COMM (Commercial) together with a Zone Change from R-1 (Low Density Residential) to C-2 (Community Commercial) on a 4.83 acre tract of land.
Tax Lot: 3216CA-2190
Location: 3777 Portland Road
File No: C-1/Z-1-85

Motion: Englebrecht-Kelso to continue Public Hearing B to the April Planning Commission meeting. Motion Carried unanimously.

Staff indicated that the Planning Commission would hear the above matters at its April 18, 1985 Planning Commission meeting and the City Council would then hear the matters at its May 6, 1985 meeting.

Old Business. None.

New Business. A brief discussion occurred regarding the possibility of amending the Zoning Ordinance to permit establishment of a mixed use type of project, to intermix retail/professional uses with very light industrial uses. The consensus of the Planning Commission was to request staff to investigate the subject and submit material for consideration at the next Planning Commission meeting.

Motion: Kelso-McIntosh to adjourn. Motion carried unanimously.