

A Regular Meeting
of the Planning Commission

7:30 PM, Thursday

Newberg Public Library

January 15, 1987

The meeting was called to order by Chairman Roger Veatch.

Members Present:

Bryce Fendall	Kathy Kelso
Jack Kriz	John Lyda
Kathleen Sullivan	Roger Veatch

Staff Present:

James Reitz, Associate Planner
Barb Mingay, Recording Secretary

Citizens Present:

Bob Bigelow, Newberg Graphic

Motion: Fendall-Kriz to approve the minutes of the December 18, 1986 Planning Commission meeting. Motion carried unanimously.

Public Hearing A:

Applicant: Adec, Inc.
Request: Request for annexation to the City of Newberg, a .63 acre parcel located within the Newberg Urban Growth Boundary and withdrawal from the Newberg Rural Fire Protection District, together with a zone change from Yamhill County Zoning to a City of Newberg M-2 (Light Industrial) zoning designation. The property is currently designated IND (Industrial) on the Newberg Comprehensive Plan. This property is currently an island completely surrounded by the city limits of Newberg.
Location: Directly east of 2905 E. Crestview Drive
Tax Lot: 3216BB-401
File No: ANX-3/Z-3-86

No abstentions, objections to jurisdiction, or exparte contact were identified.

Staff Report: James Reitz, Associate Planner, presented the Staff Report, identifying the property as being an island of unincorporated territory.

No proponent or opponent wished to speak. No letters or additional public agency comments were received.

Staff Recommendation: Mr. Reitz indicated that the Planning Staff recommends approval based on the staff report findings and with conditions one - three.

Hearing Closed.

After a brief discussion the Commission made the following motion:

Motion: Sullivan-Kelso to recommend to the City Council approval of the request for annexation to the City of Newberg, a .63 acre parcel located within the Newberg Urban Growth Boundary and withdrawal from the Newberg Rural Fire Protection District, together with a zone change from Yamhill County Zoning to a City of Newberg M-2 (Light Industrial) zoning designation, based on Staff Report findings and conditions 1-3. Motion carried unanimously.

Hearing B, Continued:

Applicant: City of Newberg
Request: Discussion regarding possible amendments to the C-2
(Community Commercial) zoning district to permit light
industrial uses.
File No: G-11-86 and G-11-85

Staff Report: Unchanged from previous month.

The Commission then discussed the inclusion of a sunset clause in the ordinance. Concern was also expressed about notification of adjoining property owners at the time a new business was approved for location within the C-2 or C-3 zone under this ordinance.

The concensus of the Commission was to include a 2 year sunset clause in the ordinance to allow review and reconsideration of the effects of the ordinance at the end of a two year trial period.

Motion: Kriz-Lyda to recomend that City Council adopt Alternative A and B.2 as attached, based on staff report findings, with additional language to include addition of a 2 year sunset provision and the provision that adjoining property owners will be notified. Motion carried unanimously.

Old Business: Letter from David Abbott was read.

New Business: Election of Officers for 1987.

Motion was made for re-appoint of Roger Veatch and Jack Kriz as Chair and Vice-Chair respectively. Motion was carried unanimously.

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