

A REGULAR MEETING
OF THE PLANNING COMMISSION
Newberg Public Library
Newberg, Oregon

Thursday, 7:30 PM

January 18, 1990

Subject to P.C. Approval at 2/15/90 P.C. Meeting

I. ROLL CALL

Present:	Scott Bernard	Rob Molzahn
	Celine Hall	Mary Post
	Jack Kriz	Wally Russell
	Martin McIntosh	Kathleen Sullivan
		Roger Veatch

Staff Present: Dennis Egner, Planning Director
Barb Mingay, Recording Secretary

Others Present: Approx. 10 citizens

II. OPEN MEETING

The meeting was called to order by Vice-Chair Jack Kriz.

III. APPROVAL OF MINUTES

Motion: Hall-Post to approve the minutes of the Dec. 21, 1989 Planning Commission meeting. Motion carried with one abstention (Sullivan).

IV. ANX-3/Z-3-89 - Public Hearing:

Applicant: Roger Veatch/Sam Whitney
Contact: Roger Veatch - Coldwell Banker - 2117 Portland
Road - Newberg, Oregon 97132
Owner: S. & C. Whitney
Request: Annexation of a 7.28 acre parcel currently zoned AF-10 with a Comprehensive Plan designation of IND. In addition, this request is for a zone change to M-2 (Light Industrial) and withdrawal from the Newberg Rural Fire Protection District.
Location: NW Corner of Wyooski and Sandoz Roads
Tax Lot: 3229-200
File No: ANX-3/Z-3-89

Chair Roger Veatch abstained and seated himself with the audience. No other abstentions or ex-parte contact were identified. No objections to jurisdiction were identified.

Staff Report: Planning Director Dennis Egner summarized the staff report, highlighting annexation and zone change criteria, facts associated with the site, and the location of the proposed annexation. He noted that all criteria have been adequately addressed.

Proponent: Roger Veatch, 2404 Willow, stated he was owner of Coldwell-Banker, Roger Veatch and Assoc., and was representing Sam Whitney, applicant and owner of the site. He indicated that the Comprehensive Plan Designation of this property was IND (industrial) and that surrounding properties were also designated as industrial. He added that the proposed use of the site as the location for a woodworking shop would not adversely impact the surrounding uses. He urged the Commission to approve the request.

Proponent: Sam Whitney, owner of the Sportsman Airpark Airport and applicant, commented that he concurred with the staff report findings and he requested that the annexation be approved.

Questions to Proponents: In response to a question relating to why M-2 was selected instead of M-3, Roger Veatch indicated that the site lends itself better to an M-2 designation.

Opponent: None.

Public Agencies: None except as identified within the Staff Report.

Letters: None. A discussion in the office with one of the neighboring property owners was noted by the Planning Secretary. She indicated that he had expressed concern about his R-2 property diminishing in value because of the expanded industrial designations in the area.

Staff Recommendation: The Planning Director recommended that the annexation be approved subject to the conditions identified within the Staff Report.

Vice-Chair Kriz closed the public hearing.

Discussion centered on whether the site development would be evaluated through site review, surrounding land uses and the proposed designation changes which are being discussed through the Periodic Review process. The Planning Director noted that any project on the site would be processed through site review. He also indicated that further discussion would occur at the conclusion of the Periodic Review process relating to Comprehensive Plan designation revisions in this area.

Motion: McIntosh-Hall to recommend that the City Council approve annexation and a zone change to M-2 (Light Industrial) together with withdrawal from the Newberg Rural Fire Protection District of a 7.28 acre parcel located at the NW corner of Wynooski and Sandoz Roads, Yamhill County Tax Lot 3229-200 based on Staff Report conclusionary findings and conditions.

Commissioners expressed concern about the need for a possible sewer easement on the property at the time of sewer line extension. It was suggested that the matter be brought to the attention of the Public Works Director prior to the next public hearing.

Vote on Motion: Aye--Bernard, Hall, Kriz, McIntosh, Molzahn, Post, Russell, Sullivan; Nay--None; Abstain--Veatch. Motion carried (8-0, 1 Abstention)

The chair was resumed by Chairman Roger Veatch.

V. G-11-86 - Public Hearing:

Proponent: City of Newberg
Request: Amendments to the C-2 Community Commercial District and C-3 Central Business District to permit Light Industrial uses.
File No: G-11-86

No abstentions or ex-parte contact were identified. No objections to jurisdiction were identified.

Staff Report: Planning Director Dennis Egner summarized the staff report and noted the applicable zone change criteria. He commented that approval of this request would reinstate a sunseted ordinance which allowed some light and limited industrial uses in the C-2 and C-3 zones.

Proponent/Opponent: None.

Public Agencies/Letters: None.

Staff Recommendation: Staff recommends approval of the request with the additional condition relating to limitation of industrial use employees within the C-3 zone.

Chairman Veatch closed the public hearing.

The Commission discussed the various kinds of businesses which could locate within the C-2 and C-3 zones under this ordinance. They also discussed a need for parking restrictions and the number of employees allowed under this proposal within the C-3 zone. Concern was expressed about the siting of industrial uses within the commercial zones over an extended amount of time. The Commission requested that the Planning staff investigate several businesses located within the commercial zone which have apparent industrial uses at this time. After extensive discussion as to the advantages and disadvantages of this proposal, a motion was made.

Motion: McIntosh-Bernard to recommend that the City Council approve reinstatement of Ordinance No. 2219, to be sunseted two years from date of passage, together with the addition of the following condition:

Section 364 is amended to include the following:

Limited Industrial uses provided that:

9. Number of employees are limited to one per 500 square feet of building floor area; and

Recommendation for approval is based upon staff report findings.

Vote on Motion: Aye--Bernard, McIntosh, Molzahn, Post, Russell, Veatch; Nay--Hall, Kriz, Sullivan. Motion carried 6-3.

VI. G-10-89 - Public Hearing:

Proponent: City of Newberg
Request: Amend Section 354 of the Newberg Zoning Ordinance to add building material sales as a permitted use in the C-2 (Community Commercial) district.
File No: G-10-89

No abstentions or ex-parte contact were identified. No objections to jurisdiction were identified.

Staff Report: Planning Director Dennis Egner summarized the staff report and the conclusionary findings. He commented that approval of this request would enable building material sales to occur within the C-2 Community Commercial. He noted that this use is only now permitted outright within the industrial zones.

Proponent/Opponent: None.

Public Agencies/Letters: None.

Staff Recommendation: Planning Director Egner recommended approval of the requested revision to the Zoning ordinance to add building material sales as a permitted use within the C-2 Community Commercial zone.

Chairman Veatch closed the public hearing.

The Commissioners extensively discussed the definition of building supply stores and reviewed "worst-case" scenarios if this use were permitted in a C-2 zone. Concern was expressed regarding exterior storage and screening.

Motion: McIntosh-Kriz to recommend that the City Council revise the Zoning Ordinance to include retail building material sales as an outright permitted use within the C-2 Community Commercial zone subject to a provision that exterior storage is screened, based on the staff report and conclusionary findings. Motion carried unanimously.

VII. OLD BUSINESS: None.

VIII. NEW BUSINESS:

Item A. County Referral

County Referral Z-12-89, a zone change request by JD & Edith Pierce was discussed with the Commission. The site is located on Dayton Avenue between Newberg and Dundee. Staff noted that continued division of large parcels was not conducive to future urbanization; however, if the property were approved for division, an overlay of future subdivision should be required.

Extensive discussion followed relating to future urbanization of lands within Newberg's area of influence.

Motion: Kriz-Sullivan to recommend that the County approve the zone change subject to a requirement that the applicant provide a shadow plot for a

projected future subdivision with urbanizable lot standards. Motion carried 8-1 (Veatch).

The Commissioners expressed thanks to the County and staff for allowing them to comment on this application.

Item B. Update relating to access easements

Planning Director Egner indicated that a recent staff meeting occurred relating to limiting accessway onto 99W from driveways. He indicated that this topic would be scheduled for a public hearing in the near future. The Planning Commissioners concurred.

Item C. Planning Commissioner training/education

Commissioners expressed an interest in obtaining training relating to proper hearing procedures, techniques for making motions, etc. Staff indicated that resources were available and information would be provided to the Commission in the near future. It was suggested by the Commissioners that samples of various kinds of motions be included in each month's packet.

Item D. Update on employment search for vacant City staff positions

Planning Director Egner noted that a second advertisement has been sent out for the vacant Associate Planner position and that interviews have been scheduled relating to the vacant Public Works Secretary position. It is anticipated that both positions will be filled by mid-February.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned.