PLANNING COMMISSION MINUTES
July 11, 2013
7:00 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street

I. CALL MEETING TO ORDER

Chair Cathy Stuhr called the meeting to order at 7:00 PM.

OATH OF OFFICE

Mayor Bob Andrews administered Commissioner Matt Fortner's Oath of Office.

II. ROLL CALL

Members Present:	Cathy Stuhr, Chair	Gary Bliss	Jason Dale
	Allyn Edwards	Matt Fortner	Philip Smith
	Art Smith, Vice Chair	Mayor Bob Andrews (Ex-officio)	
Members Absent:	Antonio Saavedra, Student Planning Commissioner (excused)		
Staff Present:	Barton Brierley, Planning & Building Director		
	Steve Olson, Associate Planner	DawnKaren Bevill, Minutes Recorder	

III. CONSENT CALENDAR

Approval of June 13, 2013, Planning Commission Meeting Minutes.

MOTION: Art Smith/Jason Dale to approve the Consent Calendar including the planning commission minutes for June 13, 2013. Motion carried (7 Yes/0 No).

IV. PUBLIC COMMENTS

Chair Stuhr opened and closed the public comments, as there was no one to comment.

V. QUASI-JUDICIAL PUBLIC HEARINGS

1. **APPLICANT:** Del Boca Vista, LLC
   REQUEST: Approval of a 44 lot subdivision preliminary plat, to be called Terra Estates
   LOCATION: 3805 Terrace Drive
   TAX LOT: 3207-00500
   FILE NO.: SUB2-12-003 **ORDER NO.:** 2013-13
   CRITERIA: 15.235.060(A)

Chair Stuhr stated that the first hearing on the agenda was for a subdivision called Terra Estates, that the developer was Del Boca Vista LLC, and that the PC order number was 2013-13. Mr. Barton Brierley announced the applicant has requested a continuance to the August 8, 2013, planning commission meeting and will extend the 120 day deadline for one month. Chair Stuhr asked the planning commission for a vote on not opening the hearing and just continuing it to the next meeting. The planning commission took a consensus voice vote and

unanimously agreed to not open the hearing and just continue it until the August 8, 2013, planning commission meeting.

2. **APPLICANT:** Argyle Winery
REQUEST: Approval of a conditional use permit/design review to change the use of an existing site and allow a winery in the former Suntron building.
LOCATION: 800 N. Brutscher Street
TAX LOT: 3216-2009
FILE NO.: CUP-13-002/DR1-13-008 **ORDER NO.:** 2013-12
CRITERIA: 15.220.050, 15.225.060

Chair Stuhr opened the Quasi-Judicial Hearing; read ORS 197.763; and called for abstentions, bias, ex-parte contact, or objections to jurisdiction. None were brought forward.

Mr. Steve Olson, Associate Planner, presented the staff report accompanied by a PowerPoint presentation (see official meeting packet for full report). The city requests the applicant build a pedestrian path either hard or soft surfaced across the northern part of the site and grant a public access easement for this path. If this path is built across the northern edge of the former Suntron site, it will enable a continuous path all the way from The Greens subdivision to Brutscher Street. Mr. Olson handed out an update/revision to the staff report.

Chair Stuhr opened the public testimony beginning with proponents.

Mr. Rollin Soles began Argyle Winery in 1986, the first winery approved in Dundee. They have had a wonderful relationship with the City of Dundee and have been successful enough to have outgrown the current winery area. The Suntron building is perfect for the needs of the company as it sits on twelve acres. Mr. Soles is very proud that Argyle wine is served around the world and was one of the first Oregon wines in the White House. Newberg is the gateway to wine country and wineries are one of the future legs of economic stability in Yamhill County.

Vice Chair Art Smith asked if there are any expectations of having a tasting room or will the Suntron building be used for manufacturing and warehousing alone. Mr. Soles said they expect it to be primarily manufacturing and warehousing. It took 10 years before the tasting room in Dundee received many visitors, but now it is a great meeting ground. They don't want to change that. It may be appropriate to add a tasting room in Newberg in the future, so he would never say never. Vice Chair Smith encouraged Mr. Soles to add convenient bike parking to the building design.

Chair Stuhr closed public testimony.

MOTION: **Philip Smith/Art Smith** to adopt Planning Commission Order No. 2013-12, approving the requested conditional use permit with the attached conditions as modified by the memo dated July 11, 2013. Motion carried (7 Yes/0 No).

VI. ITEMS FROM STAFF

1. Update on Council items

Mr. Brierley reported the city council will have a work session regarding the Zoning Use Table on July 15, 2013, with the anticipated hearing on August 19, 2013. The south industrial urban growth boundary amendment was tentatively approved by the Yamhill County Commissioners, anticipating the adoption of the written decision next week.

2. Other reports, letters, or correspondence

Antonio Saavedra has been successful in recruiting a replacement student commissioner. Mayor Andrews will probably be appointing Sulamita Barbiyeru at the August 19, 2013, city council meeting.

3. The next planning commission meeting is scheduled for Thursday, August 8, 2013.

VIII. ITEMS FROM COMMISSIONERS

Chair Stuhr welcomed Commissioner Matt Fortner to the planning commission. Commissioner Fortner stated he is actively involved with Boy Scouts, served in the Air Force for 16 years, and has wanted to volunteer in the community for quite some time.

Chair Stuhr stated she will be unable to attend the September 12, 2013, planning commission meeting.

IX. ADJOURN

Chair Stuhr adjourned the meeting at 7:55 PM.

Approved by the Planning Commission on this 8th day of August, 2013.

AYES: 5 **NO:** 0 **ABSENT:** 2 (Stuhr Bliss) **ABSTAIN:** 0

Dawn Karen Bevill
Planning Recording Secretary

Art Smith
Planning Commission Chair