

PLANNING COMMISSION MINUTES
October 10, 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.

II. ROLL CALL

Members Present:	Cathy Stuhr, Chair	Art Smith, Vice Chair	Jason Dale
	Allyn Edwards	Matt Fortner	Gary Bliss
	Philip Smith	Sulamita Barbiyeru, student pc	

Staff Present:	Barton Brierley, Planning & Building Director	
	Steve Olson, Associate Planner	DawnKaren Bevill, Minutes Recorder

Others Present: Andy Becker

III. PUBLIC COMMENTS

Chair Stuhr opened and closed the public comments as no one chose to comment.

IV. CONSENT CALENDAR

Approval of September 12, 2013, Planning Commission Meeting Minutes.

MOTION: Philip Smith/Matthew Fortner to approve the Consent Calendar including the planning commission minutes for September 12, 2013. Motion carried (7 Yes/ 0 No)
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V. LEGISLATIVE PUBLIC HEARING

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| 1. | APPLICANT: City of Newberg | |
| | REQUEST: Consider a Development Code amendment to allow large Original Art Murals | |
| | FILE NO.: DCA-13-002 | RESOLUTION NO.: 2013-302 |

Chair Stuhr opened the Legislative Hearing and called for abstentions, bias, ex-parte contact, or objections to jurisdiction. Commissioner Philip Smith stated during a luncheon, this matter was brought up in conversation by a friend. Commissioner Smith was not aware of this hearing at the time and stated the conversation will not affect his decision.

Mr. Steve Olson presented the staff report accompanied by a PowerPoint presentation (see official meeting packet for full report). A mural is a type of sign and the Oregon constitution requires sign codes to be content-neutral (cannot discriminate against commercial speech). The purpose of the proposed code amendment is to allow original murals on a content-neutral basis if they meet certain objective standards. Staff recommended adoption of Resolution 2013-302 as proposed.

Chair Stuhr opened public testimony at 7:41 PM.

Mr. Andy Becker of Climax Portable Machinery & Welding, thanked staff for working with the company regarding the code regarding the mural celebrating their 50th anniversary and supports the resolution.

Commissioner Fortner asked if Mr. Becker has a sketch of the mural. Mr. Becker had two in his possession and shared them with the commissioners.

Chair Stuhr closed the public testimony at 7:47 PM.

MOTION: Art Smith/Matthew Fortner to adopt planning commission Resolution No. 2013-302 as recommended. No vote.

The commissioner's discussed their concerns regarding control of content on murals. Chair Stuhr stated code could be changed in the future if murals become derogatory. She does not want to prohibit them as it would prevent people from showing their artistic talent. The commissioners also discussed pros and cons of allowing murals along the Newberg-Dundee bypass.

MOTION: To adopt planning commission Resolution No. 2013-302 with friendly amendments, amending the five-year period to a three-year period, restrict murals from facing Hancock Street and First Street within the C-3 zone only, to delete "G" on page 13 regarding landscaping, and to prohibit murals on the bypass until January 1, 2017. Motion carried (7 Yes/ 0 No)

Chair Stuhr called for a five-minute recess.

VI. WORKSHOP: Subdivision submittal requirements

TIME – 8:17 PM

Mr. Brierley, planning & building director, presented a subdivision review process summary accompanied by a PowerPoint presentation (see official meeting packet for details). He explained the objectives of the workshop are to familiarize the planning commission with the complete process for subdivision review, to look at the current submittal requirements for subdivision tentative plats and discuss whether there could be improvements to the submittal requirements, and to familiarize the planning commission with the process for agency review of subdivisions. Staff welcomed input from the planning commission.

Commissioner Bliss stated it has been his experience if something in writing is given prior to the application it is more likely to cover things that will not come up during the verbal process. The planning commission should not be approving or reviewing a tentative plat map that will be changed. The information is either there at the time of review or it is incomplete.

The commissioners discussed the need for clear and objective language throughout the code. Commissioner Philip Smith suggested a workshop to examine and identify vague language in the code. Chair Stuhr stated she would like to view traffic study reports showing cumulative impacts.

VII. ITEMS FROM STAFF

TIME – 8:54 PM

1. Update on Council items

Barton Brierley reported the city council created a temporary sign committee to look at portable and temporary sign regulations and will appoint committee members to make recommendations on changes. Mr. Brierley said one member of the planning commission should be a member of that committee. The Terra Subdivision appeal hearing will be held on November 18, 2013 at the City Council.

2. Other reports, letters, or correspondence

Mr. Brierley stated planning commission terms expire at the end of this year for Commissioners Edwards, Fortner, and Art Smith. Each can reapply by November 4, 2013, by 4:30 PM.

It was the consensus of the planning commission to hold their holiday social dinner on December 5, 2013, with details to follow.

3. The next planning commission meeting is scheduled for Thursday, November 14, 2013 to discuss the Transportation System Plan (TSP) update. The traffic safety commission will be invited to attend.

VIII. ITEMS FROM COMMISSIONERS

No items were brought forward.

IX. ADJOURN

Chair Stuhr adjourned the meeting at 9:02 PM.

Approved by the Planning Commission on this 14th day of November, 2013.

AYES: 7 NO: 0


Planning Recording Secretary

ABSENT: 0 ABSTAIN: 0


Planning Commission Chair