

**CITY OF NEWBERG CITY COUNCIL SPECIAL MEETING MINUTES
AUGUST 27, 2007
7:00 P.M. MEETING
NEWBERG PUBLIC SAFETY BUILDING TRAINING ROOM**

I. CALL MEETING TO ORDER

Mayor Andrews called the meeting to order.

II. ROLL CALL

Members

Present:	Mayor Andrews	Robert Soppe	Bart Rierson
	Mike Boyes	Jeff Palmer	Bob Larson

Members

Absent: Roger Currier (excused)

Staff

Present: James Bennett, City Manager
Terrence Mahr, City Attorney
Barton Brierley, Planning and Building Director
Dan Danicic, Public Works Director
Jennifer Nelson, Recording Secretary

Others

Present: Joan Austin, Mimi Doukas

III. GENERAL DISCUSSION ON SPRINGBROOK MASTER PLAN

Mayor Andrews stated this was a special meeting of the Newberg City Council for the purpose of receiving the presentation of the Springbrook Master Plan. No action will be taken. No public oral or written testimony will be heard or received.

Barton Brierley, Planning and Building Director, explained the purpose for this meeting and how it will proceed. He also noted that next Tuesday's regular Council meeting would provide an opportunity for public comment.

Joan Austin, property owner, introduced herself and the goals for the Springbrook Master Plan. She mentioned her desire for it to be a place for Newberg residents to play, shop, and work. It will be an extension of the existing community; it will bring a significant economic development opportunity to Newberg, attracting many new businesses. They have assembled a team of professionals to translate her dream and the vision you will see tonight. It is intended to be a model for all future development and an addition everyone in the community will look to. She added staff has been an important part of the team as well by ensuring everything has moved along as smoothly as possible. The utility companies, especially PGE, have also been great partners, as well as the school district, too. Many local citizens have also provided ideas and to date there have been some 200 individuals directly involved in developing this project. They have combined experts from all areas and believe they have addressed every conceivable issue. She is proud of the plan and believes it will be an excellent addition for both Yamhill County and Oregon as well. She stated they were

anxious to move forward and thanked the Council for their time and consideration.

Mimi Doukas, representative from WRG Design, Inc., presented the Springbrook Master Plan. She mentioned this forum was for the council to have time to have their questions answered before the public hearing next week.

Presentation Overview:

- Introductions of Development Team
- The Austin Family – background and goals
- The Springbrook Master Plan
- Existing Conditions
- History of the Springbrook Community
- The Vision
 - Revive Springbrook as a community gathering place
 - Establish a village center as a focal point
 - Preserve the historic Springbrook school
 - Reflect the connection to agriculture and the wine country
 - Create a strong neighborhood character
 - Integrate project design with surrounding neighborhoods
 - Preserve natural features and significant tree canopies
 - Create multi-use trails for pedestrian & bicyclists
 - Provide open space areas and community parks
 - Create distinctive neighborhoods with a variety of housing
 - Encourage high quality architectural character
 - Feature an Inn, Restaurant, and Spa
 - Create employment opportunities
- Land Use
 - Low Density Residential
 - Hospitality
 - Employment
 - Village
 - Neighborhood Commercial
 - Mid-Rise Residential
- Design Features – Gateways, streetscapes, tracts for landscaping, parks and open space
- Development Agreement
 - Development Code Text Changes
 - To accurately reference the Master Plan
 - Sets forth a specific review process for subsequent land use applications within the Springbrook District
 - To clarify how changes to the Master Plan will occur
 - Comprehensive Plan Text Changes
 - Creates a Springbrook District
 - “Total area for commercial use shall not exceed 10 acres, including open spaces” to be stricken
 - Zoning & Comprehensive Plan Map Amendments
 - Subdivision
 - Divide property into tracts (34 buildable lots, 42 landscape tracts, 51 residential development)

Questions:

Mayor Andrews referred to the employment area. Where the presentation stated it would be approximately 32 acres, the booklet shows 28. He asked what was missing.

Ms. Doukas replied the difference was the 32 acres includes the adjacent right of way and the railroad right of way, whereas the 28 acres is the actual parcel area. The situation is a matter of gross vs. net acreage.

Councilor Robert Soppe asked for clarification of the landscape tracts.

Ms. Doukas replied that in order to maintain a level of control over the long term maintenance of the landscaping, it will be monitored under an extensive Homeowners Association (HOA) which the family will retain tight control over. The design features will be easier to maintain by Springbrook Properties if they are in separate tracts.

Councilor Soppe referred to her comment the family would be responsible for infrastructure roads, like Villa Road and Mountainview Drive, and asked where specifically.

Ms. Doukas replied $\frac{3}{4}$ curb to curb street improvements for Mountainview Drive. This would include storm water on both sides.

Councilor Soppe mentioned Newberg was working on the problem with the lack of high density housing. In this plan it appears to be back to low density and he asked **Ms. Doukas'** opinion on this matter.

Ms. Doukas replied staff summarized the proposed housing vs. the traditional zoning on page 81 of the staff report. She discussed the Low Density Residential (LDR) housing plan districts within the Austin holdings proposing 865 dwellings. The target or maximum LDR would be 1,047 placing them at 83% of the target. For Medium Density Residential (MDR) and High Density Residential (HDR) we are at 400 of the target 605 for 66%; this places them at a total of 77% of target density for residential development. A condition of approval was added to bring this up to 80% which is within a reasonable range.

Councilor Soppe added the city has been trying to do this with different developments which have all been smaller. He had hoped with this being such a large development the higher density housing would come closer to target.

Ms. Doukas asked him to look at the development as a whole, where Mid-Rise Residential will be included for more diversity and density and balanced by fantastic single family homes which take advantage of the beautiful landscape. She felt 80% was fairly responsible.

Councilor Larson asked about the 63 acres of parks and how the HOA will maintain those until all the homes are built.

Ms. Doukas replied Springbrook Properties will maintain ownership until the homes are built out and the HOA is established and even for some time after that before they will hand part of it over. They will not hand over the responsibility entirely either.

Councilor Soppe mentioned the idea that other HOAs have not been good with longevity and diligence in keeping up with this and he asked how this would be different.

Ms. Doukas replied the HOA is as strong as you want it to be. The Austin family wants to make sure their vision is reflected in perpetuity and they will craft the HOA in a manner where the family has a certain amount of voting rights for an extended period of time. They will make it more difficult to change HOA rules and regulations, requiring a super majority to ease restrictions or change structures. They will require involvement from nonresidential users and coordination between the village components and the residential HOA. The idea is that all components need to keep pace with each other. The Covenants, Conditions, and Restrictions (CC&Rs) will be given to staff.

Councilor Soppe countered that enforcement is the problem, where tense situations are created by violations and neighbors living next to them. He asked if there was some different mechanism, other than family involvement.

Ms. Doukas replied family involvement will be the overriding factor. If the HOA does not have the strength to carry out their duties, the family will.

Mayor Andrews asked that since the family wants to retain ownership and management of the parks has there been any discussion with CPRD about credits for park systems development charges (SDCs).

Ms. Doukas answered they have not had that discussion yet, but it is on their list to talk with CPRD about that.

Councilor Rierson asked for clarification concerning the use of 28 foot streets rather than the city standard. He asked if the 28 feet would incorporate a bicycle lane mixed with pedestrian traffic and American Disability Act (ADA) compliance.

Ms. Doukas replied the narrower streets are only for local streets. Local streets do not currently provide bike lanes. The plan is to have on-street parking on alternating sides. She referred to exhibit J in the large notebook showing a comparison of 32 foot wide streets without driveway restriction and the proposed narrower streets with driveways offset. The idea is that where two cars are parked on one side, two driveways are on other side, never allowing cars to be parked across from one another. It is low maintenance and self-policing and it also forces traffic to meander, making drivers concentrate more. It is a natural traffic calming device.

Mayor Andrews confirmed the traditional street verses the proposed has not really changed; it is just managed differently since the travel lane itself is still 10 feet.

Councilor Boyes inquired about the depths of the residential property lots.

Ms. Doukas replied everything is about 110 feet deep within the residential areas.

Councilor Boyes asked what portion of the development would be started first.

Ms. Doukas responded it would be a combination of the hospitality area and some portion of the

residential towards the western side of the property. The next would be phase one of the village area and more residential, and they would continue with residential depending on the market conditions.

Mayor Andrews asked if the village area was the portion adjacent to what is the school and noted there was confusion by some that the “village” refers to the entirety of Springbrook.

Ms. Doukas replied there has been a struggle with that term, but it is their intention that the “village” refers to a specific area within the whole. She also added there was a more detailed projection as to the phasing within exhibit C of the large notebook.

Councilor Larson asked about the homes already in existence within the area and what was anticipated for those existing houses.

Ms. Doukas answered that all the existing homes were already owned by Springbrook Properties; most were rentals and others were used for housing for Hazelden, so there is full control there.

Councilor Rierson expressed concern for the narrow lots and problems with no place to put trash receptacles and yard debris containers, which could cause an unsightly problem.

Ms. Doukas said that issue would be easily incorporated into the HOA rules of decorum and would be enforced through the HOA.

Councilor Soppe asked at what point during the home purchasing process would a potential homebuyer within this area be informed of the stringent HOA rules. He expressed concern that waiting until the closing process would be too late for anyone who may have objections to this.

Ms. Doukas replied they believed the HOA standards would actually become a strong selling feature and it is anticipated that homebuilders will put that information out up front.

Councilor Soppe wondered if it could be a requirement to convey this information before the purchaser was committed, in order to avoid the problems of complaints coming into the city about this. He also asked if she would agree that narrow streets would be useful anywhere in Newberg and if it is in the development code to be developed this way.

Ms. Doukas replied she could agree that narrow streets would work anywhere in Newberg and that there would be added burdens on staff to make this a legal requirement for development in this area; but they were in it together.

Councilor Palmer expressed concern with the issue of affordable housing and asked how this would be addressed here.

Ms. Doukas replied that within the Mid-Rise residential area there were different housing options for more affordable homes because it is structured differently and condominiums can be available at entry level prices since the land costs are reduced. Also, because they are at a higher density, maintenance costs can also be reduced.

Councilor Larson noted his concerns with the real estate market and how scary it is to assume all these homes will be sold.

Ms. Doukas responded the real estate market is a localized type of commerce and the market forces in Newberg are not necessarily the same as the rest of Oregon. She said this is a long term plan and they have phased it in an appropriate fashion; if the market is taking time, then development will too. The village and resort will come together first and the market will respond to this destination type of development.

Councilor Larson added that could be 12-15 years.

Mayor Andrews commented on the schools adjacent to this area and asked if there had been discussions with the school district as to what their forecasts are to serve this area.

Ms. Doukas stated they were a step ahead and referred to exhibit K, a letter from the district addressing predictions and comfort with this site.

Councilor Soppe asked about transportation issues such as the southern end accessibility to 99W, the northern arterial, and the Crestview extension. He asked what sort of obstacles would be faced if the annexation in November does not go through.

Ms. Doukas replied it is still a condition of approval to have the Crestview extension in place before they can go beyond a certain point. Everything in the village would be okay, but they are hoping the annexation moves forward; otherwise they will need to look at other ways to make that happen.

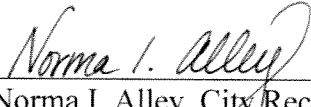
Councilor Soppe asked if the hospitality area development was as far as they could go.

Ms. Doukas replied it would also permit some residential on the west side and really only the village and retail portions would generate any significant traffic.

IV. ADJOURNMENT

MOTION: Larson/Palmer to adjourn at 8:17 PM. (6 Yes/0 No/1 Absent) Motion carried.
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ADOPTED by the Newberg City Council this 19th day of May, 2008.



Norma I. Alley, City Recorder

ATTEST by the Mayor this 22nd day of May, 2008.



Bob Andrews, Mayor