



PLANNING COMMISSION MINUTES
November 9, 2006, 7:00 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street

APPROVED AT THE DECEMBER 14, 2006 PLANNING COMMISSION MEETING

I. CALL TO ORDER

The meeting was called to order at 7:00 pm.

II. ROLL CALL:

Present:	Chair Overbay	Nick Tri	Cathy Stuhr
	Daniel Foster	Matson Haug	Lon Wall
	Phil Smith		

Absent: None

Staff Present: Barton Brierley, Planning and Building Director
Steve Olson, Assistant Planner
Jessica Nunley, Assistant Planner
Luke Pelz, Assistant Planner
Ruth Schlachter, Planning Division Secretary

III. OATH OF OFFICE:

Lon Wall was sworn in as a new Planning Commissioner.

IV. CONSENT CALENDAR:

Five people were present in the audience at the start of the meeting.

The first item on the consent calendar was the acceptance of the minutes from the October 12, 2006 meeting.

Motion #1: Tri/Haug to approve the October 12, 2006 minutes. (7 yes. 0 no)

V. COMMUNICATION FROM THE FLOOR:

Chair Overbay asked if there were any other issues that citizens wanted to discuss that weren't on the agenda. No one spoke.

VI. QUASI-JUDICIAL PUBLIC HEARING (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission). No new public hearings after 10 p.m. except by majority vote of the Planning Commissioners.

APPLICANT: Larry Anderson
REQUEST: Preliminary plan and conditional use permit approval for a planned unit development consisting of 20 residential lots
LOCATION: 112 N. Springbrook Rd.
TAX LOT: 3221BB-700
FILE NO.: PUD-06-002 RESOLUTION NO.: 2006-226
CRITERIA: NDC § 151.195, § 151.210, § 151.226, § 151.227

Jessica Nunley presented the staff report on the Planned Unit Development located at 112 N. Springbrook Rd. The request is for a 20 lot residential planned unit development with a zoning designation of R-2, (bordered by R-2.) The applicant is also requesting a Conditional Use Permit. Applicant proposes a street with 44 foot right of way, 32 foot pavement width. Cul-de-sac will have a 36 foot bulb radius with no parking. He requests a modification of standards to allow a 10 foot front yard setback and a 3.5 foot setback (garage side) on the inside side yard. Page 23 shows all the criteria requiring modification. Open space is provided for use of residence, access to the open space is shown. A small park/seating area is located near the mail boxes. Public facilities run down Springbrook Road and will be extended up Pamela Lane to supply development.

Staff recommends adoption of the request.

Commissioner Stuhr inquired about the total density stated on page 22.

Commissioner Haug asked where the 1.2 acres of open space are and where the public access is.

Jessica Nunley pointed out these areas on the power point presentation.

Commissioners asked about side street parking, lot sizes, and livability.

Barton Brierley said one attractive quality is the design and layout of the home and a very large open space area. (Close to 1/3 of the parcel is open space.)

Larry Anderson, 112 N. Springbrook Rd, Newberg said much thought has gone into this development. This is nicer than typical infill developments. Larry stated they desired to live in their home throughout the development process. They are working to get a quality development instead of a 30 unit condominium structure, which would be allowed on this lot under the current zone. Since private streets are not allowed in Newberg, the design was created to allow for a public street. The homes backing up to the forest will be a little larger and more valuable. This plan allows more than the required parking per home. In this development there is very little wasted space. The extra emergency vehicle turn around is also meant to provide space for moving vans or boat trailers. The Newberg Fire Marshal and garbage service have approved of the access. The plans intentionally created a T-type turn around in addition to the cul-de-sac bulb so that the buildings are not required to be sprinkled.

Commissioner Haug asked what variations could be provided to provide variety and better livability.

Larry Anderson answered that upon approval, an architect will develop options such as trim paint and flipped floor plans.

Commissioner Haug asked whether Anderson considered the possibility of annexing the lots around this property?

Anderson stated that he did look into that. The property to the south is completely developed. The owner has it exactly how he wants it. He has no desire to do anything. To develop the property to the north and provide services, the house would have to be taken out. The owner is retired and doesn't wish to leave.

Commissioner Stuhr inquired how affordable these homes will be.

Anderson said that these homes will start in the \$220,00 – \$240,000 range. He showed a flyer of a similar home for sale in Newberg with one car garage and one parking spot, selling for \$295,000.

Commissioner Wall asked about the wide variation of lot size.

Anderson answered that the lot size variation has a lot to do with keeping the original home there and also trying to achieve the R-2 density. Just because the smaller homes are small does not mean they are not quality. All homes will be built with quality materials. Pamela Lane is named after a lake near Mount Jefferson where the Anderson family vacationed.

Commissioner Wall inquired how difficult it will be to sell the larger homes.

Larry Anderson said the stream corridor will be a very attractive draw. We saw deer out there today. We love that area. Larry Anderson does not believe the small homes will detract from the quality of the large homes at all.

Commissioner Wall asked whether there has there been a change in philosophy with the fire district regarding minimum street standards.

Barton Brierley answered that there has been no change in philosophy. This development complies with street width standards.

Deliberation:

Commissioner Smith stated that it is rare to have a development with this much planning. We are meeting R-2 codes and also providing green space. With careful planning it looks like this will be an attractive and desirable neighborhood.

Commissioner Stuhr appreciates the creative design. This design meets all street standards.

Discussion was held regarding state street standards and the shift from wide street width requirements to narrower street width standards.

Commissioner Tri likes the additional safety turnaround and the public access to the stream corridor. The Newberg Fire Marshal also approves this design.

Commissioner Foster likes the little park/sitting area where neighbors can visit and read their mail.

Commissioner Overbay appreciates the well thought out plan and is anxious to see it completed. This design meets the desires for creating areas with higher density and yet there is no loss of livability.

Motion #1: Tri/Haug to approve Resolution 2006-226. (7 Yes, 0 No)

Public Comments: though the hearing is closed the public is allowed to speak because of confusion regarding how/when the public was supposed to testify.

Jacob Harris, 241 Royal Oak St, Newberg lives to the East of the property being developed. He stated his concerns for the long term plans and protection of the stream corridor. He wanted to know who would patrol that tree filled area. Will there be trouble with noise and other nuisances?

Barton Brierley explained that this is a formal designated stream corridor. Development is not allowed in this area.

Commissioner Haug described how a committee was formed; they met with developers, community, and staff over years - to develop proposals for the language and rules for that stream corridor. Clear rules of how it's protected are stated in the code and available to you.

Jacob Harris stated that his largest point of concern is leaving the steam corridor open to public use, where it's dark and can attract drug use. We paid a premium for our property because it borders the stream corridor.

Commissioner Haug lives in a home bordering Hess Creek. It is his experience that the noise is controlled by self policing. Noise travels; you will know when people are in the stream corridor. Mostly we find kids playing and exploring the area. Be aware of adults in that area.

Commissioner Smith our experience is that stream corridors are valuable.

Troy Decker 231 Royal Oak St, Newberg stated his concern about what kind of activity will be going on in the common area which is not policed. 'Peeping Toms' or whoever can hide in that densely wooded area. He is worried about monkey business. Concern was also stated regarding the tree removal plan on page 57. It looks like trees are being removed which are in the stream corridor.

Jessica Nunley directed attention to the larger map that shows the trees which will remain. Only trees outside the stream corridor will be removed.

Troy Decker requested as many trees as possible be left in.

Applicant responds to public comments:

Larry Anderson stated that his design calls for one third fewer units than any other developer would put into that area. If this design fails to pass we will sell our property. Another developer will develop plans for this property. Any other developer will push to the limit of the stream corridor. We do not: we want back yards. Regarding the noise issue; kids are really the only people who will be down in that ravine. Kids will explore. Deer squirrels, hawks, the trees are a visual buffer, not a noise buffer. You will hear any monkey business happening. It's best to be aware of who is in that area.

VII. ITEMS FROM STAFF:

The last City Council meeting approved a Urban Growth Boundary amendment for areas around Che-halem Drive and North Valley (200 acres). They also modified the zone change for the Springbrook Oaks area.

There are openings on Planning Commission, NDRC, and NUAMC.

Discussion was held regarding having a high school student member of the Planning Commission. The student will have similar responsibilities except will not be a voting member. The term length would be the length of a school year. This would benefit the student and our community.

Discussion was held regarding having a student Planning Commission member. It was agreed to pursue this.

Next meeting will be December 14, 2006.

Planning Commissioners Dinner will be Dec 7, 2006.

Welcome to Luke Pelz, new assistant planner.

VII. ITEMS FROM COMMISSIONERS:

Commissioner Haug all annexations passed public vote.

Commissioner Smith brought to attention the letter from Rick Rogers, from habitat for humanity. The letter states the larges roadblock is getting land. Can we research a possibility for change in the code so large developments need to dedicate a certain percentage of land to be reserved for affordable housing.

Discussion was held regarding how consider this.

VIII. ADJOURN:

The meeting was adjourned 9:12 pm.

Approved by the Planning Commission this 14th day of December, 2006.


AYES: 4 NO: 0

ABSENT: 0
(List Name(s))

ABSTAIN: 3
(List Names(s))

Foster
Overbay
Tri

Ruth Schlachter
Planning Recording Secretary


Planning Commission Chair

1/11/07
Date