

## PLANNING COMMISSION MINUTES

March 8, 2007

7:00 p.m. Regular Meeting  
Newberg Public Safety Building  
401 E. Third Street

*APPROVED AT THE APRIL 12, 2007 PLANNING COMMISSION MEETING*

### I. ROLL CALL:

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

Student Planning  
Commissioner: Benjamin Shelton

Absent: None

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

### II. OPENING:

**Chair Overbay** opened the meeting at 7:00 PM by asking for roll call.

### III. CONSENT CALENDAR:

Approval of Minutes from the February 8, 2007 Planning Commission meetings.

**Motion #1: Tri/Stuhr** to approve the Minutes from February 8, 2007. (7Yes/0 No)

### IV. COMMUNICATIONS FROM THE FLOOR:

**Chair Overbay** invited citizens present (10) to bring forth any new topics for the agenda. Nothing was put forth to be added to the agenda. She also reminded the citizens to fill out the public comment registration card.

### V. QUASI-JUDICIAL PUBLIC HEARINGS:

**Chair Overbay** asked for any commissioners who needed to abstain or declare any previous involvement with this development. There were no abstentions.

1. **APPLICANT:** Coyote Homes Inc.

**REQUEST:** Type 3 Major Amendment to the Northwest Newberg Specific Plan to show streets and 19 lots on this 4.98 acre parcel.  
**LOCATION:** 1217 E. Henry Road  
**TAX LOT:** 3208-3500  
**FILE NO.:** CPA-06-003 **RESOLUTION NO.:** 2007-234  
**CRITERIA:** NDC § 151.509, § 151.507, § 151.122

### **Staff Report:**

**Steve Olson** presented the staff report by utilizing various slide pictures showing the area of development and the future plan. The request is for a Comprehensive Plan Amendment and a change to the Northwest Newberg Specific Plan. The Plan would change to show streets extending through the property and show 19 residential lots on the 4.98 acre parcel. The Plan sets the street pattern and maximum residential density for the property if it is developed in the future. This change would not subdivide the property into lots, but it would increase the maximum allowed density on the parcel from one unit to 19 units, and would set the street pattern that future development would follow. The street layout meets the development code standards and utilities are available to serve the site. Staff recommends approval of Resolution 2007-234.

### **Public testimony:**

**Charles Harrell**, Attorney for Coyote Homes Inc. PO Box 1046, Newberg OR. Tonight's meeting is to approve the street plan and the maximum density. The subdivision approval will not be voted on tonight. The applicant agrees with staff's recommendation.

**Walter Want**, 1216 Edgewood, Newberg, OR. His property backs up to the applicant's parcel. Upon moving into his home he was shown a development plan for the applicant's parcel. That plan showed 7 residential lots. Now the plan has changed to 19 lots. Walter feels this is a very significant change. He is concerned about the flow of traffic and fire access around the traffic circle. He also objected to the placement of the noticing signs. One was at end of Henry Road and the other was placed where Juniper intersects the property. Both of these are at dead-end streets. There is no thru traffic driving near those placements. The neighbors didn't have much opportunity to view these signs and Walter would like 30-60 day extension for public comments. Walter was also wanted the developer to make the lots on the northern edge wider to better match the existing subdivision to the north.

**Mike Willcuts**, PO Box 490, Newberg, OR. Stated he is here to answer questions from the Planning Commission. The lot size is a progression to the Austin's future plan. Once Dr. Gail realized Juniper Street would need to continue through his property, the plan was changed to this arrangement from the cul-de-sac with seven large lots..

**Charles Harrell** stated that this plan creates connectivity to the adjacent undeveloped parcels. This plan is designed to work with the entire area surrounding it. The notice signs must be placed on our property. However, there is not a lot of street frontage on this property. That made it difficult to place the signs where traffic would be able to see them.

### **Questions for staff:**

**Commissioner Wall** asked how Gail (the property owner) had opted out of Northwest Newberg Specific Plan.

**Mr. Olson** Explained that Gail's property did actually remain within the Northwest Newberg Specific Plan but Gail decided to leave his property with a single house on it. Max density was set at one unit, and no streets were extended through the site. That's why the applicant must apply for a Major Amendment to the Specific Plan - to change the maximum allowed density from 1 to 19. This would allow the applicant to apply for a subdivision in the future.

Tape 1, side B

**Commissioner Haug** asked what the density and development will look like on the east side of this property?

**Mr. Olson** said that the applicant had tried to design the street plan to coordinate with the Austin's Springbrook plan to the east. The Springbrook Concept plan is just a concept, however, and is subject to change. It has not been adopted or even officially submitted as a master plan application, so we should not rely on the details remaining the same. The existing comprehensive plan designations for the properties to the east and south are LDR, which is low density residential (4.4 units per acre).

### **Close Public Hearing**

**Mr Olson** said that staff recommends approval of Resolution 2007-234.

### **Commissioner's Deliberation:**

**Motion #2: Haug/Stuhr** to adopt Res. 2007-234

Discussion was held regarding whether or not to extend this hearing to the next meeting or to leave the record open for 7 days. The commissioners decided that the public notice requirements had been met, and that it was not necessary to continue the hearing or leave the record open.

**Commissioner Tri** stated that the 19 lot plan before them is not set in stone. The subdivision application when submitted, will provide opportunity for neighbors to testify at that point in time.

**Commissioner Haug** said density is an issue from one neighborhood to the next. He is concerned about the lots bordering this property to the North. He also expressed concern about whether sufficient pedestrian paths are provided through the neighborhood to the park.

**Commissioner Smith** reminded the Commission that this subdivision concept plan is not what is to be approved tonight. The previous plan showing a cul-de-sac with 7 lots violates connectivity. Since we're not approving this site plan tonight, only the density and streets, I'm in favor of approval.

**Commissioner Stuhr** stated that she was in favor of approval.

**Vote on motion #2:** (7 Yes, 0 No)

\*\*\*5 min break\*\*\*

2. **APPLICANT:** Roger Nelson  
**REQUEST:** (1) Preliminary plat approval for a 16-lot residential subdivision on an approximately 3.23 acre parcel to be know as "Willamette Meadows";

and (2) A variance to the lot width to depth ratio for one lot partially located within the stream corridor.

**LOCATION:** South end of Crater Lane, south of Lynn Dr, north of Columbia Dr  
**TAX LOT:** 3218AB-01800  
**FILE NO.:** SUB3-07-002/VAR-07-001      **RESOLUTION NO.:** 2007-233  
**CRITERIA:** NDC § 151.242.2, § 151.471 § 151.163

### **Staff Report:**

**Jessica Nunley** presented the staff report using multiple slides showing the parcel and the proposed plan. The property has two zoning designations, R-2 on the west side and R-1 on the east side. Crater Lane will extend southward. A storm water outfall will be on the property. The stream corridor runs across the Southeast corner of the property. A variance on lot 10 is being requested for the width to depth ratio. Staff recommends adoption of Resolution 2007-233 with the conditions of providing a storm water study and possible improvements and constructing a fire turn around at end of Crater Lane.

### **Questions for staff:**

**Commissioner Haug** asked if all the storm drainage goes out the swale. Jessica answered that it does.

### **Public testimony:**

**Leonard Rydell**, 601 Pinehurst Drive, Newberg, OR, wanted to change the language under the conditions of approval, second bullet, to state “sewer lines and lateral locations are to be approved by the City of Newberg Engineering Department at time of construction plan review and approval.”

**Roger Nelson**, PO Box 760 Wilsonville, OR introduced himself. He is the applicant and available to answer any questions.

**Commissioner Smith** asked about the fire turnaround and fees for water and the upgrade to the Columbia Dr culvert.

**Roger Nelson** said that the fire turnaround is between lots 5 and 6. Yes, we will contribute to the upgrade in the storm water system.

Tape 2, side 1

Staff recommends approval of Resolution 2007-233. The conditions should stay the same. On page 93, second bullet under sewer, leave text and add “Any changes from this sewer design must be approved by the City Engineer.”

### **Close public testimony**

|   |
|---|
| <b>Motion #3: Haug/Tri</b> to adopt Res. 2007-233 |
|---|

The change in the conditions was discussed by Planning Commissioners.

**Motion #4: Wall/Haug** to amend Res. 2007-233 to add text on page 93 under #1 in the Conditions of Approval, second bullet under Sewer: "Any changes from this sewer design must be approved by the City Engineer." (7 Yes/0 No)

**Vote on Motion #3:** Approved (7 Yes/0 No)

**VI. OLD BUSINESS:**

**VII. ITEMS FROM STAFF:**

- The last City Council meeting approved the annexation of the Speakman property. It will appear on the May ballot.
- City Council approved an amendment to the TSP at Crestview Drive.
- City Council had four meetings regarding big box development. Next meeting you'll have a hearing on text amendments to the Development Code regarding big box areas.

**VIII. ITEMS FROM COMMISSIONERS:**

**Commissioner Foster** would like the commission to discuss an airspace limit where helicopters and small aircraft will no longer be allowed to fly too low over the City limits. He would also like an update (at a future meeting) on the progress of Roger Grahn's project on North Main Street and Lynn Drive.

**IX. ADJOURN:**

**Chair Overbay** adjourned the meeting at 8:59 p.m.

**Approved by the Planning Commission this 12th day of April, 2007.**


**AYES:** 7

**NO:** 0

**ABSENT:** 0  
(List Name(s))

**ABSTAIN:** 0  
(List Names(s))

  
\_\_\_\_\_  
Planning Recording Secretary

  
\_\_\_\_\_  
Planning Commission Chair      Date