

PLANNING COMMISSION MINUTES

July 10, 2007

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

TO BE APPROVED AT THE AUGUST 9, 2007 PLANNING COMMISSION MEETING

I. ROLL CALL:

Present:	Daniel Foster (Vice Chair)	Matson Haug	Lon Wall
	Cathy Stuhr	Phil Smith	Nick Tri
Student Planning Commissioner:	Benjamin Shelton		
Absent:	Devorah Overbay (Chair)		
Staff Present:	Barton Brierley, Planning and Building Director Dan Danicic, Public Works Director David Beam, Economic Development Coordinator/Planner Steve Olson, Assistant Planner Jessica Nunley, Assistant Planner Luke Pelz, Assistant Planner Jennifer Nelson, Recording Secretary		
Others Present:	Mimi Doukas, Trina Whitman, John Van Staveren, Richard D. Boyle, Michael Ard		

II. OPENING:

Vice Chair Daniel Foster called the meeting to order at 7:00 PM. He announced to the audience that testimony on the Springbrook Master Plan is to be taken on Thursday and this evening has been reserved solely for the applicant presentation and questioning by the commission.

III. CONSENT CALENDAR:

1. Approval of June 14, 2007 Planning Commission Meeting Minutes.
2. Approval of June 28, 2007 Planning Commission Meeting Minutes.

Motion #1: Haug/Tri to approve the Minutes from June 14 and June 28, 2007. (6 Yes/1 Absent [Overbay])
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IV. COMMUNICATIONS FROM THE FLOOR:

Some 55+ citizens were present at the beginning of the meeting and they were offered the chance to speak on any issues not contained on this evening's agenda. No additional items were brought forth.

V. QUASI-JUDICIAL PUBLIC HEARINGS:

REQUEST: Approval of the Springbrook Master Plan, a development agreement, a comprehensive plan text amendment, a Development Code text amendment, a comprehensive plan map amendment to change the designation of the property to “Springbrook District”, a zone map amendment to change the property to the “Springbrook District” zone, preliminary plat approval for a subdivision including 94 tracts and 34 lots, and stream corridor impact review.

LOCATION: Properties generally north of Mountainview Drive and Crestview Drive, and properties east of College Street south of Mountainview Drive, as shown on the attached map.

TAX LOT: Various

APPLICANT: Springbrook Properties, Inc.

OWNER: Springbrook Properties, Inc.

RESOLUTION: 2007-240

Vice Chair Foster introduced the hearing after stating the applicable meeting rules and criteria. He asked for any commissioners’ abstentions, bias, and ex-parte contact. He also noted things would be a little different this evening since they would only be covering the first three sections of the quasi-judicial process. There were no abstentions.

Commissioner Matson Haug noted his ex-parte contact regarding the fact that he walks around the area being discussed.

Vice Chair Foster stated he had been to open houses in the area and also read articles in newspaper. He noted it was also a topic of discussion in his business office.

Commissioner Cathy Stuhr announced it was frequently discussed through work with the Chamber.

Vice Chair Foster asked commissioners and staff to hold their questions and write them down until the end allowing the applicant to get through the entire presentation.

Staff Report:

Barton Brierley, Planning and Building Director, presented the staff report noting there were eight parts to the request. Staff recommended the commission make a recommendation to city council for approval.

Vice Chair Foster asked about the late correspondence and staff replied it was something from the Wheelers and if it was not received it would be made available.

Proponent/Applicant presentation:

Mimi Doukas, representative for the applicant from WRG Design, Inc., presented the Springbrook Master Plan utilizing a PowerPoint presentation which is available for public review.

Questions:

Commissioner Stuhr asked about the vision for the custom lots and if the homes would all be different or structured.

Ms. Doukas replied there would be a balance for variety of architecture as well as making the homes different, to provide excitement without being eclectic. The tool used to achieve this is through design guidelines: GGLO, LLC will lead and the Austin family will dictate the rest. This is to ensure everything is being built to the high standards of quality set by the Austin family.

Commissioner Stuhr discussed the process for changes in the master plan, and asked what the potential is for the public to see some kind of change.

Ms. Doukas replied there is a certain amount of flexibility for unknowns and in the conditions of approval there are guidelines for how much of a change can be made without coming back for a public hearing. It allows for some tweaking, but nothing substantial can be changed without coming back to the Planning Commission.

Commissioner Stuhr asked about Crestview Drive and the extension and what happens to the transportation plan if the city does not annex that property and put a street through it.

Ms. Doukas replied that a list of improvements was included with the additional traffic this development would cause. Those improvements would be required before the village can move forward. She also mentioned it was within the Urban Growth Boundary (UGB) but not the city limits, therefore there cannot be any development but the roadway could still be built and they must work with that property owner.

Commissioner Haug asked if the park areas would be maintained by the Homeowners' Association (HOA) and if they will be open or limited.

Ms. Doukas replied they would be maintained by the HOA. They will not be fenced off and no key card would be required, but the idea is that the community has sense of ownership. They want public to have access, but they also want good visibility and private maintenance. A major concern is for maintenance and safety and the public must understand that it is accessible, but also a resource of the residents. She felt this would be achieved by design regarding the parks relationship to the surrounding areas.

Commissioner Haug also asked if the bicycle and walking paths would be accessible to the public.

Ms. Doukas replied they would. She noted that the local streets have an enhanced sidewalk which is wider than normal, dedicated bicycle lanes on the roadways, as well as trails through the creek and canyon which would be soft paths and more like nature trails.

Commissioner Haug asked if it would be wheelchair accessible.

Ms. Doukas stated they will have to comply with the American Disability Act (ADA) requirements, and they have not determined what to do for some of that corridor. There are certain areas where they want the subdivision to have open space, and some areas for a little more exclusiveness. The trail design will be treated differently there. The roadways will have more accessible design.

Commissioner Haug asked if the higher density areas are equivalent to R-3 districts.

Ms. Doukas replied the term Mid-Rise Residential was used because it has special components of both R-2 and R-3.

Commissioner Stuhr asked what they thought of the city recommendation to add an additional 80 units.

Ms. Doukas replied it was not their first choice, but they understand where staff is coming from. Although there are a lot of unknowns at this point, they think the request can be accommodated. She did not have an exact answer for what is to happen but they can get creative, and will find a way to honor the request.

Commissioner Haug discussed city workshops for affordable housing and asked how much accommodation would be provided to affordable housing. He realizes it is a broad topic, but with over 400 acres he wanted to know how they can help the city realize its goals for more affordable housing than in the past.

Ms. Doukas answered they addressed the different needs of Newberg and their approach is to provide a variety of housing types. There is not a specific “affordable housing area” but they will just create a series of homes that will address a variety of users. She gave examples of condominiums, mid-rise residential, mixed use, and multiple size single family homes. She stated the free market component was important.

Commissioner Phil Smith asked about accessory dwellings and tools to encourage the development of affordable housing; he asked if the plan is an open one.

Ms. Doukas replied one of the recommendations addressed this issue; she did not know how the Austin family would react and stated it depends on the builders and whether they have interest. She did not have a solid answer for his question.

Commissioner Lon Wall wanted to return to discussion of the park situation and asked if none of the park areas would be public.

Ms. Doukas again replied they would be private parks that are publicly accessible. She said the family was concerned with components of public parks that can lead to vandalism, late night activities, crime, and safety issues. They will all be accessible but there are concerns about making sure the public understands that more people are watching these parks, there are more eyes on the community, and they are special parks and to treat them in a special way. They do not want to wall up the parks, but maybe have a way of self-policing them. She also mentioned there were philosophical differences between the family and the Chehalem Park and Recreation District (CPRD).

Commissioner Wall asked how exactly these goals would be achieved.

Ms. Doukas replied it would be through signage that the park belongs to Springbrook Properties with rules of engagement, defining the edges, as well as some design elements to identify that they are in the same community.

Commissioner Smith asked if she was suggesting that there would be more attention by the residents or some other group that would be monitoring them other than the police and who would pay for this.

Ms. Doukas replied the HOA would be paying for security.

Commissioner Haug argued the HOA could vote to close off the parks to outsiders.

Ms. Doukas stated Springbrook Properties would controls the HOA by a rule book and approval of the Austin family.

Commissioner Haug stated the city has struggled with private streets and gated communities.

Ms. Doukas responded it would not be a gated community; there are no bars, just design elements to differentiate.

Commissioner Smith asked about the mention of providing pods where one group is buildable and then the two other two will have 42 and 51, he wondered what the difference is.

Ms. Doukas stated there are two different types, landscape tracts which are owned and maintained by the HOA and never buildable, other 51 will be subsequent development.

Vice Chair Foster asked if any economic studies for jobs or tourism with the spa, the inn, or village were completed for the impact on the community's economy and the impact on downtown Newberg.

Ms. Doukas explained that there are some difficulties determining this because the vision is so unique, but the spa and retail consultants know how the market will respond as well as the hotel and facility for events. There are no numbers on the job creation. The family is very concerned about how it relates to downtown; the intent is not to hurt it but to be synergistic with downtown. There was a discussion about finding a way to get a rail connection to Portland and downtown, with transit stops at the cultural center. She said the family has investments downtown and actively involved in the bypass. They see this as an opportunity to highlight what Newberg already has to offer.

Vice Chair Foster asked if it is realistic to see local developers participating in this project or will we have to take jobs outside of the community.

Ms. Doukas said there was definitely an opportunity to use local contractors and there will be criteria for local and regional builders to use a certain amount of local contract labor from Newberg.

Vice Chair Foster asked if there was one HOA for the entire community or one for each tract and how the community would be maintained with individual HOAs making changes to their rules and guidelines.

Ms. Doukas replied their attorneys would come up with a complicated network of rules to blanket the HOA over all for development and the residential HOAs. There would be preventative measures made to not allow micromanaging.

Vice Chair Foster discussed construction of large developments before that have a difficult time selling and then bring in investors from the East Coast that buy and flip properties. He asked if there is any way to protect this while balancing the idea of a free market.

Ms. Doukas stated the design will be controlled and construction overseen by the family and it will be their choice of people who are buying too. She discussed the idea of a builder's guild and prescreening efforts for a list of pre-qualified and acceptable people; a giant investor from California will probably not meet those expectations.

Commissioner Stuhr asked for the pros and cons concerning the street plans.

Ms. Doukas replied that rather than a lot of asphalt, there would be twenty-eight foot wide streets with eight feet for cars to park and twenty feet for travel. With parking on one side there is the trouble of enforcement. Their solution is to control parking through design elements, controlling where people will park by alternating driveways.

Commissioner Smith asked if the design restrictions are built in so developers must comply in the future.

Ms. Doukas replied it gives both options and they will work with staff as subsequent subdivisions move forward.

Commissioner Stuhr referred to page 43 where the city recommends an industrial office area rather than insurance, medical, or real estate and wondering if that can be done.

Mr. Brierley said it can be limited even with the idea of a free market by creating different zoning.

Ms. Doukas discussed how the existing city codes deal with different zones, but the reason they pulled away from it is because it needed to be customized. The village does not match any land use zone and rather than clutter the Development Code, they just made it a special component.

Commissioner Wall mentioned the commission and city council not taking too kindly to the changing of street widths, mostly on the advisement of the fire chief. He asked for more clarification as to how the Fire Marshall felt about this during their discussions mentioned.

Mr. Brierley summarized the discussion and noted what is needed for a fire truck to hook up and the offset driveways provides adequate room and this would be accepted as an alternative to the thirty-two foot wide streets.

Dan Danicic, Public Works Director, added the key is in the supplemental conditions that go with the twenty-eight foot streets; designing additional conditions to control parking naturally so signs are not needed.

Discussions concerning the placement of fire hydrants commenced as well as the natural parking enforcement of the designed streets.

Commissioner Wall asked if city council will revisit the issue of street width city wide.

Mr. Brierley stated council has asked staff to do this and they will after some other things are dealt with first.

Commissioner Smith raised concerns about Dartmouth Street becoming a connection street.

Discussion continued about the likelihood of use with new roads being in place as well as the benefits of having parks and other locations within safe walking distances.

Close Public Hearing

VI. ITEMS FROM STAFF:

1. Update on Council items

Mr. Brierley discussed the reconsideration of the McClure property proposal to allow connection to city water which was approved. He also noted the Hazelden zone change would be coming to the council meeting on August 6th.

2. Other reports, correspondence

None.

3. Next Planning Commission Meetings: July 12, 2007; July 26, 2007; August 9, 2007

VIII. ITEMS FROM COMMISSIONERS:

Commissioner Smith mentioned he did not receive a notebook on the Springbrook Master Plan.

Commissioner Stuhr asked for an update on the idea of a commuter wine train and if there was a study underway.

Mr. Danicic discussed trestle crossings being less than desirable and a lot of rehabilitation work would need to occur for this to happen since current alignment requires slow travel.

Mr. Brierley stated a train from the river and right by the cultural center and several schools is intended to happen.

Commissioner Wall mentioned there was unwillingness on the part of the Union Pacific Railroad to allow any passengers on their lines and they would be the biggest obstacle.

IX. ADJOURN:

Vice Chair Foster adjourned the meeting at 9:01 p.m.

Approved by the Planning Commission this 9th day of August, 2007.

AYES:

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NO:

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ABSTAIN:

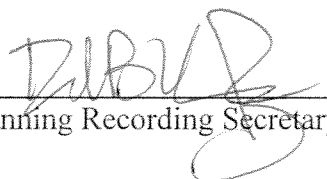
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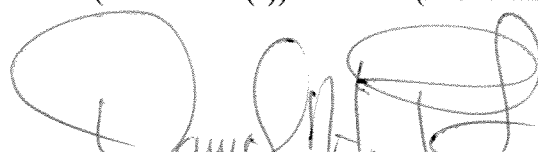
ABSENT:

(List Names(s))

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Planning Recording Secretary Date



Planning Commission Chair Date

8/13/07
Date